

COVENANT  
between  
ILLINOIS HISTORIC PRESERVATION AGENCY  
and  
THE AUDITORIUM THEATER COUNCIL

THIS AGREEMENT, made and entered into this 4th day of March, 1987 by and between the Illinois Historic Preservation Agency, hereinafter called the Agency; and the Auditorium Theater Council, hereinafter called the Council;

WHEREAS, the Illinois Historic Preservation Agency has transferred, awarded and paid to the Council an Illinois Heritage Grant in the amount of Seven Thousand Five Hundred dollars (\$7,500.00) which sum was granted for the preservation of the Auditorium Theater Council, located at 50 East Congress Parkway, Chicago, Illinois.

WHEREAS, this grant is used exclusively for the purpose and scope of work relating to the historic preservation of the Auditorium Theater Council, located at 50 East Congress Parkway, Chicago, Illinois, as specified in the application from the Council to the Illinois Historic Preservation Agency, as amended from time to time by the Agency and the Council;

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 Auditorium Theater Council, located at 50 East Congress Parkway, Chicago, Illinois, is made available through a rental arrangement to organizations other than the Council for various general public functions, the Council 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 Council does not preclude the Council or subsequent owners of the Auditorium Theater Council, located at 50 East Congress Parkway, Chicago, Illinois, from applying for, and being considered without prejudice for state and federal funds as may be necessary to preserve

fully the Auditorium Theater Council, located at 50 East Congress Parkway, 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:

The Council 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 Council 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 Council from charging a reasonable nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area. The Council 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 Auditorium Theater Council, located at <sup>70 EAST</sup>~~1076 West~~ ~~CONGRESS~~ Roosevelt, 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 February 1, 1987 until January 31, 1997.

This agreement may be made, a part of the public record but will not be recorded as an encumbrance against the title to the property; the legal description which is as follows:

Parcel 1:

The following described premises taken as a tract: Lots 1 to 6, both inclusive in Ely and Reynold's Subdivision of Lot 10 in Block 9 in fractional Section 15 Addition to Chicago in Township 39 North, Range 14 East of the Third Principal Meridian the North and South vacated alley lying West of and adjoining Lot 3 and East of and adjoining Lots 4, 5 and 6 all in Ely and Reynold's Subdivision aforesaid; Lots 7, 8 and 9 in Block 9 in Fractional Section 15 Addition to Chicago aforesaid; and Lot 18 in Assessor's Division of Lots 1, 2, 3, 4, 5 and 8 in Block 9 in fractional Section Addition to Chicago aforesaid (except the South 16.5 feet of said tract);

ALSO

Parcel 2:

Easement for the benefit of Parcel 1 as created by reservation in the deed from Roosevelt College of Chicago, a corporation of Illinois, to City of Chicago, a municipal corporation of Illinois, dated March 27, 1953, and recorded July 27, 1953 as document 15678475 for the maintenance, support, possession and use of that part of the building existing upon the South 16.5 feet of a tract of land described as follows: Lots 1 to 6, both inclusive in Ely and Reynold's Subdivision of Lot 10 in Block 9 in fractional Section 15 Addition to Chicago in Township 39 North, Range 14 East of the Third Principal Meridian, and the North and South vacated alley lying West of and adjoining Lot 3 and East of and adjoining Lots 4, 5, and 6 all in Ely and Reynold's Subdivision aforesaid; Lots 7, 8 and 9 in Block 9 in fractional Section 15 Addition to Chicago aforesaid; and located above the horizontal plane whose elevation is 38.50 feet above the Chicago City Datum until January 2, 2001, all in Cook County, Illinois.

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

ILLINOIS HISTORIC PRESERVATION AGENCY

*Michael Devine*  
Michael Devine

Signed & Sealed THIS 4th DAY OF MARCH, 1987.

Witness:

*Robert J. Montanari*

Notary Public Seal  
my Commission Expires 12/12/88

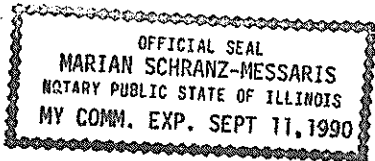
*John G. M. ...*  
Chairman  
for the Auditorium Theater Council

*Ralph ...*  
Roosevelt University

Witness:

*Kevin Schleg-Messaris*

Notary Public Seal 3/4/87



COUNTY RECORDER'S SEAL

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