

CONDONIUM UNIT APARTMENT LEASE
UNFURNISHED

#4873285

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\$2.50
DEPT-01 RECORDING
T#6666 TRAN 8372 10/11/94 15:33:00
#0937 * L.C. #—94—873285
COOK COUNTY RECORDER

DATE OF LEASE	TERM OF LEASE	MONTHLY RENT	SECURITY DEPOSIT
BEGINNING	ENDING		
9/6/94	Sept. 15, 1994 Sept. 30, 1995	\$500.00	\$500.00

LESSEE

NAME • James H. Bennett
APT NO • C-1
ADDRESS OF • 5044 N. Marine Drive
PREMISES • Chicago, Illinois 60640

(Possession Order: Judy Walton, Owner)

In consideration of the mutual covenants and agreement herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor for a private dwelling the condominium unit apartment designated above (the "Premises"), together with the appurtenances thereto, for the above Term.

ADDITIONAL COVENANTS AND AGREEMENTS (if any)

1. The Lessor will pay the Lessor monthly for electric usage, the office has the charges.
2. Rent is due and payable on or before the first day of the month.
Any rent received after the fifth day is subject to a service charge of \$25.00

1. **RENT.** Lessor leases the premises to Lessee for the above described term and Lessee accepts and agrees to pay the above specified rent therefor without extra deduction or reduction, in advance, plus, by the first day of a month if the term begins or ends on a date other than the first, last day of a month, rent shall be paid at the current rate for the month of such month. Unpaid rent shall bear interest at the rate of 15% per annum or the highest equivalent of interest, whichever is more, from the date due until paid, provided, however, that such amount shall in no event exceed ten dollars (\$10.00).

2. **SECURITY DEPOSIT.** Lessor has deposited with Lessor the security deposit as set forth above to be retained by Lessor to ensure that Lessee faithfully performs all of the covenants and obligations as prescribed in this Lease upon termination of this Lease and the full performance of all obligations as prescribed herein and payment of sums due to Lessor so much of the security deposit as remains unpaid shall be returned to Lessor. In the event Lessor has failed to keep and perform provisions and covenants as prescribed in this lease, then Lessor shall deduct resulting damage sustained by Lessor and provide Lessee with an itemized statement of damage and estimated cost of repairing same. This security deposit shall not be treated as an advance payment of rent and Lessor shall not apply the security deposit as rent.

3. **UTILITIES.** Lessor shall provide to the same extent as the Condominium Association of which the premises form a part:

(a) Janitor Service in and about the Building, but not within the demised premises.

(b) Heat, if heat is under the control of the Lessor, before September 15 and the ensuing June 1 whenever heat shall be required for comfortable occupation and use of the apartment as provided by City Ordinance. Lessor shall maintain the temperature of the apartment units above 50° at all times.

(c) Hot water and cold water for ordinary residence purposes, drawn through fixtures installed by Lessor or by Lessor with Lessor's written consent.

(d) Elevator Service if the Building is elevator equipped.

(e) Electricity and gas if gas is connected to the apartment units for ordinary residence and laundry uses (unless otherwise provided in writing agreed by Lessor). Lessee will pay directly to the utility companies for all electricity and gas consumed in the apartment including the electricity and gas used in the heating and air conditioning of the apartment.

(f) Lessor does not warrant the quality or adequacy of supply of water, gas, electricity, refrigeration, air conditioning, janitorial service, or elevator service, and does not warrant that any of the services above mentioned will be free from interruption caused by repairs, renewals, improvements, alterations, strikes, accidents, accidents, inability to obtain fuel or supplies, or other causes beyond the reasonable control of Lessor. Any such interruption of service shall never be deemed an excuse or disturbance of Lessee's use and possession of the premises or any part thereof, or render Lessor liable to Lessee for damages, or relieve Lessee from performance of Lessee's obligations under the Lease.

