

CHICAGO COVENANTS PROJECT

CHICAGOCOVENANTS.COM

LADALE C. WINLING

BENNETT MILLER



VIRGINIA TECH.™



NORTHWESTERN
UNIVERSITY

IN CONSIDERATION of the premises and of the mutual covenants hereinafter made, and the sum of Five Dollars (\$5.00) in hand paid to each of the parties hereto by each of the other parties hereto, the receipt of which is hereby acknowledged, each party as owner of the parcel of land above described immediately under his name, does hereby covenant and agree with each and every other of the parties hereto, that his said parcel of land is now and until January 1, 1930, and thereafter until this agreement shall be abrogated as hereinafter provided, shall be subject to the restrictions and provisions hereinafter set forth, and that he will make no sale, contract of sale, conveyance, lease or agreement and give no license or permission in violation of such restrictions or provisions, which are as follows:

1. The restriction that no part of said premises shall in any manner be used or occupied directly or indirectly by any negro or negroes, provided that this restriction shall not prevent the occupation, during the period of their employment, of janitors' or chauffeurs' quarters in the basement or in a barn or garage in the rear, or of servants' quarters by negro janitors, chauffeurs or house servants, respectively, actually employed as such for service in and about the premises by the rightful owner or occupant of said premises.
2. The restriction that no part of said premises shall be sold, given, conveyed or leased to any negro or negroes, and no permission or license to use or occupy any part thereof shall be given to any negro except house, servants or janitors or chauffeurs employed thereon as aforesaid.

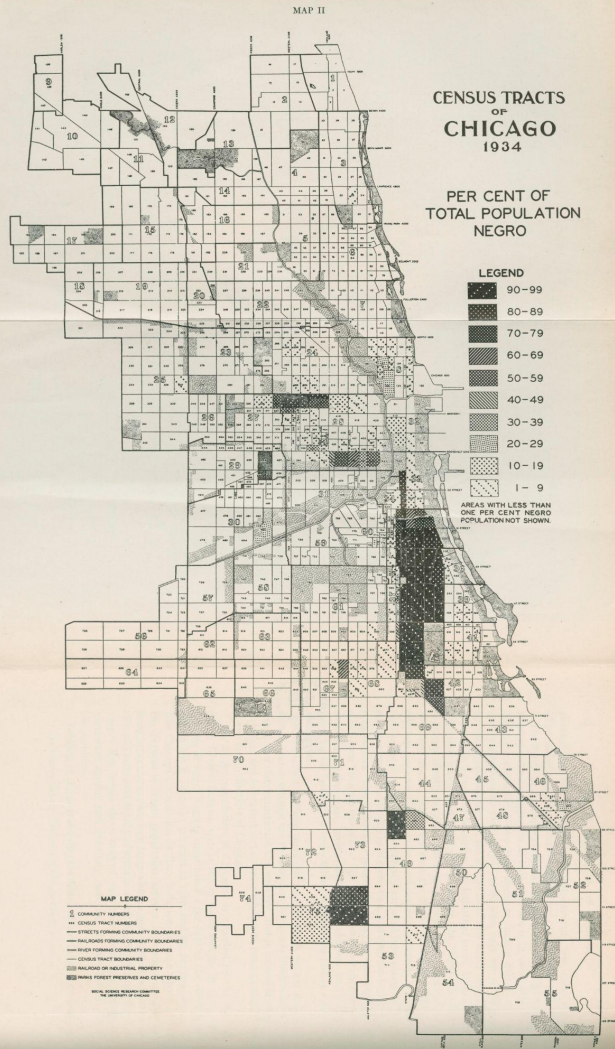
The covenants, restrictions, and agreements herein contained shall be considered as appurtenant to and running with the land, and shall be binding upon and for the benefit of each party hereto and may be enforced by any of the parties hereto by any permissible legal or equitable proceedings, including proceedings to enjoin viola-

