

1 trust, including lawful expenses of said trust, and also use and control
 2 of the said land for each parcel of land said herein, and, that he shall
 3 repay to any person or persons who may or shall under the covenants herein
 4 before set forth, have advanced or paid any money for taxes, mechanics' bills
 5 or insurance as above provided, or notes or by him or them advanced
 6 and not already paid, together with interest thereon at the rate of eight
 7 per centum per annum from date of such advance till day of payment,
 8 and, that the amount unpaid on said notes, together with the interest
 9 so earned thereon and the amount of any shall be paid to the parties
 10 of the first part or their legal representatives, and the said party of the
 11 second part hereby lets said premises to the said parties of the first part
 12 and assigns until this instrument be released and satisfied, or
 13 until a sale be made under the provisions of this deed of trust
 14 upon the following terms, to wit: the said parties of the first part and
 15 every and all persons claiming or possessing such premises may
 16 pay said taxes, during said term at one cent
 17 per month payable upon demand and shall and will surrender peace-
 18 able possession of said premises, and any and every part thereof, with
 19 under said provisions to said party of the second part, or purchaser
 20 thereof under such sale, within ten days after the date of such sale,
 21 and without notice, or demand thereof. Provided, however, that
 22 nothing in this deed shall be so construed as to prevent the legal
 23 holder of said notes or any one of them to have and to take every legal
 24 step and means to enforce payment of said notes, without having
 25 first exhausted this deed of trust. And the said party of the second part
 26 covenants faithfully to perform and fulfill the trusts herein created.
 27 In Witness Whereof, the said parties of the first part have hereunto
 28 set their hands and seals on the day and year first above written.

29 *William J. Emmert* *Edw*
 30 *Conrad Emmert* *Edw*

31 State of Missouri, on this 15th day of April 1924, before me personally
 32 City of St. Louis, appeared ^{SS} William J. Emmert and Conrad Emmert
 33 his wife, to me known to be the persons herein named, and who executed
 34 the foregoing instrument and acknowledged that they executed the
 35 same of their free will and deed. In Testimony Whereof, I have
 36 hereunto set my hand and affixed my official seal in the city of St.
 37 Louis, Mo. the day and year first above written.

38 **CONRAD L. SCHOPP**
 39 Notary Public
 40 City of St. Louis, Mo.

39 My term expires April 2, 1926
 40 Conrad L. Schopp
 41 Notary Public for city of St. Louis
 42 Wm. L. Sumner Recorder

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43 This indenture, made and entered into this 20th day of Dec 1920
 44 by and between the subscribing owners of land situated in City
 45 Block Numbers 3354 and of the city of St. Louis, Missouri
 46 Parties of the first part, and D. J. McCowley, James B. Blake and
 47 Wm. L. McKernan, (hereinafter called trustees), Parties of the second
 48 part, Whereas, the subscribers hereto are the owners of
 49 various parcels of land in the district situated within city
 50 Block Numbers 3354 and of the city of St. Louis, Mo.
 51 Missouri, bounded on the north by Center St. Street on the
 52 East by the river and on the South by the river and on the

land on the West side of the street, the several parcels owned by the parties of the trust deed being more particularly described as follows:

