

VILLAGE OF VILLA PARK

PROPOSED PURCHASE OF
VILLA PARK SWIMMING POOL, INC.
LAND AND FACILITIES

prepared by
WAYNE L. LULAY, DIRECTOR
PARK AND RECREATION DEPARTMENT

February, 1974

TABLE OF CONTENTS

	page
INTRODUCTION.....	1-2
BRIEF HISTORY OF VILLA PARK SWIMMING POOL, INC.....	3
DESCRIPTION OF LAND PARCEL.....	4
PHYSICAL INFORMATION - COMPARATIVE.....	5
LAND USE RESTRICTIONS.....	6
FACILITY USE RATES - COMPARATIVE.....	7
FACILITY BUDGET STATEMENTS	
1972 Season - Comparative.....	8
1973 Season - Comparative.....	9
PROPOSED TWO-POOL PROGRAM.....	10-11
SPECIAL CONDITIONS FOR SALE.....	12
PROPOSED USER RATES.....	13
SPECIMEN 1974 BUDGET.....	14-16
IDENTIFICATION OF SOUTH POOL.....	17
REPEAL OR AMENDING OF PERTINENT ORDINANCES.....	18
APPENDIX	
Warranty Deed.....	A
Ordinance No. 1215.....	B
Ordinance No. 1110.....	C

INTRODUCTION

On Monday, January 15, 1974, President Phillimore and the Board of Trustees met in an Executive Session with members of the Villa Park Swimming Pool, Inc., Board of Directors. The members representing the swim pool board were Messrs. Russel Sielaff, Russell Coomans, James Nicholls, Robert McKeague and Clay Damhorst. Also in attendance were Adele Reimer, interim Manager; James K. Young, Attorney; Wayne Lulay, Director of Parks and Recreation; and Joan Wayman, Village Clerk.

The Villa Park Swimming Pool Board is currently studying several options for the future of the pool, since the corporations bonds are scheduled for redemption by October 31 of the current year. The main thrust of the joint meeting was to initiate preliminary discussions regarding the possible purchase of the southside pool by the Village of Villa Park.

Mr. Sielaff, President of the Corporation, presented a brief history of the southside swimming pool and the surrounding park land. An audit statement for 1972 was presented to the members present for their inspection. Mr. Sielaff stated that the audit statement for 1973 was in preparation, and would be available in the near future for inspection.

The Board members of the Villa Park Swimming Pool, Inc., indicated that the proposed sale could be accomplished by transfer of the pool property deed to the Village in exchange for the Village assuming the obligation of bond redemption and pool maintenance. The 1973 audit statement would show a liability of approximately \$76,000.00 and invested funds of \$10,000.00, according to corporation representatives.

Trustee Swanson inquired about the advantages of the Village purchasing the bonds prior to the 1974 swim season. After a lengthy discussion it was informally agreed that both Boards would study the possibility of the Village purchasing the pool and adjacent land by April 30, 1974.

INTRODUCTION

page 2

At this point, President Phillimore suggested the following procedures:

- a. The Village Attorney will study the title and conditions to the deed and title.
- b. The Villa Park Swimming Pool, Inc., should present their conditions of sale and furnish an audit statement for 1973 operations.
- c. Mr. Lulay will review the financial and staff needs for the 1974 season's operation.
- d. Mr. Vedas, Finance Director, will prepare plans for financing the pool purchase prior to 1974 swim season.

The President also directed the Park and Recreation Director to arrange a special meeting with the Park and Recreation Board and the Village Board of Trustees on Tuesday, February 5, 1974. The purpose of this meeting will be to discuss the planned purchase and operation of the southside pool by the summer of 1974. This report can serve as a beginning point for discussion with the Village Board on February 5.

BRIEF HISTORY OF VILLA PARK SWIM POOL INC.