1. The restriction that no part of said premises shall in any manner be used or occupied directly or indirectly by any negro or negroes, provided that this restriction shall not prevent the occupation, during the period of their employment, of janitors' or chauffeurs' quarters in the basement or in a barn or garage in the rear, or of servants' quarters by negro janitors, chauffeurs or house servants, respectively, actually employed as such for service in and about the premises by the rightful owner or occupant of said premises.
2. The restriction that no part of said premises shall be sold, given, conveyed or leased to any negro or negroes, and no permission or license to use or occupy any part thereof shall be given to any negro except house servants or janitors or chauffeurs employed thereon as aforesaid.
3. The restriction that no part of said premises shall be sold, given, conveyed or leased to any corporation which has one or more negro stockholders or to any trust which has a negro trustee or which has one or more negro beneficiaries.

RESTRICTIONS

It is an express condition of this conveyance that the Grantor herein may at its option (which option shall be exercised by filing notice thereof in the office of the Recorder of Deeds of Cook County, Illinois), declare this deed to be and become null and void and the property hereon described to forthwith thereafter revert to this grantor, in the event that said premises herein described shall be conveyed or leased by the grantee or any of the successors in title of the grantee to any person who is not a Caucasian or in the event the premises herein described or any improvements erected thereon shall be occupied by anyone who is not a Caucasian, except when such person be acting in the capacity of a servant for proper resident.

This condition shall not be effective or operative as against any mortgage or mortgages or trust deed or trust deeds in the nature of a mortgage made by any grantee or any successor or successors in title of the Grantee or of any remote grantee except and until any person or persons pursuant thereto or the rights thereunder shall acquire and become vested with the title of ownership of any lot or lots herein conveyed in which event the said condition shall apply and be and become effective.



THE AUBURN PARK PROPERTY RESTRICTION
ASSOCIATION, INC.

DIRECTORS

P. E. CALLAGHAN
JOSEPH P. CAREY
E. E. CLARK
JAMES J. DOODY
WALTER W. FULTON

8217 HALSTED STREET
TELEPHONE VINCENNES 1847-1848

CHICAGO

DIRECTORS

MARTIN MC NALLY
OTTO MILLER
E. D. O'CONNELL
JAMES D. RIEGEL
T. J. WELDON

August 9th, 1929.

