

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4e

Title:

Historic Preservation Commission recommendation to approve Historic Landmark Designation for 201 Cedar Ave., “Thomas H. Collins House”

Presenter:

Rachel Hitzemann

Meeting: Planning &amp; Development Committee

Date: December 12, 2022

Proposed Cost: N/A

Budgeted Amount: N/A

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

Karen Lando has nominated her property at 201 Cedar Ave. for Landmark status.

In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the landmark nomination on 12/7/2022. The Commission recommended approval of the nomination by a vote of 7-0, based on the criteria listed in the attached resolution.

The house was built in the National style in 1852. The home was commissioned by John Stone, on property owned by Ira and Sarah Minard. Thomas H. Collins and his family were the first official occupants of the home, as John Stone never moved in. The structure was built with Limestone foundation and walls, which was popular at the time due to a nearby quarry. The building anchors the Century Corners shopping district, which is a valuable historic part of the City’s downtown.

Because the property is located in the Historic District, a Certificate of Appropriateness from the Historic Preservation Commission is 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. This designation would raise the significance status of the property within the district.

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

Historic Commission Resolution, Landmark Nomination

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

Historic Preservation Commission recommendation to approve a Historic Landmark Designation for 201 Cedar Ave., “Thomas H. Collins House”.

## **City of St. Charles, Illinois**

### **Historic Preservation Commission Resolution No. 6-2022**

#### **A Resolution Recommending Approval for Landmark Designation (201 Cedar Ave. – Thomas H. Collins House)**

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 201 Cedar 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.**  
The house is located within the original City footprint, in the area known as Century Corners Shopping District.
- 2. The property is identified with a person who significantly contributed to the development of the community.**  
Ira and Sarah Minard, who were early City residents and owned lots of land in the City's early years, maintained ownership of this land for 12 years after the structure on it was built.
- 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 structure is built in the National Style with Limestone Construction. Limestone was commonly used during this period as there was a quarry nearby.
- 4. Property has unique location or physical characteristics that make it a familiar visual feature.**  
Structure is an anchor of the Century Corners Shopping District, one of the oldest portions of Downtown.
- 5. The property is suitable for preservation or restoration.**

Yes.

**6. Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.**

Nothing is proven or certified, but there are references that this building was used as part of the underground railroad.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the property known as 201 Cedar Ave. as legally described in Exhibit “A”, be designated as a Landmark, and that it be referred to as the “Thomas H. Collins House”, with a construction date of circa 1852.

Roll Call Vote:

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

Nays: None

Absent: None.

Abstain: None

Motion Carried.

**PASSED**, this 7<sup>th</sup> day of December, 2022.

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Chairman

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

LOT 4 IN BLOCK 3 OF THE ORIGINAL TOWN OF ST. CHARLES ON THE EAST SIDE OF FOX RIVER,  
IN THE CITY OF ST. CHARLES, KANE COUNTY ILLINOIS

PIN #09-27-387-001

# 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**

**OCT 19 2022**

City of St. Charles  
Community Development

<b>1. Property Information:</b>	Parcel Number(s): <b>09-27-387-001</b>	
	Property Name (Historic or common name of the property): <b>(CURRENT) STONE HOUSE (PAST) THOMAS &amp; ELIZABETH COLLINS HOME</b>	
	Property Site Address: <b>201 CEDAR AVENUE</b>	
<b>2. Record Owner:</b>	Name: <b>KAREN LANDO</b>	Phone: <b>630-638-8167</b>
	Address:	Email: <b>KARENLANDO@YAHOO.COM</b>
<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).  <b>SEE ATTACHEMENT (A.)</b>		

**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:

## 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)		WOOD	
Exterior Walls	YES	LIMESTONE	
Foundation	YES	LIMESTONE	
Roof		ASPHALT	
Trim	COULD BE	WOOD	
Window (s)	COULD BE	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:

JOHN STONE (House); IRA/SARAH MINARD (Land)

b) Architect/ Builder:

c) Significant Person(s):

CLINTON H. WING, IRA MINARD, OLIVER BATKE

d) Significant Dates (i.e., construction dates):

1852

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: ORIGINAL CITY FOOTPRINT  
AREA KNOWN AS CENTRAL CORNERS Shopping Center

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: IRA/SARAH MINARD MAINTAINED OWNERSHIP 12  
YEARS AFTER STRUCTURE BUILT

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: NATIONAL STYLE LIMESTONE 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:

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:

CENTURY CORNERS Shopping District

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:

YES

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:

NOTHING PROVEN OR CERTIFIED BUT REFERS  
TO UNDERGROUND RAIL ROAD.

#### 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. *ATTACHED (C.)*
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. *LEGAL DESCRIPTION ATTACHED (A.)*
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. *ATTACHED (C.)*
4. Chronological list of historical owners. *ATTACHED (D.)*

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:

*Haren A. Landa*  
Owner

*October 13, 2022*  
Date

LEGAL  
Description  
(A)

Lot 4 in Block 3 of the Original Town of St. Charles on the  
East side of Fox River, in the City of St. Charles, Kane  
County, Illinois.

PALE 88  
A Field Guide To  
AMERICAN Houses

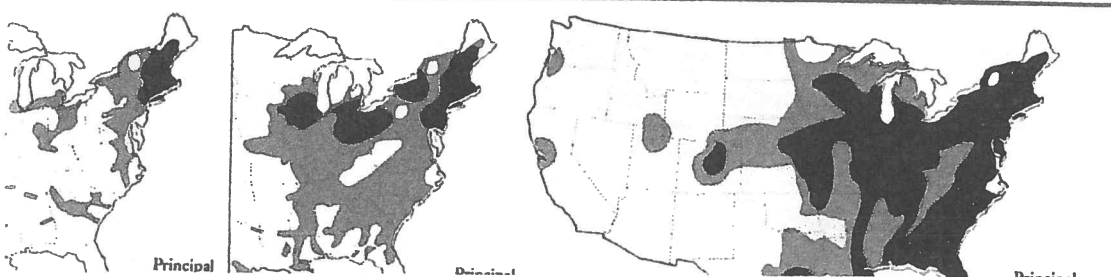
FOLK HOUSES
National
after ca. 1850-1890

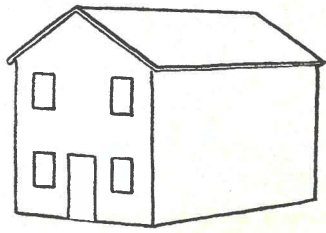
(B.)

The nature of American folk housing changed dramatically as railroads mushroomed across the continent in the decades from 1850 to 1890. Modest dwellings built far from water transport were no longer restricted to local materials. Instead, bulky items used for construction, particularly lumber from distant sawmills in heavily forested areas, could now be moved rapidly and cheaply over long distances. As a result, large lumberyards quickly became standard fixtures in the thousands of new towns which sprouted as trade centers along the railroad routes. Soon folk houses built with logs, sod, or heavy hewn frames were being abandoned for wooden dwellings constructed with light balloon or braced framing covered by wood sheathing. The railroads thus changed the traditional building materials and construction techniques of folk dwellings over much of the nation. By the turn of the century, pre-railroad building traditions survived only in isolated areas, far from the nearest rail service.

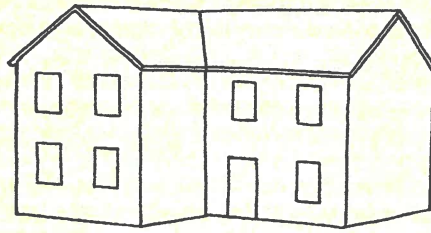
The railroad-inspired era of national folk housing did not completely erase the earlier traditions, however, for many of the previous folk shapes persisted even though now built by different techniques. These, along with some new shape innovations, make up six distinctive families of house shapes that dominated American folk building through the first half of the 20th century. Only recently have these generally been abandoned for still other forms of folk dwellings (see pages 496-99).

