

AGREEMENT  
BETWEEN  
ILLINOIS DEPARTMENT OF CONSERVATION  
AND  
JOLIET METROPOLITAN EXPOSITION  
AND AUDITORIUM AUTHORITY

JUN 1981

K81-13551  
FILED-RECORDERS OFFICE  
WILL COUNTY, ILL.

1981 JUN -2 PM 3:07

James J. O'Connell  
RECORDER  
MICROFILMED 5<sup>2</sup>

THIS AGREEMENT, made and entered into this 21st day of May, 1981, by and between the Illinois Department of Conservation, hereinafter called the Department, and the Joliet Metropolitan Exposition and Auditorium Authority, hereinafter called the Authority.

WHEREAS, the Department has transferred, awarded and paid to the Authority an historic preservation annual program grant in the amount of Fifty-nine thousand, five hundred and fifty-eight dollars (\$ 59,558.00) which sum was granted to the Department by the United States Department of the Interior for preservation of Ruben's Rialto Square Theater in Joliet, Will County, Illinois, under the provisions of the National Historic Preservation 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 Ruben's Rialto Square Theater as specified in the application from the Department to the United States Department of the Interior, as amended from time to time by Department and the Authority;

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 United States Department of the Interior, and in accordance with recommendations and standards set forth;

WHEREAS, the award to the Authority does not preclude the Authority or subsequent owners of the Ruben's Rialto Square Theater from applying for, and being considered without prejudice for federal grants as may be necessary to preserve fully the Ruben's Rialto Square Theater except that no duplication shall exist in the work;

NOW THEREFORE, in consideration to the mutual advantages resulting from the respective obligations assumed under this AGREEMENT:

The Authority 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 the grant, or until an audit of the records has been accomplished;
2. To assume the cost of continued maintenance and repair to 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 United States Department of the Interior 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 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 Ruben's Rialto Square Theater affected by this historic preservation grant; and the Department may proceed to enforce this provision through appropriate legal action.

THIS AGREEMENT SHALL BE EFFECTIVE for a period of fifteen (15) years from the date of project completion, March 15, 1981 through March 14, 1996, and shall be recorded in the Office of the Recorder of Deeds of Will County, Illinois, against the land whose legal description is as follows:

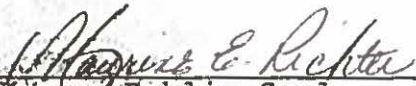
LOTS 3 and 4 IN BLOCK 3 IN EAST JOLIET  
IN WILL COUNTY, ILLINOIS

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

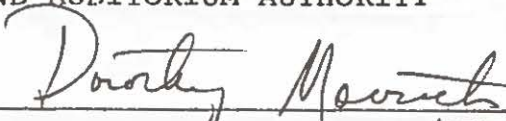
ILLINOIS DEPARTMENT OF CONSERVATION

  
David Kenney, Director

Witness:

  
Notary Public Seal

JOLIET METROPOLITAN EXPOSITION  
AND AUDITORIUM AUTHORITY

  
Secretary/Treasurer

Witness:

  
Notary Public Seal

*mj.*  
Joliet Metropolitan Exposition  
& Auditorium Authority  
5 East Van Buren St., Joliet  
60431

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Promoted by Illinois Dept. of Conservation