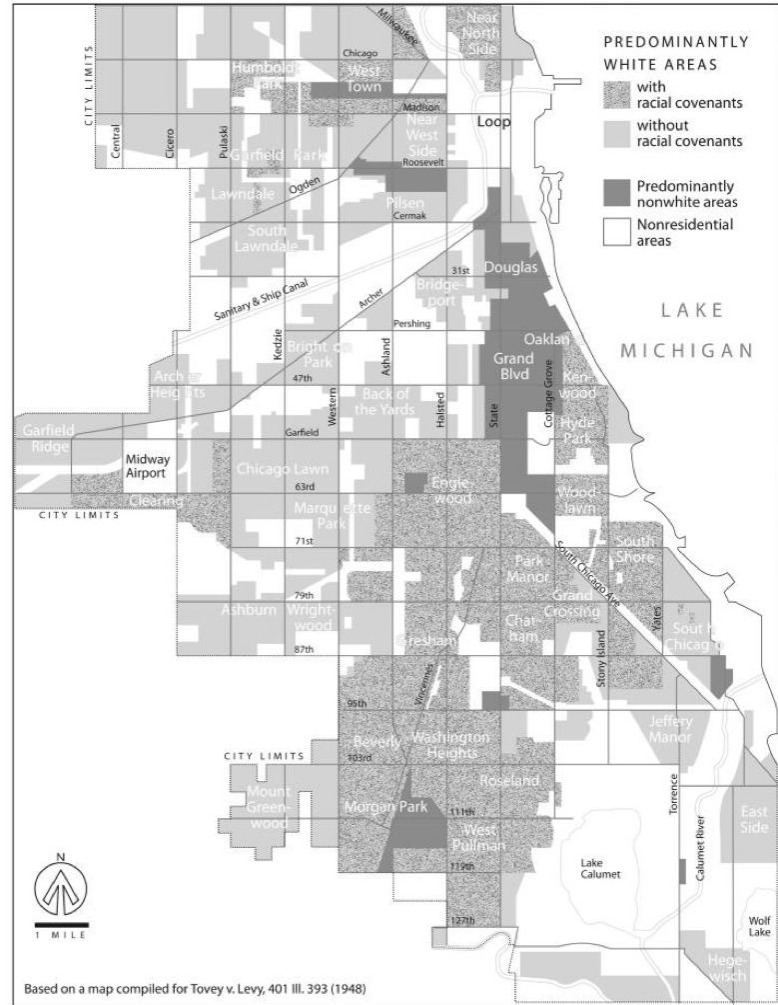
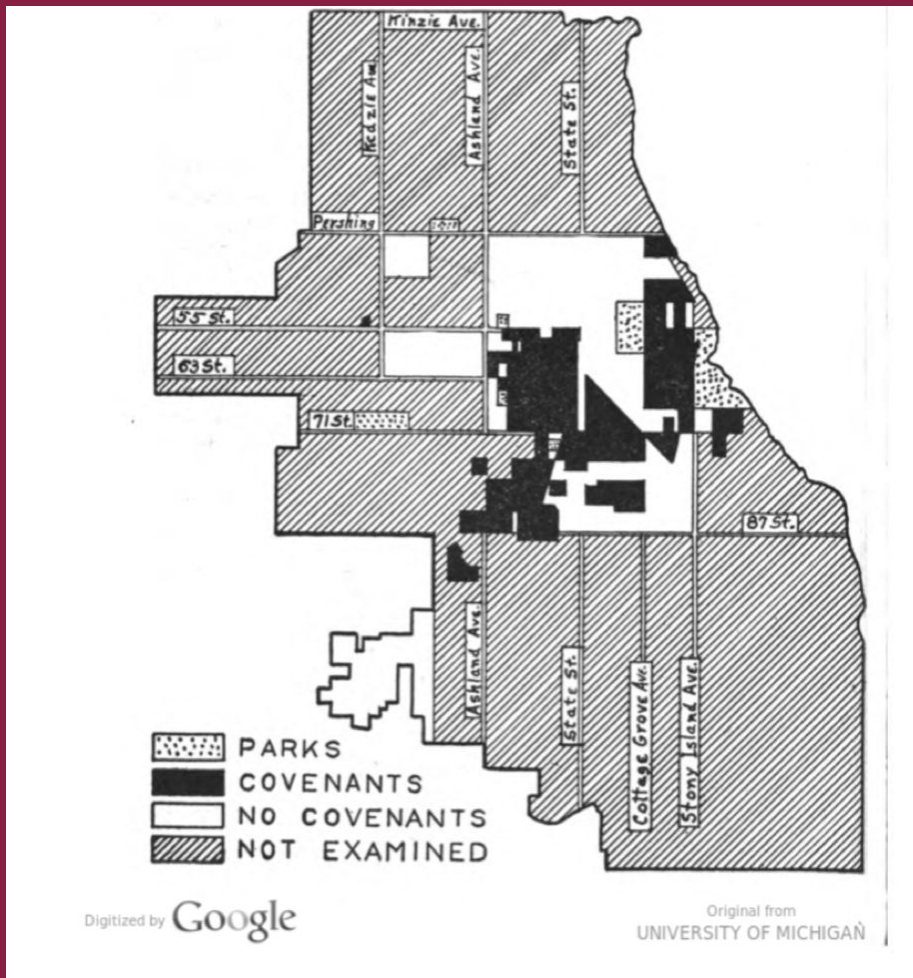
Mr. John F. Wagner,
7253 Emerald Ave.
Chicago, Ill.

Dear Mr. Wagner:

We enclose to you herewith copy of the Anti-colored Restriction Agreement, on the second page of which your property is described as Parcel #20, together with notarization form, and we would request that you sign and execute this agreement and then return to us. This is the agreement originally drafted by the Attorneys for the Chicago Real Estate Board and has for its purpose the restriction against the sale to, use and occupancy of colored people, which is based upon the decision of the Supreme Court of the United States, and is legal, lawful and binding.