After the expansion of the railroads, gable-front houses remained common in the northeastern region formerly dominated by the New England folk tradition, as did similar massed plans with an added extension known as gable-front-and-wing houses. In much of the remaining eastern half of the country, hall-and-parlor and I-house shapes, both descended from the Tidewater South tradition by way of the Midland log adaptations, remained the dominant folk dwellings. All of these later folk forms, however, tend to show much less geographic restriction than did their pre-railroad predecessors, for as



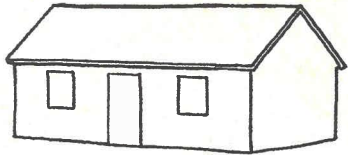


GABLE-FRONT

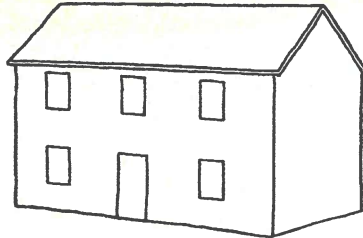


GABLE-FRONT-&-WING

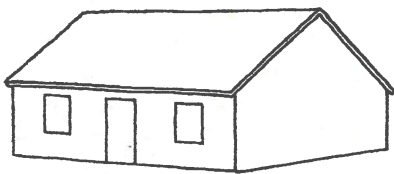
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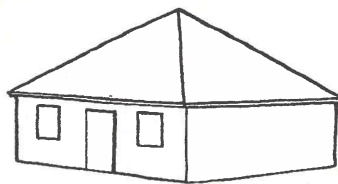
HALL-&-PARLOR



I-HOUSE



MASSSED-PLAN, SIDE-GABLED



PYRAMIDAL



ST. CHARLES HISTORIC PRESERVATION COMMISSION

**ARCHITECTURAL SURVEY**  
**ST. CHARLES CENTRAL DISTRICT**  
**ST. CHARLES, ILLINOIS**

DIXON ASSOCIATES / ARCHITECTS

(B-1)

**ARCHITECTURAL INTEGRITY**

	1	2	3
<input type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Major Alteration	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Additions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

**ARCHITECTURAL SIGNIFICANCE**

- ☐ Significant
- ☒ Contributing
- ☐ Non-Contributing

**BUILDING CONDITION**

- ☐ Excellent: Well-maintained
- ☒ Good: Minor maintenance needed
- ☐ Fair: Major repairs needed
- ☐ Poor: Deteriorated

**ARCHITECTURAL DESCRIPTION**

Style: National Style

Date of Construction: 1853

Source: St. Charles Historical Museum

**Features:**

Two story limestone structure with front gable. Appears to have had stucco finish originally. Stucco removed in the 1980's. Originally the home of Thomas and Elizabeth Collins.



**Address:**

201 East Cedar Avenue

**Representation in Existing Surveys:**

- ☐ Federal
- ☒ State
- ☐ County
- ☒ Local

Block No. 42

Building No. 2

**SURVEY DATE:**  
**MAY 1994**

**ROLL NO. 13**

**NEGATIVE NO. 33**



ST. CHARLES HISTORIC PRESERVATION COMMISSION

(B.)

**ARCHITECTURAL SURVEY**  
**ST. CHARLES CENTRAL DISTRICT**  
**ST. CHARLES, ILLINOIS**

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



**Address:**

201 East Cedar Avenue

**Remarks:**

West Elevation.

**Block No. 42**

**Building No. 2**

**ROLL NO. 13**

**NEGATIVE NO. 34**



**Address:**

201 East Cedar Avenue

**Remarks:**

Garage.

