

DATA OF LABEL

~~TYPE OF IMAGE~~

SECURITY DEPOSIT*

01-15-12 8-91-92 9-01-94 775.00 725.00

ADDITIONAL CHARGES AND FEES				
Late Charge \$	Returned check charge \$	Handling Charge \$	Parking Fee \$	Convenience Room Fee \$
Social Security No.		Storage Fee \$		

IF NONE, WRITE "NONE. Paragraph 5 of Lease Agreements and Covenants then INAPPLICABLE.

TENANT

TENANT • ALEXANDER STANLEY
APARTMENT • 100-110 E 90TH
BUILDING • 200 E 90TH ST
CITY • NEW YORK CITY

LESSOR (Owner or agent authorized
to manage the Apartment(s))

NAME • *CHARLES ALLEN*
ADDRESS • *1000 N. BOSTON AVENUE*
CITY • *SPRINGFIELD*
PHONE • *510-2221*

In consideration of the mutual agreements and covenants set forth below and on the reverse side hereof (this term being fully included as part of this Lease) Lessor hereby leases to Tenant and Tenant hereby leases from Lessor for use in accordance with paragraph 8 hereof the Apartment designated above, together with the fixtures and accessories belonging thereto, for the above Term. All parties listed above as Lessor and Tenant are herein referred to individually and collectively as Lessor and Tenant respectively.

ADDITIONAL AGREEMENTS AND COVENANTS (including DECORATING AND REPAIRS). If any

DEPT-01 RECORDING
162777 TRAN 1807 05/26/94 15FD2500
10754 + DW *-96-47 *74-1
COOK COUNTY RECORDER

TENANT(S)

SIGNATURES

LESSOR(S)

(SEAL)

100

LEASE AGREEMENTS AND COVENANTS

- 1. RENT.** Tenant shall pay to Lessor at the above address (or such other address as Lessor may designate in writing) the monthly rent set forth above on or before the first day of each month in advance. The time of each and every payment of rent is of the essence of this Lease. To cover Lessor's added costs of late payment, Tenant shall pay a late charge which will be increased by five percent (5%) forth above, "Late Charge," if paid after the 5th of the month. To cover Lessor's added costs for processing of checks that are dishonored or are returned due to insufficient funds in the account, the monthly rent shall be increased by the amount set forth above as "Returned Check Charge." Rent mailed in shall be deemed paid on date of receipt by Lessor.

2. POSSESSION. At the commencement of this Lease, Lessor shall deliver possession of the apartment to Tenant. Possession shall be deemed to have been delivered to Tenant on the day that Lessor either (A) actually delivers to Tenant keys to the Apartment or (B) makes available to Tenant at the office of the Building or at such other place as designated by Lessor keys to the Apartment. If Lessor fails to so deliver possession within 10 days from the date hereof, this Lease shall terminate unless reaffirmed in writing within an additional 5 days by Tenant. Upon such termination Lessor shall refund all prepaid rent and security, which shall be Tenant's sole remedy. It is understood that advertising, if any, to be performed by Lessor shall not be a condition precedent to possession of rent.

3. APPLICATION. The application for this Lease and all representations and promises contained therein are hereby made a part of this Lease. Tenant warrants that the information given by Tenant in the application is true. If such information is false, Lessor may at Lessor's option terminate this Lease by giving Tenant no less than 10 days prior written notice, which shall be Lessor's sole remedy.

4. PROMISES OF THE PARTIES. The terms and conditions contained herein shall be conclusively deemed the agreement between Tenant and Lessor and no modification, waiver or amendment of this Lease or any of its terms, conditions or covenants shall be binding upon the parties unless made in writing and signed by the party sought to be bound.

5. SECURITY DEPOSIT. Tenant has deposited with Lessor the Security Deposit in the amount set forth above for the performance of each and every covenant and agreement to be performed by Tenant under this Lease. Lessor shall have the right, but not the obligation, to apply the Security Deposit in whole or in part as payment of such amounts as are reasonably necessary to remedy Tenant's defaults in the payment of rent or in the performance of the covenants or agreements contained herein. Lessor's right to possession of the Apartment for non-payment of rent or any other reason shall not be affected by the fact that Lessor holds security. Tenant's liability is not limited to the amount of the Security Deposit.