The entire Auburn Park District extending from 74th to 83rd Street, and from State Street on the East to Racine Avenue on the West is being covered by this restriction, and to date the property owners in your section have signed the restriction about 80%. You are among the very few in the district who have not yet signed and executed this

Racial Restrictive Covenants on Chicago's South Side in 1947





~3,500 tract books; ~50M transactions

48

BK 285A

B117

SUBDIV OF EA S. 20 ACS. W1/2 W1/2 SEC. 5. 37. 14

ALSO W. 4. 21 ACS. S. 20 ACS. E1/4 NE1/4 S. 37. 14

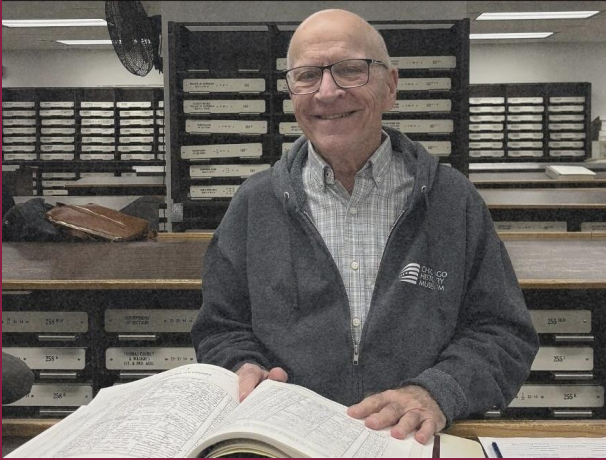
BLOCK 22

Lot 30

BK 285A

B117

DOCUMENT	GRANTOR	GRANTEE	INST.	DATE OF INSTRUMENT	DATE OF FILING	DESCRIPTION
2705109	John Fagan et al.	Margaret C. Halloran	2 E	June 6, 98	June 29, 98	
	John Fagan		11th	June 5, 98	June 29, 98	
	Mary Kawan et al.		11th	June 8, 98	June 29, 98	
4560790	Margaret C. Halloran	John A. Kay	11th	Apr. 15, 10	May 14, 10	
4807046	John A. Kay et al.	William H. Kay	9th	June 28, 11	July 7, 11	
5597338	William H. Kay et al.	William H. Brinkman	9th	Feb. 16, 15	Feb. 22, 15	
5597339	William H. Brinkman	William H. Kay et al.	9th	Feb. 16, 15	Feb. 22, 15	
5597340	William H. Kay et al.	William H. Brinkman	9th	Feb. 20, 15	Feb. 22, 15	
7855564	William H. Brinkman	William H. Kay et al.	11th	Feb. 17, 23	Feb. 27, 23	
9884114	William H. Kay et al.	William H. Brinkman	11th	Dec. 23, 37	Dec. 29, 37	
10617387	Same	Joseph M. Partlow et al.	11th	Mar. 18, 38	Mar. 19, 38	
11469420	J. L. Kay et al.	Partlow et al.	Agmt	Apr. 26, 34	Apr. 28, 34	
11495273	Geo. M. Partlow	H. O. L. C.	Mtg	Nov. 1, 34	Nov. 5, 34	
11510070	Wm. H. Kay et al.	Joseph M. Partlow et al.	De	Oct. 31, 34	Nov. 24, 34	
11524736	H. O. L. C.	Wm. H. Kay et al.	R	Nov. 24, 34	Dec. 15, 34	
14682827	H. O. L. C.		11th	Nov. 4, 49	Nov. 25, 49	
19239393	Joseph M. Partlow	Dora C. Judge	De	9, 64	9, 64	
19239394	Dora C. Judge	James E. Partlow et al.	De	9, 64	9, 64	
20558202	Partlow et al.	Chas. E. Partlow et al.	De	7, 10	7, 10	





Chicago Covenants Project

Volunteers Needed

Help us locate every **racially restrictive covenant** in Cook County to document the history of housing discrimination.

