

QUITCLAIM DEED

The grantor, STATE OF ILLINOIS, DEPARTMENT OF MILITARY AFFAIRS, for and in consideration of the following covenants and conditions, and in consideration of One Dollar (\$1.00) the receipt of which is hereby acknowledged, and pursuant to authority given by the Illinois General Assembly and the Governor of Illinois, hereby conveys and quitclaims to the grantee, OIC VOCATIONAL INSTITUTE, all interest in the following described real estate (hereinafter referred to as the Rockford Armory) situated in Winnebago County in the State of Illinois, to wit: (See Rider attached hereto)

This conveyance is made upon the condition that grantee uses the property for 20 years from the date of conveyance for public or educational

purposes, and should the property cease to be so used, fee simple title thereto shall revert to the State of Illinois.

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

1. The grantee shall preserve and maintain the Rockford 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, 1990) in order to preserve and enhance those qualities that make the Rockford Armory eligible for inclusion in the National Register of Historic Places.
2. No construction, alteration, remodeling or any other thing shall be undertaken or permitted to be undertaken on the Rockford Armory which would affect the structural integrity, appearance or setting of the Rockford Armory without the express prior written permission of the IHPA signed by a fully authorized representative thereof.
3. The IHPA shall be permitted at all reasonable times to inspect the Rockford Armory in order to ascertain if the above conditions are being observed.

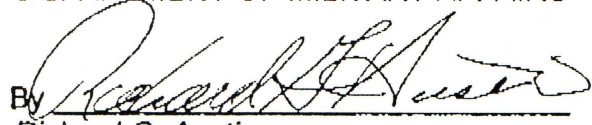
4. In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the IHPA may, following reasonable notice to the grantee, institute suit to enjoin said violation or to require the restoration of the Rockford Armory.

5. The covenant herein contained shall be a binding servitude upon the Rockford Armory and shall be deemed to run with the land. This covenant is binding on the grantee and its successors and assigns in perpetuity. 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 other lesser estate in the Rockford 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.

Dated this 23rd day of September, 1996.

DEPARTMENT OF MILITARY AFFAIRS

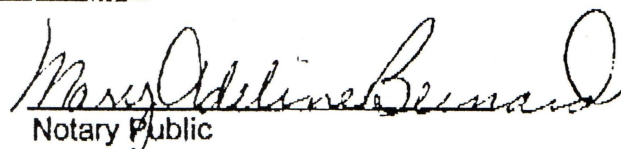
By 
Richard G. Austin
Major General
The Adjutant General

STATE OF ILLINOIS)
) SS
COUNTY OF SANGAMON)

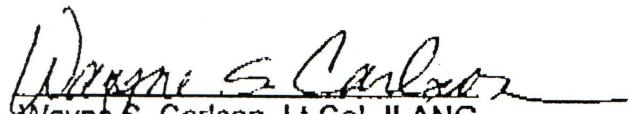
I, the undersigned, a Notary Public in and for said county in the State aforesaid, do hereby certify that Richard G. Austin, to me personally known as the Adjutant General, Department of Military Affairs, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said 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 thereto this 23rd day of September, 1996.




Notary Public

This transfer is exempt under the provisions of Paragraph (b), Section 4, of the Real Estate Transfer Tax Act.


Wayne S. Carlson, Lt Col, ILANG
Staff Judge Advocate

This instrument prepared by: Lt Col Wayne S. Carlson
Department of Military Affairs
1301 N. MacArthur Blvd.
Springfield, IL 62702-2399

R I D E R

LEGAL DESCRIPTION OF: Rockford Armory

PARCEL I. Part of the Northwest fractional quarter of Section 23 in Township 44 North, Range 1 East of the Third Principal Meridian, bounded as follows, to-wit: Beginning in the middle of North Main Street in the City of Rockford at a point 1 chain and 56.875 links Northly (measured along the middle line of said street) from the Southwesterly corner of premises conveyed by George Haskell and Eunice F. Haskell, to John Edwards by Deed recorded in the Recorder's Office in Book S of Deeds, page 303, said point of beginning being the Northwest corner of premises conveyed by George R. Forbes and wife, to Alice F. Wormwood by deed recorded in said Recorder's Office in Book 208 of Deeds, page 41, thence Southeasterly along the Northerly line of premises described in said last mentioned deed to a point on said line 329 feet Southeasterly of the East line of said Main Street; thence Northerly parallel with said Easterly line of Main Street to the Southerly line of premises conveyed by John Edwards and wife, to Lyman D. Upson by deed recorded in said Recorder's Office in Book 89 of Deeds, page 144, thence North 47 degrees West along the Southerly line of said premises so conveyed to said Upson to the middle of said North Main Street and thence Southerly along the middle of said street, 1 chain and 56.875 links to the place of beginning, situated in the City of Rockford, County of Winnebago and State of Illinois; together with an easement granted to the Illinois Armory Board by the Columbus Club of Rockford in a deed dated December 4, 1935 and recorded December 9, 1935 in Book 395 of Deeds at page 552, which easement was to be 3 feet wide for purposes of installation and maintenance of a storm sewer from the Easterly line of premises in question to the Rock River.