**Block No. 42**

**Building No. 2**

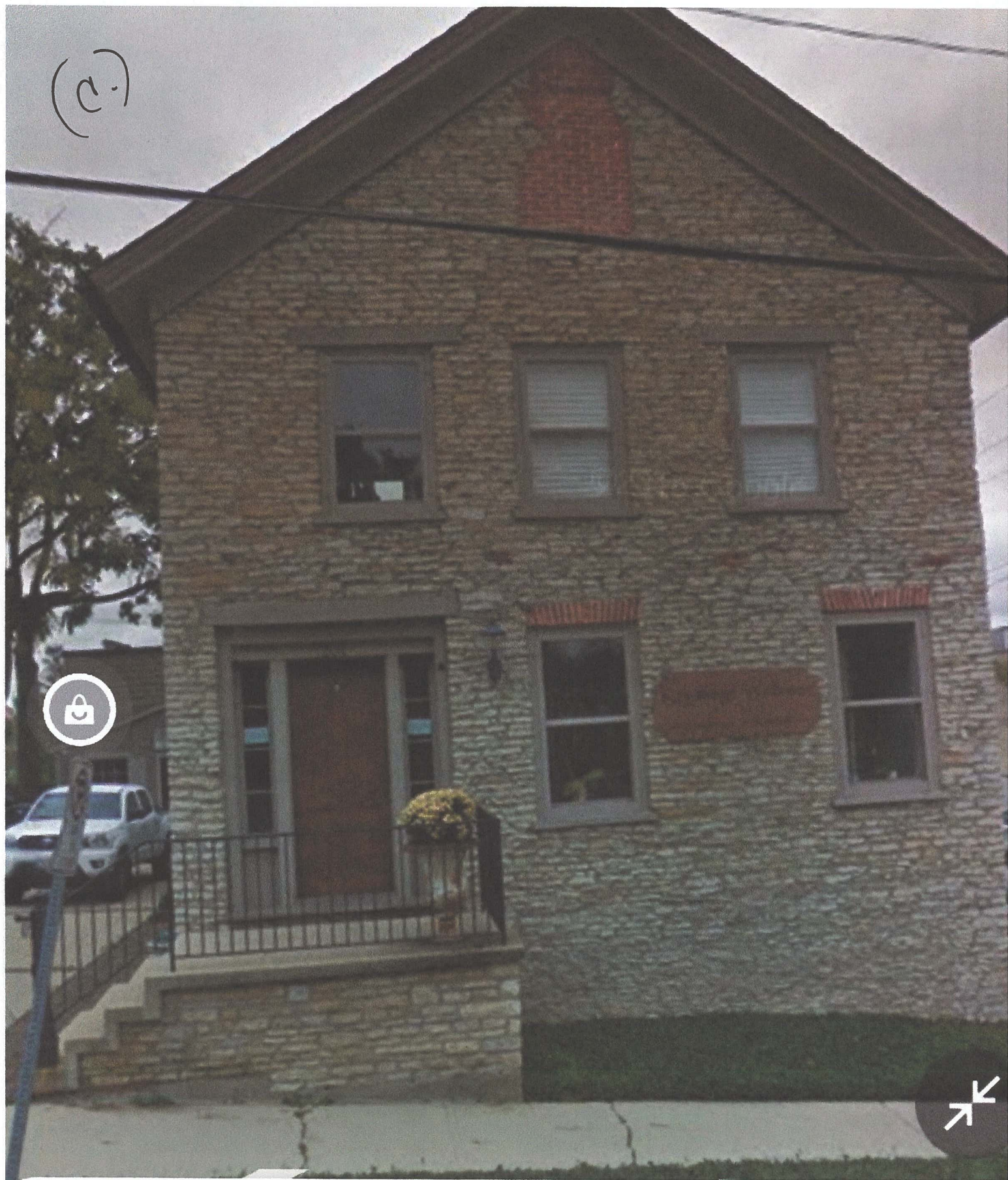
**ROLL NO. 13**

**NEGATIVE NO. 35**



## 201 Cedar Avenue – Description

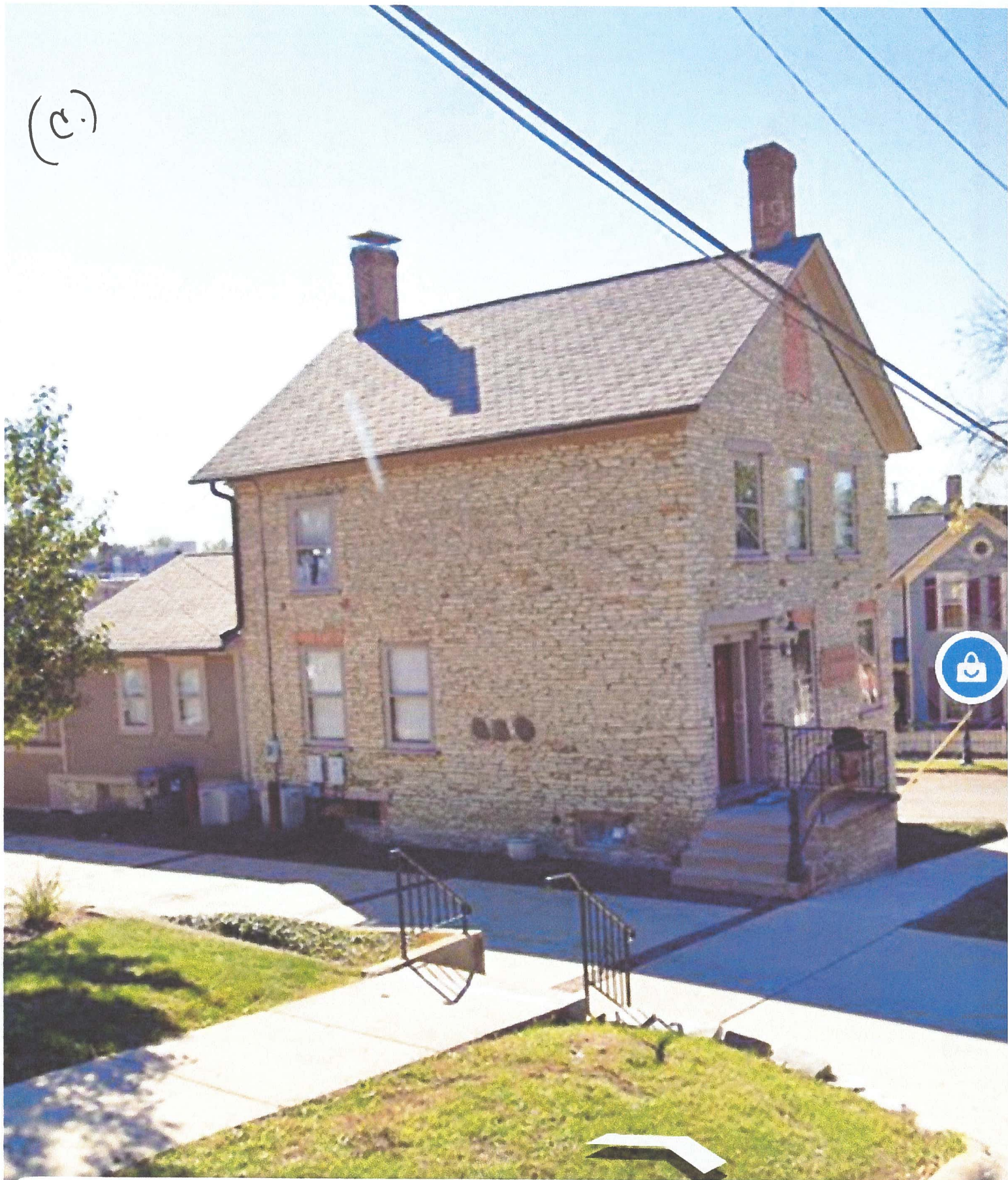
Built in 1852, this National Style two-story limestone with front gable was commissioned by John Stone as a rental structure on land owned by Ira/Sarah Minard. The exposed limestone resulted from the removal in the 1980's of a stucco covering thus revealing what is seen today. Original limestone, wood trim, brick fireplace chimney, and wood windows exist today. The structure today is in excellent condition due the current owners, the Lando family. The house previously known as the Thomas and Elizabeth Collins House and more commonly today as the Stone House anchors the Pottawatomie area called Century Corners. The Collins family were the first tenants in 1853 taking land ownership in 1864. After several financial/legal challenges by the Collins family they were forced into joint ownership in 1876 with the Marvin family. In 1855 John Stone sold the structure only to Seth Marvin while Ira/Sarah Minard maintained the land rights. The Collins family appear to have been unaware they did not own the structure, only the land. The Collins (and Marvin) family released ownership to Clinton Wing in 1893 after 41 years. The Wing family continued ownership until 1964 after 71 years.



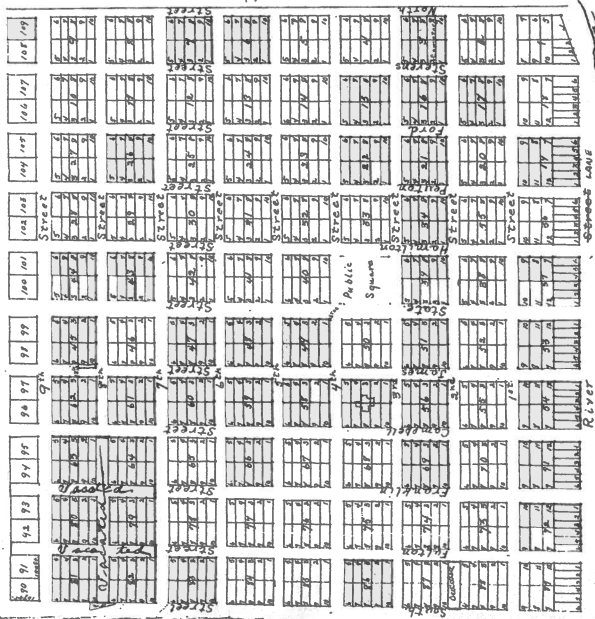
(c.)



(c.)







**FOX RIVER**  
Herrington's Island  
The above is a true and complete copy of the plat entitled "Geneva" recorded May 8th, 1837, in Record Book 1 on Page 9.

On the 29th day of May 1837, personally appeared before the subscriber, a Justice of the Peace of Kane County, John D. Mearns, Proprietor of the Town of Dundee, and duly acknowledged that he had laid out the same agreeable to the within plat. In witness whereof, I have hereunto set my hand and seal the day and year first above written.  
Seth Green, J.P. (Seal)

This may certify that I surveyed and laid out the this Town agreeably to this plat, June 5th, 1837  
M.W. Fletcher  
County Surveyor of Kane County

Received this Plat for record on the 5th day of June A.D. 1837, at 7 o'clock A.M., and recorded at 12 o'clock of the same day  
David Dunham, Recorder

This certifies that the above is a true and complete copy of plat entitled "Plat of Dundee", recorded June 5th, 1837, in Record Book I on Page 13.  
Frank E. George, Recorder  
B.C.

Oct. 23rd, 1907.

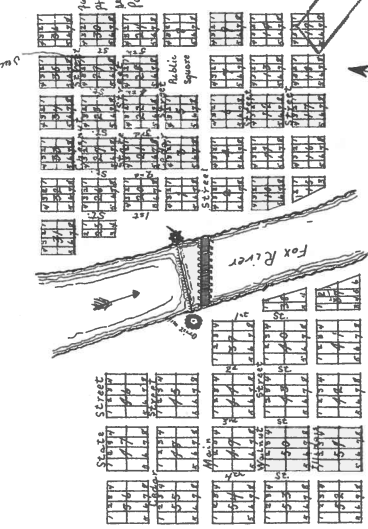
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Oct. 23rd, 1907.



**ORDINANCE # 1970-2-22**  
VACATING STATE ST. LYING  
BETWEEN 15th ST. & FOX RIVER  
REC. 4-25-1973  
Doc. 145386

On June 1987 M. 49  
Vacating State St. Lying  
East of 15th St. and  
West of Fox River  
REC. 4-25-1973  
Doc. 145386

Main Street 80 ft. wide, all other streets 60 ft. wide. Lots on the West side of the river 132 ft. deep, on the East side 100 ft. deep except the Fractional Lot 100 ft. deep. East side of Main and 4th Streets. Lot 1 Block 5 corner of Main and 4th Streets.

I certify that the Town of Charleston has been surveyed by me and agreeable to the within Plat, as far as fifty six Blocks. May 8th, 1837.

Mark W. Fletcher  
County Surveyor of Kane County

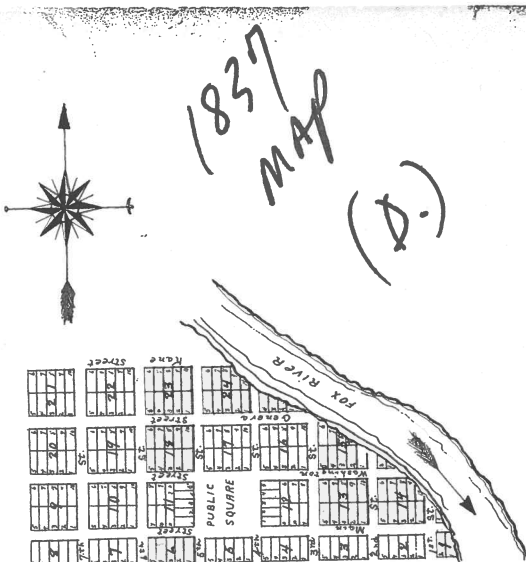
I, Elijah S. Town, Justice of the Peace, with Ira Minard, Reed Person, Calvin Ward and Oidson Young personally appeared before me and to me personally known who duly acknowledged themselves to be the proprietors of the Town of Charleston and that they had the said Town laid off agreeable to the within Plat. Given under my hand and seal, this 8th day of May, A.D. 1837.

Elijah S. Town,  
Justice of the Peace.

Recorded May 8th, A.D. 1837, at 2 o'clock P.M.  
David Dunham,  
Recorder.

This certifies that the above is a true and complete copy of plat entitled "Charleston" recorded May 8th, 1837, in Record Book 1 on Page 11.  
Frank E. George, Recorder  
B.C.

Sept. 27th, 1907.



Streets 60 ft. wide except Main St. which is 80 ft. wide. All lots 100 ft. deep except lots fronting the Public Square in blocks No. 11 & 12, which are 100 ft. front by 120 ft. deep and Fractional lots. Corner Stone on Lot 5 Block 4 corner of Main and 4th Streets variation 6 1/2' east.

On the 29th day of May 1837, personally appeared before the subscriber, a Justice of the Peace of Kane County, John D. Mearns, Proprietor of the Town of Dundee, and duly acknowledged that he had laid out the same agreeable to the within plat. In witness whereof, I have hereunto set my hand and seal the day and year first above written.  
Seth Green, J.P. (Seal)

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County Surveyor of Kane County

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B.C.

Oct. 23rd, 1907.

