	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Eligibility of Property for Landmark Designation: 838 N 5 th Ave.		
	Significance:	N/A		
	Petitioner:	Joyce Cregier		
	Project Type:	Landmark		
	PUBLIC HEARING 10/18/23	X	MEETING 10/18/23	X
Agenda Item Category:				
	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
X	Landmark/District Designation		Commission Business	
Attached Documents:		Additional Requested Documents:		
Application				
Project Description:				
<p>A landmark nomination has been submitted for the structure located at 838 N. 5th Ave.</p> <p>Conduct a Public Hearing to determine eligibility of the property.</p>				
Staff Comments:				
Recommendation / Suggested Action:				
<p>Conduct the public hearing and close if all testimony has been taken.</p> <p>The landmark recommendation is listed on the meeting agenda for consideration after the public hearing is closed.</p>				

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):

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:

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) Stems	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 LLOYD 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:

Owner

Voyce Chapiro

Date

8-15-23

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

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

193291. QUIT CLAIM DEED

1367423

1976 JUN 21 PM 12:45

Joint Tenancy Illinois Statutory

(Individual to Individual)

Edmond E. Jurgens
(The Above Space For Recorder's Use Only)
RECORDER OF DEEDSTHE GRANTOR S. ROBERT KAUS and ROBERTA KAUS, his wifeof 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
wifeof 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

1976

LEGAL

Unofficial

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 MCALFESTER

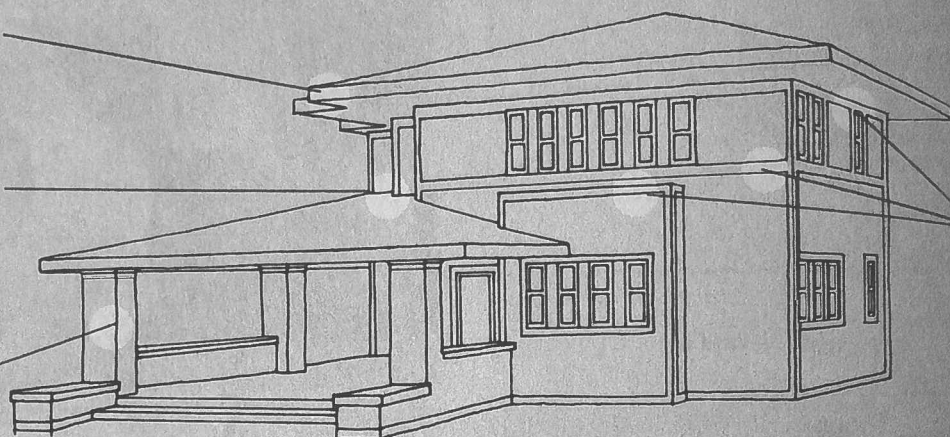
(12)

low-pitched roof
with widely
overhanging eaves

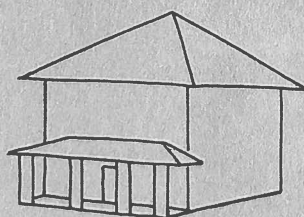
two stories with
one-story porches
or wings

massive square
porch supports

detail emphasizing
horizontal lines

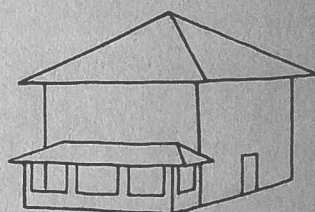


HIPPED ROOF, SYMMETRICAL,
WITH FRONT ENTRY



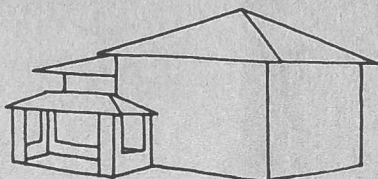
pages 444-5

HIPPED ROOF, SYMMETRICAL,
NO FRONT ENTRY



pages 446-7

HIPPED ROOF,
ASYMMETRICAL



pages 448-9

GABLED ROOF



pages 450-1

PRINCIPAL SUBTYPES

(13.1)

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.

