

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: \*4b

Title:

Historic Preservation Commission recommendation to approve Historic Landmark Designation for 720 Prairie St., “Bernard Snelting”

Presenter:

Rachel Hitzemann

Meeting: Planning &amp; Development Committee

Date: December 11, 2023

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted: **Executive Summary** *(if not budgeted please explain):*

Brandon Gerber and Amy Petrak have nominated their property at 720 Prairie St. for Landmark status.

In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the landmark nomination on 10/18/2023. The Commission recommended approval of the nomination by a vote of 6-0, based on the criteria listed in the attached resolution.

The house was built in the Colonial Revival style circa 1930. The home was built by Bernard Snelting for his own family. The Snelting family building business was established in the 1900s. The home contributes to the architectural significance of the neighborhood. Original exterior features include the brick chimney, wood doors, wood windows and clapboard walls.

If the Landmark designation is approved by City Council, a Certificate of Appropriateness from the Historic Preservation Commission will be required prior to issuance of a permit for construction, alteration, repair, demolition, relocation, or other material change that affects the exterior architectural appearance of the structure.

**Attachments** *(please list):*

Historic Commission Resolution, Landmark Nomination

**Recommendation/Suggested Action** *(briefly explain):*

Historic Preservation Commission recommendation to approve a Historic Landmark Designation for 720 Prairie St., “Bernard Snelting”.

## City of St. Charles, Illinois

### Historic Preservation Commission Resolution No. 9-2023

#### **A Resolution Recommending Approval for Landmark Designation (720 Prairie St. – Bernard Snelting)**

WHEREAS, per Section 17.32.060 of the St. Charles Zoning Ordinance, it is the responsibility of the St. Charles Historic Preservation Commission to evaluate applications for Landmark Designation and to make recommendations to the City Council regarding them; and

WHEREAS, the Historic Preservation Commission has reviewed the application for designation of 720 Prairie St. and hereby finds that the Landmark nomination meets one or more of the criteria for Landmark Designation listed in Section 17.32.060.C of the St. Charles Zoning Ordinance based on the historical and architectural significance as described in the following findings:

**1. The property has character, interest or value which is part of the development, heritage or cultural character of the community.**

Good representative of the Early Modern Era- Automobile period. The house is located on Prairie St., which is was an early connecting street from downtown to Lincoln Highway. Collectively with its neighbors, the house is one of the first homes on the block built before electricity.

**2. Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.**

The structure is built in the Colonial Revival Style. The structure contains many of the distinguishing architectural elements including a center gable over the front door that is covered by an open porch with a pediment centered below.

**3. Property has a unique location that make it a familiar visual feature.**

Property is part of the North Side Prairie St. Expansion. The house is very visible and sets itself apart architecturally from its neighbors.

**4. The property is suitable for preservation or restoration.**

Yes.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the property known as 720 Prairie St. as

legally described in Exhibit “A”, be designated as a Landmark, and that it be referred to as the  
“Bernard Snelting”, with a construction date of circa 1930.

Roll Call Vote:

Ayes: Malay, Kessler, Pretz, Smunt, Rice, Kramer

Nays: None

Absent: Dickerson

Abstain: None

Motion Carried.

**PASSED**, this 18<sup>th</sup> day of October, 2023.

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Chairman

**Exhibit "A"**  
**Legal Description**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 13 IN MOODY'S ADDITION TO THE TOWN OF ST CHARLES: THENCE WESTERLY ALONG THE NORTHERLY LINE OF PRAIRIE STREET 314.34 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES L. RICH AND ALLIE RICH BY DOCUMENT 399653 FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID RICH TRACT FORMING AN ANGLE OF 82 DEGREES 02 MINUTES 53 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 119.41 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 19.19 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 187 DEGREES 57 MINUTES 07 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 46.24 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 214 DEGREES 37 MINUTES 15 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 21.17 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 129 DEGREES 15 SECONDS 06 MINUTES WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 109.25 FEET TO SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE 74.97 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

PIN #09-33-277-061

**Exhibit "A"**  
**Legal Description**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 13 IN MOODY'S ADDITION TO THE TOWN OF ST CHARLES: THENCE WESTERLY ALONG THE NORTHERLY LINE OF PRAIRIE STREET 314.34 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES L. RICH AND ALLIE RICH BY DOCUMENT 399653 FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID RICH TRACT FORMING AN ANGLE OF 82 DEGREES 02 MINUTES 53 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 119.41 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 19.19 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 187 DEGREES 57 MINUTES 07 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 46.24 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 214 DEGREES 37 MINUTES 15 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 21.17 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 129 DEGREES 15 SECONDS 06 MINUTES WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 109.25 FEET TO SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE 74.97 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

PIN #09-33-277-061

**CITY OF ST. CHARLES**  
TWO EAST MAIN STREET  
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

**HISTORIC LANDMARK NOMINATION**

*Instructions:*

*To nominate a property for Historic Landmark Designation, complete this application and submit all required documentation to the Planning Division. Based on a review of the application by City staff and the Historic Preservation Commission, additional detailed information to support this application may be required.*

*The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.*

Received Date  
**RECEIVED**  
  
**SEP 13 2023**  
  
City of St. Charles  
Community Development

<b>1. Property Information:</b>	Parcel Number(s): <p align="center">09-33-277-061</p>	
	Property Name (Historic or common name of the property): <p align="center">BERNARD SNELTING HOME</p>	
	Property Site Address <p align="center">720 PRAIRIE STREET</p>	
<b>2. Record Owner:</b>	Name <p align="center">BRANDON GERBER / AMY PETRAK</p>	Phone <p align="center">815-503-1292</p>
	Address <p align="center">SAME</p>	Email <p align="center">AMYK.PETRAK@GMAIL.COM</p>
<b>3. Applicant (if different from record owner):</b>	Name	Phone
	Address	Email
<b>4. Legal Description of Property:</b> The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary).  <p align="center">SEE ATTACHED</p>		

