



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: *4c

Title:	Historic Preservation Commission recommendation to approve Historic Landmark Designation for 838 N. 5 th Ave., “Saxony Terrace”
Presenter:	Rachel Hitzemann

Meeting: Planning & Development Committee

Date: December 11, 2023

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

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

Joyce Cregier has nominated the property at 838 N 5th Ave. 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 Prairie style circa 1930. The current owners believe that the property was built by the Wilson Brothers, who worked with Frank Lloyd Wright on as many as 100 structures throughout the Valley in the first half of the 1900. Dellora and Lester Norris resided in this structure.

The home remains original in both the exterior and interior, with any interior improvements keeping with the prairie style architecture. The exterior brick, stucco, wood windows/doors/storms remain today.

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 838 N 5th Ave., “Saxony Terrace”.

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 10-2023

A Resolution Recommending Approval for Landmark Designation (838 N. 5th Ave. – Saxony Terrace)

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 838 N 5th Ave. 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.

In 1896, an Elgin trolley streetcar route was extended as an interurban south to St Charles and Geneva. It was later joined by an Aurora trolley route extending north through Batavia to become the Elgin, Aurora and Southern Traction Company. The company operated an interurban along the Fox River route from Carpentersville on the north to Yorkville on the south. The Fox River interurban was later merged into the Aurora, Elgin, & Chicago RR (A,E & C), and operated as The Fox River Division. The A,E & C was a high speed interurban which operated mostly upon private right-of-way, and mainly used a third rail for electrical pickup. The house is along that path.

2. Property is identified with a person who significantly contributed to the development of the community.

Carol and Gertrude Norris, parents of Lester, purchased the home from the original owners in 1924. However, they did not live in the structure, but Lester and Dellora did reside in the structure.

Dellora was the niece of Col. E. J. Baker and heir to the Texaco fortune. Along with her husband she formed the St. Charles Charities (now the Dellora A. and Lester J. Norris Foundation) in 1924 and funded multiple civic improvements throughout their lives including; the St. Charles Country Club, Arcada Theatre, Delnor Hospital, the Dellora A. Norris Cultural Arts Center, and the John B. Norris Recreation Center.

3. 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 home is built in the Prairie style. The identifying features are low pitched, hipped roof; wide overhanging eaves; two story with one story porch or wing; eaves; cornices; horizontal lines; and square porch supports.

4. 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.

The current owners believe that August and Oscar Wilson (Chicago Tribune May 18, 2008) built this home. The Wilson Brothers worked with Frank Lloyd Wright and built as many as 100 structures throughout the valley during the first half of 1900 under their own Wilson name.

5. Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.

Massive square piers to support the porch roof; horizontal decorative emphasis; small pane window glazing; broad flat chimney; contrasting wall and trim materials that emphasize the upper story; and decorative door surrounds.

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

The property is one the Norris Family Estates along North Fifth Avenue.

The landscape of the entire lot provides the proper mass, size, and space required for this structure, which should be considered as part of the overall landmark designation.

7. The property is suitable for preservation or restoration.

Yes. The home remains original both exterior and interior with any interior improvements keeping within the prairie style architecture. An interesting item is that the current ceramic tiles covering the roof which was added in 1926 still covers the original shake material when the home was constructed in 1913. Exterior brick, stucco, wood windows/doors/storms remain today.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the property known as 838 N 5th Ave. as legally described in Exhibit "A", be designated as a Landmark, and that it be referred to as the "Saxony Terrace", with a construction date of circa 1913.

Roll Call Vote:

Ayes: Malay, Kessler, Pretz, Smunt, Rice, Kramer
Nays: None
Absent: Dickerson
Abstain: None

Motion Carried.

PASSED, this 18th day of October, 2023.

Chairman

Exhibit "A"
Legal Description

THAT PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF LOT 7, DELNOR PARK ADDITION ONE, ST. CHARLES, KANE COUNTY, ILLINOIS, BEING ON THE WEST LINE OF SIXTH AVENUE NORTH; THENCE SOUTHERLY ALONG SAID WEST LINE EXTENDED 790.16 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES 27' WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER- CLOCKWISE THEREFROM 331.82 FEET TO THE EAST LINE OF FIFTH AVENUE NORTH; THENCE SOUTHERLY ALONG SAID EAST LINE FORMING AN ANGLE OF 88 DEGREES, 27' WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 66.02 FEET; THENCE SOUTHERLY ALONG SAID EAST LINE FORMING ANGLE OF 180 DEGREES 06' 10" WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM 183.74 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID EAST LINE 230 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES 15' 20" WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 295 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES 15' 20" WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 230 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREE 15' 20" WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, MEASURED COUNTER-CLOCKWISE THEREFROM, 295 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PIN #09-27-253-006

11/27

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 06 2023
City of St. Charles
Community Development

1. Property Information:	Parcel Number(s): 09-27-253-006	
	Property Name (Historic or common name of the property): SAXONY TERRACE	
	Property Site Address 838 N. 5TH AVENUE ST. CHARLES, IL 60174	
2. Record Owner:	Name JOYCE CREGIER	Phone 630-212-7933
	Address	Email JOYCECREGIER@ATT.NET
3. Applicant (if different from record owner):	Name	Phone
	Address	Email

4. Legal Description of Property: The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary).

SEE ATTACHED

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

2)

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 20th Century Modern
 21st Century Modern

"A FIELD GUIDE TO AMERICAN HOUSES" PAGES 438++

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

Other Architecture:

3.

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	YES	BRICK	
Door(s)	YES	WOOD	
Exterior Walls	YES	BRICK STUCCO	
Foundation	YES	BRICK CEMENT	
Roof UNDER: SHAKE OVER: CERAMIC TILE	YES	UNDER SHAKE VISIBLE CERAMIC TILE 1926	
Trim	YES	WOOD	
Window (s) STOEMS	YES	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:				

4.)

III. Significance of Property:

Please indicate source of documentation, if available.

- a) Original Owner: CHARLES JACOB SCHMIDT
- b) Architect/ Builder: UNKNOWN
- c) Significant Person(s): NORRIS FAMILY & CREGIER FAMILY
- d) Significant Dates (i.e., construction dates): 1913

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:

NORTH EASTERN EXPANSION OF CITY.