What is a covenant?

Racially restrictive covenants were clauses white developers and homeowners used to **exclude Black families** from neighborhoods in the 1900s.

"No part of said premises... shall be sold, given, conveyed or leased to any negro or negroes."

Example of a racially restrictive covenant

Chicago Covenants Project

Winter Research Sessions

- January 9, 12-1:30 PM
- January 23, 12-1:30 PM
- February 6, 12-1:30 PM
- February 20, 12-1:30 PM
- March 6, 12-1:30 PM
- March 20, 12-1:30 PM

118 N. Clark St
City-County Building
Tracts Department

Registration link below

WBEZCHICAGO

Chicago-area property records are peppered with racist language from the past



Racial covenants, a relic of the past, are still on the books across the country

CRAIN'S CHICAGO BUSINESS

Group brings details of Chicago's racist housing history to light

Down in the Cook County clerk's records room, the Chicago Covenants Project works on a citywide map showing every property once subject to a restrictive covenant.



Overview Stats

Confirmed or Likely Covenants: 1,033 restrictions

Index Books Reviewed: 1,268 books

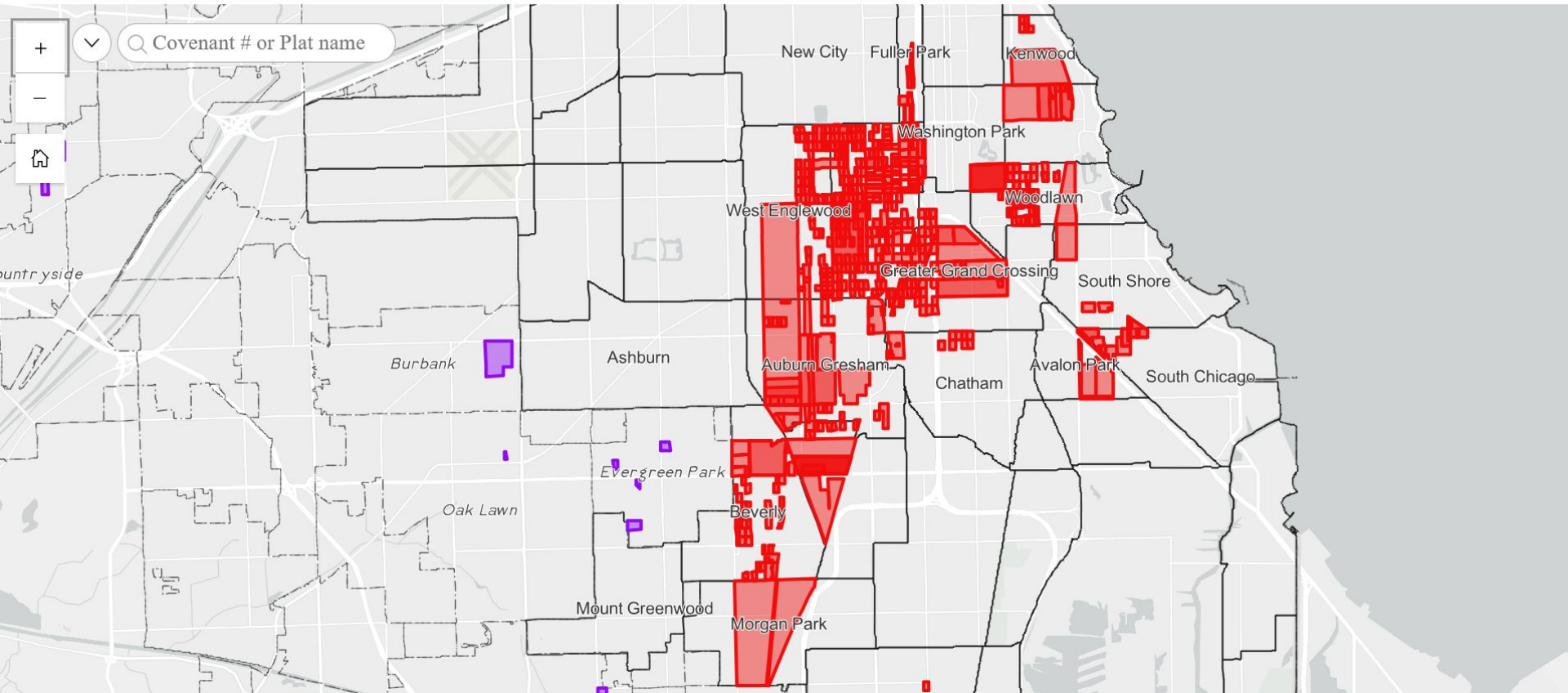
Volunteers/RAs who Found a Covenant: 139 people