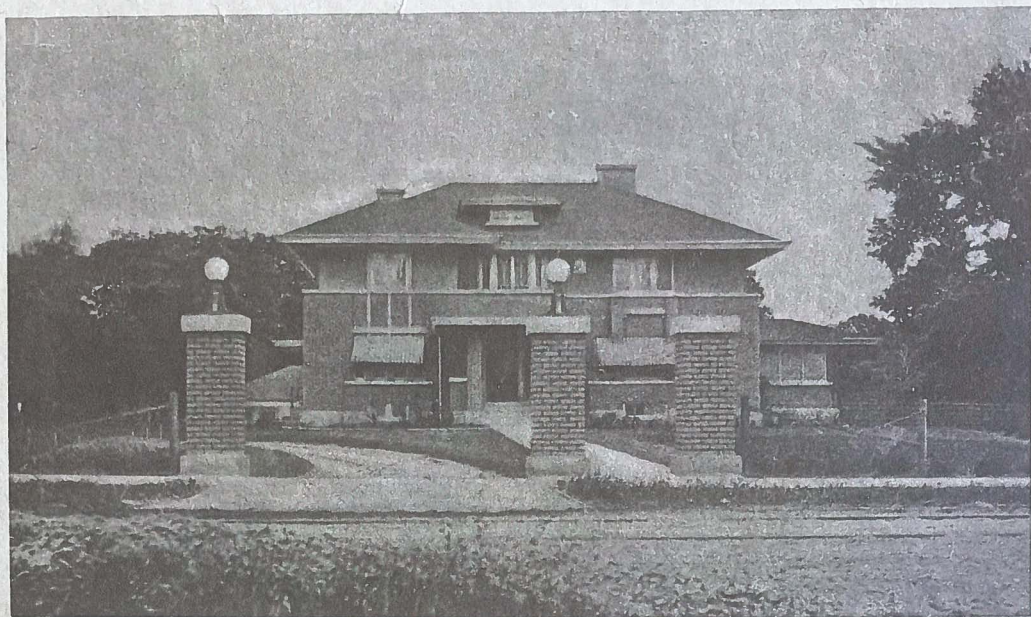
HIPPED ROOF, ASYMMETRICAL—Most high-style examples are of this form. Typically a single two- or three-story, hipped-roof mass is contrasted with equally dominant, but lower, wings, porches, or carports with hipped roofs. The front entrance is usually inconspicuous, the facade being dominated by horizontal 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