4. **CONDITION OF THE PREMISES.** Lessor has examined the premises before signing this Lease and is satisfied with the condition thereof, excepting only such alterations, improvements, repairs, decorating and cleaning, if any, which are specifically provided for herein. Lessee's taking possession shall be conclusive evidence as against Lessor that the premises were in good order and satisfactory condition when Lessee took possession hereunder. However, if Lessor to alter, remove, improve, repair, decorate or clean the premises or any part thereof, and no representation respecting the condition of the premises or the Building have been made by Lessor to Lessee, unless the same is contained herein or made a part hereof. At the termination of this Lease by reason of time or otherwise, Lessee shall return the premises and all equipment fixtures thereto in as good condition as when the Lessee took possession, ordinary wear and tear excepted, taking which the Lessor may require the premises, equipment and fixtures to such condition and Lessee shall pay the cost thereof upon request. Lessee may remove any floor covering for and lay it by Lessor provided, (a) Lessee also removes all nails, tacks, paper, glue bases and other fastenings of the floor covering and restores the floor surface to the condition existing before such floor covering was laid, or (b) Lessee pays to Lessor upon request, the cost of restoring the floor surface to such condition. If Lessee does not remove Lessee's floor covering, carpet or covers or similar items, and Lessee other wise equipment from the premises prior to the end of the term, Lessor shall be accordingly presumed to have abandoned the same and Lessor's title thereto shall thereby pass unto the Lessor as a bill of sale to Lessor without additional payment or credit by Lessor to Lessee.

5. USE OF PREMISES.

a. Lessee acknowledges that the demised premises is a condominium unit owned by Lessor, and therefore Lessee's use and occupancy of the premises is subject at all times to the terms and provisions, covenants and restrictions, of the Declaration of condominium ownership covering the Building of which the premises forms a part, in addition to the applicable rules, regulations, and By-Laws of the Condominium Association copies of which have been provided Lessee, and which may from time to time be amended. The failure of Lessor to perform any of the covenants and obligations as applicable to Lessor under such Declaration, rules, regulations and By-Laws, shall constitute a default under this Lease. Lessor shall immediately furnish and warn Lessee against any damages, direct or indirect, as a result of such non-performance by Lessor.

b. Lessee will occupy and use the premises during the term as Lessee's private residence and for other purposes. The premises is subject to all laws, rules, regulations, and By-Laws of the Building, and the Condominium Association, copies of which have been provided Lessee, and which may from time to time be amended. The failure of any resident of the Building, or of the neighborhood, to which the Building is situated, to observe the stipulations of the premises or of the Building, or which may distract or interfere with any resident of the Building or residents of the neighborhood, or which may increase the premium cost of or invalidate any policy of insurance carried on the Building by the Lessor.

c. Lessee will not make or permit any use of the premises which, directly or indirectly, is forbidden by public law, ordinance or governmental regulation, or which is dangerous to life, limb or property or which tends to injure the reputation of the premises or of the Building, or which may distract or interfere with any resident of the Building or residents of the neighborhood, or which may increase the premium cost of or invalidate any policy of insurance carried on the Building by the Lessor.

d. The name of the Lessee may be exhibited in the sale or lobby of the Building or elsewhere in a form, manner and substance approved by Lessor.

e. Lessee shall not permit Lessee's children to play or loiter in, nor shall Lessee use for storage of baby carriages, bicycles, scooters, sleds or other articles for any purpose other than ingress or egress.

f. No dog, cat, reptile, bird or other animal shall be brought into or permitted to be in the demised premises or in the Building or any part of it without the advance written consent of Lessor. If Lessor grants permission to keep a pet, Lessee shall abide by all applicable rules of the Condominium Association. Such consent, if given, may be revoked at any time without liability of Lessor to Lessee. If written consent is granted, Lessee agrees to pay any costs relating to the keeping of the pet, including, at the termination

LESSOR

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ADDRESS • Condominium Association
5048 N. Marine Drive
Chicago, Illinois 60640

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of the occupancy, any costs of having the premises cleaned if needed as a result of the pet's presence on the premises. Failure to assist upon compliance with this paragraph (f), of Section 5 for any period of time shall not constitute a waiver of Lessor's right to require compliance by Lessee from and after notice to comply.

(g) Lessor shall not make or permit any noise or odor that is objectionable to other occupants of the Building to emanate from the premises and shall not create or have a disturbance in the Building. Lessor shall not operate any radio, hi-fi, stereo, television, musical instrument or other noise-making device or a manner that disturbs his neighbors.

(h) Lessor shall not install or maintain any radio, television aerial, wires or equipment outside the demised premises or on the roof of the Building without the advance written consent of Lessor.