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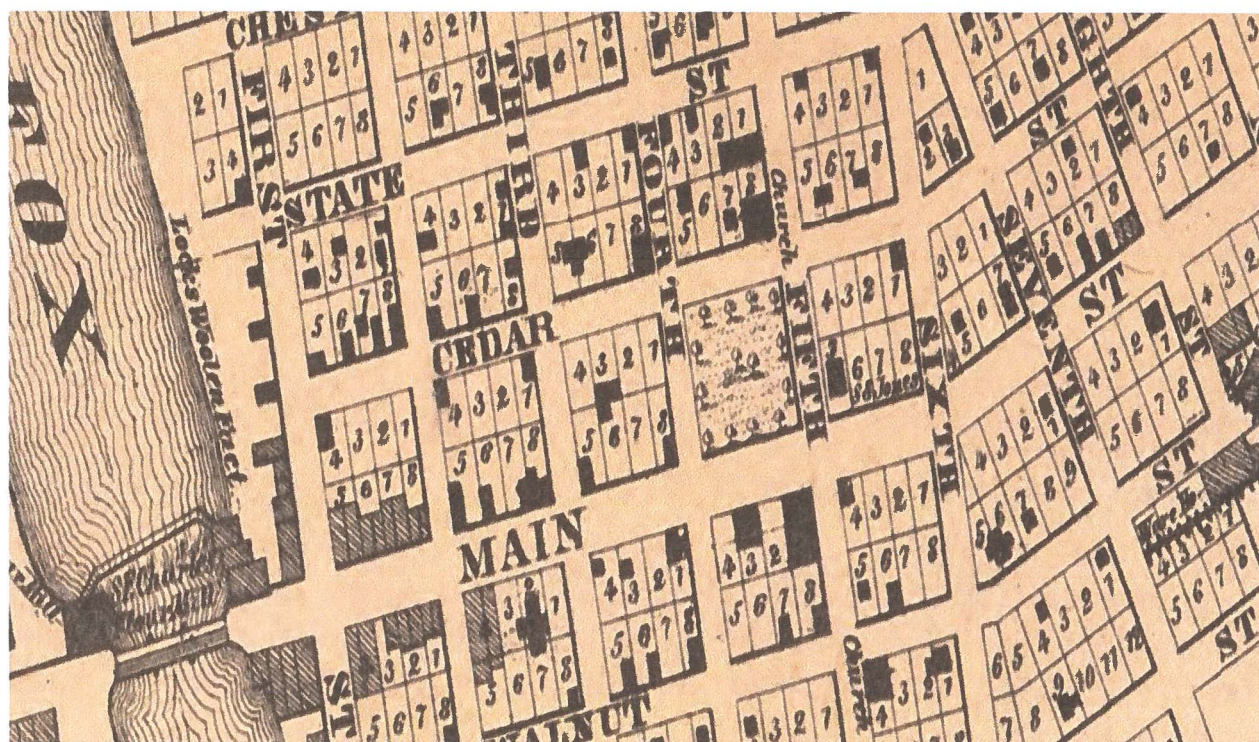
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Frank E. George, Recorder  
B.C.

Oct. 23rd, 1907.

860  
MAP

(D.)





**201 Cedar Avenue**

**09-27-387-001**

**STCHAS/3/4**

All support documentation is housed at the Kane County Recorder's Office

1837		Ira/Sarah Minard
1852	MTG	Samuel H. Young, Administrator for Robert Moody to John Stone Structure is built in 1852 for John Stone on Minard lot
1853	TD	Ira/Sarah Minard to Oliver M. Butler, Trustee a land trust is created  Note: Thomas H. Collins and family are only tenants of the structure owned by John Stone on Ira/Sarah Minard lot at this time
1855	WD	John/Ann Stone to Seth Marvin (house only)
1864	QCD	Oliver M. Butler, Trustee to Elizabeth Collins (lot only)
1876	LEIN	Mutual ownership established Elizabeth Collins and Marvin ET AL
1878	QCD	Andrew J./Sarah J. Marvin to James M. Marvin
1888	TAX	Sheriff sale County Clerk Arthur M. Beaupre to Henry A. Glos
1893	QCD	Henry A./Anna B. Glos to Elizabeth Collins
1893	QCD	James M. Marvin to Clinton D. Wing
1893	QCD	Elizabeth Collins to Clinton D. Wing
1939	Prob	Estate of Clinton D. Wing
1951	Prob	Estate of Hortense M. Wing
1959	Prob	Estate of Harriet A. Wing
1964	WD	Lyle E./Evelyn L. Wachtel Gramley & H. Wing/Eleanor M. Wachtel Jr. to Fred D./Elizabeth A. Wilson
1991	WD	James A. Zito (Wilson Trust) to Susan L. Neri
2000	WD	Susan L. Neri to David Lando

172172 off

This Indenture Made this Seventeenth day of July  
 in the year of our Lord one Thousand Eight hundred and  
 fifty two Between John Stone the first party of the first  
 part and Samuel H. Young administrator to the Estate  
 Robert Moody deceased intestate second party of the second  
 part. Whereas the said party of the first part is justly indebted  
 to the said party of the second part in the sum of sixty eight  
 dollars and fifty cents secured to be paid by two certain promiss-  
 ory bearing even date herewith of thirty four dollars and twenty  
 five cents each. the first payable six months from date and  
 the other payable one year from date. Now Therefore This  
 Indenture Witnesseth That the said party of the first part for the  
 better securing the payment of the money aforesaid with interest  
 thereon according to the tenor and effect of said promissory notes  
 above mentioned: And also in consideration of the further sum  
 of one dollar to me in hand paid by the said party of the second  
 part at the delivery of these presents the receipt whereof is hereby  
 acknowledged has granted bargained sold and conveyed and by  
 these presents does grant bargain sell and convey unto the said  
 party of the first part of the second part his heirs and assigns  
 forever all that tract and parcel of land situate in the vil-  
 lage of St. Charles County of Kane and State of Illinois described  
 and known on the recorded town plat of the village of St. Charles  
 as lots No. three (3) and four (4) in block No. three (3) also a frac-  
 tional lot No. one (1) in block No. four (4) also a fractional lot No.  
 three (3) To Have and to Hold the same together with all and singular  
 as the tenements hereditaments privileges and appurtenances  
 thereunto belonging or in anywise appertaining and also all the state  
 interest to claim whatsoever in law as well as in equity which the party  
 of the first part has in and to the premises hereby conveyed unto the  
 said party of the second part his heirs and assigns and to their only  
 proper use benefit and behoof. Provided Always and these pres-  
 ents are upon this express condition that if the said party of the first  
 part his heirs or administrators or administrators shall well and  
 truly pay or cause to be paid to the said party of the second part  
 his heirs Executors or administrators the aforesaid sum of  
 money with such interest thereon at the time and in the manner  
 specified in the above mentioned promissory notes according to  
 the true intent and meaning thereof that then and in that case  
 these presents and everything herein expressed shall be absolutely  
 null and void. In Witness Whereof The said party of the  
 first part hereunto set his hand and seal the day and year  
 first above written

Signed sealed and delivered }  
 In Presence of

John Stone

State of Illinois } Alex. H. Baird a Justice of the Peace  
 Kane County } in and for the said county and State

This Indenture containing thirty seven lines  
 was duly acknowledged on this 17th day of  
 July 1852 before me  
 Notary Public for Kane County Illinois  
 Alex. H. Baird

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1852

Given under my hand this 17 day of July in the year of our Lord  
One Thousand Eight hundred and fifty two

*Lucretia Westborn Recorder*

1342  
This Indenture, Made this Twelfth day of February in the year  
of our Lord one Thousand Eight Hundred and Fifty three Between  
Eastman, Hiram Perloff of Aurora in the County of Kane and State of  
Illinois party of the first part and Daniel Eastman of the County  
of Kane State of Illinois party of the second part Witnesseth Whereas that  
the said party of the first part is justly indebted to the said party  
of the second part in the sum of five hundred dollars according four  
promissory notes bearing date herewith to wit one payable on or before first  
day of May next the second note on or before the 11th day of  
August next the third on or before the first day of November  
next the fourth on or before the first day of November A.D. 1854  
with use interest being the purchase money of the following  
described premises Now Therefore this Indenture Witnesseth  
that the said party of the first part for the better securing  
the payment of the money aforesaid with interest thereon according  
to the tenor and effect of the said above mentioned; And also in  
consideration of the further sum of one dollar to them in hand paid  
by the said party of the second part at the delivery of these presents  
the receipt whereof is hereby acknowledged have granted bargain  
sold and conveyed and by these presents do grant bargain  
sell and convey unto the said party of the second part his heirs and  
assigns forever all the certain parcels or pieces of land in the Town  
of Aurora in the County and State aforesaid and described  
as follows To wit: All of lot No Six & excepting thirty three  
(33) feet in width on Broadway by Sixty Six (66) feet in length  
in the south western corner of said lot now owned by C. D. Day  
Also lot No nine of said being in block number eleven (11)  
in the Town of Aurora aforesaid excepting and reserving to  
the Aurora & Chicago Rail Road Company the right of way as

with said deed for the sum of one hundred Dollars and cents. Witness our hands and seals this nineteenth day of January 1853