**I. Classification of Property (Check all that apply):**

a) Ownership:

- private  
 public-local  
 public-state

b) Category:

- building  
 district  
 site

c) Integrity:

- original site  
 moved: date \_\_\_\_\_  
 unaltered

d) Function or Use:

Historic/Current

- /  agriculture  
 /  commercial  
 /  educational  
 /  government  
 /  entertainment

Historic/Current

- /  industrial  
 /  military  
 /  museum  
 /  private residence  
 /  park

Historic/Current

- /  religious  
 /  scientific  
 /  transportation  
 /  other(specify

e) Architecture: (Based on "A Field Guide to American Houses")

National Folk Style  
circa 1850-1930

Romantic Styles: circa 1820-1880  
  
 Greek Revival  
 Gothic Revival  
 Italianate  
 Exotic Revival

Victorian Styles: circa 1860-1910  
  
 Second Empire  
 Stick  
 Queen Anne  
 Shingle  
 Richardsonian Romanesque  
 Folk Victorian

Eclectic Styles: 1880-1940  
Colonial Revival  
 Neoclassical, Classical Revival  
 Tudor Revival  
 Chateausque  
 Beaux Arts  
 French Eclectic  
 Italian Renaissance  
 Mission  
 Spanish Revival  
 Monterey  
 Pueblo Revival

Modern Styles: circa 1900- present  
  
 Prairie  
 Craftsman  
 Modernistic  
 Minimal Traditional  
 Ranch  
 Split-Level  
 International  
 Contemporary  
 Shed  
 Other 20<sup>th</sup> Century Modern  
 21<sup>st</sup> Century Modern

Styled Houses since 1935:  
  
 Mansard  
 Styled Ranch  
 Millenium Mansion  
 New Traditional  
 American Vernacular

Other Architecture:  
*A FIELD GUIDE TO  
 AMERICAN HOUSES  
 PAGES 321-341*

**II. Building Materials:**

Please mark the appropriate boxes listing the materials that exist on the building. Possible options are provided below.

**Inventory of Original Architectural Elements**

Item:	Original (yes only)	Material	Location if Required
Chimney	X	BRICK	
Door(s)	X	WOOD	
Exterior Walls	X	CLAP BOARD	
Foundation	X	CONCRETE BLOCK LIKE	
Roof		ASPHALT	
Trim	X	WOOD	
Window (s)	X	WOOD	

**Materials List**

Adobe	Aluminum	Asbestos	Asphalt	Brick	Bronze
Canvas	Cast Iron	Ceramic	Clapboard	Cloth	Concrete
Concrete Board	Copper	Dryvit	EIFS	Engineered	Fiberglass
Glass	Granite	Iron	Lead	Limestone	Log
Marble	Metal	Nickel	Plastic	Plywood	Rubber
Sandstone	Shake	Shingle	Slate	Steel	Stone
Stucco	Synthetics	Terra Cotta	Tin	Vinyl	Weatherboard
Wood	Other:				



**III. Significance of Property:**

Please indicate source of documentation, if available.

- a) Original Owner: BERNARD SNEKTING
- b) Architect/ Builder: BERNARD SNEKTING
- c) Significant Person(s): \_\_\_\_\_
- d) Significant Dates (i.e., construction dates): 1930

e) Criteria for Designation:

Please indicate which of the following criteria apply to the property and attach supporting documentation for each criteria. (check all that apply)

- 1.  Property has character, interest, or value which is part of the development, ~~heritage~~, or ~~cultural character of the community, county, or nation~~.  
Notes:
- 2.  Property is the site of a significant local, county, state, or national event.  
Notes:
- 3.  Property is identified with a person who significantly contributed to the development of the community, county, state, or nation.  
Notes:
- 4.  Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, ~~type, method of construction, or use of indigenous materials~~.  
Notes:
- 5.  Property is identified with the work of a master builder, designer, architect, or landscape architect whose work has influenced the development of the area, the county, the state, or the nation.  
Notes:

6. \_\_\_ Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.

Notes:

7. \_\_\_ Structure embodies design elements that make it structurally or architecturally innovative.

Notes:

8.  Property has a unique location or ~~physical characteristics~~ that make it a familiar visual feature.

Notes:

NORTH SIDE PRAIRIE ST. EXPANSION

9. \_\_\_ Structure is a particularly fine or unique example of a utilitarian structure with a high level of historical or architectural significance.

Notes:

10.  Property is suitable for preservation or restoration.

Notes:

11. \_\_\_ Property is included on the \_\_\_ Illinois and/or \_\_\_ National Register of Historic Places.

Notes:

12. \_\_\_ Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.

