

Public participation is invited. When called upon, please approach the microphone and state your name. Kindly limit your remarks to three (3) minutes.

VILLAGE OF VILLA PARK
Village Hall - COW Room
20 S. Ardmore Avenue, 2nd Floor
Villa Park, IL 60181

Historical Preservation Commission

January 2, 2025

6:00 PM

Commission Chair: Laurie LoCoco
Commissioner: Jose Castillo, Joseph DeAntonis, Nancy Diver and Khalid Sabri

- 1. Call to Order - Roll Call**
- 2. Approval of Minutes**
- 3. Business**
- 4. Public Comments**
- 5. Commissioner Comments**
- 6. Liaison Comments**
- 7. Adjournment**

The Villa Park Village Hall is subject to the requirements of the Americans with Disabilities Act of 1990. An elevator is operational at the north side entrance to the Village Hall during normal work hours and also during evenings. Individuals with special needs are requested to contact the Village's Compliance Officer at (630) 834-8500 so that reasonable accommodations can be made for those persons.

Atlas Signs and Plaques



Bronze Patina Raised

Letters can be raised or recessed.

- 12"x 9"- \$259
- 15"x 9"- \$284
- 17"x 12"- \$389



Material does not change price.



48" straight or angled ground stake- \$115

Metal Coated High Density Urethane- made of a high density plastic and coated in metal

Plaque Only
TOTAL: \$259

Plaque and Garden Stake
Plaque \$259
Stake \$115
TOTAL: \$374

Healy Plaques



BRONZE, SINGLE LINE



ALUMINUM, SINGLE LINE

Size	Solid Bronze	Solid Aluminum
5" x 8"	\$286	\$174
6" x 10"	\$415	\$246
7" x 12"	\$554	\$322
8" x 14"	\$616	\$408

Oval plaques can be mounted on either stake

Post Mount

Very tall



6' x 1"	\$191
8' x 1"	\$254
6' x 1-1/2"	\$247
8' x 1-1/2"	\$328

Garden Stake



24"	\$117
36"	\$137
48"	\$161

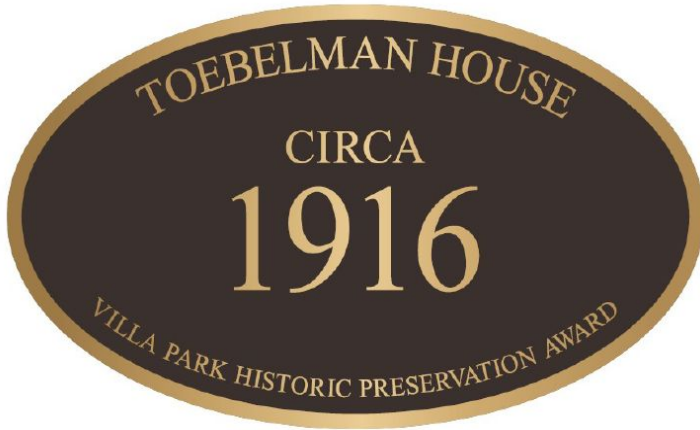
Plaque Only:
Aluminum Plaque **\$322**
Bronze Plaque **\$554**

Aluminum Plaque \$322
Garden Stake \$117
TOTAL: \$439

Bronze Plaque \$554
Garden Stake \$117
TOTAL: \$671

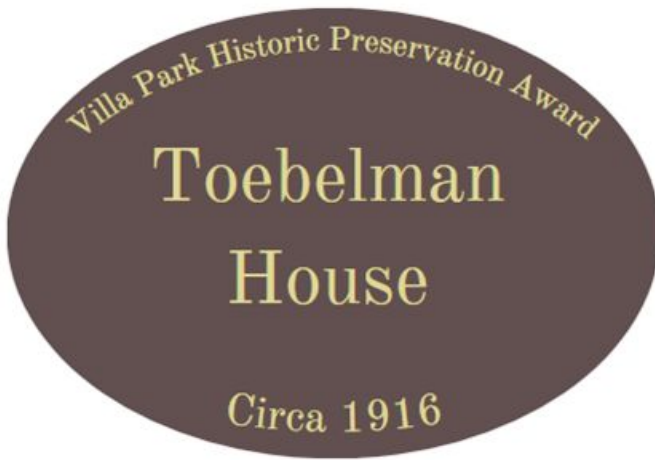
Phrasing Options

1.

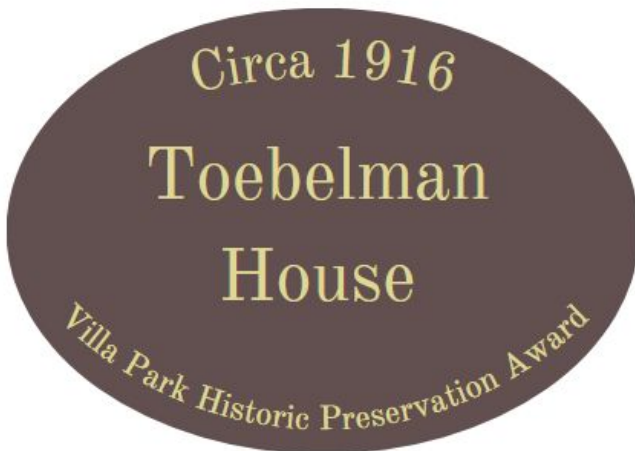


Example from Healy
Plaques

2.



3.



**VILLA PARK HISTORIC PLAQUE PROGRAM
APPLICATION FORM - Page 1 of 4**

General Information (Please Complete)

<i>Date Submitted:</i>	5-8-24	<i>Property Parcel No.:</i>	0609402010
<i>Property Address:</i>			
437 SOUTH MICHIGAN AVENUE, VILLA PARK, ILLINOIS 60181			
<i>Owner(s) Name(s):</i>			
SIMON & NANCY DIVER			
<i>Phone Number (Day):</i>		815 355 9229	
<i>Phone Number (Evening):</i>		SAME	
Please fill out below only if you are submitting this application and are not the owner.			
<i>Applicant Name:</i>			
<i>Address:</i>			
<i>City / State / Zip Code</i>			
<i>Phone Number (Day):</i>		<i>E-Mail:</i>	
<i>Phone Number (Evening):</i>			

PLAQUE TYPE PREFERENCE:

- An eligible building may receive no more than one of the following plaques.
- Please indicate (with a check mark) the type of plaque for which you are applying.
- If you believe more than one category applies (see criteria), please indicate your **plaque type preference** by specifying 1st, 2nd, 3rd in the box below for consideration:

✓	Historic Preservation
	Historic Landmark
	Sears Catalog Home

VILLA PARK HISTORIC PLAQUE PROGRAM
APPLICATION FORM - Page 2 of 4

ATTACHMENTS

Please attach a copy of all relevant information, documentation and/or photos in support of the plaque type preference(s) selected.

This may include documentation needed to validate the eligibility criterion: Building's Age, Exterior Architectural Condition, Historical Significance, Architectural Significance, and/or Sears Catalog Authentication (origin, model name or number). Additional research information needs to be completed on pages 3-4 of this form.

VALIDATION / AUTHENTICATION

Although any person can nominate a home or building, the owner(s) must agree. Before the Villa Park Historic Preservation Commission can consider the application for award nomination, appropriate research information must be completed.

ACCEPTANCE

As owner(s), I/we agree to the **plaque acceptance requirements** (see below) and to be listed as an historical property.

Signed 

Date 5-8-24 Property Parcel No. 0609402010
(The parcel no. will enable VPHPC to verify the building's age)

Signed 

Date 5-8-2024

PLEASE MAIL COMPLETED APPLICATION WITH ATTACHMENTS TO:

**Villa Park Historic Preservation Commission
20 S. Ardmore Avenue
Villa Park, IL 60181**

PLAQUE ACCEPTANCE REQUIREMENTS:

Acceptance of a plaque requires that the owner(s) mount it on an exterior front location mutually agreed upon with the Historic Preservation Commission. The plaque may remain as long as the qualifying criteria continue to be met. Plaque acceptance also requires the owner's permission for the property to be featured in any walking or drive-by tour (exterior only) sponsored by the Villa Park Historic Preservation Commission or by the Villa Park Historical Society.

**VILLA PARK HISTORIC PLAQUE PROGRAM
APPLICATION FORM - Page 3 of 4**

Please complete the following research information:

1. What year was the home/building built? 1926

2. Who was the original owner? MANDEL LURIE

Note: For a house, the original owner's name will list on the Historic Preservation Plaque.

3. Architectural style: BUNGALOW 1 or 2 story? 1.5

(Residential: Arts & Crafts, Queen Anne, American foursquare, Sears Catalog home, Bungalow, Colonial Revival, Georgian Revival, Cape Cod, English tutor, Spanish, Italianate, Victorian, custom; Other: Commercial, Municipal, School, Church, etc.)

Exterior construction material (brick, stone, frame, etc): BRICK

Lot size: 9,583 sqft Number of rooms: 7 Basement? Y or N: Y
+ Sun Room

List any unique feature(s):

Has there been additions added to the building? Yes or No: Yes

If yes, please describe:

4. Did you attach photographs? Yes No

5. Did you attach other documents? Yes No

If yes, please describe:

No additions, but we have replaced galvanized pipes with copper, remodeled kitchen and added central air

6. List research references: SEE ATTACHED

Please complete the following previous ownership information as much as possible:

Previous Owner(s)	Property Owned FROM this Date	Property Owned TO this Date
<u>SEE ATTACHED</u>		

VILLA PARK HISTORIC PLAQUE PROGRAM

APPLICATION FORM - Page 4 of 4

Please complete information for the appropriate Plaque type selected

HISTORIC PRESERVATION PLAQUE (must be 65 years old or greater)

1. What is the approximate age of the building? 98 years
2. What is the condition of the building's exterior?
 - Exterior preserved appropriately? Yes No
 - Maintained or rehabilitated in accordance with original architectural style? Yes No
3. What is the architectural condition: Excellent Good Poor
4. What is the historical and/or architectural significance: AGE/CONDITION
5. If known, who was the architect or builder? UNKNOWN - NO RECORDS AT TOWNSHIP OR COUNTY

HISTORIC LANDMARK PLAQUE (must be at least 50 years old)

1. What is the historical significance for this building?
 - Prominent person or family - please list name / accomplishments if applicable.
 - Historical significance to the community – please describe if applicable.

SEARS CATALOG HOME PLAQUE (must be authenticated)

1. What authentication do you have that it is a Sears Mail Order Home?

Circle all that apply	Description	If yes, check below. Be sure too copy & attach documents.	Not known
1	Original Shipping Documents		
2	Correspondence		
3	Model Number:		
4	Model Name:		
5	Bill of Sale:		
6	Other (please describe)		

(Below will be completed by Sears Catalog Home expert)

Authenticated by _____ Date _____

437 South Michigan Avenue, Villa Park, Illinois 60181 - Lot #37 / Parcel #0609402010

Pre-1830 the region was primarily inhabited by Potawatomi native Indians. Ojibwa and Ottawa Indians also shared the land up until the Black Hawk Treaty of 1833, when native Indians were driven west, and settlers began arriving from New England, New York and Germany. Early settlers to the area of York Township, DuPage, included W.R. Potter, who purchased 80 acres around 1862. Emigres John & Charlotte (Sharlett) Finke (Finkey) arrived in the U.S. (New York) from Germany in 1856. They moved west, and in 1874 purchased the land from W.R. Potter. The U.S. Census of 1880 has them residing at dwelling number 314. Their farm was boarded to the north by what is now the Prairie Path, east, Harvard Avenue, south, Madison Street and west, Addison Avenue.