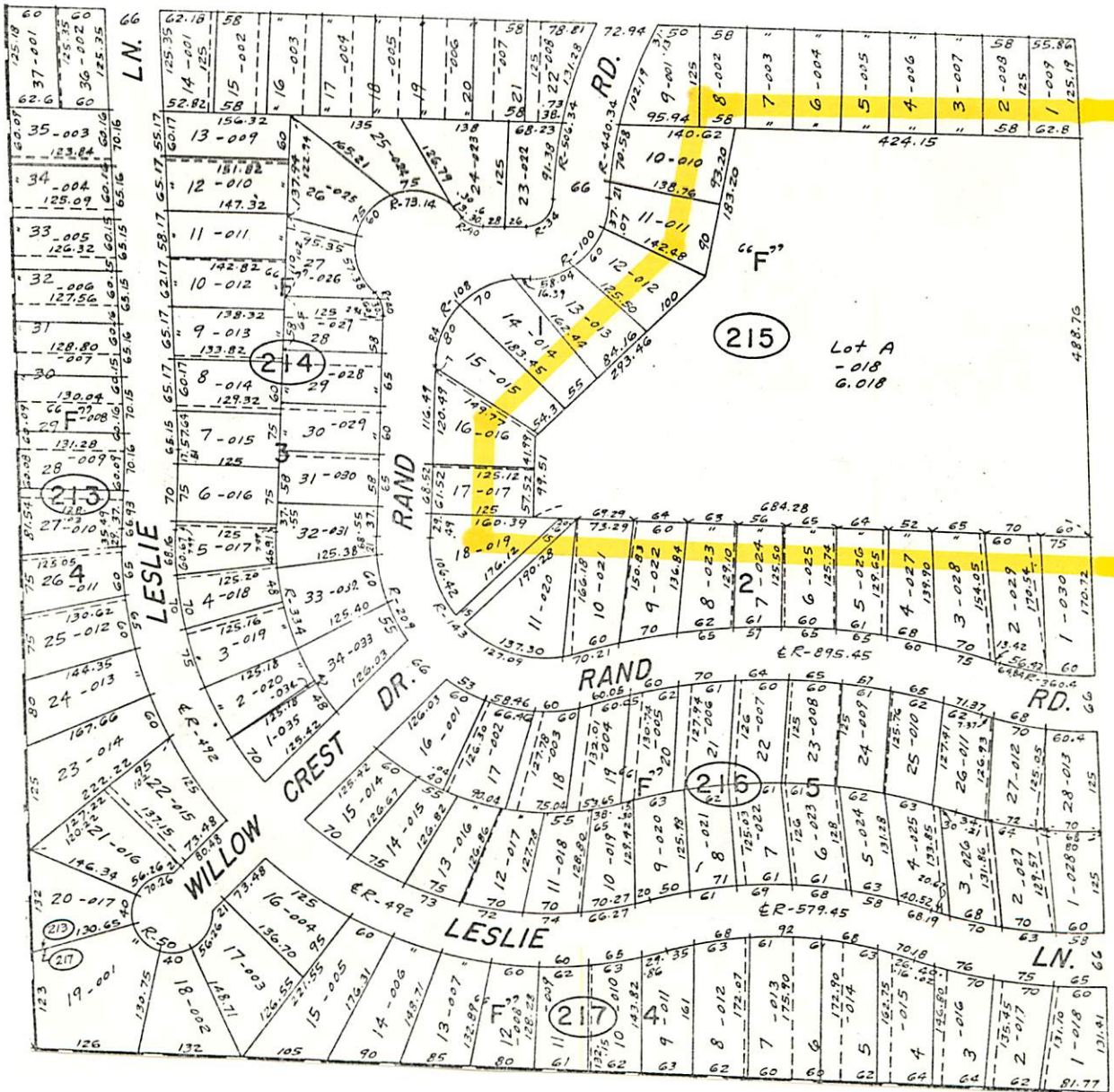
The Villa Park Swimming Pool, Inc., is a not for profit Illinois Corporation, organized by the citizens of Villa Park, Illinois back in 1954. This Corporation was organized for the purpose of alleviating, in part, the lack of recreational facilities available to the residents of Villa Park during that decade. It was determined that any recreational facility decided upon had to be self-supporting and based on sound financial and business principles. After a thorough investigation, the Corporation decided to construct a swimming pool because it would be a self-supporting, income-producing project which would neither create a tax burden nor necessitate the solicitation of donations.