- 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:

NORRIS FAMILY

- 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:

PRAIRIE STYLE ARCHITECTURE
WILSON BROTHERS CONSTRUCTION

- 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:

FRANK LOYD WRIGHT / WILSON BROTHERS

5.)

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:

NORRIS FAMILY ESTATES ALONG NORTH
FIFTH AVENUE

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:

6)

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 LEGAL DESCRIPTION*
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:

Verna Cepier *8-15-23*

Owner Date

838 N. 5th Avenue – Description

“Saxony Terrace”, built near the end of 1913 for Charles and Lillie Schmidt, is a fine example of the Prairie Style Architecture (A Field Guide to American Houses – pages 438++) influenced by Frank Lloyd Wright and others. The current owners believe that August and Oscar Wilson (Chicago Tribune May 18, 2008) built this home. The Wilson Brothers worked with Wright and built as many as 100 structures throughout the valley during the first half of 1900 under their own Wilson name.

The home remains original both exterior and interior with any interior improvements keeping within the prairie style architecture. An interesting item is that the current ceramic tiles covering the roof which was added in 1926 still covers the original shake material when the home was constructed in 1913. Exterior brick, stucco, wood windows/doors/storms remain today. Carol and Gertrude Norris (parents of Lester) purchased the home from the Schmidt’s in 1924 however they did not live in this structure. However, Lester and Dellora did reside in this structure.

Today, Joyce Cregier (remember the Early Modern – auto driven growth of the city west of Third Street and south of Prairie Street in the 1920’s-30’s was the Cregier Addition is the current owner for 47 years. She has been an excellent caretaker for this site.

The criteria used is as follows:

#1 Property has character, interest, or value which is part of the development of the community. In the early portion of the 20th century, Route 25 or 5th Avenue was a spur for the Chicago Aurora and Elgin Railroad. This was an electric rail line which was known as a first-class operation providing high speed service to Chicago. This rail line ran down this very prominent, brick paved street in the City

of St. Charles. When this home was built electricity was put on entry columns at a time when electricity was in its very early stages and common homes still had not installed this feature. Today 5th Avenue is still a main entry point into the city where this home sits proudly. By 1924 the motor car would have been entering the property to the amazement and curiosity of the public.

#3 Property is identified with a person who significantly contributed to the development of the community.

#4 Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, or use of indigenous materials. The identifying features are low pitched, hipped roof; wide overhanging eaves; two story with one story porch or wing; eaves; cornices; horizontal lines; and square porch supports.

#5 Property is identified with the work of a master builder, designer whose work has influenced the development of the area, the county, the state, and the nation. While no proof has surfaced yet, the owners believe the Wilson Brothers built this home.

#6 Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance. Massive square piers to support the porch roof; horizontal decorative emphasis; small pane window glazing; broad flat chimney; contrasting wall and trim materials that emphasize the upper story; and decorative door surrounds.

#8 Property has a unique location of physical characteristics that make it a familiar visual feature. The landscape provides the proper mass, size, and space required for this structure, which should be considered as part of the overall landmark designation.

#10 Property is suitable for preservation.

9.)

838 N. 5th Avenue – Ownership

09-27-253-006

40/27/8 NE

All support documents located at Kane County Recorder office

- 1851 WD Ira Minard to Bela Hunt
- 1913 WD Frank and Barret Hunt to Lillie Schmidt
- 1924 WD Lillie Schmidt to Carroll and Gertrude Norris (Lester's parents)
- 1970 Trust Lester and Dellora Norris (for the purpose of selling)
- 1972 WD T-188 Trust to Robert and Lucille Cerny
- 1976 WD Robert and Lucille Cerny to Fred and Joyce Cregier

193291
②

QUIT-CLAIM DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

FILED FOR RECORD
KANE COUNTY, ILL.

1367423

1976 JUN 21 PM 12:45

This instrument was
Prepared by:
Fawell, James & Brooks
Attorneys at Law
by: A.L. Viazny III
101 N. Washington St.
Naperville, Ill. 60549

1976

Eleanor E. Jurgens
(The Above Space For Recorder's Use Only)
RECORDER OF DEEDS

THE GRANTOR s, ROBERT KAUS and ROBERTA KAUS, his wife

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

for the consideration of Ten and No/100 DOLLARS.
and other good and valuable consideration in hand paid.

CONVEY and QUIT CLAIM to FRED CREGIER and JOYCE A. CREGIER, his wife

of the _____ of _____ County of _____ State of _____

not in Tenancy in Common, but in JOINT TENANCY, 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 27, Township 40 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of Lot 7, Delnor Park Addition One, St. Charles, Kane County, Illinois, being on the West line of Sixth Avenue North; thence Southerly along said West line extended 790.16 feet; thence Westerly along a line forming an angle of 88° 27' with the last described course, measured counter-clockwise therefrom, 331.82 feet to the East line of Fifth Avenue North; thence Southerly along said East line forming an angle of 88° 27' with the last described course, measured clockwise therefrom, 66.02 feet; thence Southerly along said East line forming angle of 180° 06' 10" with the last described course, measured counter-clockwise therefrom 183.74 feet for the point of beginning; thence continuing Southerly along said East line 230 feet; thence Easterly along a line forming an angle of 88° 15' 20" with the prolongation of the last described course, measured counter-clockwise therefrom, 295 feet; thence Northerly along a line forming an angle of 88° 15' 20" with the last described course, measured clockwise therefrom, 230 feet; thence Westerly along a line forming an angle of 88° 15' 20" with the prolongation of the last

described course, measured counter-clockwise therefrom, 295 feet to the point of beginning; in the City of St. Charles, Kane County, Illinois.

1367423 - 3

LEGAK

Unofficial Copy

Streetcar Neighborhood Development in St. Charles

A **streetcar suburb** is a residential community whose growth and development was strongly shaped by the use of **streetcar** lines as a primary means of transportation.¹

Historically St. Charles and the neighboring communities along the Fox River developed as mill towns. Early Steam R.R. lines connected Chicago with the self-contained rail-stop cities of Elgin and Aurora. The first Railroad Suburbs developed along these routes.²

The Town of St. Charles at Mid-19th Century was platted circa 1837, and a dam was constructed to harness water power for industry. Moving forward, water powered industries continued to develop and mature in the downtown. Factories located away from water power often used coal-fired, steam boilers to provide the power to operate machinery.