In 1880, their youngest son, Frederick, married Johanna Schafer (b.1860). He, and his siblings worked the family farm, as by then, John and Charlotte were in their 70's.

In 1908, Ballard, Pottinger & Co, a Chicago based real estate firm, purchased land and sub-divided it into 203 lots and streets, calling this new sub-division "Villa Park". An acre of land cost \$350, 3 acre plot \$875 and 5 acre plots \$1,000. In 1910, they continued development in the area, acquiring a further 345 Lots, and naming the sub-division "Ardmore". They soon began to run free weekend excursion trains from Chicago to Ardmore station. In 1914, Villa Park and Ardmore were incorporated into the Village of Ardmore (Pop. 300). In 1917 the name was changed to Villa Park.

The Aurora, Elgin & Chicago Railroad was constructed during 1901-1902, and a commuter service began on August 25, 1902, until it was unceremoniously closed down at noon on July 3, 1957.

There were a number of early home builders in the area:

Charles C. Heisen (1854-1945) – Lived at 346 E. Highland Ave (built 1920), Daniel & Bill Elkins (1914/1918) – Built 339 E. Division St in 1914, Cy Williams, George Williams, Joseph M. Pelnar (c.1920), John C. Sterett (c.1922) – Lived at 249 S. Villa Ave for more than 20 years, N.O. Shively & Co, Earl L. Anderson (late 1920s), James S. Baker, Richard H. Barnett, J.W. Reedy (late 1920s/early 1930s)

World War 1 (1914-1918)

Ovaltine factory built (1917)

Prohibition (1920-1933)

In 1918 Johanna Finke (Frederick having died some years before) sold the farm, and Lot 37 was first recorded on May 17, 1918. The Warranty Deed held by DuPage County records has Johanna selling the whole of Lot 37 on October 30, 1918 (which was officially recorded on July 12, 1919), to:

KRUGGEL, Arthur (b. 1889) & Ethel (b. 1890) - Arthur was a real estate broker who went on to become President of the Chicago Real Estate Board in 1938.

June 16, 1926 the whole of Lot 37 sold to **LURIE**, Mandel (b. 1883 in Illinois) & Rae (b. 1888 in N. Dakota) - Mandel owned a real estate business.

(I believe it was during this time the house was constructed, but have been unable to establish an exact date or builder).

November 8, 1926 whole Lot sold to **COWEN**, Charles J. (b. 1897 in Illinois).

July 20, 1927 whole Lot sold to **ZEMON**, Herbert M. (b. 1895 in Illinois) & Christal (b. 1897 in Illinois) - Builder/Building contractor.

February 16, 1928 south half of Lot sold to **QUARTULLO**, Gioacchino (b. 1877 in Italy - AKA Jacque - Bricklayer) & Giannetta (b. 1887 in Belgium - AKA Jeanette).

April 2, 1929 south half of Lot sold to, **SHALOWITZ**, Nathan (b.1886 in Russia - sheet metal worker).

Great Depression (1929-1939)

March 19, 1930 south half of Lot sold to **WDOVECH**, Kalenik (b.1888 in Russia, AKA - John) & Mary (b.1895 in Yugoslavia) for a consideration of c.\$5,000.

March 23, 1938 sold/transferred to **WDOVECH**, Mary.

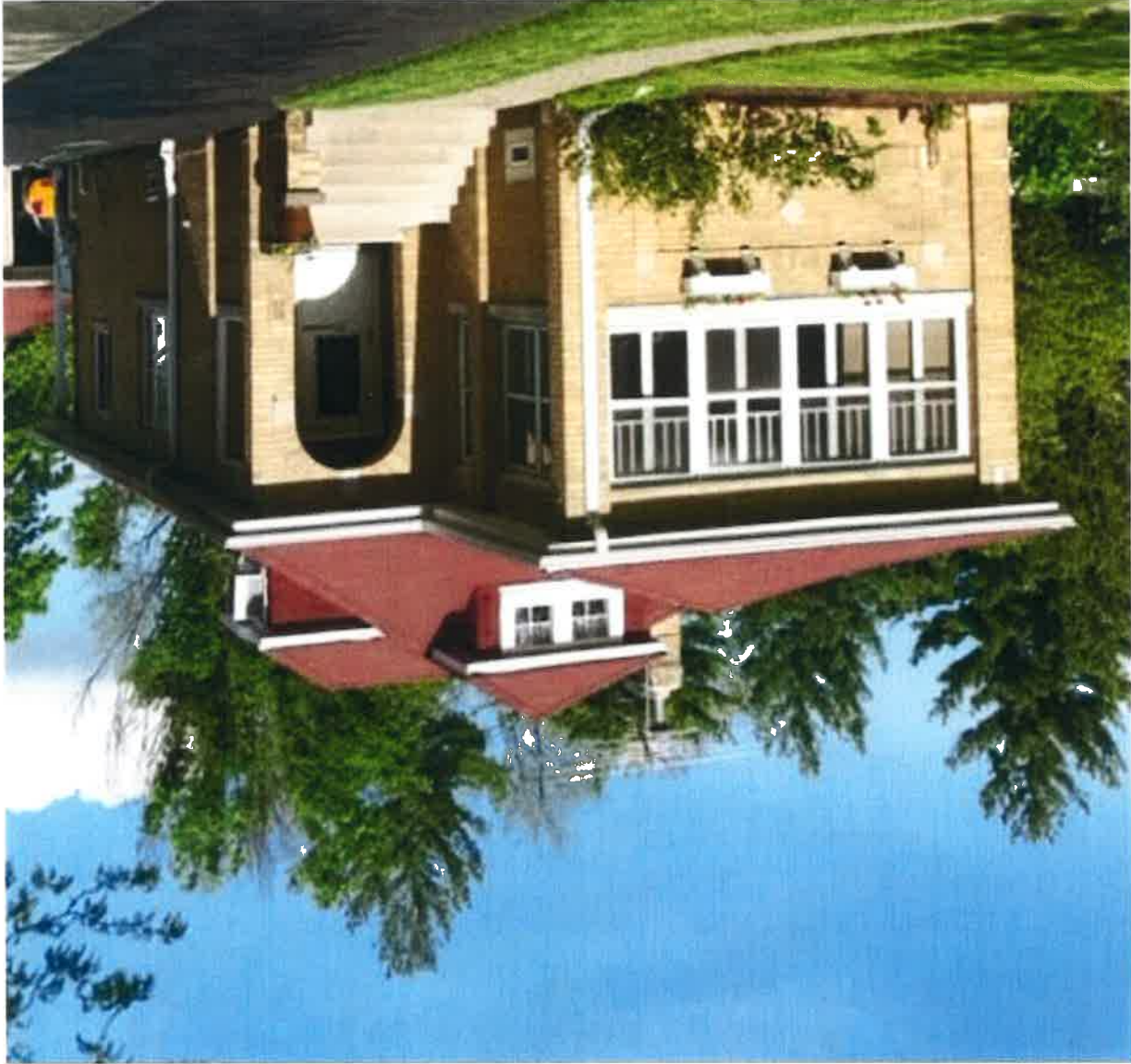
World War 2 (1939-1945)

December 3, 1942 transferred ownership (possibly for tax purposes) to **Bernice Henrickson** for a short duration before reverting back to Kalenik (John) **WDOVECH**. The house was then lived in by one of his daughters, Eleanora (AKA Eleanor), who remained unmarried. The house was transferred into Trust at the York State Bank & Trust Co of Elmhurst by Eleanora and her siblings, Martha, Polia and Richard on December 30, 1977.

December 1, 1978, sold to brothers John & Sheridan **NUNN** (\$60,500)

July 1, 1990, sold to Steve & Connie **STORCK** (\$110,000)

May 13, 2020, sold to Simon & Nancy **DIVER** (\$280,000)



LEGAL DESCRIPTION

Order No.: 20GNW840052WH

For APN/Parcel ID(s): 06-09-402-010-0000

THE SOUTH 1/2 OF LOT 37 IN FAIRVIEW ADDITION TO VILLA PARK, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1918 AS DOCUMENT 133218, IN DUPAGE COUNTY, ILLINOIS.



Villa Park

Irene S. Martin

What is now Villa Park was once open prairie, criss-crossed by Indian trails. By the mid-1800s there were fifteen white families in the present-day Villa Park area. These were mostly German settlers who had come looking for good farm land. A map of the farms in 1862 shows the names of Frederick Graue, Henry Backhaus, Diedrick Meyer, August Strueber, H. F. Goltermann, Frederick Ahrens, and H. Hograue. Some of the old farm houses still stand — the Goltermann home at 27 E. Jackson, the Potter-Finke home at 222 W. Madison, and the Meyer-Domianus home at 618 S. Ardmore. All were built before the Civil War.

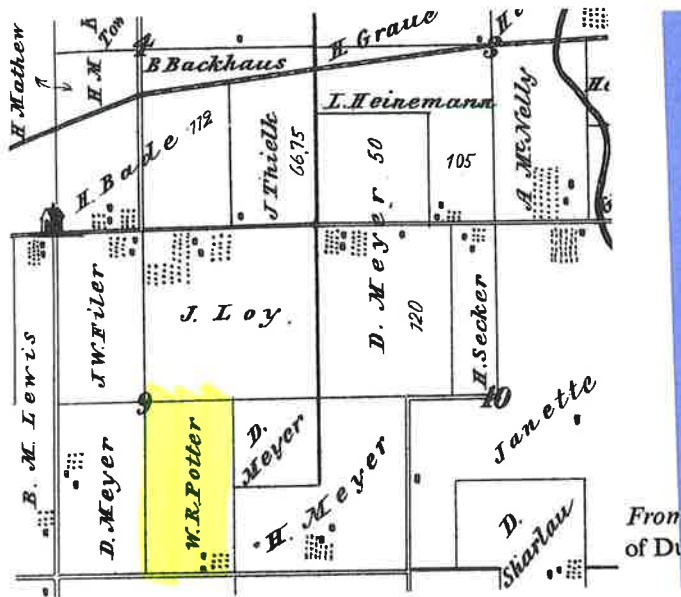
In a small handmade book is the first recorded entry for School District 9, dated April 1857. J. Loy, F. Summers, and A. Hatfield were elected directors. The school house was built on two lots on the corner of St. Charles Road and Meyers Road (Westmore). The lots cost \$10.00 each. N. N. Johnson was hired to

teach and do janitorial work at \$33.00 per month.

In 1895 there were twenty-nine families. The district was renumbered District 45, which it remains today. The school was so crowded that when the Walter Olmacht family came to Villa Park in 1911, their son Frank had to delay attending a year until Ardmore School opened in 1912. Most of these same families went to the German United Reformed Lutheran Church in Dunklee's Grove (Bensenville today).

With increasing settlement came the need for better transportation. Farmers first went to Cottage Hill (Elmhurst today) to take the Frink and Walker Stagecoach. By 1849 they traveled on the Galena and Chicago Union Railroad (Chicago & Northwestern). At the close of the 19th century, the vicinity was still sparsely settled farmland. Then came the Aurora, Elgin and Chicago Railway, a double track electric system. Florence Canfield and

VILLA PARK 219



LAND EVENTUALLY
SOLD TO JOHN & CHARLOTTE
FINKE IN 1874

Louis Meyer, two farmers, granted it a right-of-way through their land. The farm abstract of the Canfield land showed that it had been granted on April 19, 1900, for a consideration of \$1.00. It was not long before Chicago real estate developers, Ballard and Pottinger, spotted the open land and saw an opportunity for opening a town along the new railroad.

