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COVENANT

92313570

between

ILLINOIS HISTORIC PRESERVATION AGENCY

and

LATINO CHICAGO THEATER COMPANY.

DEPT-01 RECORDING

\$33.50

T#1111 TRAN 6676 05/07/92 13:31:00

\$7624 + A *-92-313570

COOK COUNTY RECORDER

THIS AGREEMENT, made and entered into this 4 day of May 1992 by and between the Illinois Historic Preservation Agency, hereinafter called the Agency; and the Latino Chicago Theater Company hereinafter called the Company;

WHEREAS, the Illinois Historic Preservation Agency has transferred, awarded and paid to the Company, an Illinois Heritage Grant in the amount of Five Thousand Dollars (\$5,000.00) which sum was granted to the Agency by the United States Department of the Interior, National Park Service for the preservation of the Latino Chicago Theater Company Firehouse, located at 1625 N. Damen, Chicago, Illinois.

WHEREAS, this grant is used exclusively for the purpose and scope of work relating to the historic preservation of the Latino Chicago Theater Company Firehouse, located at 1625 N. Damen, Chicago, Illinois, as specified in the application from the Company to the Illinois Historic Preservation Agency, as amended from time to time by the Agency and Company;

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ILLINOIS HISTORIC PRESERVATION AGENCY
~~STATE~~ 4-900
OLD STATE CAPITAL
SPRINGFIELD, IL. 62701

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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, the Company, and its successors in interest, agrees to comply with Title VI of the Civil Rights Act of 1964 [42 USC 2000 (d)] and Section 504 of the Rehabilitation Act of 1973 [29 USC Section 794]. These laws prohibit discrimination on the basis of race, religion, national origin, or handicap. In implementing open, public access, reasonable accommodation to qualified handicapped persons shall be made in consultation with Illinois Historic Preservation Agency.

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WHEREAS, if the Latino Chicago Theater Company Firehouse, located at 1625 N. Damen, Chicago, Illinois, is made available through a rental arrangement to organizations other than the Company for various general public functions, the Company 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 Company does not preclude the Company or subsequent owners of the Latino Chicago Theater Company Firehouse, located at 1625 N. Damen, Chicago, Illinois, from applying for, and being considered without prejudice for state and federal funds as may be necessary to preserve fully the Latino Chicago Theater Company Firehouse, located at 1625 N. Damen, Chicago, 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:

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The Company 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 Company agrees that when ~~the~~ ⁹⁻²⁻⁷³ Property ~~is~~ ¹⁻³⁻⁵⁷ 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 City from charging a reasonable nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area. The Company 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.

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The Agency Agrees:

1. To report to the National Park Service when any part of this agreement and its Covenants as it relates to the federal administration of the Grant, are not satisfied so that appropriate legal action may be taken.

2. To make periodic inspections ^{9 2 3 1 3 5 7 0} of the site and facilities;
3. To recommend normal and routine preventive care of those areas and facilities of the Latino Chicago Theater Company Firehouse located at 1625 N. Damen, Chicago, 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 October 1, 1991 until September 30, 2001, and shall be recorded in the Office of the Recorder of Deeds of Chicago, Illinois, against the land whose legal description is as follows:

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

ILLINOIS HISTORIC PRESERVATION AGENCY

Witness:



William L. Wheeler
State Historic Preservation Officer

Witness:



for Latino Chicago Theater Company
Gavin E. Campbell
President

COUNTY RECORDER'S SEAL

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

A.L.T.A. COMMITMENT

SCHEDULE A

NUMBER: 4108284

EFFECTIVE DATE: October 11, 1991

1. Policy or Policies to be issued:

Owner's (1970 ALTA)

Amount: \$35,000.00

Proposed Insured:

TO COME.

Lender's (1970 ALTA)

Amount: \$

Proposed Insured:

NONE.

2. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in:

THE CITY OF CHICAGO.

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3. The land referred to in this commitment is described as follows:

LOTS 31 AND 32 IN BLOCK 36 IN E. RANDOLPH SMITH'S SUBDIVISION OF BLOCKS 34, 35, 36 AND 37 IN SHEFFIELD'S ADDITION TO CHICAGO BEING IN THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE CITY OF CHICAGO, IN THE COUNTY OF COOK IN THE STATES OF ILLINOIS.

TAX ID # 14-31-424-013