Notes:

**IV. Attachments**

1. Descriptive Statement: Attach a narrative statement describing the property and its historical architectural significance as indicated in Sections I, II, and III above. Describe structural changes, additions, and decorative modifications or material changes and dates of such work if known. State the reasons it should be designated as a Historic property. *SEE ATTACHED*
2. Plat of Survey: Attach a plat of survey showing the boundaries and location of the property. This may be obtained from the County Recorder (630-232-5935) at the Government Center. You may also have one from your house closing. *SEE ATTACHED*
3. Photographs: Attach photographs showing the important structures or features of the property and a photograph as viewed from the public way. Black and white or color prints. A minimum of one photograph of the structure as viewed from the public way is required. *SEE ATTACHED*
4. Chronological list of historical owners. *SEE ATTACHED*

**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

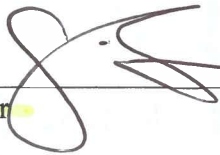
\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

If Owner authorizes application to be filed for their property:

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date



6/27/23

amykpetrek@gmail.com  
(815) 503-1292

## Description – 720 Prairie Street

Built in 1930 by Bernard Snelting for his own family, this Colonial Revival (“A Field Guide to American Houses, pages 321-341”) is the westward expansion beyond Third Street (known as the Early Modern Era movement to the suburbs influenced by the automobile, Frank Lloyd Wright, and Le Corbusier, and sometimes called Carchitecture) in St. Charles along the north side of Prairie Street. The Snelting family building business was an established company operating in and around St. Charles in the early 1900’s. With the advent of the 1929 financial market crash it was common for builders at that time to use their existing wood inventory for personal construction as demand for commercial construction had disappeared. The “Architectural Features” description used in the 1990’s STC survey can be applied to the home today. “The center gable is on axis with the front door that is covered by an open porch with a pediment centered below. The pediment is not elaborately detailed having only a niche where a fan detail might have been and a small acroterion at the peak. Two full height square columns support it. There is leaded glass in the windows of the center gable. The rest of the porch is supported at the corners with partial height square columns. The front elevation also features paired windows, which are sometimes seen in this style.” This is a contributing structure for architectural significance to the neighborhood. Original exterior features are chimney (brick), doors (wood), exterior walls (clapboard), foundation (concrete like block), trim (wood), and windows (wood).

The criteria used include a contributing, original material Colonial Revival and a fine representative of the Early Modern Era – automobile period.

Additionally, the following Criteria for Designation apply:

Property has character, interest, or value which is part of the development of the community - #1.

Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period - #4.

Property has a unique location that makes it a familiar visual feature - #8.

Property is suitable for preservation or restoration - #10.

















# ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT  
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

## Primary Structure

ADDRESS 720 Prairie Street

ROLL-IMAGE # 70549 - 11

CD-IMAGE # 0601 - 16



## ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing
- Potential for Individual National Register Designation

## BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

## ARCHITECTURAL INFORMATION

Architectural Style/Type: Colonial Revival

Exterior Walls (Current): Clapboard

Architectural Features: \_\_\_\_\_

Exterior Walls (Original): Clapboard

Date of Construction: 1929

Foundation: Concrete

Source: Township Assessor's Office

Roof Type/Material: Side gable w/ lower center gable /Asphalt shingle

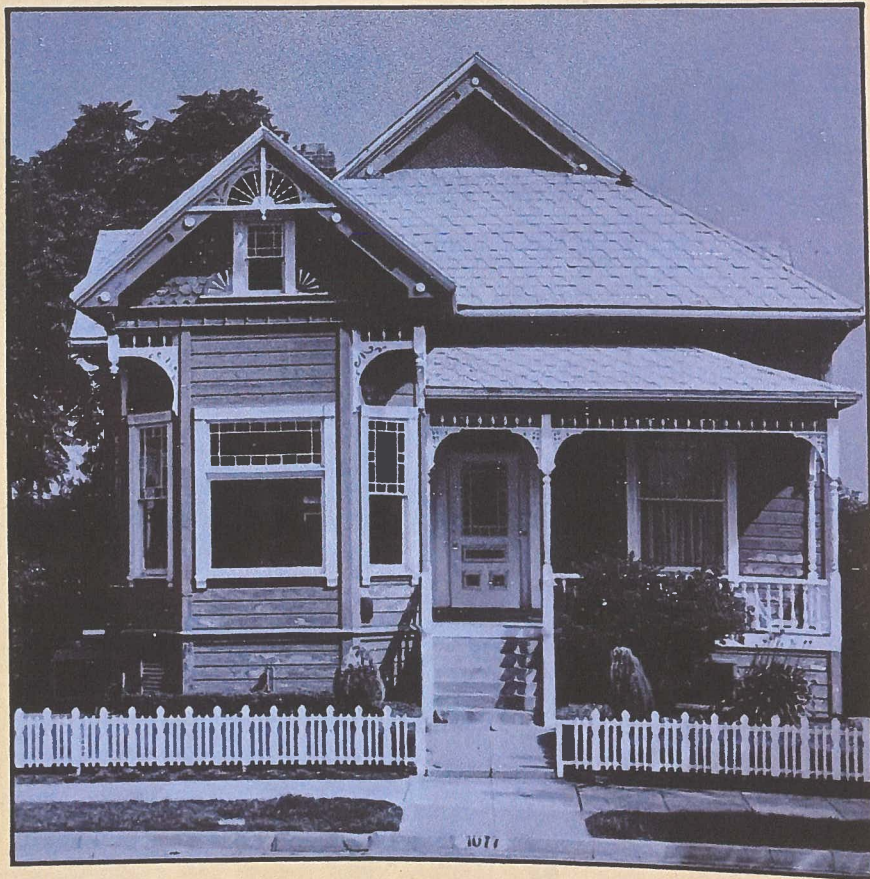
Overall Plan Configuration: Simple rectangle

Window Material/Type: Wood/Alum/Dbl. Hung

**ARCHITECTURAL FEATURES:** The center gable is on axis with the front door that is covered by an open porch with a pediment centered below. The pediment is not elaborately detailed having only a niche where a fan detail might have been and a small acroterion at the peak. Two full height square columns support it. There is leaded glass in the windows of the center gable. The rest of the porch is supported at the corners with partial height square columns. The front elevation also features paired windows, which are sometimes seen in this style.

