APARIMENT LEASE (For Unii (n Ullinolii) — (IF UNDEATED CHECK HEHE GEORGE E. COLES LEGAL FORMS APARTMENT LEASE DATE OF LLASE July 1, 1772 July 21, 1783 IF NONE, WRITE "NONE" Paragraph 2 of this Luaso than INAPPLICABLE LESSEE Jan Columbiano Cotto, in Colombia Colombi Targer Colors Hen Il 600 Ca, St 606/9 In conflict ration of the mutual covenants and agreements herein stated. Lessor hereby leases to Lessee and Lessee hereby leases from Lessor for a private dwelling the apartment designated above (the "Premises"), together with the appurte lances thereto, for the above Termi ADDITIONAL COVENANTS ATD AGREEMENTS (If any) The notice of core broken interpolation from the Edders March to Age Language of a for the confunction of the confunction and actions EACE COVENANTS AND AGREEMENTS 1. Lessee shall pay Lessor or Lessor's agent as rent for the Premises the sum stated above, monthly in advance, until termination of this lease, at Lessor's address stated above or such other address as Lessor may designate in writing.

2. Lessee has deposited with Lessor the Salve ity Deposit stated above for the performance of all covenants and RENT SECURITY agreements of Lessee hereunder. Lessor may apply all or my portion thereof in payment of any amounts due Lessor from Lessee, and upon Lessor's demand Lessee shall in such a se during the term of the lesse promptly deposit with Lessor DEPOSIT such additional amounts as may then be required to bring in Security Deposit up to the full amount stated above. Upon termination of the lease and full performance of all matters and payment of all amounts due by Lassee, so much of the Security Deposit as remains unapplied shall be returned to hissee. This deposit does not bear interest unless and except security Deposit as remains drappined shall be returned to asset, in supposit to be security Deposit as required by law. Where all or a portion of the Security Deposit is applied by Lessor as compensation for property damage. Lessor when and as required by law shall provide to Lesser an temized statement of such damage and of the estimated or actual cost of repairing same. If the building in which he also are located (the "Building") is sold or otherwise transferred, Lessor may transfer or assign the Security Deposit is the purchaser or transferre of the Building, who shall thereupon be liable to Lessee for all of Lessor's obligations became for an Lessee shall look thereafter solely to such purchaser or transferse for return of the Security Deposit and for other matters (including any interest or account. ing) relating thereto. CONDITION Lessee has examined and knows the condition of Premises and has refer eved the same in good order and repair except as herein otherwise specified, and no representations as to the condition or repair thereof have been made by Lessor or his agent prior to, or at the execution of this lease, that are not herein expressed or endorsed hereon; and upon OF PREMISES: the termination of this lease in any way, Lessee will immediately yield up Premises to Less or in as good condition as when the same were entered upon by Lessee, ordinary wear and tear only excepted, and shaft thin return all keys to Lessor. REDELIVERY TO LESSOR 4. Except as provided by Hinois statute, Lessor shall not be liable for any damag. Occasioned by failure to keep Premises in repair, and shall not be liable for any damage done or occasioned by or from parabing, gas, water, steam or LIMITATION other pipes, or sewerage, or the bursting, leaking or running of any cistern; tank, wash-stand Water closes, or waste-pipe, OF in, above, upon or about the Building or Premises, nor for damage occasioned by water, show in its being upon or coming through the roof, skylight, trap-door or otherwise, nor for damages to Lessee or others claiming through Lessee for LIABILITY any loss or demage of or to property wherever located in or about the Building or Premises, nor for any damage arising from acts or neglect of co-tenants or other occupants of the Building, or of any owners on occupants of adjacent or con-الله الدواية tiquous property. 5. Lesse will not allow Premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other than that hereinbefore specified, nor to be occupied in whole or in part by any other persons and will not subjet the same, nor any part thereof, nor assign this lease, without in each case the written consent of the USE: SUBLET; ASSIGNMENT Lessor first had, and will not permit any transfer, by operation of law, of the interest in Premises acquired through this lease, and will not permit Premises to be used for any unlawful purpose or purpose that will injure the reputation of the control of the c the same or of the Building or disturb the tenants of the Building or the neighborhood. 6. Lessee will take good care of the apartment demised and the fixtures therein, and will commit and suffer not **USE AND** waste therein; no changes or alterations of the Premises shall be made, nor partitions erected, nor walls papered, nor locks on doors installed or changed, without the consent in writing of Lessor; Lessee will make all repairs required to the REPAIR walls, ceilings, paint, plastering, plumbing work, pipes and fixtures belonging to Premises, whenever damage or Injury to the same shall have resulted from misuse or neglect; no furniture filled or to be filled wholly or partially with liquids shall be placed in the Premises without the consent in writing of Lessor; the Premises shall not be used as a "boarding" "lodging" house, nor for a school, nor to give instructions in music, dancing or singing, and none of the rooms shall be offered for lease by placing notices on any door, window or wall of the Building, nor by advertising the same directly or indirectly, in any newspaper or otherwise, nor shall any signs be exhibited on or at any windows or exterior por-