During this mill and factory town development, horse drawn commercial transportation was prevalent, but horse & buggy use for personal transportation was limited to wealthier citizens. Many of the working-class, factory workers commuted to downtown jobs by walking. The early residential neighborhoods were limited in size due to walking distance to the industrial downtown and to the steam railway stations.

Working Class residential neighborhoods were dominated by smaller detached houses sited on narrow lots. Larger lots with corresponding spacious houses tended to develop along the outer boundaries of the city neighborhoods, along the main streets, or in the outlying township. The more affluent owners could own or hire horse drawn vehicles for private transport thus negating the need to walk.

The Late-19th Century, 1890's growth spurt in St. Charles coincides with the development of the Streetcar Suburbs. "The introduction of the first electric-powered streetcar system in Richmond, Virginia, in 1887 by Frank J. Sprague, ushered in a new period of suburbanization. The electric streetcar, or trolley, allowed people to travel in 10 minutes as far they could walk in 30 minutes. It was quickly adopted in cities from Boston to Los Angeles. By 1902, 22,000 miles of streetcar tracks served American cities; from 1890 to 1907, this distance increased from 5,783 to 34,404 miles." "By 1890, streetcar lines began to foster a tremendous expansion of suburban growth in cities of all sizes. In older cities, electric streetcars quickly replaced horse-drawn cars, making it possible to extend transportation lines outward and greatly expanding the availability of land for residential development. Growth occurred first in outlying rural villages that were now interconnected by streetcar lines, and, second, along the new residential corridors created along the streetcar routes."³

In 1896, an Elgin trolley streetcar route was extended as an interurban south to St Charles and Geneva. It was later joined by an Aurora trolley route extending north through Batavia to become the Elgin, Aurora and Southern Traction Company. The company operated an interurban along the Fox River route from Carpentersville on the north to Yorkville on the south. The Fox River interurban was later merged into the Aurora, Elgin, & Chicago RR (A,E & C), and operated as The Fox River Division. The A,E & C was a high speed interurban which operated mostly upon private right-of-way, and mainly used a third rail for electrical pickup. After WW I,

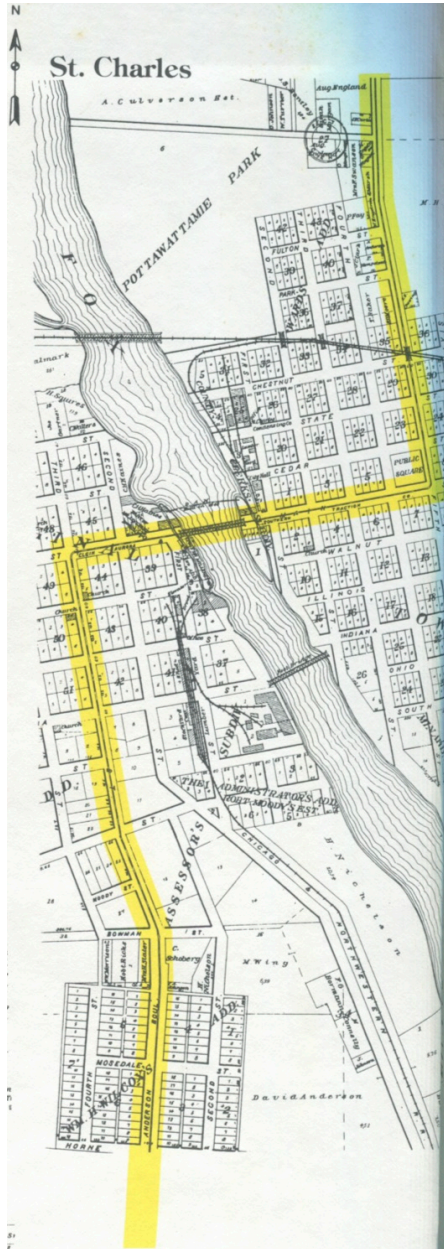
¹ Wikipedia, https://en.wikipedia.org/wiki/Streetcar_suburb

² A Field Guide to American Houses, Virginia McAlester, Knopf, New York, 2013, p.64

³ https://www.livingplaces.com/Streetcar_Suburbs.html

Streetcar Neighborhood Development in St. Charles

the Fox River Lines were split off as the Aurora, Elgin & Fox River Electric, and operated as an independent interurban until 3-31-1935.⁴ The Chicago, Aurora & Elgin RR operated on the Geneva-St. Charles route until 10-31-1937. The electric interurban allowed the working commuter to buy a home farther from downtown St. Charles, within walking distance of the streetcar route.



In the growing City of St. Charles, the 4 decades from 1890 to 1930 became a dominant era of new home construction. South of downtown, new neighborhoods within The Moody's and Wilcox's Additions developed a few blocks to each side along the streetcar route. The Wilcox's Addition is the best example of a streetcar neighborhood where new houses infill into the narrow lots fronting the streetcar line, and carriage barns or garages are accessed via alleys.⁵ More infill construction occurred in the Moody's Addition, west of 3rd Street and up hill to 7th St.

The prevalent and popular architectural styles of this time period were Queen Ann, Colonial Revival, National/Homestead, Craftsman, and Prairie. The prevalent early 20th Century house types and forms were Bungalow, Foursquare, Gable Front, and Catalog/Plan-book.