Street	Name of property owners	Front	Depth	Lot no.
De Soto	Robert J. Lawrence & Mary M. (his wife)	46' 6 3/4"	120' 5"	47
De Soto	Ernest H. Langing	25'	120'	46
	Lepha Mulfermeyer	25'	"	45
		25'	"	44
	Claud Holly & Emma (his wife)	25'	"	43
	Louise Von Der Ahn & Mary Von Der Ahn Sr.	25'	"	42
		25'	"	41
	John Kupperhoff & Barbara	25'	"	40
	Louis H. Schaperkroetter & Rose (his wife)	25'	"	39
		25'	"	38
	J. Schroer & Martha L. (his wife)	25'	"	37
	Mary Mueller wife of Edward	25'	"	36
	John C. Meyer & Julia (his wife)	25'	"	35
	George H. Kosterback & Elvira (his wife)	50'	"	34-33
	Leiter W. De Pau	35'	"	32-31
	Elizabeth Duitzow	40'	"	30-29
	Mary R. Dolan	25'	"	29
	John A. Dalan	25'	"	28
	Frank Doyon & Marnie (his wife)	25'	"	27
	Charles Haley	25'	"	26
De Soto & Center av	Henry W. Kiehl	28' 4 1/2"	120' 7 1/2"	25
Prairie & Kenosha	Chas H. Michael & Rosa	25'	120' 5"	24-23
Prairie	Edwin L. Koch and Elda Koch	25'	120'	22-21
	John Biederman & Mary (his wife)	50'	"	20
	Joseph H. Edwards & Annie (his wife)	25'	"	19
	Wm. Fox	25'	"	18
	Henry Rostock & Lena (his wife)	25'	"	17
	Geo W. Kollocher & Mary wife	25'	"	16
	Stephen Ameggar & Maudie (his wife)	25'	"	15
	Schroer	50'	"	14-13
	Boblmann	25'	"	12
	& Mary L.	25'	"	11
	John G. Walter & Ida (his wife)	25'	"	10
	Susan Irvine	25'	"	9
	Martha Castendy	25'	"	8
	Lepha Conrad	25'	"	7
		50'	"	6-5
	Louis D. H. Larngmann & Catharine (his wife)	25'	"	4
	Joseph A. Pollock & Mary E. (his wife)	25'	"	3
		25'	"	2
Prairie & Center	Michael Thies and Rosa his wife	50'	120' 7 1/2"	23-24

And whereas, it is to the mutual benefit and advantage of all the parties of the trust deed to preserve the character of said neighborhood as a desirable place of residence for persons of the Caucasian Race and to maintain the values of their respective properties, and to that end they desire to restrict the use and disposition of their several parcels of land for the benefit of all parties of the trust deed, therefore...

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are respectively the President, Treasurer and Secretary, is organized to promote the interests of the property owners of the city of St. Louis and is therefore in thorough sympathy with said purpose, and desires to co-operate in the establishment of said restrictions; and Whereas it is the desire and intention of the parties of the first and second parts to also provide for the enforcement of said restrictions now, therefore in consideration of the premises and of the sum of one dollar (\$1.00) to parties of the first part in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, the parties of the first part do covenant and agree to and with each other, for them, heirs, their heirs, assigns and assigns, and for and upon behalf of all persons who may hereafter derive title to or otherwise hold through them, their heirs or assigns, any of the parcels of land hereinafter described, and with parties of the second part and their successors in trust as follows, to wit: Each of the parties of the first part covenants and agrees and does hereby create, establish and attach to his, her or its lands hereinafter described, or his, her or its interest therein, the following restrictions upon the use, occupation and enjoyment, sale, alienation (voluntary or by operation of law), encumbrance and descent of said lands, or any part thereof, or any interest therein, and does agree that neither he, she or it, or his, her or its heirs, successors or assigns, or any of them, grantee or grantees, or their successors or assigns, or any of them shall or will at any time within the period hereinafter mentioned, create, maintain, operate or permit to be created, maintained or operated any slaughter house, junk shop or rag picking establishment on any of the parcels of land belonging to parties of the first part and hereinafter described. Second, See, conveyance or rent to a negro or negroes, or deliver possession or to permit to be occupied by a negro or negroes (no matter how the right to occupancy or title shall be attempted to be acquired) any of the said parcels of land belonging to parties of the first part and hereinafter described or any part thereof or any interest therein. The foregoing restrictions and each of them shall remain and be in force and effect for a period of twenty (20) years from the date hereof, unless sooner terminated by writing executed and acknowledged by the owners in fee of at least seventy five (75) per cent of the total number of feet frontage upon — Street of the land of parties of the first part, hereinafter described and duly recorded. It is hereby declared to be the intention of these presents that each of the said covenants in this instrument expressed shall attach to and run with each of the parcels of land of parties of the first part, hereinafter described, and to all and with all titles, interest and estate in the same and be binding upon every owner or occupant of every said parcel of land, as fully as if expressly contained in proper and obligatory covenants and conditions in every contract or conveyance of or concessions such parcels or any part thereof, and constitute a servitude and burden thereon. If any of the parties of the first part, his, her or its heirs, successors or assigns, or any person, person or corporations, hereafter owning any of the said parcels of land belonging to parties of the first part and hereinafter described shall in any way or in any manner violate or attempt to violate