(i) Lessor shall not install in the demised premises any electric or gas equipment which uses a substantial amount of electricity or gas without the advance written consent of Lessor. Lessor shall not draw from Lessor the safe capacity of the electric wiring in the premises and shall not use more electrical than such safe capacity.

(j) Lessor shall not use or install any water fountains or liquid lined beds, furniture, recreational or the specific kinds of articles in the demised premises without the advance or the consent of the Lessor.

(k) No address book or other similar device shall be attached to any door or window without Lessor's written consent. The keys for any door other than keys provided by Lessor shall be made or used. If more than one key, one key is desired by Lessor, Lessor may provide the same upon payment by Lessor.

(l) Laundry work shall be done only in the space provided for such purpose.

(m) Lessee shall not install or permit to be installed any signs, posters or pictures visible outside of the demised premises unless the sign, poster, or picture has been approved in advance by written consent of the Lessor.

(n) Lessor shall not attempt to restrain or interfere in any way with any part of the heating, lighting, ventilating, refrigerating or other apparatus in or about the premises in the Building.

(o) Water closets or other water fixtures shall not be used for any purpose other than that for which they are designed, and no lamps, radios, coffee, tea, cigarette, matches, napkins, napkins and cigarette, or other explosives or articles deemed hazardous to life or property.

(p) Unless Lessor shall give his advance written consent, in each and every instance, Lessee shall not install or operate in the demised premises any machinery, telecommunication or heating devices, or air conditioning apparatus, or use any machinery other than electric light, circuit or permit to be brought into the premises, or the Building, any inflammable oil or fluids such as, gasoline, benzene, naptha and benzene, or other explosives or articles deemed hazardous to life or property.

(q) Lessee shall indemnify Lessor and shall hold Lessor harmless from any and all liability under the Illinois Liquor Control Act of 1933 as amended arising out of the use or consumption of alcoholic liquors in the premises.

(r) In addition to all other liability for breach of any covenant of this Section 5, Lessee shall pay to Lessor all damages caused by such breach and shall also pay to Lessor an amount equal to any increase in insurance premium or premiums caused by such breach.

6. **REPAIRS.** Subject to the provisions of Section 7 and excepting for reasonable wear and tear, Lessor shall, at Lessor's own expense and under the supervision and control of Lessor, keep the premises, including the walls and wall coverings, door and door coverings, windows and window coverings, pipes, plaster, plumbing, cabinetry, ceilings, woodwork, light fixtures, hardware, glass, kitchen, range, refrigerator, equipment, dishwashers, heating, air conditioning, ventilation, and appliances and all other fixtures and equipment thereto or equipment and outlets, appurtenant thereto, in good order, condition and repair and in a clean, sanitary and sanitary condition, and shall replace all broken and damaged items with others of the same quality.

7. **UNTERANTABILITY.** If the premises or the Building are made untenantable by fire or other casualty, Lessor may (a) terminate this Lease at the date of the fire or casualty by notice to Lessee within thirty days after that date, or (b) repair, restore or rehabilitate the premises at Lessor's expense and undertake reconstruction or repair, in which latter event the Lease shall not terminate but rent shall be abated on a per diem basis while the premises are uninhabitable if Lessor elects to repair, restore or rehabilitate the premises and does not substantially complete the work within one hundred twenty days period, either party can terminate this lease as of the date of the fire or casualty, by notice to the other party not later than one hundred thirty days after Lessor is entitled to take possession of the injured premises and undertake the reconstruction or repairs. In the event of termination of the lease pursuant to this Section 7, rent shall be apportioned on a per diem basis and paid to the date of the fire or casualty.

8. **ALTERATIONS.** Lessor shall not make any alterations or additions to the premises without Lessor's advance written consent in each and every instance. Lessor's consent shall be conclusive. Lessor's consent may be conditioned upon the furnishing by Lessee of such documents, security and insurance as Lessor may require in order to protect from Mechanic's Lien and from liability for personal injuries and damage to property and to assure Lessor that the work will be performed in a careful and workmanlike manner and with proper materials. All additions, hardware, fixtures and improvements, temporary or permanent, etc., all movable fixtures and equipment belonging to Lessor or upon the premises another rents by Lessor or Lessee, shall be Lessor's property and shall remain upon the premises upon termination of the term by lapse of time or otherwise, ad without compensation or credit to Lessee.