What had been rumored to become a new cemetery instead became Villa Park. Its development was unique in that it began as two separate subdivisions. Villa Park was recorded in the DuPage County Recorder's office in 1908, and Ardmore to the west in 1910. To entice buyers of lots Ballard and Pottinger built Ardmore School, a train station, and planted hundreds of poplar trees along the newly laid-out streets. The firm ran free Sunday promotional excursions. Those who bought acre lots had their choice of 200 baby chicks or twenty apple trees.

The new communities attracted Chicago families who wanted country living. Among them were brokers, builders, bankers, and real estate men who built attractive homes. One of these was the Charles C. Heisen home on Villa Avenue, built about 1908. The twenty-one room mansion was constructed for Heisen's second wife, a New York actress. She took one look at muddy little Villa Park and returned to

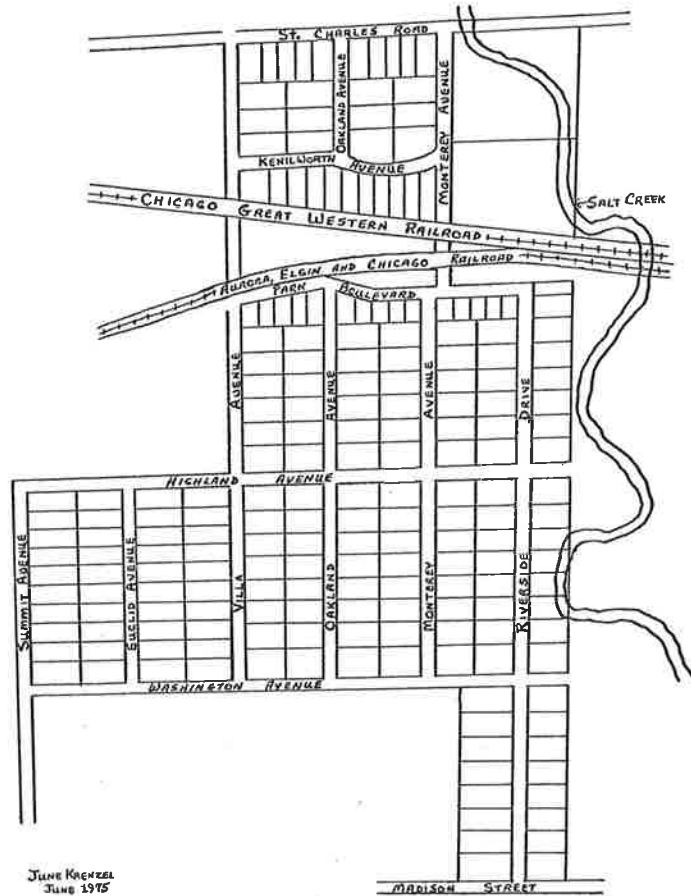
New York. Heisen was the wealthiest man in Villa Park. His office in the Harris Trust Building in Chicago was headquarters for varied business interests. He built many homes in Villa Park and presented a building for the first church, the Community Congregational Church. He also owned the only water system in town.

Another interesting resident was William Calhoun, who preferred to be called "Colonel." His home was also on Villa Avenue. Colonel Calhoun opened the first store in Villa Park. To inform people when the store was open for business, he flew a red flag from a tall pole on top of the store. The building was later moved around the corner to Central Boulevard, and is now an attorney's office.

Near the Heisen home was that of John Montgomery, a Chicago banker. His son Jack became a cowboy stuntman who doubled for Tom Mix and other Hollywood stars in the 1930s. Jack's daughter became a child star at Century Studio where she appeared in 150 two-reel comedies. She was billed as Baby Peggy.

There was much rivalry between Villa Park and Ardmore. However, in order to acquire tax money for community improvements the two subdivisions united in 1914. The Village of Ardmore was incorporated on August 8, 1914.

SUBDIVISION OF VILLA PARK - 1908



JULIUS KRECHSEL
JUNE 1975

*Courtesy of Villa Park
Historical Society*

The name was contested by the Villa Park section, and a vote taken in 1917. Since there were more people living in the Villa Park section, the name was changed to Villa Park on October 15, 1917, leaving many disgruntled citizens on the west side of the village. At that time the population was 300.

Women in Villa Park were interested in politics. Five years before the 19th Amendment gave women the right to vote, Marie Lueck had run for police magistrate, but lost. In 1916 Jeanette Bates was appointed first village attorney. She left office during the next year because she had been appointed assistant attorney general for Illinois, the first

woman in an attorney general's office in the United States.

In 1917 Gottlieb Steiner was sent from Bern, Switzerland to set up the American factory for the Wander Company, the maker of Ovaltine. Villa Park had been chosen for the site because of the good water, the availability of farm products used in the manufacturing process, and the excellent transportation. Steiner's temporary assignment lengthened into thirty-seven years. Steiner is remembered for his many civic interests. He was one of the founders of Elmhurst Memorial Hospital and a leader in establishing the Villa Park Trust and Savings Bank.

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Since it opened, Ovaltine has been headquartered at Number 1 Ovaltine Court. During both World Wars its product was used in Allied hospitals to aid in the recuperation of soldiers suffering from combat fatigue. Ovaltine has been an official supplier to the Summer and Winter Olympics since 1932. In the 1930s the company sponsored Little Orphan Annie programs on radio; Captain Midnight on radio in the 1940s, and on T.V. in the 1950s. Ovaltine grew to be Villa Park's largest industry and its greatest benefactor, especially during the Depression.

Even though Villa Park was a very small village when World War I began, there were twenty-nine men who enlisted. In 1920 twenty-six of them became charter members of the Villa Park American Legion Post 652. In 1929 the post purchased the old Community Congregational Church for its headquarters.

In the wake of World War I, Villa Park boomed. The population doubled in 1920 and 1925. New homes were going up rapidly. The streets were cinder, and only Ardmore Avenue had street lights, which were paid for by the Ardmore Community Club. There were no sidewalks. A common sight was a row of boots lined up at the train station, awaiting their owners for their muddy walk home. During the 1920s electricity was obtained from Chicago, Aurora & Elgin Railway generators in Lombard.

York High School was opened for Elmhurst and Villa Park students in 1924. Four elementary schools were built and the first full-time school superintendent, H. E. Hinkle, was hired. There were four new churches. Community services included a volunteer fire department organized by the Lions Club. Other developments in that decade were the building of a new village hall in 1929, the paving of Ardmore, Highland and Villa avenues, the publication of a newspaper called the *Villa Park Weekly News*, and house-to-house mail delivery.

Villa Park was acknowledged to be the Chicago, Aurora & Elgin's largest commuting customer; the railway was largely responsible for the community's growth. Villa Parkers no longer had to go to Elmhurst or Lombard to shop, to attend the movies, or to attend a funeral.

Then came the Depression, which hit Villa



*Jeanette Bates, first village attorney.
Courtesy Villa Park Historical Society*

Park very hard. Many families had bought lots to build homes; instead, they put up garages or only basements. Some lots became gardens, but many were just weed patches. In 1932 there were over 300 destitute families. Stores extended credit; doctors "forgot" to charge; and bartering became common. Kranz Hardware Store exchanged a keg of nails for a woman's diamond ring. Ovaltine (Wander Company) helped the banks remain open, established a relief fund, and took Ovaltine to all the school children. Canning parties were held in the churches. There were many W.P.A. sponsored activities; tennis and basketball courts were installed. The Men's Garden Club was formed, and is known today as the world's largest men's garden club. Free amateur shows were presented at the Community Congregational Church, and a private kindergarten was opened by Mrs. Raymond Sears in her home. In 1931, despite the hard times, Villa Park had the lowest crime rate in DuPage County.

Then came Pearl Harbor. Many young men and women joined the armed services. The Ardmore Community Club raised money for the service men and women. Victory gardens

were planted along the Chicago, Aurora & Elgin's right-of-way. Teen-agers collected scrap iron and paper. Red Cross work was done at the V.F.W. Post 2801, and service flags were in windows throughout the town. After World War II young families flocked to Villa Park. Unincorporated areas were annexed and developed along North Avenue on the north and Roosevelt Road on the south. The population increased from 8,000 in 1940 to 25,000 in 1965. In 1950 the Reedy Ranch Homes, with twenty-five-year mortgages at 5½% interest, were rapidly erected. The influx of people brought the need for more schools and churches of other denominations. Elementary schools were enlarged. Jackson Junior High School and Willowbrook High School were built. Harold Reskin's Midland Enterprise opened homes in the northwest section of Villa Park between 1955 and 1960. The library purchased the old Trinity Lutheran Church at 305 South Ardmore for its first permanent home, having been in six different locations previously.

After the opening of Congress Street Expressway (Eisenhower) in the mid-fifties, the Chicago Aurora & Elgin abandoned passenger service in 1957 — a sad event for Villa Park. In the 1960s the track was removed and the roadbed became the Illinois Prairie Path, which extends like a ribbon through the village from east to west.

In the late 1950s Villa Park identified itself as "The Garden Village," incorporating it into the logo which it uses today. In 1954 the Woman's Club was presented with an award by the DuPage County Board of Realtors for extraordinary accomplishment in the improvement and beautification of the community. Also in that year the Easter Seal Center purchased the old Salt Creek School and moved it to 706 E. Park Boulevard. Two years later it became the DuPage Chapter of the Illinois Association for the Crippled.

Progress continued in the 1960s. Tax referenda were passed for enlarging schools and a new wing was added to Willowbrook High School. In 1965 the Park Development Program began with ten parks on forty-five acres. People no longer asked, "Where is the park in Villa Park?" A new library opened in 1969, a far cry from the store front at 317 S. Ardmore in

1928, with its 400 books collected in a little red wagon in a house-to-house drive. There was 90% home ownership. Professional people comprised 15% of the population, which had reached a peak of 25,000. In 1965 Villa Park celebrated its Golden Jubilee.

The last decades have seen many changes. Businesses have sprung up, especially on the north and south boundaries. For years Ovaltine was the only factory of any size. In the 1970s a large industrial tract on North Avenue developed. Today there are seventy-nine manufacturers listed for Villa Park in the 1982 Illinois Manufacturer's Directory, and 846 businesses noted in the Villa Park Chamber of Commerce.

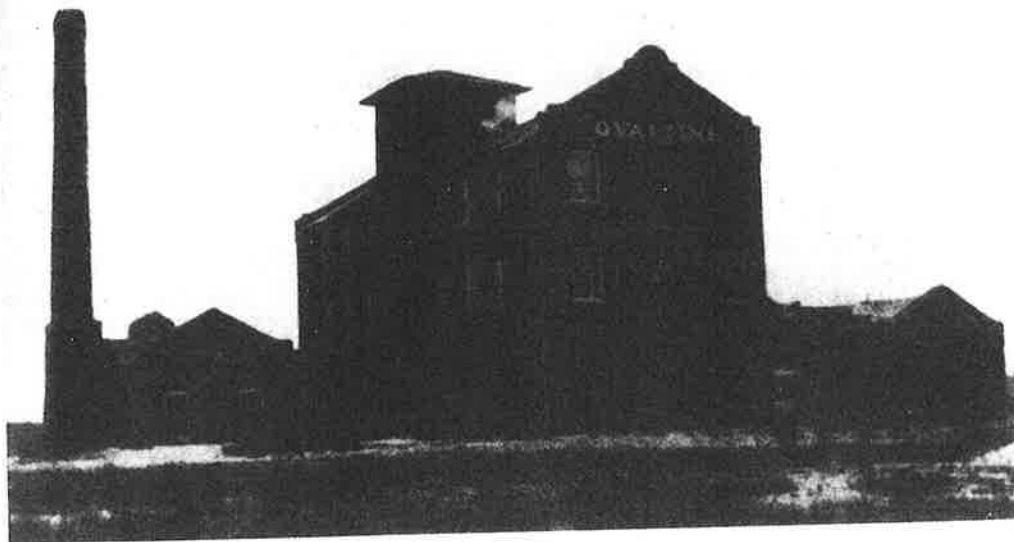
In the early days the two separated business districts on Villa Avenue and Ardmore Avenue flourished. Now two large shopping centers, North Park Mall on North Avenue and Villa Oaks Shopping Center on Roosevelt Road, have again created separate districts in the four-mile long village. The old downtown is suffering. The shopping centers, however, generate revenues which provide capital to meet the need of the village.