# A FIELD GUIDE TO AMERICAN HOUSES

THE GUIDE THAT ENABLES YOU TO IDENTIFY, AND PLACE IN THEIR HISTORIC AND ARCHITECTURAL CONTEXTS, THE HOUSES YOU SEE IN YOUR NEIGHBORHOOD OR IN YOUR TRAVELS ACROSS AMERICA—HOUSES BUILT FOR AMERICAN FAMILIES (RICH, POOR, AND IN-BETWEEN), IN CITY AND COUNTRYSIDE, FROM THE 17TH CENTURY TO THE PRESENT



PAGES  
321-341

VIRGINIA & LEE MCALESTER

## IDENTIFYING FEATURES

Accentuated front door, normally with decorative crown (pediment) supported by pilasters, or extended forward and supported by slender columns to form entry porch; doors commonly have overhead fanlights or sidelights; facade normally shows symmetrically balanced windows and center door (less commonly with door off-center); windows with double-hung sashes, usually with multi-pane glazing in one or both sashes; windows frequently in adjacent pairs.

## PRINCIPAL SUBTYPES

Nine principal subtypes can be distinguished. Some examples may be almost identical to their colonial (particularly Georgian and Adam) prototypes. Clues for distinguishing Revival copies from early originals are given below under Variants and Details.

**ASYMMETRICAL**—About 10 percent of Colonial Revival houses have asymmetrical facades, a feature rarely seen on their colonial prototypes. These asymmetrical examples range from rambling, free-form houses resembling the free classic Queen Anne style (see pages 276-9) to simple boxes with asymmetrical window or porch arrangements. Prior to 1900 this subtype accounted for about one-third of all Colonial Revival houses. After 1910 few examples were constructed until the 1930s, when irregular facades reappeared with less elaborate detailing. These were, in part, inspired by the desire for attached garages, which were difficult to incorporate within a balanced facade.

**HIPPED ROOF WITH FULL-WIDTH PORCH**—About one-third of Colonial Revival houses built before about 1915 are of this subtype, which is sometimes called the Classic Box. These have a one-story, full-width porch with classical columns, which is added to a symmetrical, two-story house of square or rectangular plan. Two-story pilasters are common at the corners; dormers, hipped or gabled, are usually present. Doors may be centered or placed to the side. These houses have both Neoclassical and Colonial Revival influences, but lack the full-height porches of typical Neoclassical houses.

**HIPPED ROOF WITHOUT FULL-WIDTH PORCH**—About 25 percent of Colonial Revival houses are simple two-story rectangular blocks with hipped roofs; porches are usually absent or, if present, are merely small entry porches covering less than the full facade width. This subtype, built throughout the Colonial Revival era, predominates before about 1910. On early examples, the colonial detailing tended to be highly exaggerated and of awkward

*Eclectic Houses: Colonial Revival*

**HIPPED ROOF WITH FULL-WIDTH PORCH**

1. Galveston, Texas; ca. 1911. Lawrence House. On narrow urban lots a front-gabled roof occasionally replaces the more common hipped roof.

2. Dallas, Texas; ca. 1910. This early, two-ranked house with an off-center entrance is adapted from the simple four-square folk plan with a pyramidal roof.

3. Ashe County, North Carolina; ca. 1920. Livesy House. This example, like figures 5, 6, and 7, has a centered entrance and a three-ranked facade, indicating the likelihood of a central-hall plan rather than the simple four-square plan seen in figures 2 and 4.

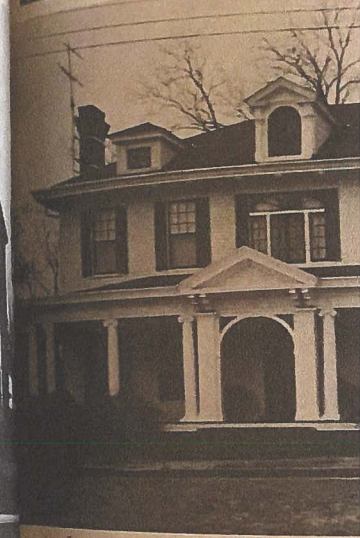
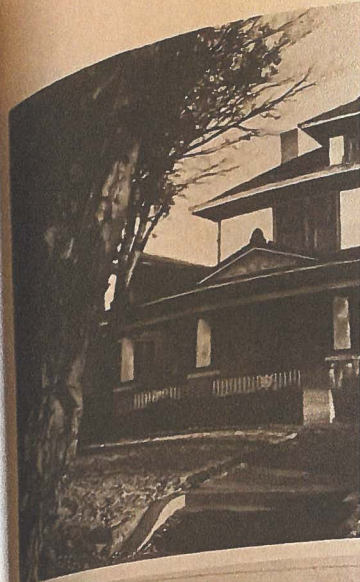
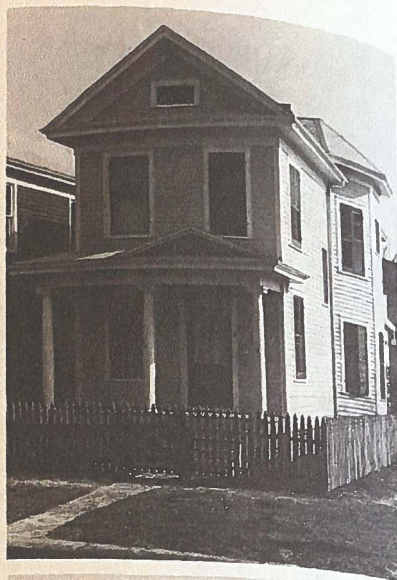
4. Buffalo, New York; ca. 1900. Foster House. A simple, early two-ranked example; note the corner pilasters.

5. Union Springs, Alabama; ca. 1910. Note the elaborate pedimented entranceway moved to the front of the porch, rather than around the doorway as in Colonial examples. Less grand pediments are seen in figures 2 and 3.

