

C-199

AGREEMENT
BETWEEN
ILLINOIS DEPARTMENT OF CONSERVATION
AND
AMERICAN DEVELOPMENT CORPORATION

26105865

THIS AGREEMENT, made and entered into this 5th day of 1-7-82
January, 1982, by and between the Illinois Department of
Conservation, hereinafter called the Department; and the American
Development Corporation, hereinafter called Corporation;

WHEREAS, the Department has transferred, awarded and paid
to the Corporation an Historic Preservation Fund annual project
grant in the amount of Thirty-Five Thousand Dollars (\$ 35,000.00)
which sum was granted to the Department by the United States Depart-
ment of the Interior, National Park Service for preservation of the
Lakeview Historic District: Commonwealth Hotel in Chicago, Cook
County, Illinois under the provisions of the National Historic Preser-
vation Act of 1966 (P.L. 89-665) as amended;

WHEREAS, this grant is used exclusively for the purpose and
scope of work relating to the historic preservation of Lakeview
Historic District: Commonwealth Hotel, located at 2757 North Pine
Grove, Chicago, Illinois as specified in the application from the
Department to the National Park Service, as amended from time to
time by the Department and the Corporation;

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 Department and to the National Park Service, 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. The owner and/or the project sponsor will
make the site available for interested parties on selected days of
the year;

WHEREAS, if the Lakeview Historic District: Commonwealth
Hotel located at 2757 North Pine Grove, Chicago, Illinois is made
available through a rental arrangement to organizations other than
the Corporation for various general public functions, the Corporation
shall secure a signed Title VI Assurance form from the renter stating
that the renter shall not discriminate against individuals on the

basis of race, creed, color or national origin while using the facility;

WHEREAS, the award to the Corporation does not preclude the Corporation or subsequent owners of the Lakeview Historic District: Commonwealth Hotel, located at 2757 North Pine Grove, Chicago, Illinois from applying for, and being considered without prejudice for federal funds as may be necessary to preserve fully the Lakeview Historic District: Commonwealth Hotel, located at 2757 North Pine Grove, 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 Corporation Agrees:

1. To maintain financial and administrative records pertaining to this grant 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 Department and the National Park Service to 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.

The Department 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 of the site and facilities;

3. To recommend normal and routine preventive care of those areas and facilities of the Lakeview Historic District: Commonwealth Hotel, located at 2757 North Pine Grove, Chicago, Illinois affected by this historic preservation grant. If said recommendations for normal and routine care are not complied with within a reasonable period of time, the Department may proceed to enforce these provisions through appropriate legal action.

'THIS AGREEMENT SHALL BE EFFECTIVE for a period of ten (10) years from the date of project completion, January 1, 1981 through December 31, 1990, and shall be recorded in the Office of the Recorder of Deeds of Cook County, Illinois against the land whose legal description is as follows:

Lot 62 in Andrews, Spafford and Colehour's Subdivision of Blocks 1 and 2 in Outlot "A" in Wrightwood a Subdivision of the South West 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

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

ILLINOIS DEPARTMENT OF CONSERVATION

Daid Kennedy

Witness:

Maurice E. Richter

Notary Public Seal

AMERICAN DEVELOPMENT CORPORATION

Paul E. Duke

Witness:

Carlene Cohen-Muel

Notary Public Seal

My Commission Expires July 13, 1985