The Odeum opened in 1983 and is a multi-purpose facility for entertainment, the fourth largest free-span building in the United States. In that same year the first phase of a \$12,000,000 project to reduce flooding was completed.

Villa Park is a maturing community, with no room to grow. This fact accounts for the decline of student population from a peak of 6,700 in 1967, to 3,600 in 1983. Eight of the fourteen schools closed are due to declining enrollment. One of the closed school buildings is now a popular senior citizen's center.

There are other changes. In the beginning Villa Park citizens were mostly of German and Swedish origin, and of Lutheran religious practice. Today there are persons of English, Italian, Polish, Spanish, and French descent with 80% of newcomers being of the Roman Catholic faith. According to the 1980 census, there were 22,356 whites, 124 blacks, 22 American Indians, 73 Japanese, 33 Chinese, 107 Filipinos, 79 Koreans, 17 Vietnamese, and 151 Asian Indians.

Thirty years ago there were virtually no apartments in Villa Park. Today there are over



*The Ovaltine Factory.
Courtesy Villa Park Historical Society*

1,900 apartments, town houses, and condominium units interspersed with two-story homes, modest bungalows, ranches, and split levels. The population has decreased from 25,000 to 23,185. The village has received a \$40,000 state grant for devising a master plan, which will go to the DuPage Regional Planning Commission for an analysis of the community.

This history would not be complete without recognizing the contribution made by a variety of civic minded men and women.

Mrs. Bessie Mabee and her husband bought the first home in Ardmore. She was the first president of the Woman's Club. She is best known for writing in 1936 the first history of Villa Park.

Pete McAleese worked with youths coaching baseball and track for three generations. He worked at R. R. Donnelly Company, and often rode his bicycle to work in the city.

Mrs. Hilda Schulze lived in Villa Park for more than sixty years. She was known for her work as Public Health Nurse for DuPage County.

Dr. L. R. Cortesi started the first emergency medical service in the fire department.

He was also the Ovaltine and the Willowbrook sports doctor.

Father Kennedy came to Villa Park in 1924. Under his leadership St. Alexander's Church, fondly called the "Wooden Ark," was built. It was to be only a temporary structure; but due to the Depression it was used until 1953. The St. Alexander's school was built in 1925 because he felt it was needed more than the church building. Father Kennedy lived to see his dream come true. The new church was dedicated in 1954.

Since 1976 Villa Park has become history conscious. During the bicentennial the village purchased the two Chicago, Aurora and Elgin railroad stations. In 1977 the Villa Park Historical Society was incorporated, as was the Historical Commission, an arm of the village government. In 1978 the historical society leased the Villa Avenue station and rededicated it as a museum, exactly fifty years after its construction. In 1980 the Historical Commission was able to obtain listing of the Ardmore station on the National Register of Historical Places, as an example of Prairie School architecture. Restoration of the building is underway. It will be dedicated as a half-way

stop on the Prairie Path for hikers and bicyclists.

The 125th year of School District 45 was marked in 1983, with a time capsule buried in Memorial Park. It will be opened in the year 2008.

As viewed in the perspective of this history, it is evident that community spirit, combined with hard work, brought Villa Park through many ups and downs. We trust that the same process will continue to do so in the future.

The Author

Irene S. Martin is Young Adult Librarian at the Villa Park Public Library. Previously while teaching in public schools, she developed the concept and served as co-editor of *Illinois Junior Historian Magazine*, presently titled *Illinois History*, now in its 36th year of publication.

WARRANTY DEED

This indenture Witnesseth, That the Grantor Johanna Finke, a widow, of the Village of Lombard, in the County of Du Page and State of Illinois for and in consideration of the sum of

Ten Dollars and other good and valuable considerations in hand paid, Conveys and Warrants to Arthur Kruggel of the City of Chicago County of Cook and State of Illinois the following described Real Estate, to-wit: Lots thirty-seven (37), thirty-eight (38) and thirty-nine (39) in Fairview Addition to the Village of Villa Park, in the West half of the Southeast Quarter of Section nine (9), Township thirty-nine (39) North, Range Eleven (11), East of the Third Principal Meridian.

This conveyance is subject to the express condition that during the twenty (20) years next succeeding the date hereof no building or residence building costing less than Fifteen Hundred (\$1500.00) Dollars, shall at any time be erected or be placed upon the land hereby conveyed nor upon any part thereof, without the written consent of the grantor, but concurrently with or at any time after the erection of a building complying with the foregoing conditions as to cost; additional out-buildings may be erected without restriction as to the cost thereof. In case of any violation of any of the conditions of this deed, the title to said land shall immediately without further action, revert to and revest in the grantors. The conditions and restrictions aforesaid shall attach to and run with the land and be binding upon all grantees and assigns of the parties hereto and may at any time hereafter be enforced by proper legal or equitable procedure, also subject to building line of record. Also subject to taxes levied for the year 1918.

Situate in the County of Du Page in the State of Illinois hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

Dated this Thirtieth day of October A.D. 1918.

\$1.50 Revenue Stamps attached.

Johanna Finke (Seal)

State of Illinois

County of Du Page.

} ss.

I, Sylvanus L. Rathje, a Notary Public in and for the said County, in the State aforesaid, Do Hereby Certify that Johanna Finke, a widow, 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 18th day of November A.D. 1918.

o o o o o o o o o o o o
 o Sylvanus L. Rathje o
 o Wheaton, o
 o DuPage County, Ill. o
 o Notary Public. o
 o o o o o o o o o o o o

Sylvanus L. Rathje,
 Notary Public.

No. 137371 - Filed for Record July 12th, A.D. 1919 at 11 o'clock A.M. - Lewis Ellsworth,
 Recorder.

P. P. PETERSON & CO. CHICAGO

WARRANTY DEED.

THIS INDENTURE WITNESSETH, That the Grantors, Arthur Kruggel and Ethel A. Kruggel, his wife of the City of Chicago, in the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, convey and warrant to Mandel Lurie of the City of Chicago, County of Cook and State of Illinois, the following described real estate, to-wit:

Lots thirty-seven (37), thirty-eight (38), and thirty-nine (39) in Fairview Addition to the Village of Villa Park in the west half ($\frac{W}{2}$) of the southeast quarter ($\frac{SE}{4}$) of section nine (9) Township thirty-nine (39) North, Range eleven (11) East of the third Principal Meridian, situate in the Village of Villa Park, County of Du Page in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to all unpaid taxes and special assessments of record.

Dated this fourteenth day of June A. D. 1926.

Arthur Kruggel (Seal)

Ethel A. Kruggel (Seal)

State of Illinois }
County of Cook } SS

I, Fred H. Welsh, a Notary Public, in and for the said County, in the State aforesaid, do hereby certify that Arthur Kruggel and Ethel A. Kruggel, his wife, personally known to me to be the same persons 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 fourteenth day of June A. D. 1926.

Fred H. Welsh

Notary Public

• • • • •
• Fred H. Welsh •
• Notary Public •
• Cook County, Ill. •
• • • • •

No. 215709. Filed for Record June 16th A. D. 1926 at 3 o'clock A. M. Lewis Ellsworth Recorder.

To
the
City

WARRANTY DEED

THIS INDENTURE WITNESSETH, That the grantors, Mandel Lurie and Rae Lurie, his wife of the city of Chicago, in the County of Cook and State of Illinois, for and in consideration of the sum of ten (\$10.00) dollars and other good and valuable considerations in hand paid, convey and warrant to Charles J. Cowan, of the city of Chicago, County of Cook and State of Illinois, the following described real estate to-wit: Lots 19, 28, 37, 38, 39, 58, 59, 60, 61, 65, 66, 67, 79, 80, 81, 82, 83, 89, 93, 94, 97, 98, 105, 109, 110, 117, 120, 121, the south fifty feet of lot 68; North half of lot 85; south half of lot 87; south half of lot 88; south one hundred feet of lot 95 and south half of lot 118 all in Fairview Addition to Villa Park, being a subdivision of the west half of the southeast quarter of section nine (9) township thirty-nine (39) North, Range eleven (11) East of the Third Principal Meridian, in DuPage County, Illinois, situate in the County of DuPage in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the grantor, Charles J. Cowen, a bachelor, of the city of Chicago, in the County of Cook, and State of Illinois, for and in consideration of the sum of ten (\$10.00) and other good and valuable considerations, in hand paid, conveys and warrants to Herbert M. Zemon and Christel M. Zemon, his wife, of the city of Chicago, County of Cook, and State of Illinois, the following described real estate to-wit: Lots 19, 28, 37, 38, 39, 58, 59, 60, 61, 65, 66, 67, 79, 80, 81, 82, 83, 89, 93, 94, 97, 98, 105, 109, 110, 117, 120, 121, the south 50 feet of lot 68; north half of lot 85; south half of lot 87, south half of lot 88; south one hundred feet of lot 95 and south half of lot 118, all in Fairview Addition to Villa Park, being a subdivision of the west half of the south-east quarter of section nine (9) township thirty-nine (39) North, Range eleven (11) East of the Third Principal Meridian, situate in the County of DuPage in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this twelfth day of July, A. D. 1927.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Charles J. Cowen (SEAL)

I, Albert H. Levy, ___ in and for the said County, in the State aforesaid, do hereby certify that Charles J. Cowen, a bachelor, 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 twelfth day of July, A. D. 1927.

.....
• ALBERT H. LEVY
• NOTARY PUBLIC
• COOK COUNTY, ILL.
•

Albert H. Levy
Notary Public

NO. 239814. Filed for Record July 20th A. D. 1927 at 8 o'clock A. M.

Lewis Ellsworth
Recorder.

[Handwritten signature]
3/12/27

DEED RECORD 211

WARRANTY DEED

THIS INDENTURE made this eighteenth day of November 1927 between Herbert M. Zemon and Christel M. Zemon, his wife, individually and as husband and wife, of the City of Chicago, in the County of Cook and State of Illinois, parties of the first part and Gioacchino Quartullo and Giannetta Quartullo, his wife, of the City of Chicago, in the County of Cook and State of Illinois, parties of second part.

WITNESSETH, That the parties of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars in hand paid, convey and warrant to the said parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, to-wit:

The south half of lot thirty-seven (37) in Fairview Addition to Villa Park, a Subdivision of the west half of the south east quarter of Section nine (9) Township thirty-nine (39) North, Range eleven (11) East of the third Principal Meridian; situate in the ___ of ___ County of DuPage in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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

Subject to general taxes for the years 1927 and 1928.

Subject to all unpaid installments of special assessments.

Subject to conditions and restrictions of record.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Herbert M. Zemon, (Seal)

Christel M. Zemon (Seal)

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Glen E. Dewey, a Notary Public in and for the said County, in the State aforesaid do hereby certify that Herbert M. Zemon and Christel M. Zemon, his wife, personally known to me to be the same persons 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 10th day of Feby. A. D. 1928.

Glen E. Dewey
Notary Public
Cook County, Ill.