To finance the construction of the swimming pool, the Villa Park Swimming Pool, Inc., issued \$89,000.00 in revenue bonds. These bonds would bear interest at a rate of 4% per annum and would be retired over a maximum period of 20 years (1974). A total of 892 bonds were sold with a face value of \$100.00 each. As of January, 1974, 142 bonds have been redeemed by the Corporation with interest payments being made to the remaining 750 bond holders.

The Corporation contracted to purchase approximately six acres of land at the proximity of Ardmore and Jackson Streets for the sum of \$10.00. From the proceeds of the bonds, a pool and bathhouse were constructed. The pool was to be a kidney shaped and approximately 60 feet by 110 feet. The pool is equipped with a continuous filtration system which completely filters and purifies all the water content every six hours. The present bathhouse contains adequate dressing, clothes checking and shower facilities and was designed for a minimum cost operation. Adequate off-street parking is also available on the site. In recent years, an additional building was constructed to the west of the pool in order to re-locate their concession away from the bathhouse. In addition, the sun deck was expanded to accomodate more picnic tables and lounges. This new building and expanded deck area provided the Corporation with additional income thru increased concession sales to the swimmers on the deck area. To date the Corporation has maintained a safe, efficient and profitable swimming pool experience for the residents of the area. Such a recreational experience should be encouraged and preserved for many years to come.

DESCRIPTION OF LAND PARCEL

Lot A in Willowcrest, a Subdivision of Lot eight (8) in the Subdivision of Section Sixteen (16), Township Thirty-Nine (39) North, Range Eleven (11), East of the Third Principal Meridian, as made by the Trustees of Schools of said Township, according to the plat thereof recorded January 20, 1956, as Document No. 787063, in DuPage County, Illinois



PHYSICAL INFORMATION
COMPARATIVE

	<u>VILLA PARK SWIM POOL INC.</u>	<u>JEFFERSON SWIM POOL</u>
POOL LOCATION:	1000 South Ardmore Avenue	341 North Harvard Avenue
YEAR BUILT:	1954	1966
POOL AREA:	6,383 Square Feet	7,100 Square Feet
SHAPE:	Kidney	"L"
MATERIAL:	Concrete (Gunitite)	Concrete
POOL DEPTH:	Minimum 1' Maximum 12'	Minimum 2 1/2' Maximum 14'
FILTER TYPE:	Diatomaceous Earth	Diatomaceous Earth
WADING POOL:	None	Minimum 12" Maximum 30"
CHECKING SYSTEM:	Basket	Basket
ADMISSION CAPACITY:	850	800
DECK AREA:	15,068 Square Feet	12,200 Square Feet
MAIN POOL VOLUME:	210,000 Gallons	256,000 Gallons
WADING POOL VOLUME:	None	4,725 Gallons

LAND USE RESTRICTIONS

The following land restrictions were taken from Warranty Deed #853036 which is filed with the County Recorder, DuPage, Illinois. (See Appendix A)

Land shall and will be used for the following purposes only:

1. Swimming Pool and Bathhouse.
2. Tennis and Badminton Courts.
3. Stocked Pond.
4. Playground Apparatus and Equipment.
5. Ice Skating.
6. Landscaped Park.

Land shall not be used for the following purposes:

1. Baseball. (organized)
2. Football. (organized)
3. Picnic Grounds of any type.
4. Activities or games of rough, loud, destructive, boisterous or disturbing nature.

Further, that the pond shall and will forever be repaired and maintained as a collecting place for drainage and surface waters of the adjacent land next westerly. Additional land use restrictions may also be included in the title for the land. This will not be known until after the title is secured and studied by the Village Attorney.