6. Winston-Salem, North Carolina; ca. 1910. Note the grouped columns on pedestals. This pattern of porch supports was uncommon before about 1900.

7. Brooklyn, New York; 1900. John J. Petit, architect. Paired windows and a front door with sidelights, but no fanlight, are common Revival details seen clearly in this example.

8. Buffalo, New York; ca. 1900. White House. An unusually elaborate example with roof and upper porch balustrades, upper-story bay windows, and a heavily detailed cornice with a solid railing above.



# 720 Prairie Street

09-33-277-061

Sec 33/40/8

1841 United States to F. Connor  
1842 Darwin Millington to Cicero Millington  
1844 Cicero Millington to Darwin Millington  
1845 Darwin Millington to Robert Moody  
1847 Robert Moody to James Miller  
1869 Alexander Miller ET AL to Charles A. Miller  
1885 Charles A. Miller and wife to Martha Carlisle  
1885 Charles A. Miller and wife to Alfred L. Carlisle  
\*\*\*end of Miller family ownership\*\*\*  
1917 Alfred L. Carlisle to Burke E. Thompson  
1922 Burke E. Thompson to John H. Olsen  
1922 John H. Olsen to Edward E. Keating  
1923 WD Edward E. Keating to Jennie N. Tilton  
1929 WD Jennie N. Tilton to Bernard G. Snelting and wife  
1929 MTG Mortgage structure built  
1969 WD Theodore Snelting to Anthony C. and Diana M. Valent  
\*\*\*end of Snelting family ownership\*\*\*  
1994 WD Anthony C. Valent to Mary P. Jungels  
2007 WD Mary P. Jungels to Prairie Development Partners LLC  
2015 WD Prairie Development Partners LLC to Linda M. Koenig  
2022 WD Linda M. Koenig to Brandon Gerber

\*\*\*All support documents located at Kane County Recorder Office\*\*\*



*Exhibit A*

*Legal Description*

THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 13 IN MOODY'S ADDITION TO THE TOWN OF ST. CHARLES: THENCE WESTERLY ALONG THE NORTHERLY LINE OF PRAIRIE STREET 314.34 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES L. RICH AND ALLIE RICH BY DOCUMENT 399653 FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID RICH TRACT FORMING AN ANGLE OF 82 DEGREES 02 MINUTES 53 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 119.41 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 19.19 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 187 DEGREES 57 MINUTES 07 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 46.24 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 214 DEGREES 37 MINUTES 15 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 21.17 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 129 DEGREES 15 SECONDS 06 MINUTES WITH THE LAST DESCRIBED COURSE (MEASURED CLOCK WISE THEREFROM) 109.25 FEET TO SAID NORTHERLY LINE: THENCE EASTERLY ALONG SAID NORTHERLY LINE 74.97 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

720 Prairie Street, St. Charles, IL 60174

09-33-277-061-0000

1925 7/9/179

W9

85561

179

WARRANTY DEED

~~This instrument is hereby~~ the Grantors, Edward E. Keating and Minnie Keating, his wife,

of the - of Huntley in the County of McHenry and State of Illinois

for and in consideration of ~~xxxxxxx~~ One Dollar, and other good and valuable considerations ~~xxxxxxx~~

in hand paid CONVEY and WARRANT to Jennie N. Tilton

of the City of St., Charles County of Kane and State of Illinois

the following described Real Estate, to-wit:

Part of Lot 13 of Moody's Addition to St. Charles, and part of the Northeast quarter of Section 33, Township 40 North, Range 8 East of the Third P.M., described as follows, commencing at the South East corner of Lot 13 aforesaid for place of beginning, thence North 10 degrees 5' West along the Westerly line of West Seventh Street 151.1 feet to the Southerly line of the premises conveyed to Harry G. Hempstead and Georgia Hempstead by deed dated August 29, 1911 and recorded September 1, 1911 as Document 118808 in Book 536, page 172, thence South 79 degrees 55' West along the Southerly line of said premises 302.5 feet, thence South 74 degrees 57' West along the said Southerly line 234.6 feet, thence South 10 degrees 5' East 228.96 feet to the Northerly line of Prairie Street, thence North 69 degrees 30' East along the Northerly line of said Street 539.88 feet to the place of beginning in the City of St. Charles, Kane County, Illinois.

Subject to trust deed thereon to Oscar Nelson, Trustee, dated June 1, 1922, with interest thereon from and after March 1, 1923, said mortgage or trust deed being given to secure the principal sum of Thirty five hundred dollars.

Subject also to unpaid special assessments against said premises, with the interest thereon from and after January 1, 1923.

Subject to general taxes levied or assessed subsequent to the year 1922.

Situated in the City of St. Charles, in the County of Kane in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 26 day of May A. D. 1923.

Edward E. Keating [Seal]  
Minnie Keating [Seal]  
[Seal]  
[Seal]

Revenue \$3.50

STATE OF ILLINOIS, }  
County of McHenry } ss.

1, Edward H. Cook, -

in and for said county, in the state aforesaid, DO HEREBY CERTIFY, That Edward E. Keating and Minnie Keating, his wife.