Glen E. Dewey
Notary Public

No. 252047. Filed for Record February 16th A.D. 1928 at 8 o'clock A. M. Lewis Ellsworth Recorder.

WARRANTY DEED

*attest
JmL*

THE GRANTORS, Gioacchino Quartullo and Giannetta Quartullo, his wife, of the City of Chicago, in the County of Cook and State of Illinois for and in consideration of the sum of One Dollar and other good and valuable considerations, in hand paid, Convey and Warrant to Nathan Shalowitz of the City of Chicago County of Cook and State of Illinois the following described Real Estate, to-wit:

The South half of Lot thirty-seven (37) in Fairview Addition to Villa Park, a subdivision of the West half of the South East quarter (S.E. $\frac{1}{4}$) of Section nine (9) Township thirty-nine (39) North, Range eleven (11) East of the Third Principal Meridian, situated in the Village of Villa Park, in the County of Du Page in the State of Illinois, hereby releasing and waiving all rights under and by virtue of - - -

DEED RECORD 232

STAIN P. P. FETTERMAN & CO. CHICAGO

the Homestead Exemption Laws of the State of Illinois.

Subject, however, to trust deed of Nov. 18, 1927, Doc. 250186, for \$5300.00, balance due \$5000.00, int. 6%; also to trust deed of Dec. 22, 1927, Doc. 252048, securing 20 notes of \$35.00, each, due one each month and No. 20, due on or before Nov. 1, 1929; also to all taxes and assessments due after the year A. D. 1928.

DATED, This 30th day of March A. D. 1929.

Witnesses to mark:
C. A. Walmaly
Oscar J. Blattner

his
Giacchino I Quartullo (Seal)
mark
Giannette Quartullo (Seal)

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, Alberto N. Gualano a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That Giacchino Quartullo and Giannette Quartullo, his wife, personally known to me to be the same persons 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 30th day of March A. D. 1929.

Alberto N. Gualano
Notary Public.

•••••
• ALBERTO N. GUALANO •
• NOTARY PUBLIC •
• COOK COUNTY, ILL. •
•••••

No. 276817 Filed for Record April 2nd A. D. 1929 at 8 o'clock A. M. Lewis Ellsworth

Recorder.
[Signature]

WARRANTY DEED

THIS INDENTURE Made this fourteenth day of March 1930, between Nathan Shalowitz, a bachelor, of the City of Chicago, in the County of Cook and State of Illinois party of the first part, and Kalenik Wdovech & Mary Wdovech, his wife, of the City of Chicago in the County of Cook and State of Illinois, parties of second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, in hand paid, conveys and warrants, to the said parties of the second part, not in tenancy in common, but in joint tenancy, the following described Real Estate, to-wit:

The South half of Lot 37 in Fair View Addition to Villa Park, a subdivision in the West half of the Southeast Quarter of Section 9 Township 39 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois.

situate in the Village of Villa Park County of DuPage in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemp-

DEED RECORD 247

P. F. FETTERMAN CO CHICAGO ILL 1918

tion Laws of the State of Illinois.

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

Subject to unpaid special assessments and general taxes, levied and falling due after year 1928, and subsequent years. Second parties assumes and agrees to pay trust deed as of record recorded as doc #250186 on which the unpaid balance is \$5,000.00 with interest, at 6% per annum, payable semi-annually, subject to building line and restrictions as of record.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Nathan Shalowitz (SEAL)

STATE OF ILLINOIS)
COUNTY OF C O O K)SS

I, M. L. Prindiville a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that Nathan Shalowitz, a bachelor, personally known to me to be the said 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 Fourteenth day of March A.D. 1930.

M. L. Prindiville

• • • • •
• M. L. PRINDIVILLE •
• NOTARY PUBLIC •
• COOK COUNTY, ILL. •
• • • • •

No. 294780 Filed for Record March 19th A.D. 1930 at 9 o'clock A.M. Lewis, Ellsworth Recorder.

D6177

This Indenture Witnesseth, That the Grantor, ELEANOR WDOVECH (an unmarried person), MARTHA WDOVECH SCHILL (married to John Scull), POLA WDOVECH BENDER (married to Richard Bender) and RICHARD WDOVECH

of the County of DuPage and State of Illinois for and in consideration of TEN (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the YORK STATE BANK AND TRUST COMPANY a corporation organized and existing under the laws of the State of Illinois, as Trustee under the provisions of a trust agreement dated the 7th day of October 1977, known as Trust Number 632, the following described real estate in the County of DuPage and State of Illinois, to-wit:

The South half of Lot thirty seven (37) in Fairview Addition to Villa Park, a subdivision in the West half of the South East quarter of Section nine (9), Township thirty nine (39) North, Range eleven (11) East of the Third Principal Meridian in DuPage County, Illinois.

SUBJECT TO: General Real Estate Taxes for 1977 and subsequent years; building line; conditions and restrictions of record.

R77-120103

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 and vested in said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, 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. Any such power and authority granted to the Trustee shall not be exhausted by the user thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

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 and said trust agreement 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 by 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 predecessor 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 said Trustee shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence in any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor, S, hereby expressly waive and release all rights under and by virtue of the homestead exemption laws of the State of Illinois.

In Witness Whereof, the grantor S aforesaid have hereunto set their hand S and seal this 23rd day of December 1977

Eleanor Wdovech (Seal) Marttha Wdovech Scull (Seal)
ELEANOR WDOVECH (Seal) MARTHA WDOVECH SCHILL (Seal)

Pola Wdovech Bender (SEAL) Richard Wdovech (SEAL)
POLA WDOVECH BENDER RICHARD WDOVECH

This instrument prepared by James C. Duque, Attorney at Law, 110 Schiller, Elmhurst, Ill.

DPO

COUNTY OF DU PAGE }
STATE OF ILLINOIS } ss.

I, JAMES G. BAUER

a Notary Public in and for said County, in the State aforesaid do hereby certify that
ELEANOR WDOVECH (an unmarried person), MARTHA WDOVECH SCULL (Married to John Scull), POLA WDOVECH BENDER (Married to Richard Bender) and RICHARD WDOVECH

personally known to me to be the same person S whose name S are
subscribed to the foregoing instrument, appeared before me this day in person and
acknowledged that 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 26th day
of December A. D. 19 77

James G. Bauer

Notary Public

RECORDED
DU PAGE COUNTY
1977 DEC 30 AM 10:30
53
SM

R77-120103

RECORDED
DU PAGE COUNTY
1977 DEC 30 AM 10:30

George W. ...

199
80
6027
Title Company
Elmhurst, Illinois

TRUST NO. _____

Deed in Trust

WARRANTY DEED

TO

**YORK STATE BANK
AND TRUST COMPANY**
ELMHURST, ILLINOIS

TRUSTEE

Mail to:

York State Bank & Trust Co.
536 S. York Street
Elmhurst, Illinois 60126

FOR ALL BANKING, INC.

CHICAGO DAILY TRIBUNE OCT 19, 1928

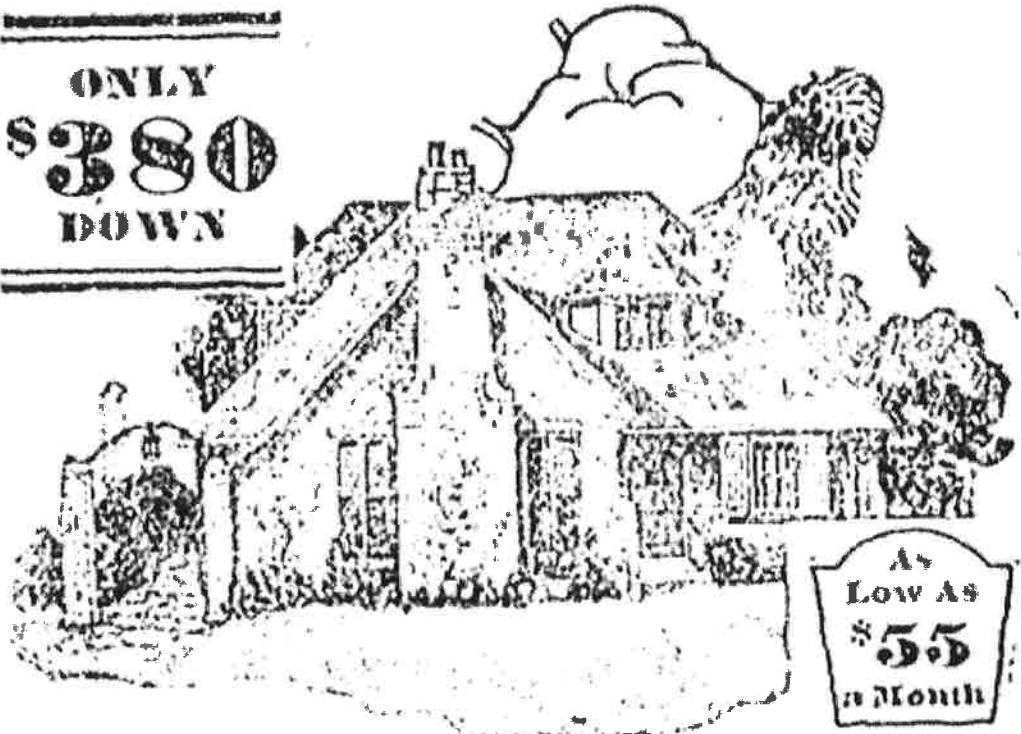
French, Spanish, English & Dutch Colonial

Homes!

Ready for Immediate
Occupancy

Or Built to Order for May 1st Delivery

ONLY
\$380
DOWN



Beautiful Five and Eight room homes located in one of the most amazing home developments in the Chicago territory. Face brick with white stone trim; hot water heat; electric refrigeration; mosaic tile bath; large, deep lots. Close to electric line—36 minutes to the Loop—schools and churches; children's playground in center of block; wonderful bargains. Located in

“SHIVELY VILLA”

This remarkable, high class home section is in Chicago's fastest growing suburb—South Villa Park, west of Elmhurst. Bring the family out to see it. Take the Chicago, Aurora & Elgin train leaving daily and Sunday at 11:00 A. M. and 2:00 P. M. If you prefer to drive, take Washington Blvd., then St. Charles road west to Ardmore Avenue, Villa Park, then south to Madison street.

Write for FREE Home Book in Colors

N. O. SHIVELY & CO.

32 West Randolph Street

Chicago, Ill.

CHICAGO DAILY TRIBUNE FEB 20, 1927

SHIVELY BUYS SIXTY ACRES; PRICE IS \$91,000

N. O. Shively took title to two tracts during the last week. In one deal he bought forty acres on Madison street, Villa Park, for a reported \$61,000, Cummings & Foreman handling the deal for both parties. In the other he bought a twenty acre tract at River Grove, fronting on Fullerton avenue, for a reported \$30,000. A. C. Hoy & Co. represented Mr. Shively and Fred Rathje the seller. Both pieces of property were bought for future development.

VILLA PARK TO HAVE ANOTHER GARDEN "SUB"

Project to Have Trio Small Parks.

N. O. Shively & Co. announce that their "Madison Street Gardens," at the intersection of Madison street and Ardmore avenue, in Villa Park, will follow the idea outlined by John R. Robertson & Co. in their Madison Street-Ardmore subdivision, adjoining the Shively tract on the east, and lay out a generous portion of the land in small parks.

There'll be three of these breathing spaces; named Morningside park, Evergreen park, and Sunset park. The largest will be approximately 575x120 feet. Evergreen park will be 500x128, while Sunset park, the smallest of the trio, will be 400x128.

In laying out the three small parks a certain portion will be allotted for a baseball ground, a portion for a playground, and the balance will be planted with trees, shrubbery, and flowers.