Baron Gibbs Trustee  
William Briggs

State of Illinois ( I A. J. Brown & N. Tan, Public in and for said County Cook County - ) ss in the State aforesaid do hereby certify that Baron Gibbs Trustee and Wm Briggs personally known to me as the same persons whose names are subscribed to the to the foregoing deed appeared before me this day in person and acknowledged that they signed sealed and delivered the said instrument of writing as their free and voluntary act for the uses and purposes therein set forth. Given under my hand and Notarial Seal this nineteenth day of January 1853

Filed and Recorded June 30 1853 4 1/2 Pm } Andrew J. Brown Notary Public

Minard Hall to whom the presents shall come. Know ye that the said Minard and Sarah Minard wife of the said Minard of the town of St Charles in the county of St Louis and State of Missouri in consideration of £1000 Dollars received to our full satisfaction of Oliver M. Butler of the place aforesaid and in consideration of his debt hereinafter created do give grant bargain sell and convey to the said Oliver M. Butler a certain tract or parcel of Land lying in the said town of St Charles and more fully described as Lot number 4, first in Block number 23 as laid down on the original Plat of said town of St Charles upon which is situated the dwelling House occupied by Mrs Thomas A. Collins and the said Minard and wife hereby covenant with the said Oliver M. Butler that they are well and lawfully seized of the said premises and that they have a good and lawful right to sell the same to have and to hold the above granted premises to him the said Butler his heirs and assigns upon trust however for the following purposes to wit first to keep the said premises in repairs as against the weather and the wear of time and also to grant against losses upon the building thereon by proper and reasonable insurance from time to time and to pay all taxes on the said premises legally levied which may be hereafter encumbered the said premises as they may lawfully accrue second to allow the use of the House and premises to Elizabeth Collins and Eliza Collins wife and child of Thomas A. Collins of the said town of St Charles during their natural lives except the lower part thereof of the said House which the said Butler Trustee has full liberty to rent to such tenants as he may deem to be for the best interest of said Elizabeth and Eliza and the proceeds of the said bargainment or lower rooms aforesaid are to be applied and use to be appropriated to meet the expenses of the outlay specified in and under the first head above mentioned and the balance if any there may be to be used as said Trustee may deem for the best good of said wife and daughter of said Thomas A. Collins so long as this Trust shall exist as circumstances may require and from and after the decease of the said Elizabeth Collins to sell the same to said Eliza Collins should she then be living

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1853



**This Indenture**, Made this Thirteenth day of January in the year of our Lord One Thousand Eight Hundred and Ninety Fifty five BETWEEN John Stone and Mary Ann, his wife.

of the \_\_\_\_\_ in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
party of the first part, and Seth Martin  
of the \_\_\_\_\_ in the County of \_\_\_\_\_ and State of \_\_\_\_\_

State of \_\_\_\_\_ party of the second part.  
WITNESSETH, that the said party of the first part, for and in consideration of the sum of One hundred dollars

(\$100.) 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, situated in the County of Kane and State of Illinois, and known and described as follows, to-wit:

lying and being in the town of Saint Charles in said County and known and described on the on the recorded town plat of the village of Saint Charles as lots No. Three (3) Together with a fraction in Block No three (3) and lot No. four (4) in Block No Three (3) also fractional lot No. one (1) in Block No four (4)

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 John Stone party of the first part, for himself 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 sealing and delivery of these presents he were well seized of any and all Statutes of the State of Illinois, providing for the exemption of homesteads from sale in execution or otherwise. 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 he 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.

And the said party of the first part hereby expressly waive and release 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 in execution or otherwise. IN WITNESS WHEREOF the said party of the first part hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Alex. N. Baird

John Stone  
Mary Ann Stone



and agree, to and with the said party of the second part, his heirs and assigns, that at the time of the making and delivery of the presents, this indenture of the premises above conveyed, as a good, sure, perfect, absolute and indisputable estate of inheritance in law, in fee simple, and have good right full power and lawful authority to grant, to give, sell and convey the same in manner and form aforesaid: and that the same are free and clear from all former and other grants, taxes, sales, fines, taxes, assessments and incumbrances, 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 person or persons lawfully claiming or to claim the whole or any part thereof. The said parties of the first part shall and will warrant and forever defend in Writings whereof, the said parties of the first part have hereunto set their hands and seals and affixed the requisite stamp according to the form of the Statute in such case made and provided, this the day and year first above written.

Signed, sealed and delivered in presence of Chas. P. Johnston. { Seal P. Leonard 1864 }  
 { Stamp 50 Cents - } Emeline Leonard

State of Illinois, ss. Chas. P. Johnston clerk of the Court of Common Pleas of the same County { City of Aurora, ss. and for the City of Aurora in said County. }  
 City of Aurora. { in the State aforesaid, do hereby certify, that I seal P. Leonard and Emeline Leonard his wife who are personally known to me to be the persons whose names are subscribed to the foregoing deed, as having executed the same, appeared before me this day, in person, and acknowledged that they signed, sealed and delivered the said instrument containing as this free and voluntary act, for the uses and purposes therein set forth. And the said Emeline Leonard wife of the said I seal P. Leonard having been by me examined, separately and apart, and out of the hearing of her said husband, and the full sense and meaning of the said deed having been by me made known and fully explained to her he acknowledged that she had freely and voluntarily executed the same, and relinquished her dower, and all right title and interest in the lands and tenements therein mentioned, without the compulsion of her said husband, and that she does not wish to retract the same. Given under my hand and seal of said Court this 30 day of April in the year of our Lord one thousand eight hundred and sixty four }  
 Chas. P. Johnston, Clerk.

{ L. S. }

Filed Aug 5 A.D. 1864 at 10 P.M.  
 J. C. Moore, Recorder

O. M. Butler  
 S.  
 Elizabeth Collins  
 W.D.

This Indenture, made this Eight (8<sup>th</sup>) day of August in the year of our Lord one thousand eight hundred and sixty four Between Oliver M. Butler of same County Illinois party of the first part and Mrs Elizabeth Collins of the same place of residence party of the second part: Witnesseth that the said party of the first part, first part, for and in consideration of one dollar \$1 in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, and the said parties of the second part forever released and discharged themselves from all and every

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sold, conveyed and un-claimed, and in three parts, one part, sell, convey and quit claims unto the said party of the second part, her heirs and assigns forever. All the right, title, interest, claim and demands, which the said party of the first part has in and to the following described lot, piece or parcel of land, to wit: situate lying and within the County of St. Charles State of Illinois and described as follows in Book three as Recorded on the original Town plat of the Town of St. Charles on the East side of St. River (the being the same lot upon which the said Elizabeth Collins now resides) to have and to hold the same, together with all and singular the appurtenances and privileges thereunto in anywise, or in any wise appertaining, and all the right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the said party of the second part, her heirs and assigns forever. And the said party of the first part, for himself and his heirs, executors and administrators, doth covenant, promise and agree, to and with the said party of the second part, her heirs, executors, administrators and assigns, that he hath not made, done, committed, executed or suffered, or by him or by his, thing or thing, what soever, whereby, or by means whereby the above mentioned and described premises, or any part or parcel thereof, now or at any time hereafter shall, or may be impeached, charged or incumbered in any manner or way whatsoever. In Witness Whereof, the said party of the first part hereunto set his hand and seal the day and year first above written.

Signed, Sealed and delivered  
in presence of — Oliver M. Butler

State of Illinois } ss J. A. W. Spiller Justice in and for said county in the  
County of St. Charles } do hereby certify, that Oliver M. Butler personally known to me as the person whose name is subscribed to the foregoing instrument of writing, appeared before me this day, in person, and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act, for the uses and purposes therein set forth. Given under my hand and seal this 17<sup>th</sup> day of August A.D. 1864. Stamp 50 cents - A. B. Wells, J. P. (Notary)  
Filed August 17<sup>th</sup> A.D. 1864 at 1 1/2 P.M.  
J. L. Moore, Recorder.