Even though efficient, electric transportation was within a 10 minute walk, some residents dabbled with the early automobile for personal transport, and constructed small garages to house the family car. Henry Ford's revolutionary mass production of the Model T allowed the middle-class affordable automobile ownership. By the 1920's, the ownership and use of the private automobile, along with extensive paving of streets and county roads, allowed people to live further from the downtown without the need for public transportation. Ridership on electric streetcars began to decline with the rise of the Early Automobile Neighborhood.⁶

Streetcar Neighborhood Development in St. Charles was researched and authored by Dr. Steven W. Smunt, St. Charles, IL. , 02/28/2022

⁴ Aurora-Elgin Area Street Cars & Interurbans, V.1, Fox River Division, Hopkins Stolp Peffers, American Slide-Chart Corp, Wheaton IL,1993, p.7-8

⁵Aurora-Elgin Area Street Cars & Interurbans, V.1, Fox River Division, Hopkins Stolp Peffers, American Slide-Chart Corp, Wheaton IL,1993, p. inside front cover map

⁶A Field Guide to American Houses, Virginia McAlester, Knopf, New York, 2013, p.67-68

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 438+x

VIRGINIA & LEE MCALESTER

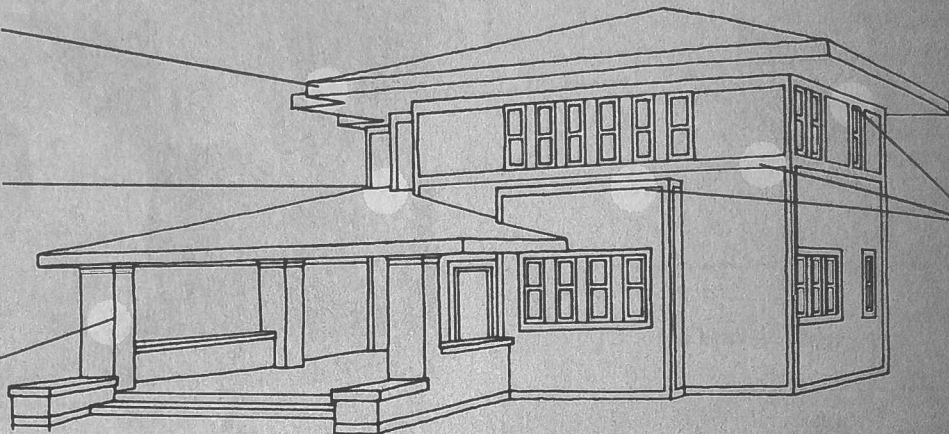
(12)

low-pitched roof with widely overhanging eaves

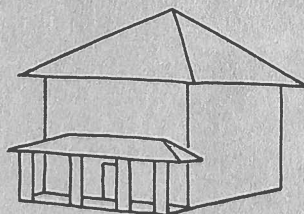
two stories with one-story porches or wings

massive square porch supports

detail emphasizing horizontal lines

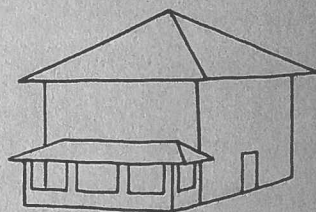


HIPPED ROOF, SYMMETRICAL, WITH FRONT ENTRY



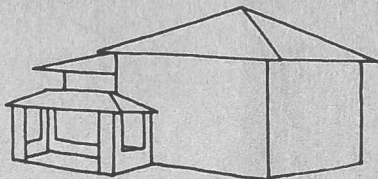
pages 444-5

HIPPED ROOF, SYMMETRICAL, NO FRONT ENTRY



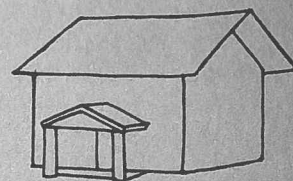
pages 446-7

HIPPED ROOF, ASYMMETRICAL



pages 448-9

GABLED ROOF



pages 450-1

PRINCIPAL SUBTYPES

(3)

ECLECTIC HOUSES

Prairie

1900-1920

IDENTIFYING FEATURES

Low-pitched roof, usually hipped, with widely overhanging eaves; two stories, with one-story wings or porches; eaves, cornices, and facade detailing emphasizing horizontal lines; often with massive, square porch supports.

PRINCIPAL SUBTYPES

Four principal subtypes can be distinguished:

HIPPED ROOF, SYMMETRICAL, WITH FRONT ENTRY—This subtype, which is sometimes called the Prairie Box or American Foursquare, has a simple square or rectangular plan, low-pitched hipped roof, and symmetrical facade. One-story wings, porches, or carports are clearly subordinate to the principal two-story mass. The entrance, which may be centered or off-center, is a conspicuous focal point of the facade. This was the earliest Prairie form and developed into the most common vernacular version. In vernacular examples, hipped dormers are common, as are full-width, single-story front porches and double-hung sash windows. Many show Mission or Italian Renaissance secondary details, such as tiled roofs or cornice-line brackets.

HIPPED ROOF, SYMMETRICAL, NO FRONT ENTRY—Similar to the type just described but with inconspicuous entrances and facades dominated by horizontal rows of casement windows having sharply defined vertical detailing. This is a favorite form for smaller, architect-designed Prairie houses and also for those built on narrow urban lots.

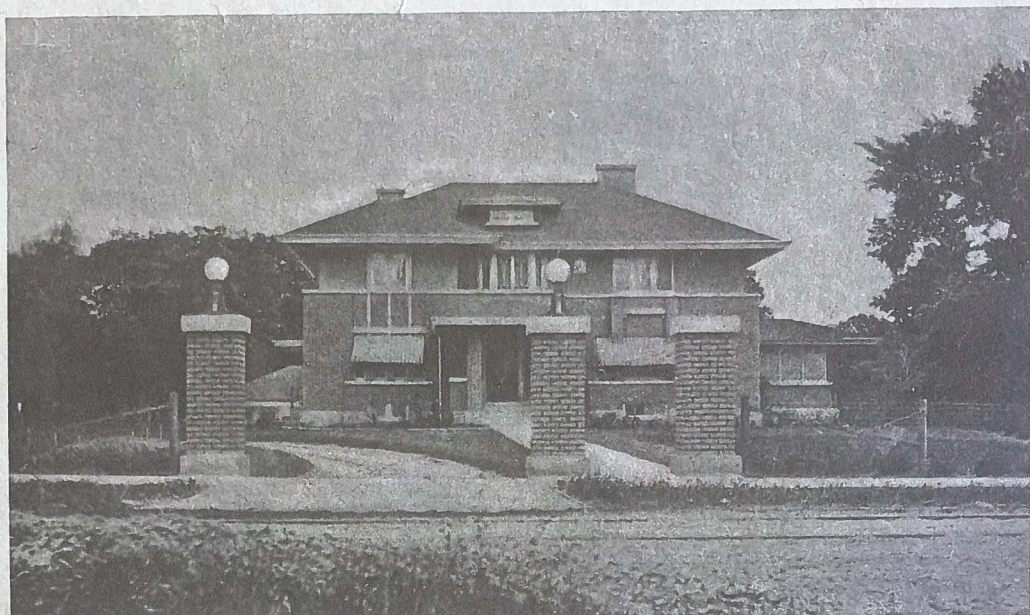
HIPPED ROOF, ASYMMETRICAL—Most high-style examples are of this form. Typically a single two- or three-story, hipped-roof mass is contrasted with equally dominant, but lower, wings, porches, or carports with hipped roofs. The front entrance is usually inconspicuous, the facade being dominated by horizontal rows of casement windows having sharply defined vertical detailing. Many variations occur, but in all cases the facade is asymmetrical; most have masonry walls.

