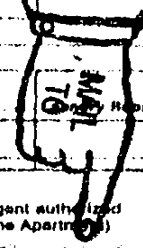


DATE OF LEASE: 01-25-94, BEGINNING: 8-01-92, EXPIRING: 7-01-94, MONTHLY RENT: 775.00, SECURITY DEPOSIT: 725.00

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ADDITIONAL CHARGES AND FEES: Late Charge \$, Returned Check Charge \$, Relisting Charge \$, Parking Fee \$, Social Security No., Storage Fee \$, Room Fee \$

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

TENANT: R. P. Mohr, LESSOR: NAME, ADDRESS, CITY, PHONE

In consideration of the mutual agreements and covenants set forth below and on the reverse side hereof (the same 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.

ADDITIONAL AGREEMENTS AND COVENANTS (Including DECORATING AND REPAIRS), if any. DEPT 01 RECORDING 187777 TRAN 1807 05/26/94 15:02:00

TENANT(S) SIGNATURES LESSOR(S) (SEAL) (SEAL)

LEASE AGREEMENTS AND COVENANTS

- 1. RENT. Tenant shall pay to Lessor at the above address... 2. POSSESSION. At the commencement of this Lease, Lessor shall deliver possession of the apartment to Tenant... 3. APPLICATION. The application for this Lease and all representations and promises contained therein are hereby made a part of this Lease... 4. PROMISES OF THE PARTIES. The terms and conditions contained herein shall be conclusively deemed the agreement between Tenant and Lessor... 5. SECURITY DEPOSIT. Tenant has deposited with Lessor the Security Deposit in the amount set forth above... 6. UTILITIES. Unless otherwise agreed in writing, if the Apartment is individually metered... 7. TENANT'S USE OF APARTMENT. The Apartment shall be occupied solely for residential purposes... 8. TENANT'S UPKEEP. Tenant covenants to perform the following obligations during the Term hereof... 9. ALTERATIONS, ADDITIONS, FIXTURES, APPLIANCES, PERSONAL PROPERTY. Tenant shall make no alterations or additions... 10. ACCESS. Lessor reserves the right in accordance herewith to enter the Apartment in order to inspect same...

2550

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

1. This lease shall be subject to the provisions of the following rules and regulations...
2. If the Apartment is damaged or destroyed by fire or casualty and the Apartment is only partially damaged and is repairable and Lessee makes full repairs within 90 days...
3. ABANDONMENT: Ten days (10) after the date of termination of this lease...
4. FIRE AND CASUALTY:
A. If the Apartment is damaged or destroyed by fire or casualty and the Apartment is only partially damaged and is repairable and Lessee makes full repairs within 90 days...
B. If the Apartment is damaged or destroyed by fire or casualty and (1) the Apartment is rendered uninhabitable...
5. TERMINATION AND RETURN OF POSSESSION:
A. Upon the termination of this lease, whether by lapse of term or otherwise...
B. Tenant agrees that in the event Tenant fails to vacate the Apartment upon termination of this lease...
6. EMINENT DOMAIN (CONDEMNATION): If the whole or any substantial part of the Building is taken or condemned by any competent authority...
7. LESSOR'S MORTGAGE: This lease is not to be recorded and is and shall remain deemed to be subordinate to any present or future mortgages on the real estate...
8. LEASE BINDING ON HEIRS, ETC.: All the covenants and agreements of this lease shall be binding upon the heirs, assigns, administrators, executors, successors and assigns of Lessor and Tenant...
9. NOTICE: Except as herein provided, any demand to be made or notice to be received...
10. RULES AND REGULATIONS: The rules and regulations at the end of this Lease shall be a part of this Lease...
11. RESIDENT TO INSURE POSSESSIONS, LIMITATIONS OF LANDLORD LIABILITY: Lessor is not an insurer of Tenant's person or possessions...

22. TENANT'S HOME DISPLACEMENT: If Lessor is required to demolish or substantially reconstruct the Building...
23. TENANT'S WAIVER: Tenant is deemed to have agreed to waive and shall be deemed to have waived any right or claim...
24. LESSOR'S REMEDIES:
A. If Tenant:
(1) defaults in the payment of any single installment of rent...
(2) defaults in the performance of any other covenant or agreement hereof...
B. Tenant shall pay all costs, expenses, and all other charges...
25. OTHER AGREEMENTS:
A. The headings or captions of paragraphs are for identification purposes only...
B. Lessor and Tenant shall enter into the person, partnership, corporation or trust...
C. Tenant agrees that Lessor may at any time and from time to time...
D. Tenant agrees that Lessor may at any time and as often as desired...
E. The words "tenant" and "tenant" as used herein shall be construed to mean plural where necessary...
F. The obligations of two or more persons designated tenant in this lease shall be joint and several...
G. "Apartment" used herein shall refer to the dwelling unit leased to Tenant...
H. Tenant's occupancy of use of the common storage area, laundry room or parking space...
I. "Building" as used herein shall include the entire physical structure located at and about the address...
J. The invalidity or unenforceability of any provision hereof shall not affect or impact any other provision.

RULES AND REGULATIONS

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

- 1. No pets or animals without written consent of Lessor or Lessor's agent...
2. Prohibited items: weapons, firearms, explosives and flammable vehicles...
3. All furniture, supplies, boxes and packages of every kind...
4. Carts, wheelchairs, bicycles, sleds and the like...
5. Laundry facilities...
6. The use of garbage receptacles or incinerators...
7. No sign, signal, illumination, advertisement, notice or any other...
8. No alterations or additions to the structure of the Building...
9. Tenant shall not alter any lock or install a new lock...
10. No waste receptacles, supplies, furniture, umbrellas or other articles...

- 11. No noise, music or other sounds shall be permitted...
12. The exterior lights, signs and other plumbing fixtures...
13. There shall be no cooking or baking done in or about the apartment...
14. If a tenant, person, partner, family member or other person...
15. No furniture filled with a liquid or semi-liquid shall be brought in...
16. Except as otherwise required by applicable law...
17. Lessor and Tenant shall enter into the person, partnership, corporation or trust...
18. Tenant agrees that Lessor may at any time and from time to time...
19. The words "tenant" and "tenant" as used herein shall be construed to mean plural where necessary...
20. The obligations of two or more persons designated tenant in this lease shall be joint and several...
21. "Apartment" used herein shall refer to the dwelling unit leased to Tenant...
22. Tenant's occupancy of use of the common storage area, laundry room or parking space...
23. "Building" as used herein shall include the entire physical structure located at and about the address...
24. The invalidity or unenforceability of any provision hereof shall not affect or impact any other provision.

Guarantee

On this _____, 19____, 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 Tenant, Tenant's heirs, executors, administrators, successors or assigns of all covenants and agreements of the above Lease.

(SEAL)

(SEAL)

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EDWARD J. ROSEWELL COOK COUNTY TREASURER
06/26/94 Receipt: 95281225 Employee: [ATM] Page: 1

P I N : 10-36-221-014-0000 Volume : 000003

Address : 2511 W COYLE AV/CHICAGO, IL 606453212

Name : KIME WARREN E

Mailing : 2511 W COYLE AV/CHICAGO, IL 606453212

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 SUR O
P THE E 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SEC 30 REC DATE: 08/
08/1913 DOC NO: 04981494

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

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