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omit to perform any of the covenants and conditions hereinbefore
 shall be lawful for any of the parties of the Trust Part or
 persons or persons owning any of the parcels of land hereinbefore
 by parties of the Trust Part and hereinafter provided, on behalf of and
 for the benefit of themselves or of any owner or any of them to prose-
 cute any proceedings at law or in equity against the persons or
 persons, infringing or violating or attempting to infringe or violate
 or committing to perform such covenants, and all other necessary or
 proper parties, either to prevent the commission of such infringement
 or violation, or the continuance thereof, or to recover damages or other
 relief for such infringement or violation. The parties of the Trust Part
 for themselves their heirs, successors and assigns hereby empower and
 authorize the Parties of the Trust Part to institute and prosecute in
 their behalf in their names, and in behalf and in the name of all
 or any of the them owners of any of the parcels of real estate of
 Parties of the Trust Part hereinafter described, any action or action
 at law or in equity, which parties of the Trust Part in their discretion
 may deem necessary or proper for the enforcement or the prevention
 of the violation or breach of any of the restrictions by this instrument im-
 posed, and to employ, at the expense of said parties of the Trust Part
 counsel to advise and represent them in such proceedings. The power
 of attorney being coupled with an interest is hereby made irrevocable
 the vesting of the power in the said trustees to institute and prosecute
 such proceedings shall not however prevent the exercise by any of
 the Parties of the Trust Part their heirs, successors or assigns from
 personally exercising the right to institute and prosecute proceedings
 as in the next preceding paragraph provided. The trustees herein
 named, to-wit: of the Trust Part are respectively the President, Treasurer
 and Secretary of the St. Louis Real Estate Exchange a corporation and they
 shall continue to act as such trustees until their successors in the
 said office of President, Treasurer and Secretary of the St. Louis Real Estate
 Exchange respectively, shall have been duly elected and shall have qual-
 ified, where such succeeding officers shall by virtue of their election to
 such office, become and be the successors to the trustees herein
 named, and each succeeding trustee shall hold office until their
 successors are chosen in the same way as that the trustees here-
 inunder shall at all times consist of the duly elected and qualified
 President, Treasurer, and Secretary of the St. Louis Real Estate Exchange
 if however any action by the said trustees is required, it shall be sufficient
 if two of them join in such action. Whenever the trustees are required
 to do this in future it shall be taken to include the successors or
 successors, and the survivors or survivors of them. The trustees herein
 or any one or more of them, shall be liable for the neglect or default of
 another, nor shall any trustee be held liable for any neglect or default
 or gross neglect. The said trustees hereby accept the said trust.

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O. J. McCarley, Trustee
 Wm. L. Williamson, Trustee
 James S. Blake, Trustee

In witness whereof, the Trust Part have signed these presents the day
 and year first above written.