GABLED ROOF—In this subtype, gables replace the more typical hipped roofs. High-style examples typically have both front-facing and side gables, each with exaggerated eave overhangs. In some, the gables have swept-back profiles with the peaks projecting beyond the lower edges. The pitch of the roof edges may also be flattened to give a pagoda-like effect. Vernacular examples usually have simple front- or side-gabled roofs. Tudor secondary influences are common, particularly false half-timbering in gables.

detail emphasizing horizontal lines

(14)

1914

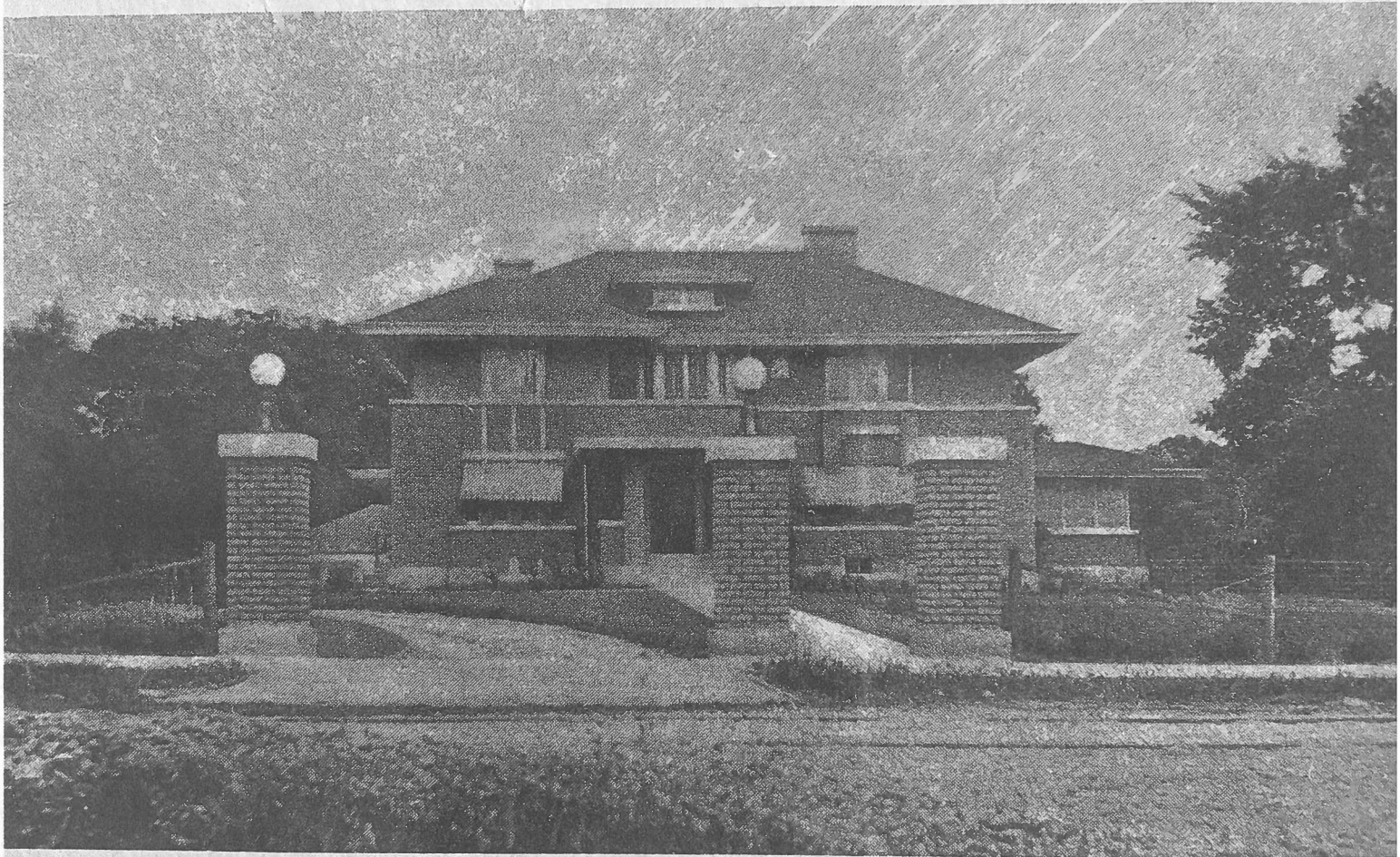


May your Christmas Season be
a bright and happy one and may
the coming year be filled with the highest
joys of life is the sincerest wish of
Mr. and Mrs. Charles Jacob Schmidt
Luxury Terrace
Saint Charles, Illinois

(5.)

May your Christmas Season be
a bright and happy one and may
the coming year be filled with the highest
joys of life is the sincerest wish of
Mr. and Mrs. Charles Jacob Schmidt
Saxony Terrace
Saint Charles, Illinois

(16)



11

2

3

Built to Last

By Annemarie Mannion and TRIBUNE REPORTER
Chicago Tribune

Published: May 18, 2008 at 12:00 am

August and Oscar Wilson -- not Owen and Luke -- are names with cachet in west suburban Geneva.