tions of the Premises or of the Building without the consent in writing of Lessor; there shall be no lounging, sitting upon, or unnecessary tarrying in or upon the front steps, the sidewalk, railing, stairways, halls, landing or other public places of the Building by Lessee, members of the family or others persons connected with the occupancy of Premises; no provisions, milk, ice, marketing, groceries, furniture, packages or merchandise shall be taken into the Premises through the front door of the Building except where there is no rear or service entrance; cooking shall be done only in the kitchen and in no event on porches or other exterior appurtenances; Lessee, and those occupying under Lessee, shall not interfere with the heating apparatus, or with the lights, electricity, gas, water or other utilities of the Building which are not within the apartment hereby demised, nor with the control of any of the public portions of the Building; use of any master television antenna hookup shall be strictly in accordance with regulations of Lessor's agent; Lessee and those occupying under Lessee shall comply with and conform to all reasonable rules and regulations that Lessor's agent mey make for the protection of the Building or the general welfare and the comfort of the occupants thereof, and shall also comply with and conform to all applicable laws and governmental rules and regulations affecting

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ACCESS

RIGHT TO RELET

HOLDING OVER

RESTRICTIONS ON USE

WATER AND HEAT

STORE ROOM

DEFAULT BY LESSEE

NO RENT DEDUCTION OR SET OFF RENT AFTER NOTICE OR SUIT PAYMENT OF COSTS

RIGHTS CUMULATIVE FIRE AND CASUALTY

SUBORDINATION

PLUBALS **SUCCESSORS**

SEVERABILITY

7. Lessee will allow Lessor free access to the Premises at all reasonable hours for the purpose of examining or exhibiting the same of to make a varieties of the less of the feet of the benefit of or related to any part of the Fulldings, its Lesse will also variety the placed doon! The remises, at all times, notice of "For Sale" and "To Root," and will not interfere with me same.

8. If Lessee shall abandon or vacate the Premises, the same may be re-let by Lessor for such rent and upon such terms as Lessor may see fit, subject to Illinois statute, and if a sufficient sum shall not thus be realized, after paying the expenses of such reletting and collecting, to satisfy the rent hereby reserved. Lesses agrees to satisfy and pay all deficiency.

9. If the Lessee retains possession of the Premises or any part thereof after the termination of the term by lapse of time or otherwise, then the Lessor may at Lessor's option within thirty days after the termination of the term serve written notice upon Lessee that such holding over constitutes either (a) renewal of this lease for one year, and from year to year thereafter, at double the rental specified under Section 1 for such period, or (b) creation of a month to month tenancy, upon the terms of this lease except at double the monthly rental specified under Section 1, or (c) creation of the section 1, or (c) creation of the section 1, or (d) creation of this lease except at double the monthly rental specified under Section 1. dollars per day for the time Lessee remains in possestion of a tenancy at sufferance, at a rental of ... sion. If no such written notice is served then a tenancy at sufferance with rental as stated at (c) shall have been created, and in such case if specific per diem rental shall not have been inserted herein at (c), such per diem rental shall be onefifteenth of the monthly rental specified under Section 1 of this lease. Lessee shall also pay to Lessor all damages sustained by Lessor resulting from retention of possession by Lessee.

10. Lessee will not permit anything to be thrown out of the windows, or down the courts or light shafts in the Building; nothing shall be hung from the outside of the windows or placed on the outside window sills of any window in the Building; no parrot, dog or other animal shall be kept within or about the Premises; the front halls and stairways and the back porches shall not be used for the storage of carriages, furniture or other articles.

11. The provisions of subsection (a) only hereof shall be applicable and shall form a part of this lease unless this lease is made on an unheated basis and that fact is so indicated on the first page of this lease, in which case the provisions of subsection (b) only hereof shall be applicable and form a part of this lease.

