

COVENANT

between

ILLINOIS HISTORIC PRESERVATION AGENCY

and

THE SIGMA PHI EPSILON FRATERNITY

THIS AGREEMENT, made and entered into this 22 day of AUGUST, 1988 by and between the Illinois Historic Preservation Agency, hereinafter called the Agency; and Sigma Phi Epsilon Fraternity, hereinafter called the Fraternity.

WHEREAS, the Illinois Historic Preservation Agency has transferred, awarded and paid to the Fraternity an Illinois Heritage Grant in the amount of Five Thousand Dollars (\$5,000.00) which sum was granted for the preservation of the Benjamin Stevenson House, located at 409 South Buchanan, Edwardsville, Illinois.

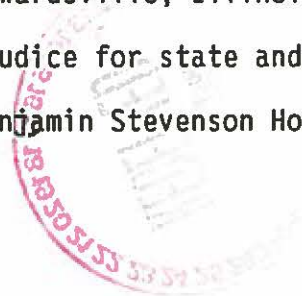
WHEREAS, this grant is used exclusively for the purpose and scope of work relating to the historic preservation of the Benjamin Stevenson House, located at 409 South Buchanan, Edwardsville, Illinois, as specified in the application from the Fraternity to the Illinois Historic Preservation Agency, as amended from time to time by the Agency and the Fraternity;

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 Benjamin Stevenson House, located at 409 South Buchanan, Edwardsville, Illinois, is made available through a rental arrangement to organizations other than the Fraternity for various general public functions, the Fraternity 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 Fraternity does not preclude the Fraternity or subsequent owners of the Benjamin Stevenson House, located at 409 South Buchanan, Edwardsville, Illinois, from applying for, and being considered without prejudice for state and federal funds as may be necessary to preserve fully the Benjamin Stevenson House, located at 409 South Buchanan, Edwardsville,



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 Fraternity 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 Fraternity agree 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 Fraternity from charging a reasonable nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area. The Fraternity further agree 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 Benjamin Stevenson House, located at 409 South Buchanan, Edwardsville, 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, 1988 until June 30, 1998, and shall be recorded in the Office of the Recorder of Deeds of Madison County, Illinois, against the land whose legal description is as follows:

PARCEL 1: A part of Block Numbered Two (2) in WOLF'S ADDITION TO EDWARDS-VILLE, as the same appears from plat thereof recorded in Plat Book 6 on page 57 of the Recorder's Office of Madison County, Illinois, more particularly described as follows to-wit:

Beginning at a Point One Hundred Six (106) feet North of the Southeast corner of Block Numbered Two (2) in Wolf's Addition; thence South Seventy-eight (78) degrees West parallel with the North line of Linden Street, One Hundred Fifty (150) feet to an alley; thence North Twelve (12) degrees West parallel with the East line of Kansas Street, Sixty-two and Five Tenths (62.5) feet to a point; thence Easterly One Hundred Fifty (150) feet to a point Sixty-two (62) feet measured North Twelve (12) degrees West from the place of beginning; thence South Twelve (12) degrees East along the West line of Buchanan Street.

PARCEL 2: Part of Block Number Two (2) in WOLF'S ADDITION TO EDWARDS-VILLE, ILLINOIS, as shown on the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Book 6 Page 57, particularly described as follows:

Beginning at the Southeast corner of said block, being the intersection of the Westerly line of Buchanan street with the North line of Linden Avenue in said Addition; thence Northerly along the Westerly line of said Buchanan Street One Hundred Sixty-eight (168) feet to a point, which point is the point of beginning of the tract hereby described; thence from said beginning point Westwardly along the Northerly line of a tract of ground conveyed to Lizzie Dickmann by Deed dated October 3, 1940 and recorded in the Recorder's Office of Madison County, Illinois, in Book 814 Page 448 to the Easterly line of the North and South Alley in said Block; thence Northwardly along the Easterly line of said alley Fifty (50) feet; thence Eastwardly parallel to the Northerly side of Linden Avenue in said Block to the Westerly line of Buchanan Street; thence Southwardly along the Westerly line of said Buchanan Street 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

Brett E. Miller

for the Sigma Phi Epsilon Fraternity

Brett E. Miller
President, Illinois ETA Alumni Board
Sigma Phi Epsilon Fraternity
Southern Ill. Univ. at Edwardsville

Joan Cooper
Notary Public Seal

"OFFICIAL SEAL"
JOAN COOPER
NOTARY PUBLIC - STATE OF ILLINOIS
MADISON COUNTY, IL
MY COMMISSION EXPIRES 6-28-91

COUNTY RECORDER'S SEAL

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