John Pickton  
To  
W. B. West.  
Assignment

State of Illinois } In value received I hereby assign the within mortgage  
County of St. Charles } to Wm. B. West and authorize him to cancel the same on  
record being Recorded in book 70 page 373 in Recorder's office St. Charles County  
Illinois. Given under my hand and seal this 22<sup>nd</sup> day of June 1863. Stamp 30 cents - John Pickton  
State of Illinois } J. Spencer W. King a Notary Public in & for the city  
County of Cook } of Chicago in said county in the State aforesaid do  
City of Chicago } hereby certify, that John Pickton who is personally known  
by me to be the same person whose name is subscribed to the annexed  
instrument of writing appeared before me this day, in person, and acknowledged that he had signed, sealed and delivered the said instrument of writing as his free act and deed, for the uses and purposes

472

~~10513~~ 17406  
~~10513~~ 17406  
17406 17406

Lot	4	Sec.		Cir. Ct. Case No.
Block	3	Tp.		
		Rg.		10513

Elizabeth Collins

vs

George W. Marvin &

Seth Marvin Et al  
& unkn hrs of Seth  
Marvin, decd.

Kind of Action	Bill
Date of Commencement	?

No Bill found in files.

Decree filed Dec 28, 76, Orders that  
complaint have a lien upon the whf of  
the SW - Sec 27 & the NE 1/4 of the  
SE 1/4 of Sec 28 Tp 40 R 6 E of the  
3rd PM to secure the pynt of cert  
sums mentioned in a dec of the Cir Ct dated Dec 15 60 &  
also order that complaint is the owner in fee simple ex as  
t t def Joseph Deslonde of the folg: The SE 1/4 of the S  
E 1/4 of Sec 28 Tp 40 R 6 E of the 3rd PM & Also Lt 4 in  
Blk 3 in the Tn of St Chas on the E sl of Fox R.

**THIS INDENTURE**, Made the 10<sup>th</sup> day of December in the year of our Lord one thousand eight hundred and eighty eight BETWEEN Andrew J. Morrison and Sarah J. Morrison his wife of the City of St. Charles in the County of St. Louis and State of Missouri party of the first part, and James H. Morrison of the same place of residence party of the second part.

**WITNESSETH**, That the said party of the first part, for and in consideration of Two thousand eight hundred (\$2800 00) 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, have Remised, Released, Sold, Conveyed and Quit-Claimed, and by these presents do Remise, Release, Sell, Convey and Quit-Claim, unto the said party of the second part his heirs and assigns forever, all the

right, title, interest, claim and demand which the said party of the first part have in and to the following described lot or pieces or parcels of land, to-wit: Lying and being situated in the city of St. Charles County of St. Louis and State of Illinois and known as lots one (1) and five (5) in block forty five (45) lots two (2) three (3) four (4) six (6) seven (7) and eight (8) in block no forty eight (48) the south one hundred and thirty two feet 1/2 of lot fourteen (14) of assessors subdivision of south west quarter of section twenty seven (27) Range eight (8) of T. 16. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 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920. 921. 922. 923. 924. 925. 926. 927. 928. 929. 930. 931. 932. 933. 934. 935. 936. 937. 938. 939. 940. 941. 942. 943. 944. 945. 946. 947. 948. 949. 950. 951. 952. 953. 954. 955. 956. 957. 958. 959. 960. 961. 962. 963. 964. 965. 966. 967. 968. 969. 970. 971. 972. 973. 974. 975. 976. 977. 978. 979. 980. 981. 982. 983. 984. 985. 986. 987. 988. 989. 990. 991. 992. 993. 994. 995. 996. 997. 998. 999. 1000. 1001. 1002. 1003. 1004. 1005. 1006. 1007. 1008. 1009. 1010. 1011. 1012. 1013. 1014. 1015. 1016. 1017. 1018. 1019. 1020. 1021. 1022. 1023. 1024. 1025. 1026. 1027. 1028. 1029. 1030. 1031. 1032. 1033. 1034. 1035. 1036. 1037. 1038. 1039. 1040. 1041. 1042. 1043. 1044. 1045. 1046. 1047. 1048. 1049. 1050. 1051. 1052. 1053. 1054. 1055. 1056. 1057. 1058. 1059. 1060. 1061. 1062. 1063. 1064. 1065. 1066. 1067. 1068. 1069. 1070. 1071. 1072. 1073. 1074. 1075. 1076. 1077. 1078. 1079. 1080. 1081. 1082. 1083. 1084. 1085. 1086. 1087. 1088. 1089. 1090. 1091. 1092. 1093. 1094. 1095. 1096. 1097. 1098. 1099. 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2096. 2097. 2098. 2099. 2100. 2101. 2102. 2103. 2104. 2105. 2106. 2107. 2108. 2109. 2110. 2111. 2112. 2113. 2114. 2115. 2116. 2117. 2118. 2119. 2120. 2121. 2122. 2123. 2124. 2125. 2126. 2127. 2128. 2129. 2130. 2131. 2132. 2133. 2134. 2135. 2136. 2137. 2138. 2139. 2140. 2141. 2142. 2143. 2144. 2145. 2146. 2147. 2148. 2149. 2150. 2151. 2152. 2153. 2154. 2155. 2156. 2157. 2158. 2159. 2160. 2161. 2162. 2163. 2164. 2165. 2166. 2167. 21

## Miscellaneous Deed Record, Kane County.

to have and to hold the same, with all the appurtenances thereto belonging unto the said party of the second part his heirs and assigns forever.

Witness the hand and seal of the said party of the first part, the day and year first above written.

James O. McMillan (Seal)

Master in Chancery of the Circuit Court of Kane County, State of Illinois.

I, Charles L. Stephens, a Notary Public in and for the said County, in the State aforesaid, do hereby certify, that James O. McMillan, Master in Chancery of said Kane County, who is personally known to me to be the same person whose name is subscribed to the foregoing Instrument, appeared before me this day in person, and acknowledged that he signed sealed, and delivered the said Instrument as his free and voluntary act, as such Master in Chancery, for the uses and purposes therein set forth.

Given under my hands and Notarial Seal, this fifth day of June, A. D. 1890.

Notarial Seal

Chas. L. Stephens

Notary Public.

To 30509.

Filed for Record June 25 A. D. 1890, at 5 P. M.

Chas. W. Muller,

Recorder.

L. H.

A. M. Deane State of Illinois,  
Kane County.

James L. Deane.

Whereas, at a public sale of real estate for the non-payment of taxes, made in the County of Kane, Illinois, on the eleventh (11th) day of June A. D. 1888, the following described Real Estate was sold, to-wit:

Lot four (4) in Block three (3) in Original Town of St. Charles, east side Fox River. Also the west nine tenths (9/10) of Lots one (1) four (4) five (5) and eight (8) in Block five (5) in Dearborn's Addition to Geneva. Also Lot 1 in A. W. S. Section 13 Township 40 Range 8, all in Kane County Illinois.

And Whereas, the same not having been redeemed from said sale, and it appearing that the holder of the certificate of purchase of said real estate has complied with the laws of the State of Illinois necessary to entitle him to a deed of said real estate:

Now, therefore, know ye that I, Arthur M. Deane, County Clerk of said County of Kane in consideration of the premises and by virtue of the statutes of the State of Illinois in such case provided, do

A. M. Deane State of Illinois,  
Kane County.

James L. Deane.

Whereas, at a public sale of real estate for the non-payment of taxes, made in the County of Kane, Illinois, on the eleventh (11th) day of June A. D. 1888, the following described Real Estate was sold, to-wit:

Lot four (4) in Block three (3) in Original Town of St. Charles, east side Fox River. Also the west nine tenths (9/10) of Lots one (1) four (4) five (5) and eight (8) in Block five (5) in Dearborn's Addition to Geneva. Also Lot 1 in A. W. S. Section 13 Township 40 Range 8, all in Kane County Illinois.

And Whereas, the same not having been redeemed from said sale, and it appearing that the holder of the certificate of purchase of said real estate has complied with the laws of the State of Illinois necessary to entitle him to a deed of said real estate:

Now, therefore, know ye that I, Arthur M. Deane, County Clerk of said County of Kane in consideration of the premises and by virtue of the statutes of the State of Illinois in such case provided, do

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## Miscellaneous Deed Record, Kane County

hereby grant and convey unto Henry A. Klor, his heirs and assigns forever, the said real estate hereinbefore described, subject, however, to any redemption provided by law.

Given under my hand and the seal of said Court this 21<sup>st</sup> day of June A. D. 1890.

*Court Seal*

A. W. Beaupre

County Clerk

State of Illinois, ss.  
Kane County, ss.

I, Chas. A. Miller, County Clerk in and for said County, in the State aforesaid, do hereby certify that A. W. Beaupre County Clerk, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 21<sup>st</sup> day of June A. D. 1890.

*Court Seal*

Chas. A. Miller

Clerk Circuit Court.

No. 305-62.

Filed for Record June 21 A. D. 1890, at 9<sup>20</sup> to A. M.

Chas. A. Miller,  
Recorder

Ferdinand H. Nolte The State of Texas,  
County of Brewster  
M. H. Du Bois  
H. D.