9. **SUBLETTING OR ASSIGNMENT.** Lessor shall not allow or permit any transfer of this Lease or any interest under it or any right upon Lessor's interest or operation of law. Lessor shall not assign or convey this Lease or any interest under it, or sublet the premises or any part thereof, or permit the use or occupancy of the premises or any part thereof by any one other than Lessor, without in each and every case the advance written consent of Lessor.

10. **RENTED RIGHTS.** Lessor reserves the following rights: (a) to enter the premises or any part thereof at all reasonable hours for inspections, repairs, alterations or judgments, to exhibit the premises to prospective lessees or purchasers or others, to display without implication by Lessee "For Rent" and similar signs, and for any other purposes whatsoever related to the safety, protection, preservation or improvement of the premises or the Building. (b) to enter the premises at any time or times during the last forty days of the term, if during such period that period Lessor vacates the premises, to decorate, repair, alter or otherwise prepare the premises for reoccupation, and (c) communally to retain

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وهو ينبع من مفهوم العدالة التي تتحقق في المجتمع من خلال إعطاء كل فرد حقه وواجباته، وهو يتحقق من خلال إعطاء كل فرد حقه وواجباته.

DISCUSSION

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2023 RELEASE UNDER E.O. 14176

LESSON

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...in which we have placed this instrument to be executed under their seals, on the day first above written.

(continued from previous page) *Continued on page 10*

(c) If the lessor has given security for the payment of any sum or for the performance of any act by the lessee, the lessor may require the lessee to pay such sum or do such act, and if the lessee fails to do so the lessor may sue for the sum or may require the lessee to do the act, and if the lessee fails to do so the lessor may sue for the sum or for damages for the non-performance of the act.

Such a system would also provide a better way to coordinate the costs of research and development, production, and distribution among different parts of the industry, making it easier to identify and eliminate inefficiencies.

11. The percentage of the population aged 15 years and older who have ever been married is 74%, while the corresponding figure for females is 78%.

After the first few days of school, I will have my students complete a self-assessment of their learning needs. This will help me to identify areas where they may need additional support or intervention.

the first time. The first time I had to do it, I was so nervous. I was afraid I would make a mistake. But now I know that I can do it. I am not afraid of making mistakes. I am not afraid of failing. I am not afraid of success. I am not afraid of anything. I am not afraid of anything.

the same as shown in Fig. 1. The two sets of data points are plotted in Fig. 10. The data points are plotted in pairs, one pair for each of the four different values of α . The data points are plotted in pairs, one pair for each of the four different values of α .

RECOMMENDED: The Board of Education of the City of New York, in view of the above facts, is recommended to adopt the following resolution:

11 DECODES THE WORD, THAT MEANS OF THESE VARIOUS SENSES WHICH ARE PRESENT IN THE BODY, AND WHICH ARE
12 PRESENT IN THE MIND, AND WHICH ARE PRESENT IN THE SOUL, AND WHICH ARE PRESENT IN THE SPIRIT.

(3) The impact of memory by the 1985-86 loan losses after the transmission of this lease of after the demand of debtors to pay back the loans and when the debtors do not pay back the loans.

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that the first two terms in the expansion of \hat{H}_0 are the same as those in the standard theory of perturbation theory. The third term is proportional to α^2 , and the fourth term is proportional to α^3 . The fifth term is proportional to α^4 , and so on. The expansion of \hat{H}_0 is given by

16. **NOTICES:** An ADDITIONAL NOTICE OR A NOTICE OF REASONABLE TIME TO PAY ANY MONEY DUE

(3) At night and in case of fire, the teacher must be present at the school. This rule may be suspended by the principal or manager of the concern.

In which cases leaves should be taken? (List 3 items)

(1) *Literary criticism* is a good example of *descriptive criticism*, since it analyzes the text as it is, without changing the text or the reader's response to it. It aims to understand the text by examining its language, structure, and style, and to explain how these elements contribute to the overall meaning and effect of the text. Descriptive criticism is often used to analyze literature from different historical periods and cultural contexts, and to explore the social and political issues raised by the text. It can also be used to analyze the technical aspects of literature, such as the use of metaphor, irony, and symbolism.