

AGREEMENT
BETWEEN
ILLINOIS DEPARTMENT OF CONSERVATION
AND
JACK L. MARTIN

BOOK 1121 PAGE 303

DEC 4 1981

THIS AGREEMENT, made and entered into this 3RD day of Dec., 1981, by and between the Illinois Department of Conservation, hereinafter called the Department; and Jack L. Martin, hereinafter called Owner;

WHEREAS, the Department has transferred, awarded and paid to the Owner an Historic Preservation Fund annual project grant in the amount of Thirteen Thousand Three Dollars and Forty Cents (\$ 13,003.40) which sum was granted to the Department by the United States Department of the Interior, National Park Service for preservation of the Galesburg Historic District: Dr. George **Luster House** in Galesburg, Knox County, Illinois under the provisions of the National Historic Preservation Act of 1966 (PL 89-665) as amended;

WHEREAS, this grant is used exclusively for the purpose and scope of work relating to the historic preservation of the Dr. George Luster House at 756 North Broad Street, Galesburg as specified in the application from the Department to the National Park Service, as amended from time to time by the Department and the Owner;

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, the award to the Owner does not preclude the Owner or subsequent owners of the Dr. George Luster House at 756 North Broad Street, Galesburg, from applying for, and being considered without prejudice for federal funds as may be necessary to preserve fully the Dr. George Luster House at 756 North Broad Street, Galesburg, 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 Owner Agrees:

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 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 Dr. George Luster House at 756 North Broad Street, Galesburg affected by this historic preservation grant. If said recommendations for normal care are not complied with within a reasonable period of time, or if the public access as provided for above is not available, the Department may proceed to enforce these provisions through appropriate legal action.

THIS AGREEMENT SHALL BE EFFECTIVE for a period of Five (5) years from the date of project completion, August 5, 1981 through August 4, 1986, and shall be recorded in the Office of the Recorder of Deeds of Knox County, Illinois against the land whose legal description is as follows:

Lot No. 54 of the Subdivision of Lots No. 11, 12, 13, 14, 15, 21, 22, 23, 29, 30 and 32, and the North 3 rods of Lot No. 16 in R.S. Johnson's Addition to the City of Galesburg, Knox County, Illinois according to Plat recorded in Volume 1 Plat Book page No. 149, in the Office of the Recorder of Deeds, Knox County, Illinois.

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

ILLINOIS DEPARTMENT OF CONSERVATION

David Kenney

Witness:

Alvin E. Rector

Notary Public Seal

JACK L. MARTIN

Jack L. Martin

Witness:

Nancy L. Martin

Notary Public Seal