According to Shively & Co., improvements on the property will start immediately in order to be ready for building by next September.

The Madison Street Gardens extend south to Jackson street and west to Harvard avenue. Yale avenue will extend from north to south in a sweeping curve across the subdivision.

CHICAGO DAILY TRIBUNE JUL 17, 1927

SHIVELY BUILDS 231 RESIDENCES AT VILLA PARK: Homes Being Put Up in 50 Different Designs.
Chicago Daily Tribune (1923-1963); Aug 5, 1928; ProQuest Historical Newspapers: U.S. Major Dailies
pg. B2

SHIVELY BUILDS 231 RESIDENCES AT VILLA PARK

Homes Being Put Up in
50 Different Designs.

Villa Park is the scene of an important home building project. N. O. Shively & Co. announce that they are starting work this week on the second unit of their residence program in Shively Manor, a section of Villa Park.

This unit consists of 141 homes. The first unit, started several months ago, now has fifty-four homes either finished or under way, with plans for an additional thirty-six to be started

at once. The entire investment for both projects will be in the neighborhood of \$1,701,800, it is stated. There will be 231 homes in all.

The residences, while having similar floor plans, will be of fifty different designs, mostly of English or Spanish inspiration. B. J. Bruns is architect. There will be five rooms in each house downstairs, with unfinished attics that will be capable of being divided into three rooms should the owners elect.

Each residence will be of face brick on all sides. The houses will be heated by hot water, and will be equipped with electrical refrigeration and other modern conveniences. The average size is 27x50 feet.

A feature of the development is an arrangement whereby playgrounds 540 feet long and 114 feet wide are located in the center of each block. A portion of the playgrounds will be a park laid out with trees and shrubbery, a part will be set aside for sand piles and playing apparatus for the tiny tots, while the balance of the ground may be used for football and baseball by the older children.

Both developments are located in south Villa Park, fronting on Madison street. Twenty-five residences of the first unit have already been sold.

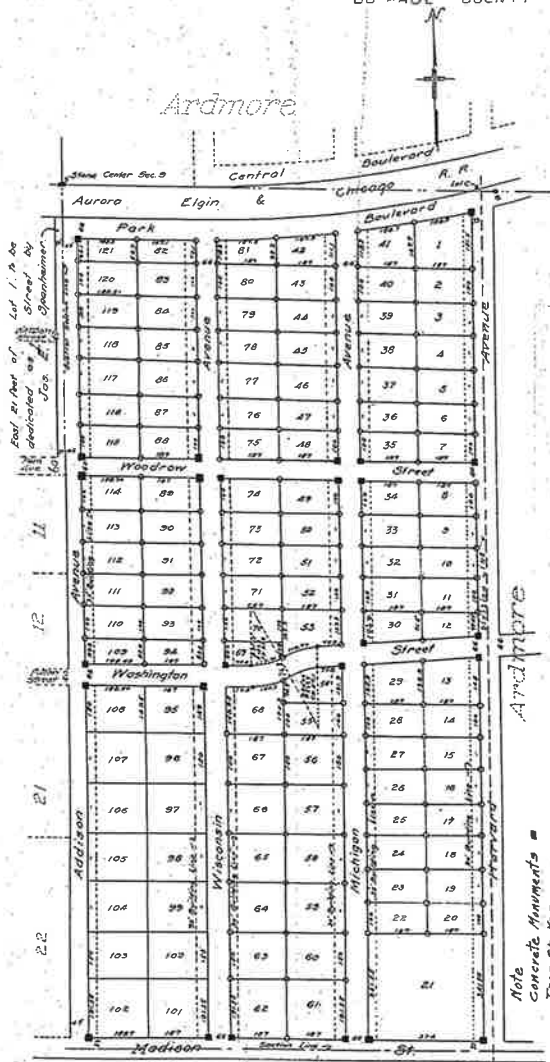
FAIRVIEW ADDITION

TO THE VILLAGE OF

VILLA PARK

DU PAGE COUNTY ILLINOIS

County Clerks Assessment Division of E. S. H. Sec. 9, T. 39 N. R. 11 E. 3rd P.M.



Note
Concrete Monuments
Iron Spikes
Wood Staples

State of Illinois }
County of DuPage }
This will certify that I, Arthur L. Webster, County Surveyor of County and State aforesaid have surveyed and subdivided the West Half of the South East quarter of Section 8, T. 39 N., R. 11 E. East of the 3rd P.M. as shown by the annexed Plat, which is a correct representation of said survey and subdivision (Railroad right of way not included).
All distances given in feet and decimals thereof and drawn to a scale of 200 feet to one inch.
Dated at Wheaton, Illinois Nov 22 A.D. 1917
Arthur L. Webster
County Surveyor.

State of Illinois }
County of DuPage }
This is to certify that I the undersigned am the owner of the land above described and have caused same to be surveyed and subdivided as shown by the annexed Plat, for the uses and purposes therein set forth, as allowed and provided by Statute of the State of Illinois, and I hereby acknowledge and adopt same under the style and title hereon shown.
Dated this 16 day of March A.D. 1918
Johanna Fiske Owner

State of Illinois }
County of DuPage }
I, Sylvanus L. Poltys a Notary Public in and for said County in the State aforesaid, hereby certify that the above owner Johanna Fiske who is personally known to me to be the same person whose name is subscribed to the accompanying instrument appeared before me, this day in person and acknowledged the execution of the annexed Plat as her own free and voluntary act.
Given under my hand and Notarial Seal this 16 day of March A.D. 1918
Sylvanus L. Poltys
Notary Public.

State of Illinois }
County of DuPage }
I, A.A. Kuhn, County Clerk in and for said County hereby certify that there are no arrearages for sales or unpaid for voted taxes against any of the real estate included in the annexed Plat.
Given under my hand at Wheaton, Illinois, this 6th day of May A.D. 1918
A.A. Kuhn County Clerk.

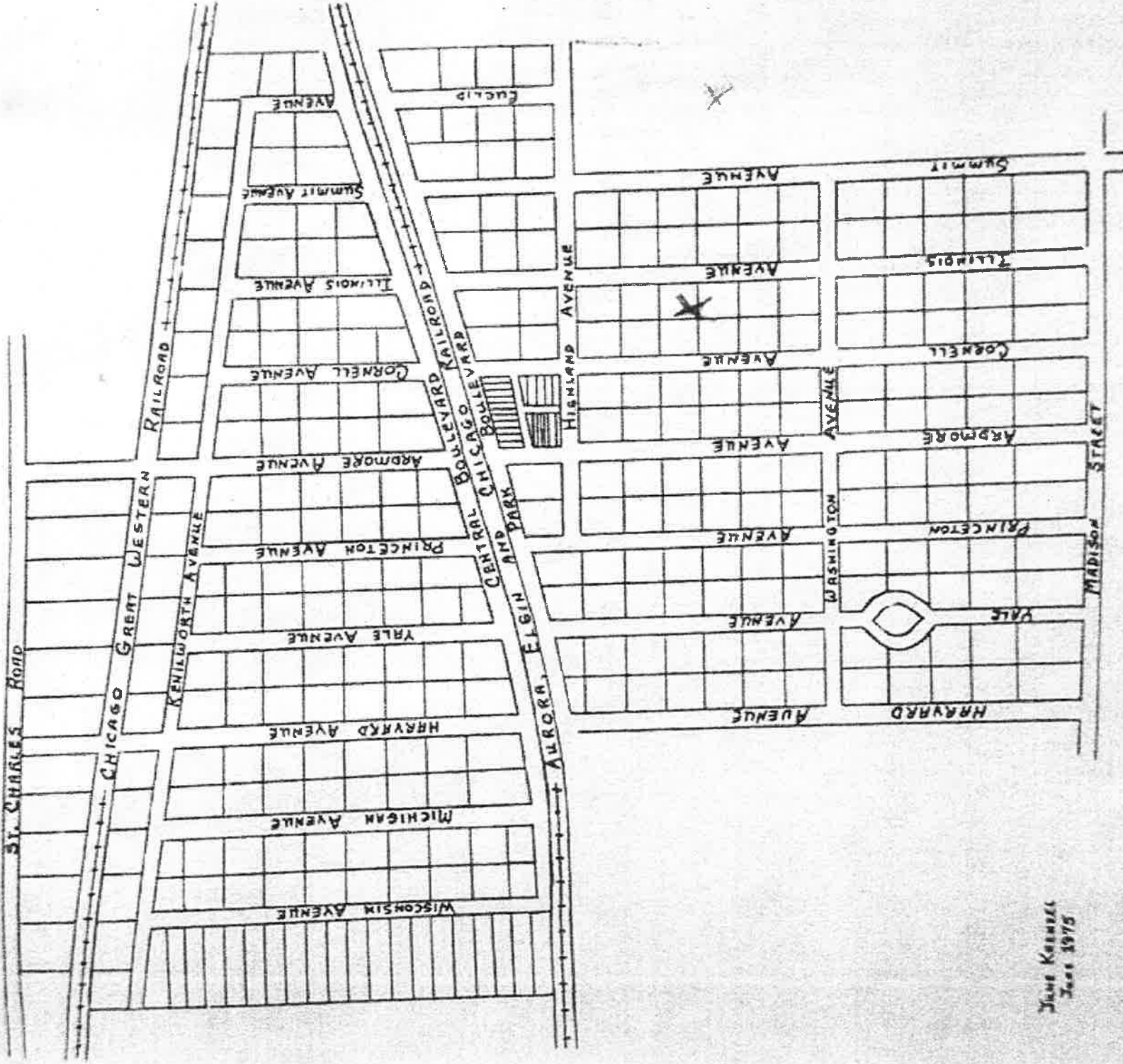
State of Illinois }
County of DuPage }
Approved by the Village Board of the Village of Villa Park, DuPage County Illinois.
Dated at Villa Park Illinois, this 16 day of Apr. A.D. 1918
C.H. Massey, President
R.T. Cloud, Clerk

State of Illinois }
County of DuPage }
No. 133218
This instrument was filed for record in the Recorder's Office of DuPage County aforesaid on the 17 day of May A.D. 1918 at 10 o'clock A.M. and recorded in Book 3 of Plats on Page 1.
Lewia Eljorvith Recorder.



