

HENRY COUNTY, ILLINOIS
FILED & RECORDED

COVENANT

89R5930

between

89 OCT 30 PM 2: 21

ILLINOIS HISTORIC PRESERVATION AGENCY

MARTHA S. SAWYER, RECORDER

and

Kristi Harbaugh
DEPUTY

BISHOP HILL HERITAGE ASSOCIATION

THIS AGREEMENT, made and entered into this 27 day of October, 1989 by and between the Illinois Historic Preservation Agency, hereinafter called the Agency; and Bishop Hill Heritage Association, hereinafter called the Association;

WHEREAS, the Illinois Historic Preservation Agency has transferred, awarded and paid to the Association an Illinois Heritage Grant in the amount of Four Thousand Eight Hundred Dollars (\$4,800.00) which sum was granted for the preservation of the Bishop Hill Dairy Building, located at the corner of Ericson and Lindstrom, Bishop Hill, Illinois.

WHEREAS, this grant is used exclusively for the purpose and scope of work relating to the historic preservation of the Bishop Hill Dairy Building, located at the corner of Ericson and Lindstrom, Bishop Hill, Illinois, as specified in the application from the Association to the Illinois Historic Preservation Agency, as amended from time to time by the Agency and the Association;

WHEREAS, the historic preservation work accomplished under this grant is in accordance with the "Secretary of the Interior's Standards for Historic Preservation Projects" as evidenced in plans, specifications, detailed descriptions or other materials submitted to the Agency and in accordance with recommendations and standards set forth;

WHEREAS, a Covenant is required on a property receiving grant assistance whenever the owner and/or the project sponsor has accrued certain tangible benefits;

WHEREAS, if the Bishop Hill Dairy Building, located at the corner of Ericson and Lindstrom, Bishop Hill, Illinois, is made available through a rental arrangement to organizations other than the Association for various general public functions, the Association shall secure signed assurances from the renter stating that the renter shall not discriminate against individuals on the basis of race, creed, color, sex, age, handicap, or national origin while using the facility.

WHEREAS, the award to the Association does not preclude the Association or subsequent owners of the Bishop Hill Dairy Building, located at the corner of Ericson and Lindstrom, Bishop Hill, Illinois, from applying for, and being considered without prejudice for state and federal funds as may be necessary to

preserve fully the Bishop Hill Dairy Building, located at the corner of Ericson and Lindstrom, Bishop Hill, Illinois, provided that subsequent project undertakings shall in no way duplicate work accomplished under this award;

NOW THEREFORE, in consideration of the mutual advantages resulting from the respective obligations assumed under this AGREEMENT:

The Association Agree(s):

1. To maintain financial and administrative records pertaining to this grant award for at least three (3) years following the completion of all project work conducted under this grant, or until all claims and audit findings involving the project have been resolved;
2. To comply with the requirements of the Illinois Historic Preservation Agency and assume the cost of continued maintenance and repair of the property so as to preserve the architectural, historical, or archaeological integrity of the property for the specified period of time in order to protect and enhance those qualities that made the property eligible for listing on the National Register of Historic Places.
3. The Association agrees that when the Property is not clearly visible from a public right-of-way or includes interior work assisted with Illinois Heritage grant funds, the Property will be open to the public no less than 12 days a year on an equitably spaced basis and at other times by appointment. Nothing in this agreement will prohibit the Association from charging a reasonable nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area. The Association further agrees that when the Property is not open to the public on a continuing basis, and when the improvements assisted with Illinois Heritage grant funds are not visible from the public way, notification will be published in newspapers of general circulation in the community area in which the Property is located giving dates and times when the Property will be open to the public. Documentation of such notice will be furnished annually to the State Historic Preservation Officer during the term of the agreement.

The Department Agrees:

1. To make periodic inspections of the site and facilities;
2. To recommend normal and routine preventive care of those areas and facilities of the Bishop Hill Dairy Building, located at the corner of Ericson and Lindstrom, Bishop Hill, Illinois, affected by this historic preservation grant; and the Illinois Historic Preservation Agency may proceed to enforce this provision through appropriate legal action.

THIS AGREEMENT SHALL BE IN FORCE from July 1, 1989 until June 30, 1999,
and shall be recorded in the Office of the Recorder of Deeds of Henry County,
Illinois, against the land whose legal description is as follows:

Commencing at the Northwest corner of Lot One (1)
in Block Three (3) in the Town of Bishop Hill,
running thence East One Hundred Seventy (170) feet,
thence South Thirty Three (33) feet, Thence West One
Hundred Seventy (170) Feet, Thence North Thirty Three (33)
feet to the place of beginning.

Commencing 33 feet south of the northwest corner of Lot One (1)
in Block Three (3) in the Town of Bishop Hill, thence south 67
feet thence east 210 feet, thence north 100 feet, thence west
40 feet, thence south 33 feet, thence west 170 feet to the place
of beginning.

ACCORDINGLY, the parties have executed this agreement on the day and year first written above.

ILLINOIS HISTORIC PRESERVATION AGENCY

Michael Devine

Michael Devine

Witness:

Naomi Ramage

Notary Public Seal



for Bishop Hill Heritage Association

J.A. Lee

J.A. Lee, Treasurer

Witness:

Janice Eisenbarth



COUNTY RECORDER'S SEAL

Prepared by:
Illinois Historic Preservation Agency
Grants Management Section
Old State Capitol
Springfield, Illinois 62701