Share of Cook County Complete: 36%

Chicago Covenants Map

Home

Map



Al Capone's Covenant



x Theresa Capone (SEAL) N 33'4" L 5
x (SEAL)
x Theresa Capone (SEAL) (ex N 33'4") L 5

Racial Covenants in the Chicago History
Museum Archives

The Neglect of Restrictive Covenants in
Jacob Lawrence's *Migration Series*

James Joseph Burke: the Story of Anger,
Greed, and Revenge

Tovey v. Levy: Ending State Enforcement
and Beginning Key Research

HELP WANTED—MALE

MEN, educated and intelligent, to work evenings securing signatures of property owners for restriction of the Marquette Park district. Prefer those with sales or canvassing experience. Competent men will be paid well. Apply in person, 10 to 11 a. m. Marquette Park Property Owners' Restriction Association, 2532 W. 63rd St., corner Maplewood.

LAND OWNERS PUSH 4 RESTRICTION DRIVES TO FINISH BY SPRING

Campaigns Being Conducted in
Brainerd, Gresham, Auburn,
East Hamilton

RESTRICTION DRIVE PROVES POPULAR IN MANY COMMUNITIES

Sectional Captains Report
Favorably on Property
Restriction Drive

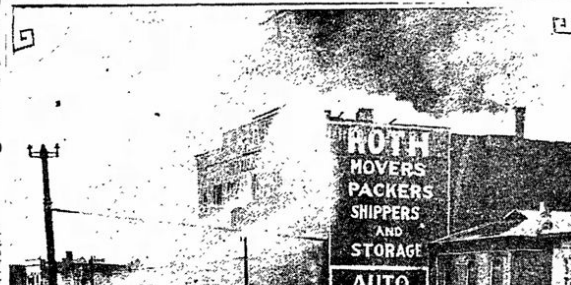
OFFICIALS DENY NORTH BEVERLY BOMB IS RESULT OF RESTRICTION CAMPAIGN

UNABLE TO ACCOUNT FOR STORE BLAST

Discount Theory Said to
Have Been Given
By Police

Rumor that the bombing of William Conroy's real estate office at 6532 Ashland ave. Friday night with dynamite was the result of property restriction activities in North Beverly was vigorously denied yesterday.

FLAMES THAT COST \$450,000



POLICE HUNT SPEAKEASIES FOR CHILDREN

Citizens Aroused; Urge
Investigation of
Liquor Charges

Raids on suspected speakeasies in southern Southtown are being planned by Gresham police. This announcement by Captain Michael Tobin, commander of the Gresham police station, came yesterday.

NATIONAL COVENANTS RESEARCH COALITION

WBEZCHICAGO ≡ MENU

▶ LISTEN LIVE

♥ DONATE



Explore the Maps

Search the Area Descriptions

Read about Redlining +

Teach about Redlining +

Download the Data

MAPPING INEQUALITY

REDLINING IN NEW DEAL AMERICA

In the 1930s the federal government created redlining maps for almost every major American city. *Mapping Inequality* lets you explore these maps and the history of racial and ethnic discrimination in housing policy.

