

COVENANT

between

ILLINOIS HISTORIC PRESERVATION AGENCY

and

GREENE COUNTY HISTORICAL & GENEEOLOGICAL SOCIETY

THIS AGREEMENT, made and entered into this 19th day of January, 1988 by and between the Illinois Historic Preservation Agency, hereinafter called the Agency; and Greene County Historical & Geneological Society, hereinafter called GCHGS.

WHEREAS, the Illinois Historic Preservation Agency has transferred, awarded and paid to GCHGS an Illinois Heritage Grant in the amount of Five Thousand Six Hundred Dollars (\$5,600.00) which sum was granted for the preservation of the Lee-Baker-Hodges House, located at North Main Street, Carrollton, Illinois.

WHEREAS, this grant is used exclusively for the purpose and scope of work relating to the historic preservation of the Lee-Baker-Hodges House, located at North Main Street, Carrollton, Illinois, as specified in the application from GCHGS to the Illinois Historic Preservation Agency, as amended from time to time by the Agency and GCHGS;

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 Lee-Baker-Hodges House, located at North Main Street, Carrollton, Illinois, is made available through a rental arrangement to organizations other than GCHGS for various general public functions, GCHGS 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 GCHGS does not preclude GCHGS or subsequent owners of the Lee-Baker-Hodges House, located at North Main Street, Carrollton, Illinois, from applying for, and being considered without prejudice for state and federal funds as may be necessary to preserve fully the Lee-Baker-Hodges House, located

at North Main Street, Carrollton, Illinois, provided that subsequent project undertakings shall in no way duplicate work accomplished under this award;

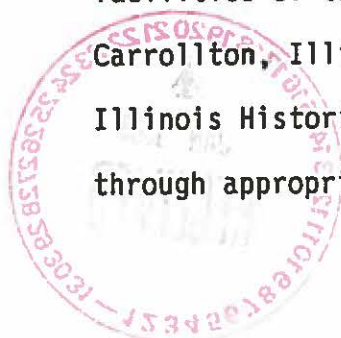
NOW THEREFORE, in consideration of the mutual advantages resulting from the respective obligations assumed under this AGREEMENT:

The GCHGS 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 GCHGS 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 GCHGS from charging a reasonable nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area. The GCHGS 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 Lee-Baker-Hodges House, located at North Main Street, Carrollton, 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 December 1, 1987 until November 30, 1997, and shall be recorded in the Office of the Recorder of Deeds of Greene County, Illinois, against the land whose legal description is as follows:

The south Ninety-Eight feet Six inches (98'6") of the following described tract of land, being all that part of said tract lying South of a line extending Easterly and Westerly across said tract six (6') feet North of the Northernmost brick wall of the existing building of historic signigicance thereon, know as "The Hodges Building":

Lot Numbered Nineteen (19) and Seventeen (17) feet and Eight (8) inches, more or less, off the West side of Lot Numbered Twenty (20), being all that portion of said Lot Numbered Twenty (20) lying West of the West line of the West wall of the brick building now located on said Lot Numbered Twenty (20) as extended North to the North line of said lot, all in the Original Town, now City, of Carrollton, subject to and together with existing easements and rights-of-way, situated in said City of Carrollton, in the County of Greene and State of Illinois.



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 Kamag
Notary Public Seal

Barbara B. Daum
for Greene County Historical &
Geneological Society

Witness:

Barbara B. Daum
Grant Chairman

Margaret Keller
Notary Public Seal

OFFICIAL SEAL
MARGARET KELLER
Notary Public - Greene County
State of Illinois
My Commission Expires 1-12-1991

COUNTY RECORDER'S SEAL

STATE OF ILLINOIS } as 76292
COUNTY OF GREENE }
This instrument was filed for record on
the 18 day of Nov. A.D.
1988 at 2:30 o'clock P.M. and
Recorded in Book 22 Page 251
James J. [Signature]
1988



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