6. BUILDINGS. The buildings are physical structures subject to wear, wear, tear, abuse, inherent defects, and damage from causes common, unusual or break down beyond Lessor's reasonable control. Tenant and his family, their agents and skilled workmen are not always immune from negligence. It is further understood and agreed that but the most part Lessor's costs of operation are fixed and unavoidable and to permit rent adjustment or damages to Tenant would create an unreasonable burden on Lessor, other tenants and surrounding neighborhood. It is, therefore, understood and agreed that Lessor's delay in performing agreements set forth in Paragraph 13, interruptions in services provided by Lessor, breakdowns of equipment or disrupt caused by (b) conditions caused by Tenant, members of Tenant's household, guests or other persons is (1) the premises with Tenant's consent or other tenants, (2) Tenant's unreasonable refusal of or other interference with entry of Lessor or withdrawal or contractor into the Apartment or Building for purposes of correcting defective conditions, (3) loss of reasonable opportunity for Lessor to correct defective conditions, (4) conditions beyond Lessor's reasonable control including strikes or lockouts, (5) Lessor's not having actual knowledge of such defective conditions that he is unable to defend in any action against Lessor, (6) breach of covenant imposed upon the duties of lessor to maintain the Apartment or Building, (7) failure to perform due diligence to correct or eliminate conditions that render the Apartment or Building uninhabitable or otherwise unfit for absolute defense in any action against Lessor for breach of covenant based upon the duties of Lessor to maintain the Apartment or Building, (8) Lessor's failure or inability to make repairs or provide services in any of the just described circumstances shall in no event form the basis of any claim or action for damages against Lessor, nor a basis for an abatement of rent nor a cause for termination of the Lease.

7. UTILITIES: Unless otherwise agreed in writing, if the Apartment is individually metered, payment to the utility company or authorized metering agency or the applicable charges for gas, electricity or water consumed by Tenant in the Apartment, including, if applicable, current used for electric heating, ventilation and air conditioning, hot water etc., shall be Tenant's sole responsibility.

8. TENANT'S USE OF APARTMENT. The Apartment shall be occupied solely for residential purposes by Tenant, those other persons specifically listed in the application for this Lease, and any children which may be born to or legally adopted by Tenant during the term hereof. Unless otherwise agreed in writing, guests of Tenant may occupy the Apartment reasonable numbers for no more than

Deposit.
Lessor shall give Tenant written notice of the application of the Security Deposit or any part thereof, within thirty (30) days of the day when such application is made, to cover any damage to the Apartment or its fixtures or equipment, which damage is caused by Tenant or Tenant's guests, or to replace items so necessitated. Such notice shall include the estimated value of the cost of same, attaching estimates of paid receipts. Upon receipt of said notice, Tenant shall pay to Lessor an amount sufficient to restore the Security Deposit in full. Upon termination of this lease, full payment of all amounts due and performance of all Tenant's covenants and agreements (including surrender of the Apartment in accordance with Paragraph 15), the Security Deposit or any portion thereof remaining unapplied shall be returned to Tenant in accordance with applicable law.

In the event of a sale, lease, or other transfer of the Building, Lessor may transfer or assign and Security Deposit to lessors granted, lessor or assigned. Provided said grantee, lessee or assignee by written undertaking addressed to Lessor assumes all Lessor's obligations hereunder, Lessor agrees to look to such grantee, lessor or assigned solely for the return of said Security Deposit. The provisions hereof shall apply to each and every sale, lease, or other transfer of the Building.

תְּמִימָנָה בְּרִיתָה וְעֵדוּתָה

"THE SIGNATURES OF THE PARTIES EXECUTING THIS DOCUMENT
ARE COPIES AND ARE NOT ORIGINAL SIGNATURES."

UNOFFICIAL COPY

RULES AND REGULATIONS

These rules are for the mutual benefit of all tenants. Please cooperate. Violations may cause termination of your Lease.

