



974638

PAULA MONZO
KNOX COUNTY RECORDER
GALESBURG, ILLINOIS
08/28/2009 10:24AM
PAGES: 5
REC: 26.00

PROPERTY OF KNOX COUNTY ILLINOIS

CITY OF GALESBURG

Disposition of Property Galesburg, IL

Parcel 1:

Thirty-two (32) feet off of the entire North side of Sublot Eight (8), in a subdivision of original Lots Seven (7) and Eight (8) of Block Eleven (11), in the City of Galesburg, as shown by a plat recorded on page 36 in volume 78 of Knox County Deed Records; and otherwise described as the North 32 feet of the West one-half of original Lot 7 of Block 11, in the City of Galesburg.

Parcel 2:

Thirty-two (32) feet off of the entire North side of Sublot Seven (7) in a subdivision of original Lots Seven (7) and Eight (8) of Block Eleven (11), in the City of Galesburg, as shown by a plat recorded on page 36 in volume 78 of Knox County Deed Records; and otherwise described as the North 32 feet of the East one-half of original Lot 7 of Block 11, in the City of Galesburg.

Parcel 3:

Sublots Fifteen (15) and Sixteen (16) in the subdivision of the South six (6) feet of Lot Three (3), and all of Lots Four (4), Five (5) and Six (6) in original Block Eleven (11) in the City of Galesburg, as shown by Commissioners Plat in volume 28 Chancery Records, page 410, Knox County Records.

Submitted by:
Kelli R. Bennewitz
City Clerk
City of Galesburg

Return to:
Kelli R. Bennewitz
City Clerk
City of Galesburg
P.O. Box 1387
Galesburg, IL 61401

99-10-459-004 149 N. Broad St.



Illinois Historic
Preservation Agency

FAX (217) 782-8161

1 Old State Capitol Plaza • Springfield, Illinois 62701-1512 • www.illinois-history.gov

Knox County
Galesburg

Disposition of Property, Galesburg Armory
149 N. Broad St.
IHPA Log #032012808

August 20, 2009

Dane Bragg
City of Galesburg
City Hall
55 W. Tompkins St.
Galesburg, IL 62401

Dear Mr. Bragg:

We have reviewed your request and accompanying documentation for the modification of the existing covenant for the Galesburg Armory. In our opinion, the City of Galesburg has completed adequate marketing of the building without finding a use that would allow rehabilitation of the interior of the structure that would conform to the Secretary of the Interior's Standards for Rehabilitation (36 CFR part 67). At this time, by instrument of this letter we hereby agree to the modification of stipulations 1 and 2 of the covenant as follows:

1. The grantee hereby covenants on behalf of itself, its heirs, successors and assigns at all time to restore, maintain and preserve the exterior of this property in accordance with the recommended approaches of the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic buildings" (National Park Service, 1989) in order to preserve those qualities that make this property eligible for listing on the National Register of Historic Places.
2. No construction, alteration or rehabilitation shall be undertaken or permitted to be undertaken to that would affect the exterior historic features of the property without consultation with and the express permission of the Illinois Historic Preservation Agency (IHPA) or a fully authorized representative thereof.

Please have this document recorded in the deed to the property by the County Clerk of Knox County and provide us proof of the recordation. Thank you for your commitment to historic preservation.

Sincerely,

Anne E. Haaker

Anne E. Haaker
Deputy State Historic
Preservation Officer

See attached

c: Kevin Koellner, Build To Suit Inc.
Tom Schmidt, President, Carl Sandburg College
A teletypewriter for the speech/hearing impaired is available at 217-524-7128. It is not a voice or fax line.