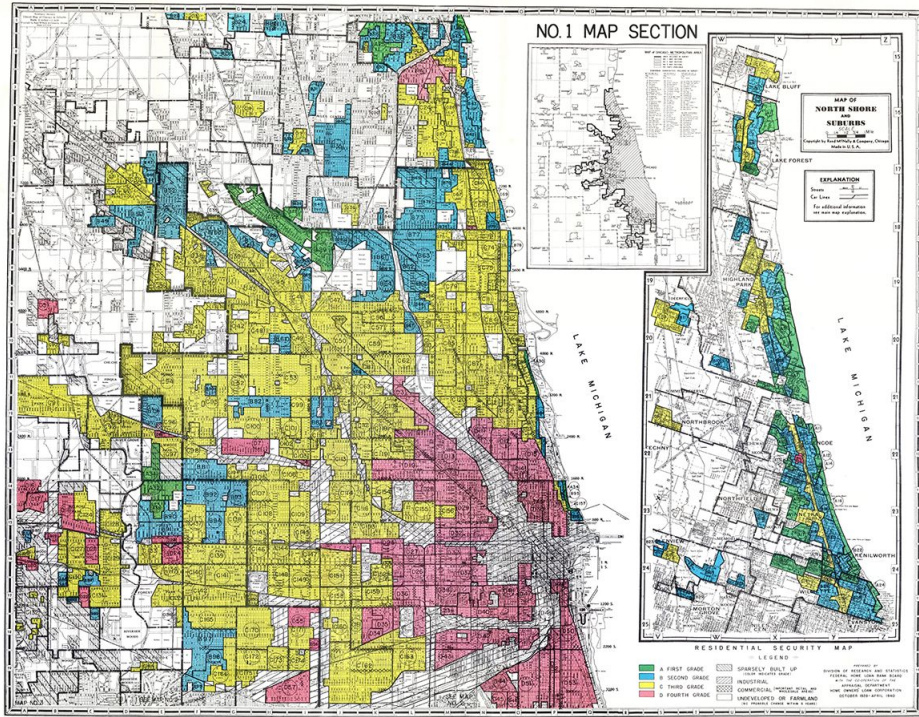
Redlining was the practice of categorically denying access to mortgages not just to individuals but to whole neighborhoods.

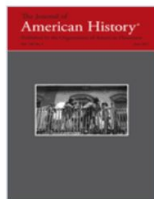
Between 1935 and 1940, an agency of the federal government, the Home Owners' Loan Corporation, graded the "residential security" of thousands of American neighborhoods. By "security," they meant the relative security or riskiness of those areas for banks, saving and loans, and other lenders who made mortgages.

For each of these cities, they produced maps showing those grades. Neighborhoods they deemed "best" and safe investments were given a grade of A and colored green. Those that were deemed "hazardous" were given a grade of "D" and colored red.

In most cases they also generated an "area description" for each of these neighborhoods providing descriptions of the houses, the sales and rental history, and of the residents.

If those residents were African Americans or, to a lesser extent, immigrants or Jews, HOLC deemed them a threat to





Volume 108, Issue 1
June 2021

Article Contents

Establishing Alliances
Implementing Changes
Applying the New System
Notes
Footnotes

JOURNAL ARTICLE

The Roots of Redlining: Academic, Governmental, and Professional Networks in the Making of the New Deal Lending Regime

Get access >

LaDale C Winling, Todd M Michney

Journal of American History, Volume 108, Issue 1, June 2021, Pages 42–69,
<https://doi.org/10.1093/jahist/jaab066>

Published: 01 June 2021

Cite Permissions Share

Extract

Racial segregation and racial inequality fundamentally shaped U.S. cities in the twentieth century and are key to understanding the American social and political landscape. A particularly notorious tool for promoting segregation has been redlining—the targeted denial of home mortgages and other financial supports according to presumed risk. Institutionalized by the Home Owners' Loan



Advertisement

CITATIONS



VIEWS



ALTMETRIC



More metrics information

GRADUATE RESEARCH



Northwestern
CENTER FOR
CIVIC ENGAGEMENT