8. No pets or animals without written consent of a person or persons appointed by the Landlord.
 9. Passengers, ~~Guests~~, ~~hosts~~, ~~visitors~~, ~~lodgers~~, ~~elevators~~ and ~~escalator~~ vehicles shall not be destroyed or be used for play or for any other purpose than to ingress to and egress from the building or apartment, unless such shall be permitted to congregate or play in or around the common interior areas of the building. All personal possessions must be kept in the Apartment or in other storage areas if provided.
 10. All furniture, supplies, goods and packages of every kind shall be delivered through the rear or service entrance, staircase or elevator.
 11. Furniture, supplies, goods and packages, slates and the like shall not be allowed in the lobbies, public halls, passageways, courts or elevators of the Building and are to be stored only in places designated for their storage by Landlord.
 12. Laundry and other cleaning services, including the removal of laundry, shall be provided by Tenant at his/her expense. Laundry services as of year-end did not receive ample furnished by Landlord cannot be required by Tenant.
 13. The use of garbage receptacles or incinerators shall be in accordance with printed signs and only garbage and refuse wrapped in small, tight parcels, may be placed in garbage receptacles or incinerator hoppers. Aerosol cans or inflammable materials shall be placed in garbage receptacles or dropped into the incinerator only if so printed. They are highly explosive.
 14. No sign, signal, illumination, advertisement, notice or any other lettering or equipment shall be exhibited, inscribed, painted, affixed or suspended upon or from any part of the outside or inside of Apartment or Building.
 15. No antenna, aerial, projections, including air conditioners, television or radio antennas or wiring shall be fixed to or from or beyond the outside walls of the building.
 16. Tenant shall not after any loss, or install a new lock or a bracket or other attachment on any door of the Apartment without the written consent of Landlord.
 17. No washer/dryer, support, footprint, umbrella or other articles shall be placed on the balcony or terrace.
 18. No noise, music or other sounds shall be permitted at any time in such distance as to interfere with the quiet enjoyment of the Building.
 19. The outer shells, frames and/or paneling shall not be used for any purpose other than for those for which they were designed, no sweepings, rubbish bags or any other improper articles shall be thrown into them. Any damage resulting from misuse of such facilities shall be paid for by Tenant.
 20. There shall be no cooking or baking done in or about the apartment except in the kitchen. Cooking on a barbecue or other similar equipment on a porch, terrace, or balcony is expressly forbidden.
 21. If Tenant provides his/her own water softening equipment, the same shall be installed at an expense of \$100.00 per month, and Tenant shall be responsible for all maintenance and repair expenses. The amount of the payment will be determined by the amount of water used by Tenant. Tenant agrees to pay \$500.00 liquidated damages if Tenant is ineffective agent for such illegal hook-up to the Apartment.
 22. No furniture filled with a liquid or semi-liquid shall be brought in or used in the Apartment unless contained in proper frame and lined.
 23. No cable television service required by applicable law. Tenant shall have no obligation to cause or allow cable television service to be installed in the Building or the Apartment. In the event that cable television service is provided in the Building or the Apartment, Tenant understands and agrees that Tenant cannot and shall not be liable to Landlord for any damage suffered by or to the person or property of Tenant due to incomplete or inadequate cable television installation or equipment. Tenant shall have no obligation or responsibility to collect any fee on behalf of any provider of cable television service and to Tenant shall provide access to the Apartment at all reasonable hours to allow the installation, repair or maintenance of the cable television equipment in the Building or the Apartment.

On this _____, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Guarantor hereby guarantees the payment of rent and performance by the Tenant of all terms, covenants, conditions, stipulations, promises, or agreements of the above Lease.

No. 27. 1881.

UNOFFICIAL COPY

EDWARD J. ROSEWELL COOK COUNTY TREASURER
06/20/84 RecipID : 86201226 Employee : ATM Page : 1

P T N : 10-36-221-014-0000 Volume : 0000003

Address : 2511 W COYLE AV/CHICAGO, IL 606463212

Name : KIM WARREN E

Mailing : 2511 W COYLE AV/CHICAGO, IL 606463212

Legal Description :

Sub-Division Name : NATIONAL CITY REALTY CO 3 ADD ROGERS PK

Legal : THE NATIONAL CITY REALTY COS 3RD ADD TO ROGERS PARK MANOR A SUB O
F THE E 1/2 OF THE SE 1/4 OF THE NE 1/4 OF REC 30 REC DATE: 06/
06/1913 DOC NO: 04981494

ST-TN-RG BLOCK PT LOT
36-41-13 0000014 0000004
36-41-13 0000014 E 0000005

This information is furnished as a public accommodation. The office of
county collector disclaims all liability or responsibility for any error
or inaccuracy that may be contained herein.

UNOFFICIAL COPY

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10/10/2014 BY SP/SP

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10/10/2014 BY SP/SP

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10/10/2014 BY SP/SP

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10/10/2014 BY SP/SP

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10/10/2014 BY SP/SP

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10/10/2014 BY SP/SP

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10/10/2014 BY SP/SP

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10/10/2014 BY SP/SP

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10/10/2014 BY SP/SP

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10/10/2014 BY SP/SP

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10/10/2014 BY SP/SP

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10/10/2014 BY SP/SP

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10/10/2014 BY SP/SP

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10/10/2014 BY SP/SP

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10/10/2014 BY SP/SP

Property of Cook County Clerk's Office