(a) Lessor will supply hot and cold water to the Premises for the use of Lessee at all faucets and fixtures provided by Lessor therefor. Lessor will also supply heat, by means of the heating system and fixtures provided by Lessor, in real challenges and at reasonable hours, when necessary, from October 1 to April 30, or otherwise as required by guite ble municipal ordinance. Lessor shall not be liable or responsible to Lessee for failure to furnish water or heat when such failure shall result from causes beyond Lessor's control, nor during periods when the water and heating

systems in the Building or any portion thereof are under repair.

(b) Lessor will supply cold water to the Premises for the use of Lessee at all faucets and fixtures provided by Lessor the et ar. Lessor shall not be liable or responsible to Lessee for failure to furnish water when such failure shall result from cereso beyond Lessor's control, nor during periods when the water system in the Building or any portion thereof is under ripor. All water heating and all heating of the Premises shall be at the ment provided by Lossee therefor shall comply with applicable municipal ordinances. All water heating and all heating of the Premises shall be at the sole expense of Lessee. Any equip-

12. Lessor theil not be liable for any loss or damage of or to any property placed in any store room or any storage place in the Building, such store room or storage place being furnished gratuitously and not as part of the obligations of this lease.

13. If default be made in the payment of the above rent, or any part thereof, or in any of the covenants herein contained to be kept by the Lessee, Lessor may at any time thereafter at his election declare said term ended and reenter the Premises or any part thereof, with or (to the extent permitted by law) without notice or process of law, and remove Lessee or any persons occupying the same, without prejudice to any remedies which might otherwise be used for arrears of rent, and Lessor shall have a salid simes the right to distrain for rent due, and shall have a salid and first lien upon all personal property which Lessee new owns, or may hereafter acquire or have an interest in, which is by law subject to such distraint, as security for payment of the rent herein reserved.

14. Lessee's covenant to pay test is and shall be independent of each and every other covenant of this lease.

Lessee agrees that any claim by Lessee against Lessor shall not be deducted from rent nor set off against any claim for rent in any action.

15. It is further agreed, by the parties hereto, that after the service of notice or the commencement of a suit or after final judgment for possession of the Premius, Lessor may receive and collect any rent due, and the payment of said rent shall not waive or affect said notice, said suit or said judgment.

16. Lessee will pay and discharge all reasonable rosts, attorney's fees and expenses that shall be made and incurred by Lessor in enforcing the covenants and agreements of this lease.

17. The rights and remedies of Lessor under this 1/a / are cumulative. The exercise or use of any one or more thereof shall not bar Lessor from exercise or use of any offer right or remedy provided herein or otherwise provided by law, nor shall exercise nor use of any right or remedy by Lessor waive any other right or remedy.

18. In case the Premises shall be rendered untenantable d'ana the term of this lease by fire or other casualty, Lessor at his option may terminate the lease or repair the Premi es within 60 days thereafter. If Lessor elects to repair, this lease shall remain in effect provided such repairs are completed within said time. If Lessor shall not have repaired the Premises within said time, then at the end of such time the terminated by reason of fire or casualty as herein specified, rent shall be apportioned and paid to the day of such fire or other casualty.

19. This lease is subordinate to all mortgages which may now or hereafter affect the real property of which Premises form a part.

20. The words "Lessor" and "Lessee" wherever herein occurring and used shall be construed to mean "Lessors" and "Lessees" in case more than one person constitutes either party to this lease; and all the covenants and agreements herein contained shall be binding upon, and inure to, their respective successors, leirs executors, administrators and assigns and be exercised by his or their attorney or agent.

21. Wherever possible each provision of this lease shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this lease shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this lease.

...__ (seal)

92524151	. T#4444 . +3043	RECORDING \$23.50 TRAM 2974 07/16/92 15:48:00 \$ ★-52-524151 COUNTY RECORDER
	d seals of the parties hereto, as of the Date of Lease sta LESSOR: (seal) (seal) ASSIGNMENT BY LESSOR	(seal)
On this	, 19, for value received. Lesso	r hereby transfers, assigns and sets over to above lease and the rent thereby reserved.
except rent due and payable prior to	. 19	(seal)
	GUARANTEE , 19 , in consideration of Ten Dollars (\$10.00) aby acknowledged, the undersigned Guarantor hereby guarantee.	

by Lessee, Lessee's heirs, executors, administrators, successors or assigns of all covenants and agreements of the above lease