FACILITY USER RATES
1973 COMPARATIVE

	<u>VILLA PARK SWIM POOL, INC.</u>		<u>JEFFERSON SWIM POOL</u>	
	BOND HOLDER	NON-BOND HOLDER	RESIDENT	NON-RESIDENT
<u>SEASON PASSES</u>				
Both Parents	\$27.00	\$32.00	\$29.00	\$33.00
Each Child	5.00	5.00	4.00	4.00
Individual	17.00	19.00	15.00	17.00
<u>DAILY ADMISSIONS</u>				
12/under	-0-	-0-	\$ 1.00	\$ 1.00
13/over	-0-	-0-	\$ 1.25	\$ 1.25
11/under	\$ 1.00	\$ 1.00	-0-	-0-
12/over	\$ 1.50	\$ 1.50	-0-	-0-
<u>SWIM INSTRUCTIONS</u>				
Beginning	\$ 6.00	\$ 6.00	\$ 5.00	\$ 5.00
Lifesaving	\$10.00	\$10.00	\$10.00	\$10.00
<u>PRIVATE PARTIES</u>	\$30.00	\$30.00	\$25.00*	\$25.00*

* \$25.00 FEE IS BASED ON A PARTY OF 50 PEOPLE OR LESS.

ADDITIONAL CHARGE OF 50¢ PER PERSON OVER 50 PEOPLE.

BUDGET STATEMENTS
1972 SEASON-COMPARATIVE

	1972 V.P. SWIM POOL INC.	1972 JEFFERSON MUNICIAPL
<u>INCOME</u>		
Season Passes	\$19,228.00	\$15,316.00
Daily Admissions	4,294.60	7,218.00
Swimming Lessons	1,376.25	990.00
Concessions	4,813.69	2,877.00
Parties	365.00	635.00
Interest on Invest.	578.38	166.00
TOTAL INCOME	\$30,655.92	\$27,202.00
<u>EXPENSES</u>		
Chemicals	\$ 622.75	\$ 762.00
Concessions	3,000.28	1,733.00
Insurance Expense	2,364.71	522.00
Misc. Supplies	1,240.60	994.00
Office Supplies	1,227.40	867.00
Professional Fee (Audit)	550.00	-0-
Repairs	1,782.42	314.00
Salaries & Wages	10,796.32	12,560.00
Taxes	1,642.54	-0-
Utilities & Telephone	1,843.19	1,749.00
Water	923.75	400.00
TOTAL OPERATING	\$25,993.96	\$19,901.00
<u>DEBT SERVICE</u>		
Interest	\$ 3,068.00	\$ 7,450.00
Principal	-0-	5,000.00
TOTAL EXPENSES	\$29,061.96	\$32,351.00
FUND SURPLUS/(DEFICIT)	\$ 1,593.96	(\$ 5,149.00)

BUDGET STATEMENTS
1973 SEASON-COMPARATIVE

	1973 V.P. SWIM POOL INC.	1973 JEFFERSON MUNICIPAL
<u>INCOME</u>		
Season Passes	\$18,603.00	\$16,642.00
Daily Admissions	5,366.70	8,642.00
Swimming Lessons	1,120.50	747.00
Concessions	5,912.88	3,746.00
Private Parties	590.00	666.00
Interest on Invest.	774.84	288.00
TOTAL INCOME	\$32,367.92	\$30,153.00
 <u>EXPENSES</u>		
Chemicals	\$ 984.73	\$ 1,100.00
Concessions	3,597.93	2,339.00
Insurance	2,110.00	457.00
Misc. Supplies	640.76	980.00
Office Supplies	1,600.13	741.00
Professional Fee (Audit)	550.00	-0-
Repairs	3,016.00	512.00
Salaries & Wages	13,469.48	13,070.00
Taxes	1,819.94	-0-
Utilities & Telephone	2,119.93	1,387.00
Water	1,350.00	400.00
TOTAL OPERATING	\$31,259.28	\$20,986.00
 <u>DEBT SERVICE</u>		
Interest	\$ 2,972.00	\$ 7,225.00
Principal	-0-	5,000.00
TOTAL EXPENSES	\$34,231.28	\$33,211.00
FUND SURPLUS/(DEFICIT)	(\$ 1,863.36)	(\$ 3,058.00)

PROPOSED TWO-POOL PROGRAM

The following is a list of eight major financial advantages to justify the purchase of the southside swim pool prior to the 1974 swim season.