Unlike the Wilson Brothers of film fame, the duo from Geneva merely built houses and commercial structures in the first half of the 20th Century that are still lauded for their quality today.

Living in a house that the brothers built is a point of pride in this city where approximately 70 of the structures still stand.

The Wilson Brothers built about 100 structures overall, some as far away as Wisconsin (where they built a creamery), according to Liz Safanda, director of Preservation Partners of the Fox Valley.

"People are still proud to say they live in a Wilson Brothers house," said David Oberg, director of the Geneva History Center.

Ask Betty Watanabe and her husband, Peter Barickman. Two years ago, they moved into a house built by Oscar Wilson for himself, his wife and six children in 1912.

Watanabe calls it "a Bungalloyd," showing the Wilsons' heavy influence by architect Frank Lloyd Wright. "It's done in the Arts and Crafts style."

She points to its charms -- ornate wood trim and a first-floor room with a concrete floor dubbed the "canary room" because Wilson kept the colorful birds.

Wide eaves, long and narrow windows, interior wood trim and glass bookcases common to Wilson houses further show the influence of Wright.

Another element borrowed from Wright, an internal gutter system, has not met Watanabe's fancy.

"The internal gutters are famous for not working well and leaking," she said.

That quirk aside, the Wilsons "have a reputation for being great builders," said Safanda.

18.)
The Wilsons were immigrants from Sweden. August, the elder of the two, came in 1893 to Chicago to work in the Swedish Pavilion at the World's Columbian Exposition. Oscar followed six years later and joined August in the building business in 1903.

According to the Geneva history center, the Wilsons worked for approximately 40 years and built many of Geneva's older buildings including many Craftsman-style bungalows, Foursquare and Colonial-style homes, as well as larger houses on the south side.

Two of the brothers' homes were designed by Wright: the Hoyt House on Fifth Street in Geneva and the Gridley-Snow house on Batavia Avenue in Batavia. The Wilsons also built the Avery Coonley House in Riverside (this sentence as published has been corrected in this text).

In a house so built to last "every piece of woodwork has been redone," Watanabe said, pointing to the Douglas fir floor boards that you just don't find in contemporary construction.

"They go the length of the room. You just don't see them anymore. And the attention to detail, you don't see that anymore," she said.

The family also has replaced those Wright-inspired leaky gutters, gutted a bathroom to make it part of a master suite and added another bathroom.

"We stumbled into it," said Watanabe of the finding the house after living in a contemporary home in a golf-course community.

"It's been an expensive experience and an interesting lifestyle change. We call ourselves urban suburbanites."

And just as Oscar Wilson did, they call the room where he kept his birds the "canary room," which is still complete with a bird cage.

"We're trying to be good stewards and take care of the house so it will be here another 100 years," Watanabe said.

The Wright way

The Wilson Brothers built these structures for architect Frank Lloyd Wright:

Hoyt House: 1906, Prairie-style at 318 S. Fifth St. in Geneva

Joshel House: 1916, Brick Foursquare with Prairie influences at 127 S. Second St. in Geneva

(19)

Avery Coonley House: 1907-08, Prairie-style at 281 Bloomingbank Rd. in Riverside

Riverbank: 1907, Farmhouse at 1511 Batavia St. in Geneva

OTHER WILSON STRUCTURES INCLUDE:

August Wilson House: 1907, Foursquare style at 202 N. Fourth St. in Geneva

Henry Bond Fargo House: 1898-1900, Mission style at 316 Elizabeth Pl. in Geneva

20.
1851

This Indenture, Made this First day day of September in the year of our Lord One Thousand Eight Hundred and ~~ninety~~ Eighty Four BETWEEN Ira Minard

of the Town of St Charles, Kane Co Ill & Sarah Minard by Winfield F. Osgood Conservator party of the first part, and Bela J. Hunt also of the Town of St Charles, Kane County aforesaid party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Six Hundred and Thirty One Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, and the said party of the second part forever released and discharged therefrom, has granted, bargained, sold, remised, released, conveyed, aliened and confirmed, and by these presents do grant, bargain, sell, remise, release, convey, alien and confirm unto the said party of the second part, and to his heirs and assigns FOREVER, all the following described lot, piece or parcel of land, situate in the County of Kane and State of Illinois, and known and described as follows, to-wit:

Being part of the North East quarter of Section No. 27 in Town 40 North Range 8 East 3rd principal meridian, and bounded as follows viz: Commencing at a stake having North 11° West 6 chains 81 links and North 13 chains 63 links from a point in the center of the road South 79° West and 45 links from the North West corner of Block 36 as laid down and recorded in the Town plat of St Charles on the East side of St. Peter's running thence South 88° East 20 chains 33 links to Mahlon Minard's West line thence North 1° West 6 chains 23 links, thence North 78° West 20 chains 24 links to the center of the Road leading to Elgin, thence South down said Road 6 chains 23 links to the place of beginning, containing 12.63/100 acres to the same more or less.

and especially under the Act entitled "An Act to Exempt Homesteads from sale on execution," passed by the General Assembly of the State of Illinois, A. D. 1851 and approved February 11, A. D. 1851, and an Act entitled "An Act to amend an Act entitled, 'An Act to Exempt Homesteads from sale on execution.'" passed by said Assembly A. D. 1 - A. D. 1857

TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part

his heirs and assigns FOREVER. And the said Ira Minard party of the first part, for himself his heirs, executors and administrators, do covenant, grant, bargain and agree, to and with the said party of the second part, his heirs and assigns, that at the time of the ensembling and delivery of these presents, that he is well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in law, in fee simple, and has a good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances, of what kind or nature soever; and the above bargained premises, in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every other person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

Ira Minard And the said party of the first part hereby expressly waive, and releases any and all right, benefit, privilege, advantage and exemption, under or by virtue of any and all Statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise, as above IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

(Revenue \$1.00)

