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State of Illinois

County of Cook.

Whereas, L. A. James, prior to 1917, owned a tract of land containing 2.08 acres near the City of Greenville, South Carolina, on Clarendon Avenue, and designated as part of the Sans South property; and

Whereas, L. A. James conveyed said premises by deed dated June 18, 1917, to A. C. Walker, which deed is recorded in the R. M. C. office for Greenville County, South Carolina, in Deeds, Volume 52, at page 5, and

Whereas, the said deed contained the following conditions:-

- 1. To be used for residential purposes only, and only for white people. (not to apply to servents.)
- 3. Grantes, within one year, to erect residence costing not less than \$3,50000
- 3. Grantes, his successors and assigns, to be amenable to sanitary rules and regulations passed by a majority of the property owners purchasing lots from the Colonia Company.

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Whereas, in said deed there was stipulated that these conditions were conditions audaequent; and

Whereas, the said tract of land is now owned by Emma H. Walker St. Clair and some quantion has arisen in regard to the interpretation of said conditions; and

Whereas, it was not intended by said conditions to create a conditional limitation, the violation of which would operate as a forfeiture or reversion of the property, but it was my intention to create building restrictions for the benefit of all persons who purchased lots, which restrictions could be enforced by the owner of any lot,

New, Therefor, Know all man by these presents, that L. A. James does hereby declare that it was not intended by the said deed to create a conditional limitation upon the title, nor was it intended that the violation of the conditions should work as a forfeiture of the property, but said conditions are hereby expressly declared to be by way of building restrictions, and are for the benefit of all persons who now own and who may hereafter purchase any of the Colonia Company property, and said restrictions may be enforced by the owner of any lot and are in no respect waived by this instrument.

In witness whereof the said b. A. James has hereunto set his hand and seal this first day of September, 1932.

In the presence of:

S. R. Bronson, Leba Keefe. L. A. James.