A. EXISTING: The southside Swim pool paid \$2,110.00 for insurance coverage in 1973.

PROPOSED: The southside swim pool, if owned by the Village, would pay approximately \$450.00 for the same coverage in 1974.

B. EXISTING: The southside swim pool paid \$1,819.94 for taxes in 1973.

PROPOSED: The southside swim pool, if owned by the Village, would pay no taxes.

C. EXISTING: The southside swim pool paid \$550.00 for the Corporation's audit in 1973.

PROPOSED: The southside swim pool, if owned by the Village, would pay no auditing fees.

D. EXISTING: The southside swim pool paid \$1,350.00 for village water in 1973.

PROPOSED: The southside swim pool, if owned by the Village, would pay approximately \$400.00 for water in 1974.

E. EXISTING: The southside swim pool paid approximately \$400.00 for brochures and postage in 1973.

PROPOSED: The southside swim pool, if owned by the Village, would pay one-half the total cost for one brochure and mailing for both pools. (\$200.00)

F. EXISTING: The southside swim pool paid \$985.00 for pool chemicals in 1973.

PROPOSED: The southside swim pool, if owned by the Village, could effect a substantial savings through joint purchasing of chemicals for both pools.

PROPOSED TWO-POOL PROGRAM

page 2

G. EXISTING: The southside swim pool paid \$3,000.00 for repairs to the pool and bathhouse in 1973.

PROPOSED: The southside swim pool, if owned by the Village, would decrease this amount by using village personnel for many repairs in 1974.

H. EXISTING: The southside swim pool paid \$3,000.00 in bond interest in 1973.

PROPOSED: The southside swim pool, if owned by the Village, would pay a pro-rated interest payment in 1974.

If the above described economies can be achieved during the 1974 swim season, the necessary funds would be available in 1975 for anticipated refurbishing of the filter room.

SPECIAL CONDITIONS

Along with assuming the obligation of retiring all outstanding revenue bonds, and adhering to land restrictions contained in both the warranty deed and title, the Villa Park Swimming Pool, Inc., has submitted three special conditions of sale for consideration by the Village of Villa Park.

These special conditions for sale are summarized as follows:

1. It is understood and stipulated that no fencing of any kind will be allowed or permitted to be installed along the entire perimeter of Lot A in the Subdivision of Willowcrest.
2. It is understood and stipulated that when the swim pool and adjacent property is deeded to the Village of Villa Park, the land and pool will be forever named and known as "George Lufkin Park" and "George Lufkin Municipal Swim Pool."

NOTE: George Lufkin was an original member of the Board of Directors for the Villa Park Swimming Pool, Inc.

3. It is understood and stipulated that all past members of the Board of Directors for the Villa Park Swimming Pool, Inc., have and be permitted to use free admission family passes to the George Lufkin Municipal Swim Pool for a five year period, beginning with the 1974 season and terminating after the 1978 season. A method or system for the issuance of said passes to be vested in the Village of Villa Park.

PROPOSED USER RATES

TWO-POOL PROGRAM

	SOUTHSIDE POOL		JEFFERSON MUNICIPAL	
	RESIDENT	NON-RESIDENT	RESIDENT	NON-RESIDENT
<u>SEASON PASSES</u>				
Both Parents	\$29.00	\$33.00	\$29.00	\$33.00
Each Child	4.00	4.00	4.00	4.00
Individual	15.00	17.00	15.00	17.00
<u>DAILY ADMISSIONS</u>				
12/under	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00
13/over	1.25	1.25	1.25	1.25
<u>SWIM INSTRUCTIONS</u>				
Beginning	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00
Lifesaving	10.00	10.00	10.00	10.00
<u>PRIVATE PARTIES</u>	\$25.00	\$25.00	\$25.00	\$25.00

NOTE:

It is suggested that any season passes issued be valid for admission to both pools.