Ira Minard
Sarah Minard
By Winfield F. Osgood
Conservator



1913
WJ
564/229

217

229
229

This Indenture Witnesseth, That the Grantor -- Frank B. Hunt and Berret Hunt, his wife,

of the City of St. Charles ~~in~~ County of ~~Kane~~ and State of Illinois
for and in consideration of the sum of Fifty Two Hundred and Fifty (\$5250.00) DOLLARS,
in hand paid, CONVEY and WARRANT to

Lillie G. Schmidt

of the City of Elgin County of ~~Kane~~ and State of Illinois
the following described Real Estate, to-wit:

Part of the Northeast quarter of Section 27, Township forty North Range 6 East of the Third P.M. bounded as follows, to-wit: Commencing at a stake bearing North eleven degrees West, six chains and eighty one links, and North thirteen chains and sixty three links from a point in the centre of the road, South seventy nine degrees West, and forty five links from the Northwest corner of Block 36 as laid down and recorded in the Town Plat of St. Charles, on the East side of Fox River, running thence South, eighty eight degrees East, twenty chains and thirty three links, to the West line of the premises formerly owned by Emlor Minard, thence North one degree West, six chains and twenty three links, thence North eighty eight degrees West, twenty chains and twenty four links, to the centre of the road leading to Elgin, thence South down said road, six chains and twenty three links to the place of beginning, containing twelve and 63/100 acres more or less.
Also the following described premises, to-wit: Commencing at the Southeast corner of premises formerly owned by George W. Aldrich, which point bears West sixteen chains and seven links, and South, one degree East, eighteen chains and twenty eight links from the Northeast corner of Section 27 aforesaid running thence North eighty eight degrees East, twenty chains and eighty eight links, thence South one degree West, twelve chains and twenty two links, thence South eight degrees East, ten chains and four links to the West line of premises formerly owned by Emlor Minard, thence North 2 degrees East, twelve chains and twenty two links to the place of beginning, containing twelve acres, more or less. All in the Township of St. Charles, Kane County, Illinois, situated in the City of St. Charles,

under and by virtue of the Homestead Exemption Laws of the State of Illinois, hereby releasing and waiving all rights

Dated this 26th day of June A. D. 1913.

Signed, Sealed and Delivered in the Presence of

Frank B. Hunt
Berret Hunt



STATE OF ILLINOIS } ss I, Frank C. Hunt a Notary Public
County of Kane }
in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That

Frank C. Hunt
Notary Public
St. Charles
Kane Co. Ill.

Frank B. Hunt and Berret Hunt, his wife, who are,

personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal, this 9th day of July A. D. 1913.

Frank C. Hunt,
Notary Public

My commission expires Oct. 28, 1916.

No 132800 filed for record this 12th day of July A. D. 1913 at 9 o'clock A.M.
Frank E. George Recorder
S.G.

1924

27

WARRANTY DEED-JOINT TENANCY

The Grantor, Lillie G. Schmidt, a widow,

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

FOR AND IN CONSIDERATION of Ten Dollars and other good and valuable considerations in hand paid, CONVEY - and WARRANT - to Carroll W. Norris and Gertrude M. Norris, being husband and wife,

732 / 327

of the City of St. Charles, County of Kane and State of Illinois, as JOINT TENANTS, but not as tenants in common, the following described Real Estate, to-wit:

Part of the north East quarter of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the North West corner of Block 36 of the Original Town of St. Charles, thence South 79° West 45 links to the center of Fifth Avenue; thence North 11° west along the center of said Fifth Avenue 6.81 chains, thence North along the center of said Avenue 13.63 chains to the North line if extended Westerly, of premises conveyed by Margaret Crawford to Dellora A. Norris, for a point of beginning, thence South 88° East 325 feet, thence North 1° West parallel to the center of said Street 215 feet, thence North 88° West 325 feet to the center of Fifth Avenue, thence southerly along the center of said Avenue 215 feet to the point of beginning.

City of St. Charles, situated 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.

TO HAVE AND TO HOLD the above premises, granted unto the said parties of the second part forever, not in tenancy in common, but in joint tenancy

Subject to all taxes and special assessments.

452 29.7

DATED, this Second day of April A. D. 1924.

Lillie G. Schmidt. [SEAL]

6-81 449.46

[SEAL]

[SEAL]

[SEAL]

Revenue \$16.50

STATE OF ILLINOIS, } Public, Charles L. Hunt, a Notary in and for said county, in the state aforesaid. DO HEREBY CERTIFY that

zh.

- Identify
- D
- Reports
- Print
- Clear
- FullScreen
- About
- Help
- Layers

Kane County Illinois (8/3/2023)

1939



1939Aerials

XMin: 990358.74 YMin: 1912610.10 XMax: 992908.50 YMax: 1914475.13 (1689) Developed by GIS-Technologies

24.)

- Identify
- D**
- Reports
- Print
- Clear
- FullScreen
- About
- Help
- Layers

Kane County Illinois (8/3/2023)

1956



PinList

- Acreage Widget
- SubRealign Widget
- Change Widget
- Oblique Widget
- PinList Widget

Pin Name

2025 Pictometry 0927253006

Tax Parcel Information (2)

Parcel	09-27-253-00 (0927253006)
Construx/Ag	Active / N
Owner	JOHNSON, FRANK PIER TRUST & CREGIER JC A TRUST
Township	ST CHARLES
UseCode	0040 Resider Improved Lot
TaxCode	SC005
Acres/SqFt	1.56 / 67,953 (deed acreag
Acreage	1.56 / 67,953 (measured acreage)
Document	2001K110704 10/23/2001
Legal	
CountyBoard	12 Bill Rot
Municipality	Saint
CensusTract	852005
Permanent Address (GI	
Address	838 N 5TH A'
City	SAINT CHAR IL 60174-122
Mailing Address (Tax Rec	
Address1	% JOHNSON FRANK PIER TRUSTEE
Address2	838 N FIFTH
City	ST CHARLES 60174

1956Aerials

X: 992320.6066530987 Y: 1914446.7145925944 Lat: 41.922772 Lng: -88.303683
 XMIn: 990589.48 YMin: 1913008.19 XMMax: 992718.50 YMax: 1914565.47 (1410)
 Developed by GIS-Technologies