99167

~~THIS INDENTURE WITNESSETH~~ ~~WARRANTY DEED~~ ~~JOINT TENANCY~~ PETERSON PATENT AURORA

~~XXXXXX~~ the Grantor Jennie N. Tilton, widow,

1929

W

10/1/29

of the City of St. Charles in the County of Kane and State of Illinois  
for and in consideration of ~~XXXXXX~~ other good and valuable considerations and Ten (\$10.00) DOLLARS

in hand paid, CONVEYS and WARRANTS to  
Bernard G. Snelting and Anne Snelting, husband and wife,  
of the City of St. Charles, County of Kane and State of Illinois  
not in tenancy in common, but in joint tenancy,  
the following described Real Estate, to-wit:

That part of the Northeast quarter of Section 33, Township 40 Range 8 East of the 3d. Principal Meridian, bounded and described as follows: Commencing at the Northwest corner of Prairie Street and Seventh Street South in the City of St. Charles, Kane County, Illinois, (said corner being also the Southeast corner of Lot 13 of Moody's Addition to St. Charles), thence running South 68°32' West along the North line of said Prairie Street 314.65 feet for a place of beginning, thence North 9°11' West 206.7 feet, thence South 73°24' West 98.5 feet, thence South 9°11' East 215.3 feet to the said North line of Prairie Street, thence North 68° 32' East 100.0 feet along the said North line to the place of beginning.

UNOFFICIAL

Situated in the City of St. Charles ~~in the~~ County of Kane in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of ~~the~~ the State of Illinois.

To have and to hold the above granted premises unto the said parties of the second part -orever, not in tenancy in common, but in joint tenancy.

Witness the hand and seal of the said grantor,  
~~XXXX~~ this seventeenth day of August A. D. 1929.  
Jennie N. Tilton [SEAL]  
[SEAL]  
[SEAL]  
[SEAL]

STATE OF ILLINOIS, }  
County of Kane } ss.

I, James H. Rockwell a Notary Public  
and residing in  
in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That  
Jennie N. Tilton, widow,

James H. Rockwell  
Notary Public  
(Kane County, Illinois)

This Indenture, Witnesseth that the mortgagor, JENNIE E. TILTON, widow,

of the township of St. Charles, in the County of Kane and State of Illinois, mortgages and warrants to the ST. CHARLES BUILDING & LOAN ASSOCIATION, a Corporation, of St. Charles, Kane County, Illinois, to secure the payment of a certain principal promissory note, executed by said Jennie E. Tilton, widow,

bearing even date herewith, payable to the ST. CHARLES BUILDING & LOAN ASSOCIATION, for the sum of Twenty-six Hundred (\$2600.00)

Dollars, together with interest thereon at the rate of seven and one-half percent per annum, payable in equal monthly installments of sixteen and 25/100 Dollars, on or before the 15th of each month, according to the tenor and effect of said note.

Also to secure the payment on or before the 15th of each month of thirteen and no/100 Dollars, being fifty cents per share on

26 shares of the capital stock of said Association, this day transferred to said Association by said mortgagor as collateral security, said payments to com-

plete and said principal note is fully paid, or until said shares of stock shall have reached par value of one hundred dollars per share.

The following described real estate, to-wit: The Westerly 65 feet of the following described premises, viz: part of lot 13 of Moody's addition to St. Charles, and part of the North East quarter of Section 33, Township 30 North, Range 8 East of the Third Principal Meridian, as described as follows: beginning at the South East corner of Lot 13 aforesaid, thence North 10° 05' West along the West line of West Seventh Street 151.1 feet to the South line of the premises conveyed to Harry G. Hempstead and Georgia E. Hempstead by deed dated August 29, 1911, and recorded September 1, 1911 as Document 118860 in Book 536, Page 172; thence South 76° 22' West along the South line of said premises 302.5 feet; thence South 73° 24' West along the South line of said premises 234.6 feet; thence South 10° 05' East 228.96 feet to the Northerly line of Prairie Street; thence North 89° 30' East along the Northerly line of said Street 579.88 feet to the point of beginning

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situate in the City of St. Charles, County of Kane, State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The mortgagor covenants and agrees as follows: (1) to pay said indebtedness, and the interest thereon, and all fees assessed in accordance with by-laws of said Association, as herein and in said note provided; (2) to pay, prior to the first day of July in each year, all taxes and assessments against said premises, and on demand, to exhibit receipts thereof; (3) within sixty days after destruction or damage to or before all buildings or improvements on said premises caused by fire in or on demand, to or damaged; (4) that waste to said premises shall not be committed or allowed, and (5) to keep all buildings or improvements on said premises insured against loss by fire in Companies to be approved of by the holder of, and to amount equal to the value of said premises, and deliver to the holder of said indebtedness the insurance policies, so written herein, or pay taxes or assessments, or discharge or purchase any lien, or waive or discharge said premises, and all money so paid, the mortgagor agrees to repay immediately without demand, and the same, with interest thereon from the date of payment at eight percent per annum, shall be so much additional indebtedness secured hereby.

It is expressly provided and agreed that in default for the space of six months is made in the payment of the monthly installments on the principal note herein described, or any part thereof, or the interest thereon, or any part thereof, or any fees assessed by said Association, or in case of waste or non-payment of taxes or assessments levied on said premises, or breach of any of the covenants or agreements herein contained, then in such case the whole of such principal sum remaining unpaid, and the interest thereon remaining unpaid, secured by the said promissory note of the mortgage mentioned, shall thereupon, at the option of said mortgagee, its successors, assigns or attorneys, become immediately due and payable, and the mortgagor shall immediately foreclose to pay the same to the mortgagee, its successors, assigns or attorneys, and the mortgagee shall have the same time and power to sell and dispose of the same as if the same were a mortgage on real estate.