SPECIMEN 1974 BUDGET
(Southside Pool)

	1973 PROJECTED*	1974-75 BUDGET
<u>REVENUE</u>		
Cash Admiss. 12/under	\$ 2,900.00	\$ 3,000.00
Cash Admiss. 13/over	2,466.00	2,400.00
Season Pass R. Parents	9,603.00	9,500.00
Season Pass NR. Parents	525.00	600.00
Season Pass R. Child	3,720.00	3,800.00
Season Pass NR. Child	200.00	200.00
Season Pass R. Ind.	4,464.00	4,400.00
Season Pass NR. Ind.	92.00	200.00
Swim Instruction	1,120.00	1,100.00
Snack Bar	5,913.00	5,900.00
Int. on Investments	775.00	300.00
Miscellaneous Income	590.00	600.00
TOTAL REVENUE	\$32,368.00	\$32,000.00

*Since the revenue from "daily admissions" and "season passes" are not itemized into specific categories, the same percentage was used from the 1973 experience at the Jefferson Municipal Swim Pool when establishing dollar amounts at the southside pool.

EXPENSES

ADMINISTRATION

Pool Manager's Salary	\$ 2,200.00	\$ 2,300.00
Cashier's Salary	1,100.00	1,200.00
Personnel Training	-0-	50.00
Employee Benefits	550.00	500.00
Telephone	250.00	250.00
Postage	300.00	150.00
Other Expenses	150.00	50.00
Brochure	225.00	200.00
Office Supplies	200.00	25.00
Printed Forms	50.00	25.00
SUB TOTAL	\$ 5,025.00	\$ 4,750.00

SPECIMEN 1974 BUDGET (southside pool)

page 2

	1973 PROJECTED	1974-75 BUDGET
<u>OPERATION/LIFEGUARDS</u>		
Lifeguard Wages	\$ 3,800.00	\$ 4,000.00
Basket Rm. Att.	2,600.00	2,800.00
Electricity	1,155.00	1,000.00
Gas for Heating	50.00	50.00
Water	1,350.00	400.00
Insurance	2,110.00	250.00
Supplies	850.00	700.00
Chemicals	985.00	600.00
Capital Outlay	250.00	200.00
SUB TOTAL	\$13,150.00	\$10,000.00
<u>SNACK BAR</u>		
Cashier's Wages	\$ 815.00	\$ 800.00
Re-Sale Items	3,598.00	3,600.00
Supplies	50.00	100.00
SUB TOTAL	\$ 4,523.00	\$ 4,500.00
<u>SWIM INSTRUCTION</u>		
Instructor's Wages	\$ 900.00	\$ 1,225.00
Other Expenses	25.00	25.00
SUB TOTAL	\$ 925.00	\$ 1,250.00
<u>MAINTENANCE</u>		
Maintenance Wages	\$ 1,100.00	\$ 1,200.00
Equipment Rental	150.00	50.00
Repairs	3,016.00	800.00
Other Expenses	250.00	50.00
Supplies	550.00	400.00
Capital Outlay	200.00	100.00
SUB TOTAL	\$ 5,266.00	\$ 2,600.00
<u>MISCELLANEOUS</u>		
Taxes	\$ 1,820.00	-0-
Professional Fee (audit)	550.00	-0-
SUB TOTAL	\$ 2,370.00	\$ -0-
TOTAL OPERATION	\$31,259.00	\$23,200.00

SPECIMEN 1974 BUDGET (southside pool)

	1973 PROJECTED	1974-75 BUDGET
<u>DEBT SERVICE</u>		
Interest	\$ 2,972.00	\$ -0-
Principal	-0-	-0-
SUB TOTAL	\$ 2,972.00	\$ -0-
TOTAL EXPENSES	\$34,231.00	\$23,200.00
FUND SURPLUS/(DEFICIT)	(\$ 1,863.00)	\$ 8,800.00

IDENTIFICATION OF SOUTH POOL

It is suggested for the purpose of publicity, accounting, and administration, that each pool would be designated and identified by different names.