1970 Trust 188 2593/499

25

Deed in Trust - Quit Claim

THIS INDENTURE WITNESSETH that the Grantors **LESTER JAMES NORRIS and DELLORA A. NORRIS**, his wife,

of the County of **Kane** and State of **Illinois**, for and in

consideration of **Ten and no/100 (\$10.00)** Dollars, and other good and valuable considerations ~~STATED IN~~ **CONVEY AND QUIT CLAIM** unto **STATE BANK OF ST. CHARLES**, an Illinois corporation organized as a banking association with trust powers, of **St. Charles, Illinois**, as trustee under the provisions of a trust agreement dated the **15th** day of **January 19 70**, known as **Trust Number T-188**, the ~~trust agreement~~

~~located in the County of~~ **real estate in the county of Kane and State of Illinois which is legally described on Exhibit A attached hereto and hereby incorporated and made a part of this deed by this reference.**

JUN 26 1970

1167208

The Grantee's address is **One East Main Street, St. Charles, Illinois.**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor S hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S aforesaid have hereunto set their hand S and seal S this 26th day of _____

JUNE 19 70

Dellora A. Norris (REAL)

Lester James Norris

1221709 APR 3 1972

160544

1972

This Indenture, made this 6th day of March, 1972

between STATE BANK OF ST. CHARLES, an Illinois corporation duly organized and existing as a banking association with trust powers, of St. Charles, Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said banking association in pursuance of a certain Trust Agreement, dated the 15th day of January, 1970, and known as Trust Number T-188, party of the first part, and ROBERT CERNY and LUCILLE E. CERNY, husband and wife, of St. Charles, Illinois, party of the second part, not in Tenancy in Common but in **JOINT TENANCY**.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN and no/100 (\$10.00)

----- Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part,

Robert Cerny and Lucille E. Cerny, not in Tenancy in Common but in JOINT TENANCY,

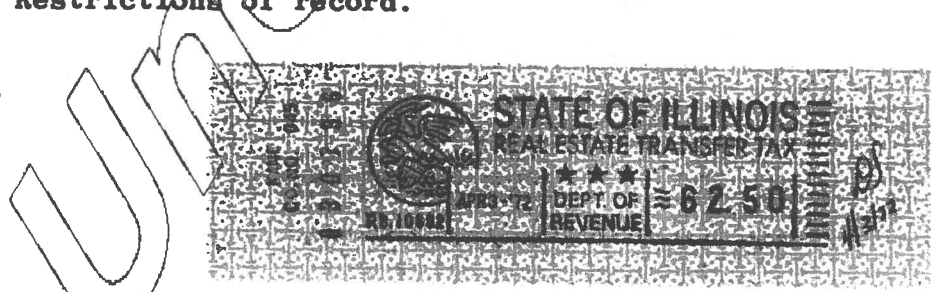
the following described real estate, situated in Kane County, Illinois, to-wit:

That part of the Northeast Quarter of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of Lot 7, DeLor Park Addition One, St. Charles, Kane County, Illinois, being on the West line of Sixth Avenue North; thence Southerly along said West line extended 790.16 feet; thence Westerly along a line forming an angle of 88° 27' with the last described course (measured counter-clockwise therefrom) 331.82 feet to the East line of Fifth Avenue North; thence Southerly along said East line forming an angle of 88° 27' with the last described course (measured clockwise therefrom) 66.02 feet; thence Southerly along said East line forming an angle of 180° 06' 10" with the last described course (measured counter-clockwise therefrom) 183.74 feet for the point of beginning; thence continuing Southerly along said East line 230.0 feet; thence Easterly along a line forming an angle of 88° 15' 20" with the prolongation of the last described course (measured counter-clockwise therefrom) 295.0 feet; thence Northerly along a line forming an angle of 88° 15' 20" with the last described course (measured clockwise therefrom) 230.0 feet; thence Westerly along a line forming an angle of 88° 15' 20" with the prolongation of the last described course (measured counter-clockwise therefrom) 295.0 feet to the point of beginning, in the City St. Charles, Kane County, Illinois.

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

This conveyance subject to: (1) General taxes for the year 1971 and subsequent years; (2) Zoning and building laws; and (3) Covenants, Easements and Restrictions of record.



This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to the following: liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its _____ President and attested by its _____, the day and year first above written.

1171825

WARRANTY DEED

1367422

1976 JUN 21 PM 12:45

Joint Tenancy Illinois Statutory

(Individual to Individual)

Eileen E. Jung
RECORDER OF DEEDS

(The Above Space For Recorder's Use Only)

1976

THE GRANTOR ROBERT CERNY and LUCILLE E. CERNY, his wife

of the City of Tucson County of Pima State of Arizona

for and in consideration of TEN AND NO DOLLARS
and other good and valuable consideration

CONVEY and WARRANT to FRED CREGIER and JOYCE A. CREGIER,
his wife,

of the City of Geneva County of Kane State of Illinois

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:

That part of the Northeast quarter of Section 27, Township 40 North,
Range 8 East of the Third Principal Meridian, described as follows:
Commencing at the Southeast corner of Lot 7, Delnor Park Addition
One, St. Charles, Kane County, Illinois, being on the West line of
Sixth Avenue North; thence Southerly along said West line extended
790.16 feet; thence Westerly along a line forming an angle of 88°
27' with the last described course, measured counter-clockwise therefrom,
331.82 feet to the East line of Fifth Avenue North; thence Southerly
along said East line forming an angle of 88° 27' with the last
described course, measured clockwise therefrom, 66.02 feet; thence
Southerly along said East line forming angle of 180° 06' 10" with the
last described course, measured counter-clockwise therefrom 183.74
feet for the point of beginning; thence continuing Southerly along
said East line 230 feet; thence Easterly along a line forming an angle
of 88° 15' 20" with the prolongation of the last described course,
measured counter-clockwise therefrom, 295 feet; thence Northerly along
a line forming an angle of 88° 15' 20" with the last described course,
measured clockwise therefrom, 230 feet; thence Westerly along a line
forming an angle of 88° 15' 20" with the prolongation of the last
described course, measured counter-clockwise therefrom, 295 feet
to the point of beginning; in the City of St. Charles, Kane County,
Illinois.

1367422-2

Unofficial Copy