Know all Men by these Presents: That we Ferdinand H. Nolte and Sarah E. Nolte wife of the said Ferdinand H. Nolte of the County of Brewster and State aforesaid, for and in consideration of the sum of Eleven hundred (\$1100.00) Dollars, to us in hand paid by M. H. Du Bois, cash in hand the receipt of which is hereby acknowledged have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said M. H. Du Bois of the County of Brewster and State of Texas, all those certain Lots and parcels of land described as follows to-wit:

Part of Lot number thirteen (13) and fourteen (14) in Block number thirty four (34) of the Town of Elgin (now Lot) as laid out by H. B. Kimball and recorded in the Recorder's Office of Kane County Illinois being nineteen and one half (19 1/2) feet in width off the south side of said Lot number thirteen (13) and one half (16 1/2) feet in width off the north side of said Lot number fourteen (14), making in all thirty six (36) feet front.

Also the right of way off the west side of Lot number thirteen (13)

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1888

This Indenture Witnesseth, That the Grantors Henry A. Glos and Anna B. Glos his wife

of the City of St. Charles the County of Kane and State of Illinois  
for and in consideration of the sum of Seventy three and 58/100 (\$73.58)  
DOLLARS, in hand paid, Release and QUIT-CLAIM to  
Elizabeth Collins

of the City of St. Charles County of Kane and State of Illinois  
the following described Real Estate, to-wit:

Lot No. Four (4) in Block No. three (3) Original Town of St. Charles on the East side of Poplar River. The object and purpose of this conveyance is to cancel and release of record the above described premises described in a certain tax deed issued to said Henry A. Glos, bearing date June 21st. 1890 in Book 281 on Page 277 of the Records of Kane County. This conveyance to affect no other property in said deed.

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 this State.

Dated this 25th day of November A. D., 1893.

Henry A. Glos

Anna B. Glos



STATE OF ILLINOIS,  
KANE COUNTY.

Charles A. Glos Notary Public

in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that Henry A. Glos and Anna B. Glos

Notarial Seal

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 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 right of homestead.

Given under my hand and Notarial Seal, this 25th day of November A. D., 1893.

Charles A. Glos

Notary Public

No. 8224 Filed for Record this 28th day of November A. D., 1893, at 8:15 o'clock A.M.

Joseph Ingham

RECORDED

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This Indenture Witnesseth, That the Grantor James M. Marvin  
A Bachelor

of the \_\_\_\_\_ in the County of Kane and State of Illinois

for and in consideration of the sum of Two Hundred (\$200.00)

DOLLARS, in hand paid, CONVEY- and QUIT-CLAIM to Clinton D. King

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

the following described Real Estate, to-wit:

Lot No. four (4) of Block No. three (3) Original Town of St. Charles on the East side of Poplar River, according to the Recorded Plat of same, together with all the appurtenances thereto belonging.

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 this State.

Dated this Twenty-seventh day of November A. D., 1893.

James M. Marvin

SEAL

SEAL

SEAL

SEAL

STATE OF ILLINOIS, }  
KANE COUNTY. } SS.

I, John F. Elliott Notary Public

in and for the said County, in the State aforesaid, Do ER CERTIFY, that James M. Marvin  
(a Bachelor)

Notarial Seal

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 27th day of November A. D., 1893.

John F. Elliott

Notary Public

No. 1223 Filed for Record this 28th day of November A. D., 1893, at 8:15 o'clock, A.M.

Joseph D. Ingham

RECORDED.

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This Indenture Witnesseth, That the Grantor Elizabeth Collins,  
widow,

of the City of St. Charles in the County of Kane and State of Illinois  
 for and in consideration of the sum of Three Hundred (\$300.00)

DOLLARS, in hand paid, CONVEY and QUIT-CLAIM to Clinton A. King,

of the City of St. Charles County of Kane and State of Illinois  
 the following described Real Estate, to-wit:

Lot No. four (4) of Block No. three (3) Original Town of St. Charles on the  
East side of Fox River, according to the Recorded Plat of same, together  
with all the appurtenances thereto belonging or in any way appertaining.

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 this State.

Dated this twenty seventh day of November A. D., 1893.

Witness

H. F. Rockwell

Elizabeth Collins

SEAL

SEAL

SEAL

SEAL

STATE OF ILLINOIS, }  
 KANE COUNTY. } ss.

I, John F. Elliott A Notary Public

in and for the said County, in the State aforesaid, Do HEREBY CERTIFY, that Elizabeth Collins  
(widow)

Notarial Seal

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day  
 in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 27th day of November A. D., 1893.

John F. Elliott

Notary Public

No. 8225 Filed for Record this 28th day of November A. D., 1893, at 8:15 o'clock, A. M.

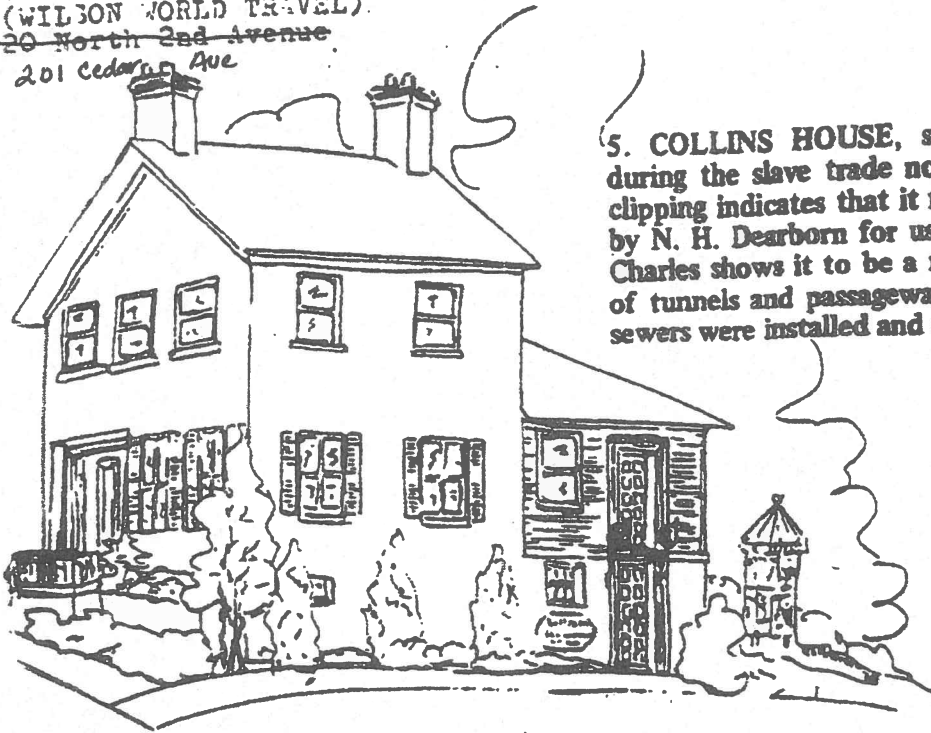
Joseph Ingham

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ST. CHARLES PUBLIC LIBRARY  
ONE SOUTH SIXTH  
ST. CHARLES, ILLINOIS 60174

5. COLLINS HOUSE 1836  
1855  
(WILSON WORLD TRAVEL)  
~~20 North 2nd Avenue~~  
201 Cedar Ave



5. COLLINS HOUSE, scene of the "underground railroad" during the slave trade now emerges at Wilson World Travel. A clipping indicates that it may have been built in the fall of 1836 by N. H. Dearborn for use as a dwelling. In 1855 a map of St. Charles shows it to be a residence of T. H. Collins. All evidence of tunnels and passageways disappeared when water mains and sewers were installed and street improvements begun.

OLD FILES

## Search of City Directories

201 Cedar Avenue  
St. Charles, Illinois

old  
files

There is some confusion over the ownership of the above-mentioned property. The deeds attached to this address seem to have been owned at one time or another by different neighbors; they are:

**Clinton D. Wing, Miss Harriet Wing, and Miss Hortense Wing**, they all resided at 105 North Second Avenue. (Town House Books)

The 1928 directory lists **Clinton** as retired.

Miss **Harriet** as a proprietor of the Wing-Hanmer Camp (along with Anna H. Hanmer)

The camp, later referred to as Oak Ridge Camp was described as 571 summer cottages and dance pavillon located 2 1/2 miles N St Charles own 10. Little Woods Road. (Kane County Rural Route Directory 1930-31.)

Miss **Hortense's** occupation was never mentioned.

1930-31

**Mary A. Marvin (Widow George P.)** resided at 21 North Third Street.

**George Marvin**, son of **Harry R.**, Student 8<sup>th</sup> grade, R.1 St. Charles Box 15

**Harry R. Marvin (Effie)**, R1 St. Chas. Box 15 phone 4072-J-2 dairy farmer 3 miles W. St. Chas., rents of Mrs. **Mary Marvin**, St. Chas. 121 1/2.