To assist in this area, the Villa Park Swimming Pool, Inc., has already included as a condition for sale the name of George Lufkin for the southside pool.

The following is a list of possible names:

George Lufkin Municipal Swim Pool
Jackson Municipal Swim Pool
Ardmore Municipal Swim Pool
Willowcrest Municipal Swim Pool
South Side Municipal Swim Pool
etc.

Regardless of what name is selected for the southside pool, it is suggested that the name of the northside pool remain the same (Jefferson Municipal Swim Pool). Swim pool brochures usually are sent for final printing by the middle of March. If a two-pool program were approved for the 1974 season, the matter of pool identification should be resolved prior to March.

REPEAL OR AMENDING OF PERTINENT ORDINANCES

Should a two-pool program be approved prior to the 1974 swim season, two existing ordinances should be amended or repealed in order to regulate the second pool by local ordinance.

ORDINANCE NO. 1215

ESTABLISHING USER RATES FOR THE VILLA PARK MUNICIPAL SWIM POOL.

This ordinance sets the rates for daily admissions, family passes and individual passes for both residents and non-residents. Additionally, rates for all types of swimming lessons are included. Rules and regulations governing health and safety are also explained in this ordinance.

(See Appendix B.)

ORDINANCE NO. 1110

AN ORDINANCE REPEALING ORDINANCE NO. 956 CREATING A MUNICIPAL SWIM POOL BOARD FOR THE VILLAGE OF VILLA PARK.

As this ordinance states "the function and duties of the Municipal Swim Pool Board can more effectively be performed by the Park and Recreation Board of the Village of Villa Park", it can be assumed that the responsibility for a second pool should also be vested with the Park and Recreation Board.

(See Appendix C.)

Therefore, if the responsibility for operating and maintaining a second pool is given to the Park and Recreation Board, Ordinance No. 1110 should indicate that additional responsibility of the Board.

ORDINANCE NO. 1215
ESTABLISHING USER RATES FOR THE VILLA PARK MUNICIPAL SWIM POOL

ORDAINED by the President and Board of Trustees of the Village of Villa Park,
County, Illinois, as follows:

ORDINANCE 1. Rates for Admission.

There be and there is hereby established rates or charges for the admission to the Villa Park Municipal Swim Pool (Jefferson), as follows:

- A. FAMILY SEASON PASS - Resident (both parents) \$29.00
- B. FAMILY SEASON PASS - Non-resident (both parents) \$33.00
- C. INDIVIDUAL SEASON PASS - Children all ages (when parents have pass) \$ 4.00
- D. INDIVIDUAL SEASON PASS - Resident \$15.00
- E. INDIVIDUAL SEASON PASS - Non-resident \$17.00
- F. DAILY ADMISSION) For persons 13 years of age and over \$ 1.25
) For persons 12 years of age and under \$ 1.00

ORDINANCE 2. Rates for Instruction.

There be and there is hereby established rates or charges for instruction in swimming and diving as follows:

- A. SWIMMING LESSONS - \$5.00 for beginners lessons.
- B. DIVING LESSONS - \$8.00 for diving lessons.
- C. LIFE SAVING LESSONS - \$8.00 for life saving lessons.

The rate for instruction as listed above shall include the cost of admission and no further or other admission charge shall be added to the cost of said instruction.

ORDINANCE 3. Regulations.

- A. Every swimmer must pass a health inspection by the swimming instructor prior to admission to the pool.
- B. Every swimmer must shower prior to admission to the pool and must pass a cleanliness inspection by a life guard prior to admission to the water.
- C. There will be no running on the concrete walkways at the pool.
- D. All swimmers shall at all times obey the directions of the life guards and other authorized pool personnel.

This ordinance shall be in full force and effect from and after its passage and approval and APPROVED this 1st day of February 1971.

