

John J. ...
RECORDER
MICROFILMED *900*

COVENANT

between

ILLINOIS HISTORIC PRESERVATION AGENCY

and

THE VILLAGE OF PEOTONE

THIS AGREEMENT, made and entered into this 13th day of July, 1987 by and between the Illinois Historic Preservation Agency, hereinafter called the Agency; and the Village of Peotone, hereinafter called the Village;

WHEREAS, the Illinois Historic Preservation Agency has transferred, awarded and paid to the Village an Illinois Heritage Grant in the amount of Fourteen Thousand Nine Hundred Five Dollars (\$14,905.00) which sum was granted for the preservation of the H. A. Rathje Mill, located at 427 West Corning Avenue, Peotone, Illinois.

WHEREAS, this grant is used exclusively for the purpose and scope of work relating to the historic preservation of the H. A. Rathje Mill, located at 427 West Corning Avenue, Peotone, Illinois, as specified in the application from the Village to the Illinois Historic Preservation Agency, as amended from time to time by the Agency and the Village;

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 H. A. Rathje Mill, located at 427 West Corning Avenue, Peotone, Illinois, is made available through a rental arrangement to organizations other than the Village for various general public functions, the Village 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 Village does not preclude the Village or subsequent owners of the H. A. Rathje Mill, located at 427 West Corning Avenue, Peotone, Illinois, from applying for, and being considered without prejudice for state and federal funds as may be necessary to preserve fully

R87-39936

MAIL TO: (B.R. TONGREN 103 E. MAIN ST. BOX 549 PEOTONE, IL 60468)

H. A. Rathje Mill, located at 427 West Corning Avenue, Peotone, 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 Village 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 Village agrees 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 Village from charging a reasonable nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area. The Village further agrees 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 H. A. Rathje Mill, located at 427 West Corning Avenue, Peotone, 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 May 1, 1987 until April 30, 1997,
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:

R81-31113

QUIT-CLAIM DEED — STATUTORY FORM

MAIL TAX BILL TO

Village of Peotone

NAME

208 Main St

ADDRESS

Peotone Ill

CITY & STATE

60468

The Grantors, PAUL C. RATHJE and
ELEANOR O. RATHJE, his wife,

of the Village of Peotone
in the County of Will and State of Illinois for the consideration of
Ten and no/100----- Dollars, CONVEY and QUIT-CLAIM to
VILLAGE OF PEOTONE, 208 E. Main Street, Peotone, IL. 60468
of the Village of Peotone in the County of Will and State of Illinois
all interest in the following described Real Estate, to-wit:

That part of Farm Lot 6 of Hosmer A. Johnson's Subdivision of
part of Section 24, Township 33 North, Range 12 East of the
Third Principal Meridian, according to the plat thereof recorded 8/3/18
as Doc. 35032, Book 63, Page 200, in Will County, IL. defined as follows:
Beginning at a point on the South line of Farm Lot 6 & 178.65 ft.
East of the Southwest corner of Farm Lot 6; thence North on a
straight line, approximately 123 ft. to the northerly point of the
party wall between the wooden mill building and the brick structure
to the North of said mill building, extended due West, thence East
on a line parallel to the South line of Farm Lot 6, a distance of
50 feet to a point, thence South on a straight line to a point on
the South line of said Farm Lot 6, said point being 228.65 feet East
of the Southwest corner of said Farm Lot 6 (as measured on the
South line) thence West a distance of 50 feet to the point of
beginning (except therefrom the South 33 feet for street purposes,
known as Corning Avenue as laid out in the Village of Peotone,
Illinois).

R81-31113

FILED-RECORDERS OFFICE
WILL COUNTY, ILL.

1991 DEC 31 AM 10:41

James J. [Signature]
RECORDER
MICHAEL [Signature]

S. J.

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 Kamae

Notary Public Seal

Warren Baker

Village President
for the Village of Peotone

Michael R. Morrison

President
Historical Society of Greater Peotone

[Signature]

Notary Public Seal

COUNTY RECORDER'S SEAL

Prepared by:

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