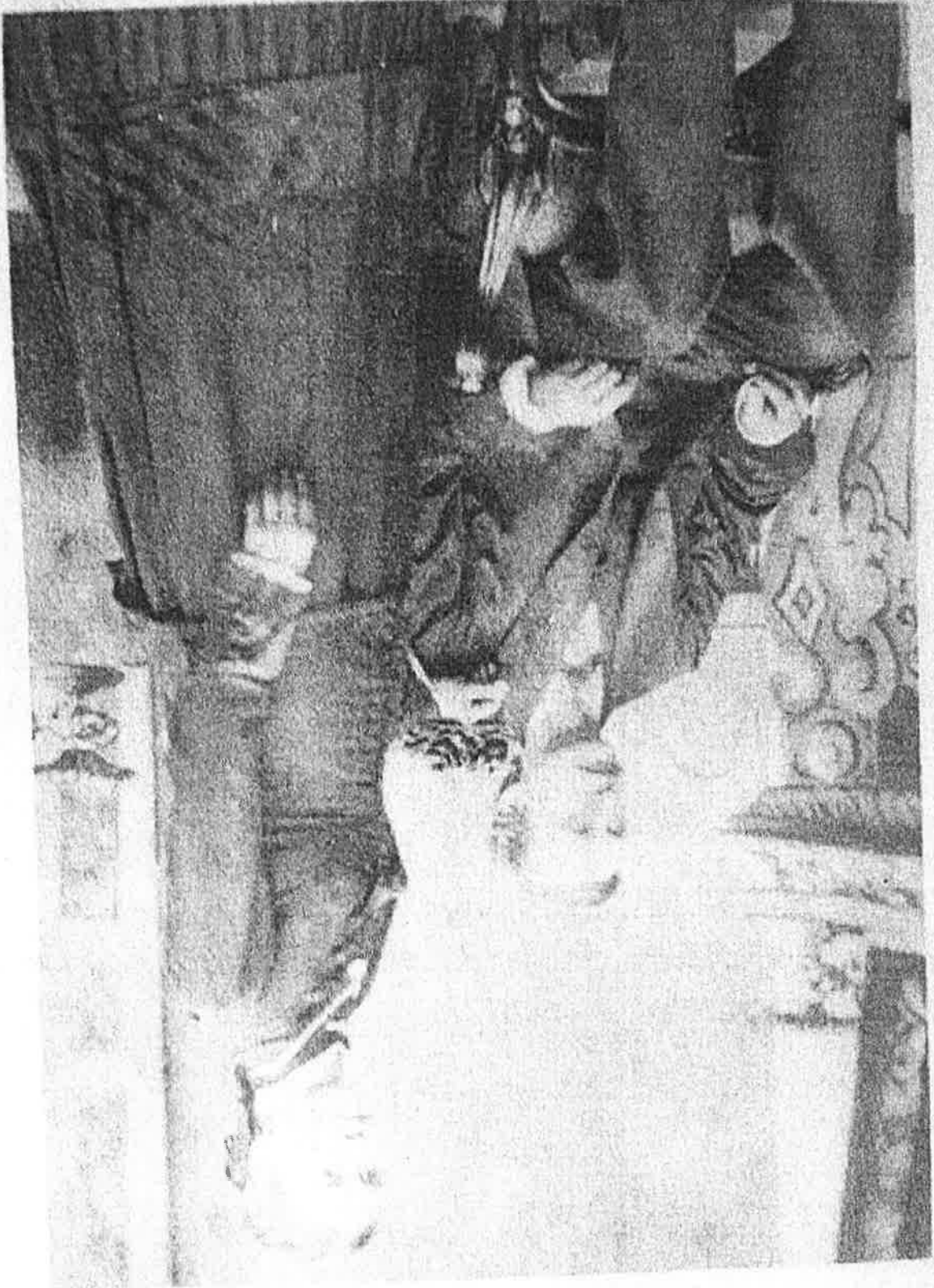
Doc. # 133218 Page 1

SUBDIVISION OF ARDMORE 1910



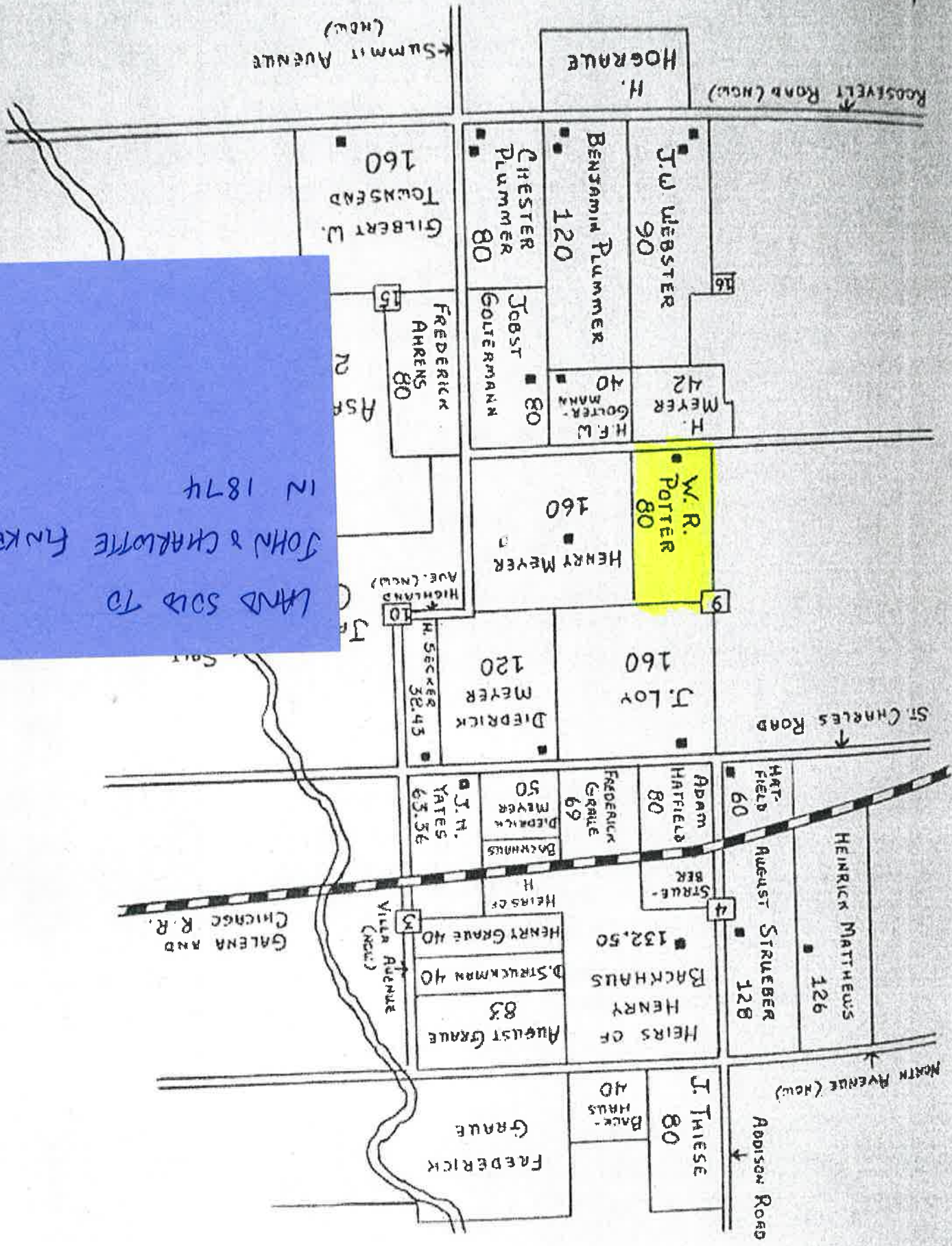
JUNE KREWEZ
JAN 1975

1880—Johanna Schaper and Frederick Finke Wedding Picture.



LANDOWNERS AND AVERAGE OWNED
 ■ HOUSE OR BARN
 □ SECTION NUMBER

LAND SOLD TO JOHN & CHARLOTTE FYNKE IN 1874



1862

Villa Park.

FREE EXCURSION EVERY DAY TO VILLA PARK ACRES

BETWEEN ELMHURST AND LOMBARD,
ON THE FAMOUS AURORA-ELGIN-CHI-
CAGO ELECTRIC; QUICK SERVICE; ELE-
GANT CARS; COMMUTATION ONLY 11 CTS.

VILLA PARK acres are located at the Elec-
tric station on a hill, and have graded streets,
walks, trees, shrubbery, flowers, large cement col-
umns at street entrances; 50-foot cement fountain
on the Parkway; everything to make it attract-
ive and a beautiful place for a home.

VILLA PARK acres are the cheapest and the
best—where you get the most for your money.

ACRES, \$350 AND UP; EASY TERMS.

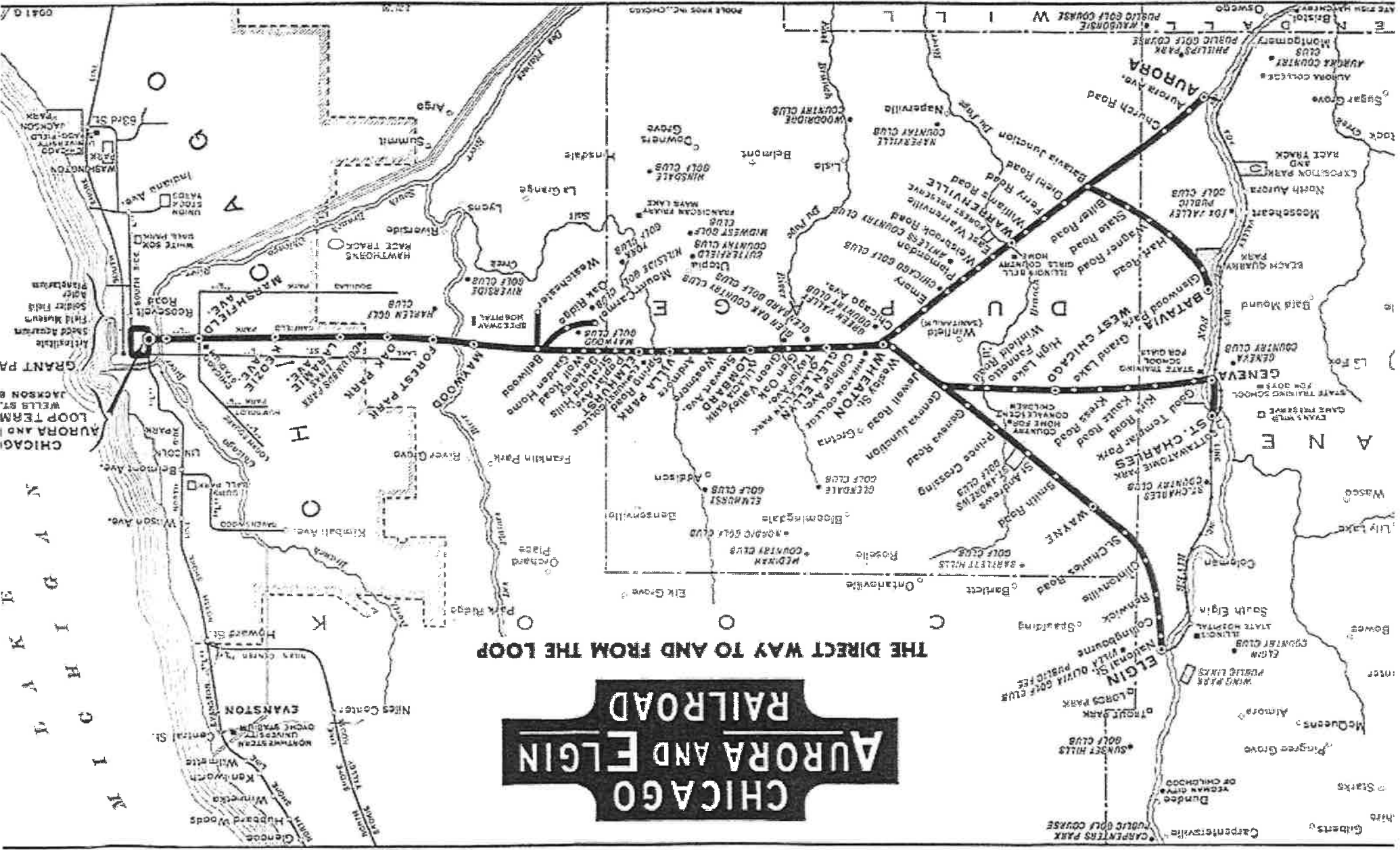
EXTRA SPECIAL—ONE 3-ACRE LOT...\$875

EXTRA SPECIAL—ONE 5-ACRE LOT...\$1,000

FREE TICKETS AT CHICAGO OFFICE.

VILLA PARK OFFICE OPEN DAILY,
INCLUDING SUNDAY, 10 A. M. TO 5 P. M.