Arlene A. Alworth
Village Clerk

APPROVED: George C. Weaver
Village President

ORDINANCE NO. 1110

AN ORDINANCE REPEALING
ORDINANCE NO. 956 CREATING
A MUNICIPAL SWIM POOL BOARD
FOR THE VILLAGE OF VILLA PARK

Whereas, the functions and duties of the Municipal Swim Pool Board can more effectively be performed by the Park and Recreation Board of the Village of Villa Park; and

Whereas, it is the opinion of the President and Board of Trustees of the Village of Villa Park that the Municipal Swim Pool Board should be abolished;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1. That Ordinance No. 956, "An Ordinance Creating A Municipal Swim Pool Board For The Village of Villa Park, DuPage County, Illinois," passed and approved on April 18, 1966, by the President and Board of Trustees of the Village of Villa Park be and the same is repealed in its entirety.

Section 2. All duties and unfinished business and functions of the aforesaid Municipal Swim Pool Board are hereby and herewith transferred to the ~~Park~~ and Recreation Board of the Village of Villa Park.
PLAYGROUND

Section 3. This ordinance shall be in full force and effect from and after its passage and approval as by statute in such case made and provided.

PASSED and APPROVED this 21st day of April, 1969.

APPROVED:

Richard J. Thomas
President

ATTEST:

Arden O. Clewarch
Village Clerk

AYES: _____

NAYS: _____

ABSENT: _____

FILED STAMP

TITLE CO.

NO. 813292
RECORDED FOR RECORD IN RECORDS
OFFICE OF DU PAGE COUNTY ILLINOIS

23 1956 AT -4 15PM

RECORDED
James J. Kennedy

THE GRANTORS JAMES V. OLIVER AND ADA M. OLIVER, HUSBAND AND WIFE

of CHICAGO in the County of COOK in the State of ILLINOIS

for and in consideration of the sum of \$ TEN DOLLARS PAID IN HAND & OTHER GOOD & VALUABLE CONSIDERATIONS in hand paid, CONVEY AND WARRANT TO VILLA PARK SWIMMING POOL, INC., AN ILLINOIS CORPORATION

of VILLA PARK in the County of DUPAGE in the State of ILLINOIS

the following described real estate to-wit:
LOT A IN WILLOWCREST, A SUBDIVISION OF LOT EIGHT (8) IN THE SUBDIVISION OF SECTION SIXTEEN (16), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, AS MADE BY THE TRUSTEES OF SCHOOLS OF SAID TOWNSHIP, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 20, 1956, AS DOCUMENT No. 787063, IN DUPAGE COUNTY, ILLINOIS.

AND THE GRANTEE, FOR ITSELF, ITS HEIRS AND ASSIGNS, AND SUCCESSORS IN TITLE DO TH COVENANT AND AGREE WITH GRANTOR, ITS HEIRS AND ASSIGNS, AND SUCCESSORS IN TITLE THAT THE SAID LAND SHALL AND WILL BE USED FOR THE FOLLOWING PURPOSES ONLY, TO WIT: SWIMMING POOL AND BATHHOUSE, TENNIS AND BADMINTON COURTS, STOCKED POND, PLAYGROUND APPARATUS AND EQUIPMENT, ICE SKATING, AND AS A GENERAL PLANTED, LANDSCAPED PARK; THAT NEITHER GRANTEE, ITS HEIR AND ASSIGNS, AND SUCCESSORS IN TITLE, SHALL OR WILL NOT SUFFER OR PERMIT SAID LAND TO BE USED FOR BASEBALL, FOOTBALL, PICNIC GROUNDS OF ANY TYPE, OR FOR ANY ACTIVITIES OR GAMES OF ROUGH, LOUD, DESTRUCTIVE, BOISTEROUS OR DISTURBING NATURE; AND FURTHER, THAT THE POND SHALL AND WILL FOREVER BE REPAIRED AND MAINTAINED AS A COLLECTING PLACE FOR DRAINAGE AND SURFACE WATERS OF THE ADJACENT LAND NEXT WESTERLY, AND THE GRANTORS FOREVER RESERVE THE