QUITCLAIM DEED --
KNOX COUNTY

962417

NANCY MCCUNE
KNOX COUNTY RECORDER
GALESBURG, ILLINOIS
06/03/2008 02:19PM
BOOK/PAGE: 3622/108
PAGES: 3
REC: 25.00

This Document Prepared By:
Wayne S. Carlson
Department of Military Affairs
1301 N. MacArthur Blvd.
Springfield, Illinois 62702-2399

Mail Recorded Deed and Subsequent

Tax Bills To:

City of Galesburg
City Clerk
55 West Tompkins Street
Galesburg, Illinois 61401

QUITCLAIM DEED

The grantor, PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF MILITARY AFFAIRS, pursuant to the authority given by the General Assembly of the State of Illinois under the provisions of §22-5 of the Military Code of Illinois (20 ILCS 1805/22-5) and as authorized by Public Act 095-0637, hereby conveys and quitclaims to the grantee, THE CITY OF GALESBURG, a municipal entity located in the County of Knox, State of Illinois, all interest in the following described real estate (hereinafter referred to as the Galesburg Armory), situated in Knox County, in the State of Illinois, to wit:

Parcel 1:

Thirty-two (32) feet off of the entire North side of Sublot Eight (8), in a subdivision of original Lots Seven (7) and Eight (8) of Block Eleven (11), in the City of Galesburg, as shown by a plat recorded on page 36 in volume 78 of Knox County Deed Records; and otherwise described as the North 32 feet of the West one-half of original Lot 7 of Block 11, in the City of Galesburg.

Parcel 2:

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a plat recorded on page 36 in volume 78 of Knox County Deed Records; and otherwise described as the North 32 feet of the East one-half of original Lot 7 of Block 11, in the City of Galesburg.

Parcel 3:

Sublots Fifteen (15) and Sixteen (16) in the subdivision of the South six (6) feet of Lot Three (3), and all of Lots Four (4), Five (5) and Six (6) in original Block Eleven (11) in the City of Galesburg, as shown by Commissioners Plat in volume 28 Chancery Records, page 410, Knox County Records.

In consideration of the above conveyance, the grantee, on behalf of the grantee, its heirs, successors and assigns, hereby covenants to the Illinois Historic Preservation Agency (IHPA) that the grantee will at all times maintain and preserve the property as follows:

1. Grantee shall restore, preserve and maintain the Galesburg Armory in accordance with the recommended approaches in the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," (National Park Service) in order to preserve and enhance those qualities that make the Galesburg Armory eligible for inclusion in the National Register of Historic Places.
2. No construction, alteration, remodeling or rehabilitation shall be undertaken or permitted to be undertaken on the Galesburg Armory which would affect the structural integrity or historic features of the Galesburg Armory without prior consultation with, and the express written permission of, the IHPA by a fully authorized representative thereof.
3. The IHPA shall be permitted at all reasonable times to inspect the Galesburg Armory in order to ascertain if the above conditions are being met.
4. In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the IHPA may, following reasonable notice to the grantee, institute suit to enjoin said violation or to require the restoration of the Galesburg Armory.
5. This covenant shall be a binding servitude upon the Galesburg Armory and shall be deemed to run with the land. This covenant is binding on the grantee and its heirs, successors and assigns in perpetuity. All restrictions, stipulations, and covenants contained herein shall be inserted by the grantee verbatim or by express reference in any deed or other legal instrument by which the grantee divests itself of either the fee simple title or any lesser estate in the Galesburg Armory.

6. The failure of the IHPA to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy, or the use of such right or remedy, at any other time.

7. The IHPA may, for good cause, modify or cancel any or all of the foregoing restrictions upon application of the grantee, its heirs, successors or assigns.

The grantor certifies that this transfer is exempt under the provisions of Section 31-45(b) of the Illinois Real Estate Transfer Tax Law.

Dated this 23 day of May, 2008.

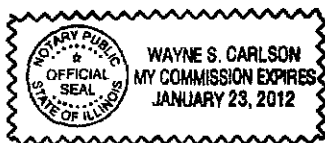
PEOPLE OF THE STATE OF ILLINOIS
DEPARTMENT OF MILITARY AFFAIRS

By: William L. Enyart
WILLIAM L. ENYART
Major General (IL), ILARNG
The Adjutant General

STATE OF ILLINOIS)
) SS
COUNTY OF SANGAMON)

I, the undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that William L. Enyart, to me personally known as The Adjutant General of the Department of Military Affairs, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument as the voluntary act of the Department of Military Affairs, for the uses and purposes therein set forth, and that he is duly authorized to execute the same.

In Witness Whereof, I have hereunto set my hand and notarial seal this 23 day of May, 2008.



Wayne S. Carlson
Notary Public