PARCEL II. All of that part of the following described property lying Westerly of the Westerly line of Indian Terrace extended Northerly and parallel to the East line of Main Street in the City of Rockford, Winnebago County, Illinois, viz: Part of the Northwest fractional Quarter of Section 23, in Township 44 North, Range 1 East of the Third Principal Meridian, bounded as follows to-wit: Beginning in the middle of North Main Street in the City of Rockford at the Southwest corner of premises conveyed by George Haskell and wife, to John Edwards by deed recorded in Book S of Deeds, page 303 in the Recorder's Office of Winnebago County, Illinois; thence Northeasterly along the middle of said street, 1 chain and 56.875 links to the Northwesterly corner of premises conveyed by George R. Forbes and wife, to Alice F. Wormwood, by Deed recorded in said Recorder's Office in Book 208 of Deeds, page 41; thence Southeasterly along the Northerly line of premises described in said last mentioned deed to the Westerly bank of Rock River; thence Southerly along said bank of said River, 1 chain and 11-1/4 links to the Northerly line of said premises so conveyed to said Edwards as aforesaid; thence Westerly along said last mentioned line to the place of beginning, all situated in the City of Rockford, County of Winnebago and State of Illinois

R/
AP.
EPR.

SB279 Enrolled

LRB9000793KDks

1 AN ACT to amend "AN ACT in relation to certain land", 40
2 Public Act 89-642, approved August 9, 1996, by changing 41
3 Section 955.

4 Be it enacted by the People of the State of Illinois, 45
5 represented in the General Assembly: 46

6 Section 5. "AN ACT in relation to certain land", Public 49
7 Act 89-642, approved August 9, 1996, is amended by changing 50
8 Section 955 as follows:

9 (P.A. 89-642, Section 955) 53

10 Sec. 955. The Adjutant General is authorized to convey 55
11 the following described real property, formerly known as the 56
12 Rockford Armory and located at 605 North Main Street, 58
13 Rockford, Illinois, to OIC Vocational Institute, an Illinois
14 not-for-profit corporation, for \$1.00 by quit claim deed, 59
15 provided--that--the--property--shall--be--used--for--20--years--from 60
16 the--date--of--conveyance--for--public--or--educational--purposes, 61
17 and--should--the--property--cease--to--be--so--used, title shall
18 revert--to--the--State. 62

19 PARCEL I. Part of the Northwest fractional quarter of 65
20 Section 23 in Township 44 North, Range 1 East of the 66
21 Third Principal Meridian, bounded as follows, to-wit: 67
22 Beginning in the middle of North Main Street in the City
23 of Rockford at a point 1 chain and 56.875 links Northly 68
24 (measured along the middle line of said street) from the 69
25 Southwesterly corner of premises conveyed by George
26 Haskell and Eunice F. Haskell, to John Edwards by Deed 70
27 recorded in the Recorder's Office in Book 5 of Deeds, 71
28 page 303, said point of beginning being the Northwest 72
29 corner of premises conveyed by George R. Forbes and wife,
30 to Alice P. Wormwood by deed recorded in said Recorder's 73

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1 Office in Book 208 of Deeds, page 41, thence 74
2 Southeasterly along the Northerly line of premises
3 described in said last mentioned deed to a point on said 75
4 line 329 feet Southeasterly of the East line of said Main 76
5 Street; thence Northerly parallel with said Easterly line 77
6 of Main Street to the Southerly line of premises conveyed 78
7 by John Edwards and wife, to Lyman D. Upson by deed
8 recorded in said Recorder's Office in Book 89 of Deeds, 79
9 page 144, thence North 47 degrees West along the 80
10 Southerly line of said premises so conveyed to said Upson
11 to the middle of said North Main Street and thence 81
12 Southerly along the middle of said street, 1 chain and 82
13 56.875 links to the place of beginning, situated in the
14 City of Rockford, County of Winnebago and State of 83
15 Illinois; together with an easement granted to the 84
16 Illinois Armory Board by the Columbus Club of Rockford in 85
17 a deed dated December 4, 1935 and recorded December 9,
18 1935 in Book 395 of Deeds at page 552, which easement was 86
19 to be 3 feet wide for purposes of installation and 87
20 maintenance of a storm sewer from the Easterly line of 89
21 premises in question to the Rock River. 90
22 PARCEL II. All of that part of the following described 92
23 property lying Westerly of the Westerly line of Indian 93
24 Terrace extended Northerly and parallel to the East line 94
25 of Main Street in the City of Rockford, Winnebago County,
26 Illinois, viz: Part of the Northwest fractional Quarter 95
27 of Section 23, in Township 44 North, Range 1 East of the 96
28 Third Principal Meridian, bounded as follows to-wit: 97
29 Beginning in the middle of North Main Street in the City
30 of Rockford at the Southwest corner of premises conveyed 98
31 by George Haskell and wife, to John Edwards by deed 99
32 recorded in Book 5 of Deeds, page 303 in the Recorder's 100
33 Office of Winnebago County, Illinois; thence
34 Northeasterly along the middle of said street, 1 chain 101

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1 and 56.875 links to the Northwesterly corner of premises 102
2 conveyed by George R. Forbes and wife, to Alice F.
3 Wormwood, by Deed recorded in said Recorder's Office in 103
4 Book 208 of Deeds, page 41; thence Southeasterly along 104
5 the Northerly line of premises described in said last
6 mentioned deed to the Westerly bank of Rock River; thence 106
7 Southerly along said bank of said River, 1 chain and
8 11-1/4 links to the Northerly line of said premises so 107
9 conveyed to said Edwards as aforesaid; thence Westerly 108
10 along said last mentioned line to the place of beginning,
11 all situated in the City of Rockford, County of Winnebago 109
12 and State of Illinois.

13 Section 99. Effective date. This Act takes effect upon 112
14 becoming law.