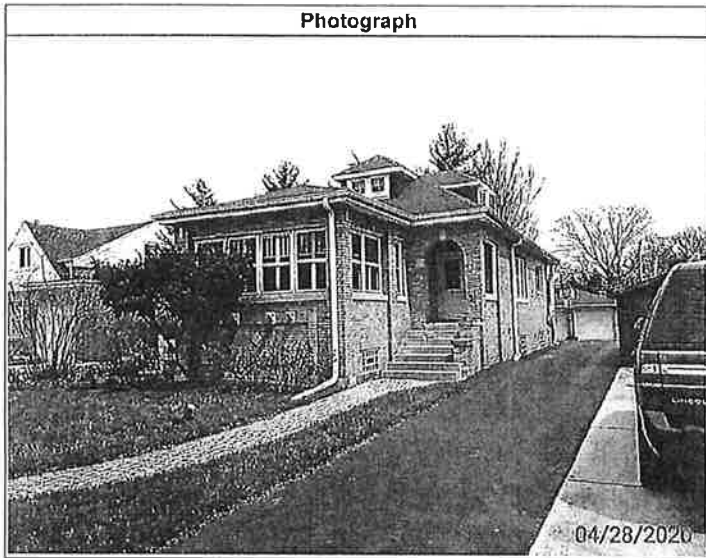
BALLARD, POTTINGER & CO.,
Phone Central 4499. 204 Dearborn st.



Property Record Card

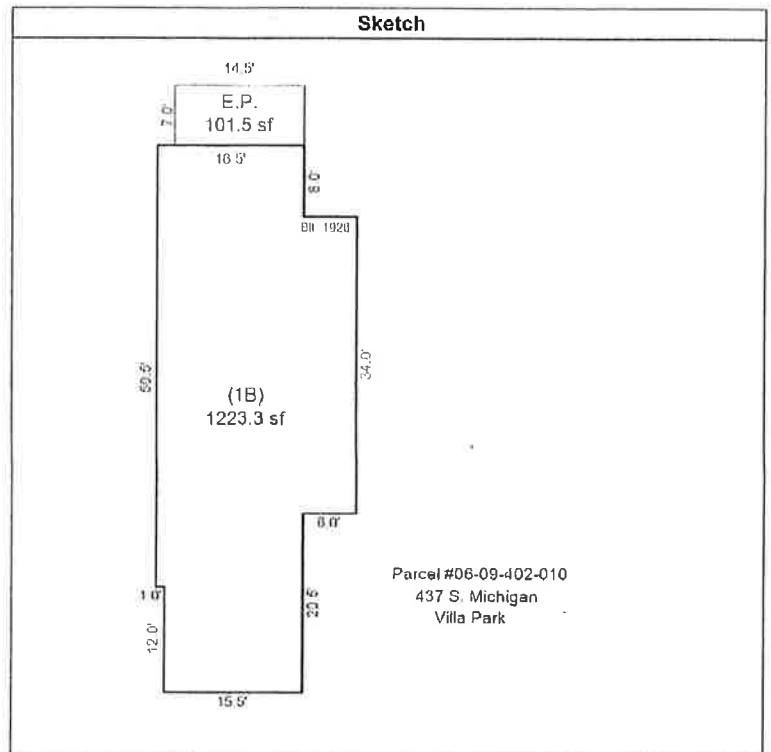
06-09-402-010

2021 Tax Information Tax Bill Amount: \$0.00 Tax Rate: 0.0000 Exempt Code: 6 Tax Code: 6026		Property Address Owner: DIVER, SIMON & NANCY Address: 437 S MICHIGAN AVE VILLA PARK, IL 60181		2021 Assessment Year Land Value: 28,230 Building Value: 66,060 Total Value: 94,290 Pro-Rate: 0 Estimated Market Value: \$282,870													
Most Recent Sale Date: 4/2020 Price: \$280,000 Deed Type: W Multiple PN's:		Property Information Property Class: R Zoning: NBHD Code: 103 Style: Bungalow		Land Information Lot Size: 50 x 187 Total SF: 9,350 Land Type:													
Improvement Information Construction: Brick, Masonry or Stone Year Built: 1926 Occupancy Date: Attic Area SF: 0 Roof Type: Asph. Shing. Room Count: 9 Bed Rooms: 3				Basement Total Area SF: 1,191 Finished Area: 0 <input type="checkbox"/> Walk Out <input type="checkbox"/> Look Out													
				Square Feet Living Area First Level: 1,223 Second Level: 0 Third Level: 0 Miscellaneous: 0 Total Living Area: 1,223													
				Garages/Porches/Sky Lights/Fireplaces/Other <table border="1"> <thead> <tr> <th>Category</th> <th>Description</th> <th>Area</th> <th>Age</th> </tr> </thead> <tbody> <tr> <td>Porch</td> <td>Enclosed Porch Enclosed</td> <td>102</td> <td></td> </tr> <tr> <td>Garage</td> <td>2BD 2BD 2BD</td> <td>484</td> <td></td> </tr> </tbody> </table>		Category	Description	Area	Age	Porch	Enclosed Porch Enclosed	102		Garage	2BD 2BD 2BD	484	
Category	Description	Area	Age														
Porch	Enclosed Porch Enclosed	102															
Garage	2BD 2BD 2BD	484															
				Full Baths: 1 Half Baths: 0 Extra Fixtures: 0 CAC: 0 Wet Bar: Inground Pool: Model:													



Notes

SOLD 7/90 R90-097179 \$110000



Parcel History Report

06-09-402-010

York Township

Assessment History

Year	Land	Improvement	Total Value	Prorate	Tax Rate	Tax Amount	Type	Senior Freeze Year	Senior Freeze
2021	28,230	66,060	94,290				N		
2020	27,610	64,610	92,220	0	7.6571	\$6,601.96	N	0	0
2019	26,250	61,430	87,680	0	7.5441	\$6,162.02	N	0	0
2018	24,600	57,570	82,170	0	8.0320	\$6,117.98	N	0	0
2017	23,440	54,860	78,300	0	8.2563	\$5,969.32	N	0	0

Sales History

Sale Year	Sale Month	Deed Type	Sale Price	Document Number
2020	4	W	\$280,000	047142

Permit History

Permit Date	Permit Number	Improvement Type	Description
7/1/2020	20-0872	Alterations	ALATERATION PERMIT - INTER. REMODEL
4/30/2020	PRPL202000507	Other	PLUMBING PERMIT - REROUTE SEWER DRAIN
10/10/2007	071256	Other	GARAGE FLOOR , STAIRS, PAVED PATH
12/10/2002	222211	Other	RE ROOF

SEC.

INDEX NO.

19 LAND VALUATION

19 BUILDING APPRAISAL

FRONT AND DEPTH	UNIT PRICE	DEPTH FACTOR	CORNER FACTOR	VALUE	SQUARE FEET	UNIT PRICE	NEW COST	CONDITION			% COND.		
								GOOD	FAIR	POOR			
LOT SIZE				TOTAL LAND				LACK OF UTILITY			AGE		
					GARAGE	TYPE	FLOOR	ROOF	SIZE	AREA	UNIT PRICE	NEW COST	% COND.
LAND	A		A		A								
BLDG.													
TOTAL	V	P	L	V	P	L	V	P	L	V	P	L	TOTAL BLDG.

19 LAND VALUATION

19 BUILDING APPRAISAL

FRONT AND DEPTH	UNIT PRICE	DEPTH FACTOR	CORNER FACTOR	VALUE	SQUARE FEET	UNIT PRICE	NEW COST	CONDITION			% COND.		
								GOOD	FAIR	POOR			
LOT SIZE				TOTAL LAND				LACK OF UTILITY			AGE		
					GARAGE	TYPE	FLOOR	ROOF	SIZE	AREA	UNIT PRICE	NEW COST	% COND.
LAND	1977	1979-80	1983	1985	1986	1987	A						
BLDG.	2642	2970	4990	5140	5330	5600							
TOTAL	7605	8540	14,000	14,400	14,940	15,670							
TOTAL	10,247	11,510	18,990	19,540	20,270	21,270							TOTAL BLDG.

1983 V P L V P L V P L V P L
 3L 102 x 4.10 = 418
 7H 1X-200 = 200
 +178

1. Villa Park Historical Society
2. Villa Park Library
3. Village Works Dept.
4. Museum
5. Chicago Bungalow Association
6. York Township Assessor's Office
7. DuPage County Recorder's Office
8. DuPage County Building & Zoning Dept.
9. DuPage County Historical Society
10. Encyclopedia of Chicago
11. Industrialscenery.blogspot.com
12. Myheritage.com
13. Familysearch.com
14. US Census records
15. Ancestry.com
16. Chicago Public Library online records
17. Recollections: Story of Villa Park, Illinois (VP Library)
18. Chicago Tribune: Rich Love Grew out of Prairie (article 2/13/85)
19. Villa Park: article by Irene Martin, local historian

The Villa Park Weekly News began in 1923, printed by Elmhurst Press, Inc. Name changed to Villa Park News, then Villa Parker, and finally Villa Park Argus in 1936.

Onsey & County Warranty Deeds

<u>Document</u>	<u>Drawn up</u>	<u>Recorded</u>	<u>Persons</u>
R-1919 137371	10/30/18	7/12/19	Finke to Kruggel
R-1926 215709	6/14/26	6/16/26	Kruggel to Lurie
R-1926 224518	10/17/26	11/8/26	Lurie to Cowen
R-1927 239814	7/12/27	7/20/27	Cowen to Zemon
R-1928 252047	2/10/28	2/16/28	Zemon to Quartullo
R-1929 276817	3/30/29	4/2/29	Quartullo to Shalowitz
R-1930 294780	3/14/30	3/19/30	Shalowitz to Wdovech

<u>Assessed in name of</u>	<u>Year</u>	<u>Tax</u>	<u>Land Assessed</u>	<u>Paid by</u>	<u>Whole Lot 37</u>
Johanna Finkle	1919	\$ 4.20	\$ 60	Johanna Finkle 4/7/20	✓
Arthur Kruggel (Real Estate Broker)	1920	\$ 4.37	\$ 60	Arthur Kruggel 4/25/21	✓
Arthur Kruggel	1921	\$ 5.93	\$ 60	Arthur Kruggel 4/10/22	✓
Arthur Kruggel	1922	\$ 6.35	\$ 60	Arthur Kruggel 4/7/23	✓
Arthur Kruggel	1923	\$ 15.96	\$ 150	Arthur Kruggel 4/9/24	✓
Homer Irwin (Carpenter)	1924	\$ 16.25	\$ 150	Arthur Kruggel 3/27/25	✓
Homer Irwin	1925	\$ 16.83	\$ 150	Margaret B. Beazley 5/15/26	✓
Arthur Kruggel	1926	\$ 16.65	\$ 150	No details of who made pyt	✓
Charles J. Cowan	1927	\$ 19.61	\$ 380	— " —	✓
Gioacchino Quartullo (Bricklayer)	1928	\$ 155.29	\$ 190	Nathan Shalowitz 5/1/29	South half of Lot
Herbert Zemon (Builder)		\$ 159.25	\$ 190	No detail of who made pyt	North half of Lot
Gioacchino Quartullo	1929	\$ 93.63	\$ 190 + \$1560	Katenik Wdovech 4/8/30	South half of Lot
Louis V. Whitney		\$ 268.67	\$ 190 (Improvements)	No detail of who made pyt	North half of Lot
Katenik Wdovech	1930	\$ 96.08	\$ 190 + \$1560	Katenik Wdovech 4/7/31	South half of Lot
Louis V. Whitney		\$ 465.56	\$ 190	No detail of who made pyt	North half of Lot