1934-35

**George J. Marvin** R.1 St. Chas. Box 111 son of **Harry R.**, student 4 yr. high school.

1938-39 **Harry Marvin (Jr.)** employed Lafoon Garage, St. Chas

1947 **Harry Marvin (Jr.)** employed Operadio r. 21 N. 3<sup>rd</sup>

-----  
People residing at 201 Cedar Avenue but apparently not owners:

1928-29, #9328, 33 same Vanda

1936-37 **George E. Vanda**, (Ruth) Clerk Marshall's Variety

407, 1943 same **Elmer L. Marshall**, (Ina) Marshall's Variety Store prop. 102 E. Main

1950 **Edgar C. Bowen**, (Maxine) Research Eng. Paire Oil Laby

1956 **Hal B. Stamm**, (Louwellia) General Forman Owens Illinois  
**Mitzie Stamm**, Clerk

1958 **Stamm** same

1960 **Bill Sanderson**, (Donna) Emp. Lockke's Vending

1963 **Frank R. Sahlroot**

OLD  
FILES

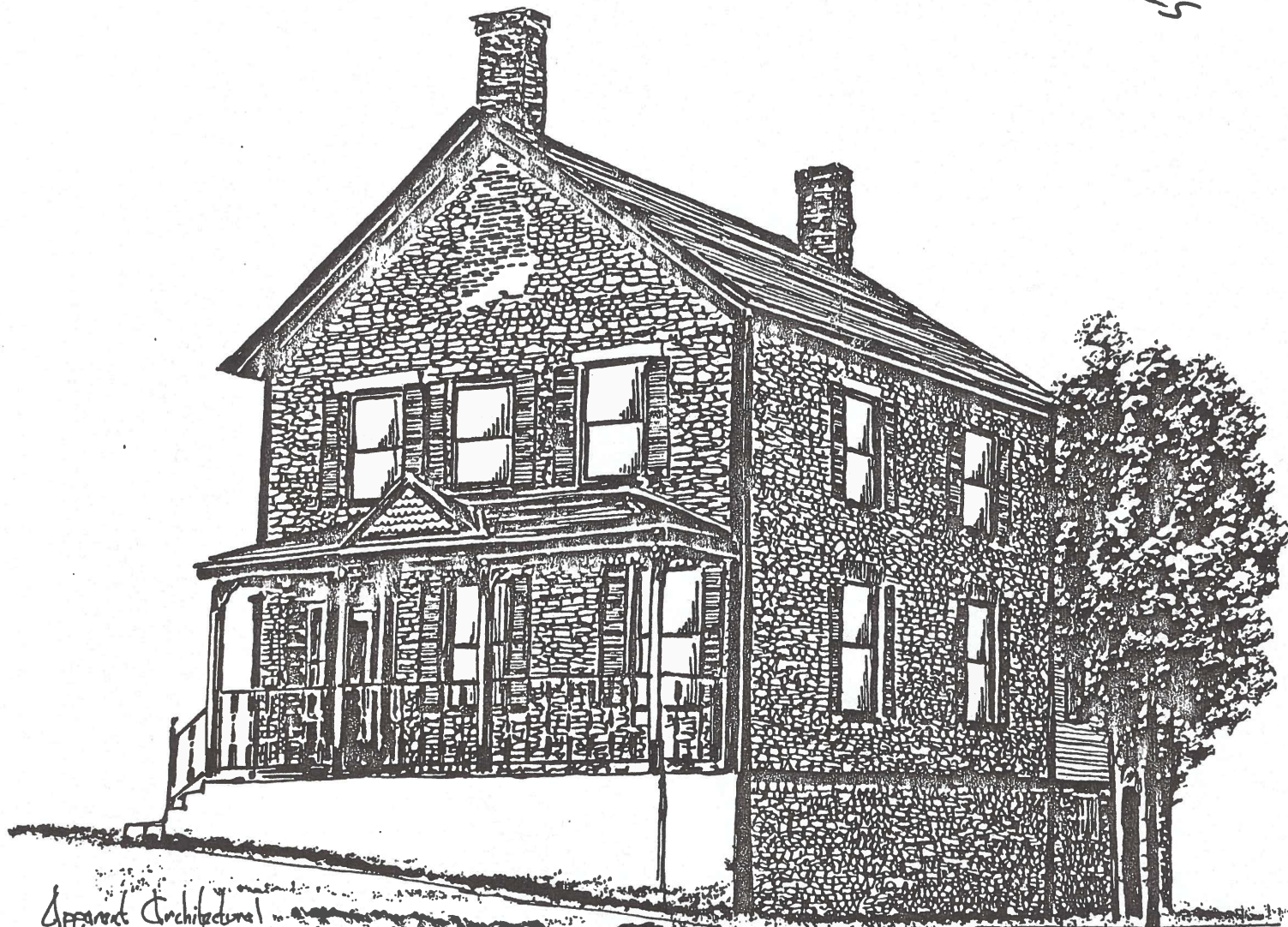
The Badger Collection  
by David Alan Badger

featuring St. Charles of Illinois

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1985  
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Badger  
Havana

OLD  
Fikes



Apparent Architectural  
Features - Front gabled -  
uncut rubble laid in irregular  
courses - front entry with sidelights - square porch supports -  
porch pediment with fishscale shingles -  
Characteristics of the National Style - 1850/1890

20 Cedar Avenue

the home of - Thomas & Elizabeth Collins - he was a tailor - she was  
built in 1853 the daughter of an early settler, Caleb Parks  
also - George & Ruth Vandie - in the 1920's - Ruth was the  
daughter of Elmer & Ina Marshall

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## The Stone House, 201 Cedar St., St. Charles, IL

[Anne Bowen](#), Yahoo! Contributor NetworkMar 30, 2012 "Share your voice on Yahoo! websites. [Start Here.](#)"

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The house pictured in this article is where my Mom and Dad and I lived for about a year back in 1949-1950, in what is now The Stone House Antique Shop located at 201 Cedar Street in St. Charles,

Illinois. The house was built in 1841. Whenever I visit this little Fox River town, I make it a point to stop in at The Stone House, a weird experience to be sure, because walking in makes me feel like I'm coming home but of course that's not where I live anymore. I am grateful to whomever has expended so much money and effort to preserve the house which has never been registered as a historic landmark. Registered or not, 201 Cedar Street has great historical value.

### THIS OLD HOUSE

In the bad old days when slavery was in flower and people were bought and sold like property, the Underground Railway was the only hope for many but just getting away from the plantation didn't necessarily ensure freedom because escaped slaves were still considered to be someone's property to be captured and returned, sometimes for a bounty. It is said that Harriet Tubman dreaded the prospect of somebody's recapture because she knew they would be tortured and possibly made to give up details of whatever they knew about the Railway so a lot of care had to be taken in helping the escaped slaves get to a safe place. The Underground Railway used several different routes through different parts of the country, including the Fox River.

### UP THE RIVER

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Among many other precautions, travelers on this branch of the Underground Railway had to be transported in boats up the Fox River under cover of night. During the day they had to stay hidden in "safe houses" along the shores. If a boat was approaching St. Charles at the first light of dawn, the captain would pull up to the shore near a "safe house" like the one at 201 Cedar Street. The escaped slaves would have to disembark, walk more than a block through a dark tunnel and then climb up a ladder and through a trap door into what someday would be "our" basement. There in those dark rooms the people would take shelter for the day, waiting for night to come again so they could continue their journey.

By the time we moved in during early autumn of 1949, the Underground Railway belonged to the ages, the earthen basement floor had been replaced with cement, and the trap door had been paved over. We never knew about that part of the house's history or about the ongoing drama that had occurred in those spooky, dark basement rooms where now my Dad shoveled coal into the furnace, Mama washed laundry and I sometimes played on rainy days.

We were there for about a year and although we enjoyed most of our stay, the house sometimes seemed a little scary to me after dark. One night as I was about to go upstairs to bed, suddenly an invisible man marched down the stairs, walked around me and down what used to be a hall into what used to be our dining room. (This was a startling experience -- not mysterious creaking but the definite sound of someone wearing heavy boots treading over our hardwood floors.)

We were only at 201 Cedar Street for about a year because of a great tragedy -- the serious illness and death of my mother when she was only 42. Dad and I just couldn't take living in the house anymore where there were so many memories and so we moved to Woodstock so that Dad could be closer to his work. As far as the old house was concerned, now we belonged to the ages too.

#### TODAY

The Stone House in St. Charles, IL, is a block north of Main Street (Route 64) on the east side of the river and is a part of an area called "Century Corners." The most convenient way to get there is to turn off on Third Street but I suggest turning off on Second Street (a block closer to the river) instead. When you drive up the hill and the house at 201 Cedar Street comes into view, you will get a better understanding of how far those frightened people had to walk underground and how high they had to climb to get to the basement of where we used to live. Today we don't know their names but God bless them all (and the people who helped them) and I hope they all got to their final destinations safely.

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