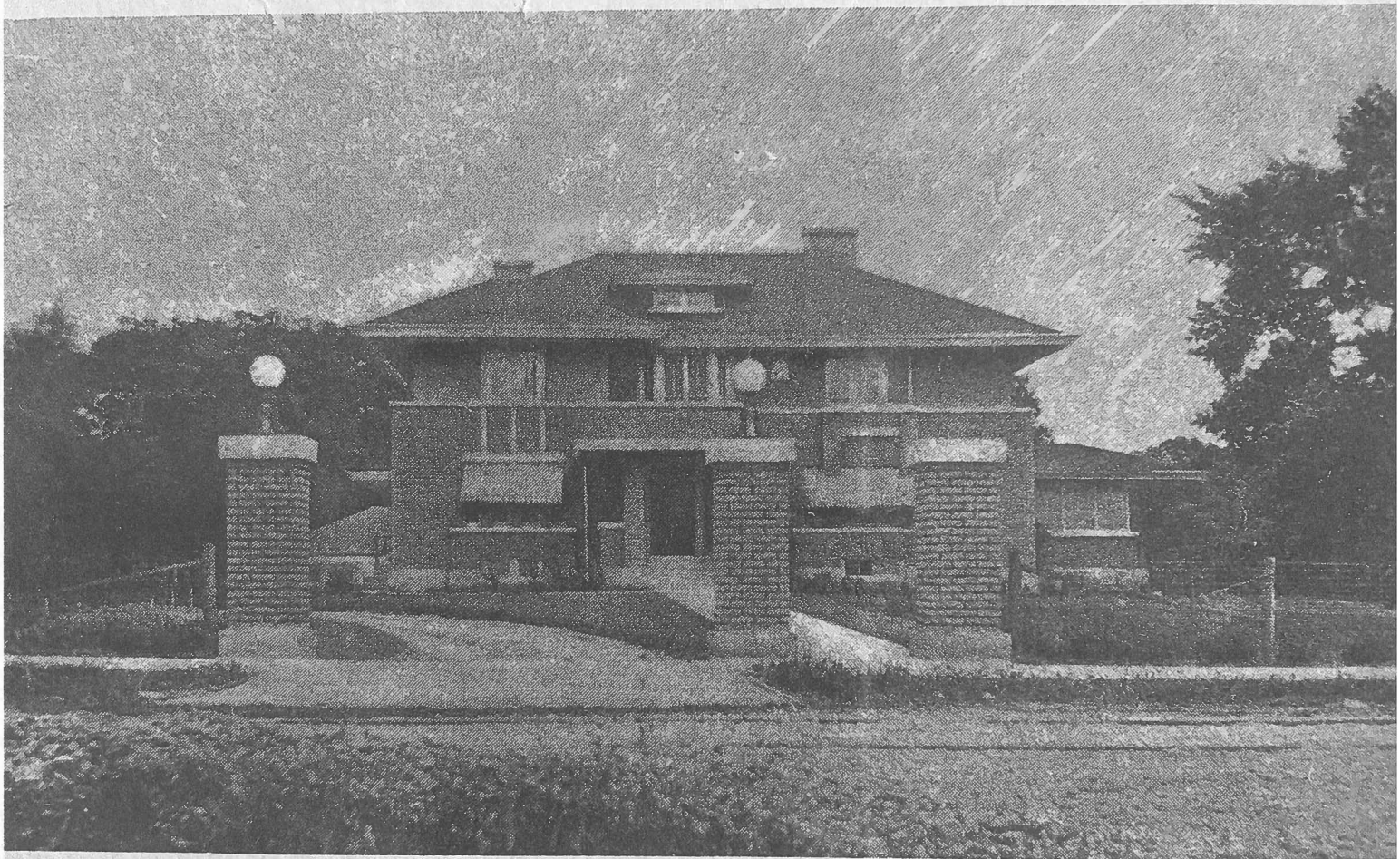


May your Christmas Season be
a bright and happy one and may
the coming year be filled with the highest
joys of life is the sincerest wish of
Mr. and Mrs. Charles Jacob Schmidt
Saxony Terrace
Saint Charles, Illinois

(15.7)

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)



Built to Last

By Annemarie Mannion and TRIBUNE REPORTER
Chicago Tribune

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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

20-1
1851
This Indenture, Made this First day day of September in the year of our Lord One Thousand Eight Hundred and ninety Sept 1st 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 F. 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. River running thence South 88° East 20 chains 33 links to Mahlon Minards 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. 1854

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 so 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 enrolling 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 aforesaid
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

8303

229
229

This Indenture Witnesseth, that the Grantor --, Frank B. Hunt and Barret 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 E. 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 Marshall 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 Marshall 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.

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

Signed, Sealed and Delivered in the Presence of

Frank B. Hunt
Barret 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 Barret 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.

Na132800 filed for record this 12th day of July A. D. 1913, at 9 o'clock A. M.
Frank E. George Recorder
SAC.

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 ~~ADDITIONAL~~
in hand paid, CONVEY - and WARRANT - to Carroll W. Norris and Gertrude M. Norris, being husband and wife,

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
tion Laws of the State of Illinois.

, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemp-

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.

DATED, this Second

day of April

A. D. 1924.

Lillie G. Schmidt.

[SEAL]

[SEAL]

[SEAL]

[SEAL]

Revenue \$16.50

STATE OF ILLINOIS,

Public,

I, Charles L. Hunt, a Notary in and for said county, in the state aforesaid, DO HEREBY CERTIFY that

el Identify

D

Reports

Print

Clear

FullScreen

About

Help

Layers

Kane County Illinois (8/3/2023)

1939

Pictometry

PinList

Acreage Widget

SubRealign Widget

Change Widget

Oblique Widget

Insus Widget

1939Aerials



X: 992386.5247015578 Y: 1913538.2120382932 Lat: 41.920279 Lng: -88.303442

XMin: 990358.74 YMin: 1912610.10 XMax: 992908.50 YMax: 1914475.13 (1689)

Developed by GIS-Technologies

24.7

Identify	D	Reports	Print	Clear	FullScreen	About	Help	Layers
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Kane County Illinois (8/3/2023)

PinList

Pin

Name

Pictometry

2023 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

Acreage Widget

SubRealign Widget

Change Widget

Oblique Widget

Insus Widget

1956Aerials

XMin: 990589.48 YMin: 1913008.19 XMax: 992718.50 YMax:

X: 992320.6066530987 Y: 1914446.7145925944 Lat: 41.922772 Lng: -88.303683

1914565.47 (1410)

Developed by GIS-Technologies

1970
Trust 188
2593/497

257

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 THE~~ 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~~

~~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.~~ 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.

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 praesenti 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

JUN 26 1970

1167208

1221709 APR 3 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 $88^{\circ} 27'$ 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 $88^{\circ} 27'$ with the last described course (measured clockwise therefrom) 66.02 feet; thence Southerly along said East line forming an angle of $180^{\circ} 06' 10''$ 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 $88^{\circ} 15' 20''$ with the prolongation of the last described course (measured counter-clockwise therefrom) 295.0 feet; thence Northerly along a line forming an angle of $88^{\circ} 15' 20''$ with the last described course (measured clockwise therefrom) 230.0 feet; thence Westerly along a line forming an angle of $88^{\circ} 15' 20''$ 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

Joint Tenancy Illinois Statutory

(Individual to Individual)

FILED FOR RECORD
KANE COUNTY, ILL.

1976 JUN 21 PM 12:45

1367422

Edmund E. Jung

(The Above Space For Recorder's Use Only)

RECORDER OF DEEDS

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 in hand paid,
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