IT IS AGREED by the mortgagor that all expenses and disbursements, paid or incurred in behalf of complainant in connection with the foreclosure hereof, including reasonable solicitor's fees, outlays for documentary stamps, recorder's charges, cost of procuring or completing abstract showing the whole title to said premises any holder of any part of said indebtedness, and all fees, shall also be paid by the mortgagor. All such expenses and disbursements shall be an additional lien upon said premises, shall be treated as costs and interest in any decree that may be rendered in such foreclosure proceedings, which proceedings, whether decree of sale shall have been entered or not, shall not be dismissed by a decree or order given, until all such expenses and disbursements, and the costs of suit, including solicitor's fees, have been paid. The mortgagor waives all rights to the possession of, and income from said premises, pending such foreclosure proceedings, and until the period of redemption or charge of said premises, and agrees that upon the filing of any bill to foreclose this mortgage a Receiver shall and may at once be appointed to take possession of, and charge of said premises, and collect such income, and the same, has receivership capabilities, including repairs, insurance premiums, taxes, assessments, and his commissions, to be disbursed in accordance with the order of the Court appointing said Receiver.

Witness the hands and seals of the mortgagor this Eighth day of February, 1930.  
Jennie E. Tilton (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

Katherine M. Rockwell, a Notary Public, in and for said county, in the state aforesaid, DO HEREBY CERTIFY, That

JENNIE E. TILTON, widow, personally knew me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the rights of Homestead.

GIVEN under my hand and Notarial Seal, this 6th day of February, A. D. 1930.  
Katherine M. Rockwell (SEAL)  
Notary Public.

My Commission Expires May 31, 1932  
No. 332526 Filed for Record this 3rd day of March, A. D. 1930, at 8 o'clock A. M.  
Charles Doetschman, Recorder

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FEB 27 1969

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INDENTURE made this 12th day of January, A.D. 1969, between Theodore Snelting, of the City of Batavia, County of Kane, State of Illinois, hereinafter referred to as grantor, and Anthony C. Valenti and Diana M. Valenti, Husband and Wife, of the City of St. Charles, County of Kane, State of Illinois, hereinafter referred to as grantee, not as tenants in common but in JOINT TENANCY, with right of survivorship,

WITNESSETH:

WHEREAS, the grantor, Theodore Snelting was duly appointed Conservator of Anna Snelting, incompetent, by the Circuit Court of the Sixteenth Judicial Circuit, located in Geneva, Illinois on the 30th day of April, A.D. 1968, and has duly qualified as such conservator, and

WHEREAS, the conservator on the 23rd day of October, A.D. 1968 filed his petition in said Court for an order to sell the real estate belonging to said Anna Snelting, incompetent, and

WHEREAS, the Circuit Court for the Sixteenth Judicial Circuit has approved by order of said Court Dated the 23rd day of October, A.D. 1968 the sale of the real estate of said incompetent described as follows, to-wit:

That part of the Northeast quarter of Section 33, Township 40 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of Prairie Street and Seventh Street South in the City of St. Charles, as located by Survey of E. Roy Wells, County Surveyor, dated May 1, 1922; being also the Southeast corner of Lot 13 of Moody's Addition to St. Charles; thence South 68° 32' West along the Northerly line of the said Prairie Street, 411.89 feet for a point of beginning; thence North 68° 32' East along said Northerly line of Prairie Street 100 feet; thence North 9° 11' West 208.55 feet to the Southerly line of the premises conveyed to Harry G. Hempstead and Georgia E. Hempstead by deed dated Aug. 29, 1911 and recorded Sept. 1, 1911 as Document 118808 in Book 536, Page 172; thence Southwesterly along the Southerly line of said premises 98.5 feet; thence South 9° 11' East 217.87 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois, and

WHEREAS the grantee has complied with the terms of the decree of sale and posted the necessary bond as required,

NOW THEREFORE, this indenture witnesseth, that the grantor, in consideration of the premises and Twenty Four Thousand Five Hundred and no/100 Dollars (\$24,500.00) to him in hand paid, the receipt whereof is hereby acknowledged, does grant, bargain and sell, to the grantees, Anthony C.

2507

WARRANTY DEED  
Joint Tenancy  
Statutory (ILLINOIS)  
(Individual to Individual)

94K064197

FILED FOR RECORD  
KANE COUNTY, ILL.

94 AUG 17 AM 11:00

*Lynnda M. Quinn*  
RECORDER

0927 0224

1994  
WD

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR(S), ANTHONY C. VALENTI and DIANA M. VALENTI, his wife, a/k/a ANTHONY C. VALENT and DIANA M. VALENT, in joint tenancy,

City St. Charles County of Kane  
of the \_\_\_\_\_ of \_\_\_\_\_  
State of Illinois for and in consideration of  
TEN AND NO/100 (\$10.00) DOLLARS,  
and other good and valuable considerations \_\_\_\_\_

\_\_\_\_\_ in hand paid,  
CONVEY(S) \_\_\_\_\_ and WARRANT(S) \_\_\_\_\_ to ANTHONY C. VALENT, JR., divorced and not remarried and MARY JUNGELS,  
328 North Fifth Street, St. Charles, IL 60174  
(NAMES AND ADDRESS OF GRANTEE(S))

(The Above Space For Recorder's Use Only)

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Kane in the State of Illinois, to wit:

See attached Legal Description.

SUBJECT TO general real estate taxes accrued, but not yet payable on July 28, 1994; special assessments confirmed after May 17, 1994; building set-back lines and use or occupancy restrictions; covenants, conditions and restrictions of record provided they are not violated nor contain a reverter or the right of re-entry; zoning laws and ordinances; easements for public utilities, provided they do not underlie existing improvements except fences and portable sheds; drainage ditches, feeders, laterals and drain tile, pipe or other conduit

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.  
~~SUBJECT TO: covenants, conditions, and restrictions of record.~~

Document No.(s) \_\_\_\_\_ and to General Taxes  
for \_\_\_\_\_ and subsequent years.