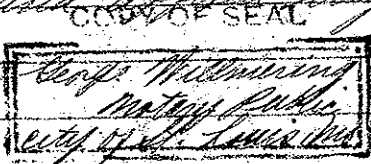
Robert J. Lawrence
 C. H. Lawrence

1	Clara Kelly	Emma Kelly
2	Louise Von Der Ahe	Harry Von Der Ahe
3	Mary Mueller	L. M. De Pau
4	John E. Meyer	Julia M. Meyer
5	Carl J. Schroer	Martha M. Schroer
6	John J. Dolan	Susan E. Irwin
7	George W. Wallocher	Mary Wallocher
8	Benny Rosteck	Lina Rosteck
9	Joseph Edwards	Annie Edwards
10	John Biederman	Mary Biederman
11	Stephen Langmuir	Frank Finnegan
12	Louis D. W. Langmuir	Catherine Langmuir
13	Bertha Scherer	Miss Elizabeth Dutzow
14	Mr. Thies	Rose Thies
15	Joe J. Plunkett	Mary E. Plunkett
16	John Matter	Lisa Matter
17	Mary L. Bahlerman	Lophia Mullermyer
18	Martha A. Canterbury	Henry W. Riide
19	Louis Rosenthal	
20	Frank Boyer	Marianne Boyer
21	Louis Schaperkatter	Rose Schaperkatter
22	Charles W. Michael	Rosa Michael
23	Edward J. Koch	Elda Koch
24	Geo. H. Schtutbeck	Elaine Schtutbeck
25	John Kappauff	Blanche Kappauff
26	Mary K. Dolan	
27	State of Missouri, on this 20 day of Dec. 1893 before me personally	
28	city of St. Louis, appeared;	
29	Robert J. Louere and Mary Louere his	
30	Ernest H. Langmuir	
31	Lophia Mullermyer	
32	Clara Kelly and Emma Kelly his wife,	
33	Louise Von Der Ahe and Harry Von Der Ahe, her husband	
34	John and Blanche Kappauff,	
35	Louis J. Schaperkatter and Rosa Schaperkatter, his wife	
36	Carl Schroer and Martha Schroer, his wife	
37	Mary Mueller widow of Edward Mueller	
38	John E. Meyer and Julia Meyer his wife	
39	George W. Wallocher and Elise Wallocher his wife	
40	Lester W. De Pau and	
41	Elizabeth Dutzow	
42	Mary D. Dolan	
43	John J. Dolan	
44	Frank Boyer and Marianne Boyer his wife	
45	Clara Kelly	
46	Henry W. Riide	
47	Charles W. and Rosa Michael	
48	Edward J. Koch and Elda Koch his wife,	
49	John Biederman and Mary Biederman his wife,	
50	Joseph Edwards and Annie Edwards his wife	
51	Benny Rosteck and Lina Rosteck his wife	
52	George W. Wallocher and Mary Wallocher his wife	

Stephen Sanguin and Anne his wife
Bertha Sanguin Widow of Frank Sanguin
Mary L. Robinson and Widow of William L. Robinson
John S. Watten and Ida Watten his wife
Susan Zion
Martha Castedy
Sophia Court

Louis R. H. Sanguin and Catherine Sanguin and his wife
Joseph H. Sanguin and Mary C. Sanguin his wife
Michael Thies and Rosa Thies his wife, do not seem

to be the persons described as owners of various parcels of land
in City Block No. 3354 of the city of St. Louis Mo. but who
executed the foregoing deed of restriction and acknowledged that
they executed the same as their free act and deed for the purposes
therein stated. In testimony whereof, I have hereunto set my hand
and affixed my official seal the day and year first above written.



my commission expires December the 14th 1904
George Wellmeyer
Notary Public

Filed & Recorded Apr 24, 1904 at 10:19 a.m. Wm L. Linscott Clerk

Ind. & Corp
Books
Relinquish

Item 2552. This act, made this twenty first day of April nineteen zero
and twenty four, by and between Thomas J. Scott (a single
man) of the city of St. Louis and State of Missouri hereinafter called
the party of the first part, and Harry D. Mc Case of the city of St.
Louis and State of Missouri hereinafter called the party of the second
part, and Charles H. Helle of the city of St. Louis and State of Missouri
hereinafter called the party of the third part. Whereof the said
party of the first part, in consideration of the debt and sum hereinafter
described and recited, and of the sum of one dollar to and party of the
first part to hand paid by the said party of the second part the
receipt whereof is hereby acknowledged has granted, conveyed and
sold and then by these presents Grant, conveyed and sold,
convey and confirm unto the said party of the second part forever
all the following described real estate, situate, lying and being in
the city of St. Louis and State of Missouri, and known and de-
scribed as follows, to wit: Lot in block forty eight West and
seventy seven - a (4877 - a) of the city of St. Louis, Missouri, fronting
one hundred thirty-four feet seven and one quarter inches (134 7 1/4)
inches on the South line of one thousand seven hundred and fifty nine feet (159') the
width of one hundred and fifty nine feet (159') the width of one
hundred and fifty nine feet (159') to an alley, bounded east by land of
and west by property now or formerly of George H. Perry to
have and to hold the same unto the said party of the second part
of the second part, and to his successors or assigns in the trust
shown, and possession of said premises is now delivered unto the
said party of the second part. In trust however for the following
purpose: Whereas, the said Thomas J. Scott party of the first
part being justly indebted to the party of the third part in the sum
of twenty five hundred (\$2500.00) dollars, and has granted and
delivered to the party of the third part (I repeatly promising
and obliging myself and my heirs and assigns to be for and to be

CHART

The undersigned assignee of the cestui que trust in the deed
and executed by