Permanent Real Estate Index Number(s): 09-33-277-028  
Address(es) of Real Estate: 720 Prairie Street, St. Charles, IL 60174

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
*Anthony C. Valenti* DATED this 28th day of July 19 94  
*X a/k/a Anthony C. Valenti* (SEAL) *X Diana M. Valenti a/k/a Diana M. Valenti* (SEAL)  
Anthony C. Valenti Diana M. Valenti a/k/a Diana M. Valenti  
a/k/a Anthony C. Valenti Diana M. Valenti  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of Kane ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anthony C. Valenti a/k/a Anthony C. Valent and Diana M. Valenti a/k/a Diana M. Valent

IMPRESS  
SEAL  
HERE

personally known to me to be the same person s whose name s are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that t hey signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the

STAMPS HERE  
KANE COUNTY ILL  
REAL ESTATE TRANSFER TAX  
\$ 75.00  
Paid

2789  
KANE COUNTY ILL  
NO. 045

INSURANCE CO.  
Geneva, IL 60134

90159117/9211085  
NE 33/40/8



Chicago Title Insurance Company

2007K049324

SANDY WEGMAN  
RECORDER - KANE COUNTY, IL

RECORDED: 5/7/2007 11:49 AM  
REC FEE: 25.00 RHPFS FEE: 10.00  
PAGES: 4

**WARRANTY DEED  
ILLINOIS STATUTORY**

**INDIVIDUALS TO  
LIMITED LIABILITY COMPANY**

HMP247651

27032828

THE GRANTORS, Anthony C. Valent, Jr. and Mary P. Valent of St. Charles, County of Kane, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Prairie Development Partners, LLC of St. Charles, County of Kane, State of Illinois all interest in the following described Real Estate situated in the County of Kane in the State of Illinois, to wit:

\*E.K.A. Mary Pat Jungels, husband and wife,

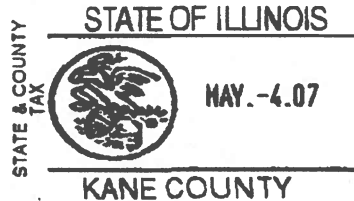
\*\* an Illinois limited liability company

SEE ATTACHED EXHIBIT "A"

**SUBJECT TO:** General real estate taxes, special assessments; building set-back lines and use or occupancy restrictions; covenants, conditions and restrictions of record; zoning laws and ordinances; easements for public utilities, provided they do not underlie the existing improvements except fences and portable sheds; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 09-33-277-028  
Address(es) of Real Estate: 720 Prairie Street, St. Charles, IL



# 0000034796	REAL ESTATE TRANSFER TAX
	0050250
	FP326704

Chicago Title Insurance Company  
1795 West State Street  
Geneva, IL 60134

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Chicago Title Insurance Company  
WARRANTY DEED  
ILLINOIS STATUTORY



2015K021524  
SANDY WEGMAN  
RECORDER - KANE COUNTY, IL

RECORDED: 4/28/2015 03:32 PM  
REC FEE: 48.00 RHSPS FEE: 9.00  
STATE TAX: 337.00 C  
COUNTY TAX: 168.50 C  
PAGES: 4

2015  
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THE GRANTOR(S), Prairie Development Partners, LLC, of the City of St. Charles, County of Kane, State of IL for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warranty to Linda M. Koenig (GRANTEE'S ADDRESS) 707 S. 2nd St. St. Charles, IL 60174 of the County of Kane, all interest in the following described Real Estate situated in the County of Kane in the State of Illinois, to wit:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 13 IN MOODY'S ADDITION TO THE TOWN OF ST. CHARLES; THENCE WESTERLY ALONG THE NORTHERLY LINE OF PRAIRIE STREET 314.34 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES L. RICH AND ALLIE RICH BY DOCUMENT 399653 FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID RICH TRACT FORMING AN ANGLE OF 82 DEGREES 02 MINUTES 53 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 119.41 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 19.19 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 187 DEGREES 57 MINUTES 07 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 46.24 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 214 DEGREES 37 MINUTES 15 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 21.17 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 129 DEGREES 15 SECONDS 06 MINUTES WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 109.25 FEET TO SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE 74.97 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

**SUBJECT TO:** Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Any confirmed special tax or assessment, General taxes for the year 2014 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

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Chg

CHICAGO TITLE INSURANCE COMPANY  
1785 W. STATE STREET  
GENEVA, ILLINOIS 60134

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WP

STATE OF ILLINOIS    )  
  ) ss  
COUNTY OF KANE     )

**Prepared by:**  
  
Jerome L Bettag, Esq.  
GRIFFIN WILLIAMS MCMAHON & WALSH LLP  
21 N. Fourth Street  
Geneva, IL 60134

**Return after recording to:**

Thomas S. Brown, Esq.  
340 St. Mihiel  
Winfield, IL 60190

**PIN: 09-33-277-061-0000**

(above space reserved for recorder's use)

**WARRANTY DEED**

The GRANTOR, ~~Linda M. Koenig n/k/a Slaten~~, a married person, having an address of 720 Prairie Street, St. Charles, Illinois 60174 ("Grantor"), for the consideration of Ten Dollars and no/100ths (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY AND WARRANT to: **Brandon M. Gerber and Amy Petrek**, husband and wife, not as tenants in common, nor as joint tenants, but as tenants by the entirety, having an address of 709 W. Ridge Road, Villa Park, Illinois 60181 ("Grantees"), the following described real estate situated in the County of Kane, in the State of Illinois, to wit:

***See Attached Exhibit "A" for Legal Description***

Common Address: 720 Prairie Street, St. Charles, Illinois 60174

***Subject only to:*** General real estate taxes for 2022 and subsequent years, not yet due or payable; Covenants, Conditions and Restrictions of record; building lines, setbacks and easements of record.

Chicago Title Insurance Co  
1795 West State Street  
Geneva, Illinois 60134