

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
Villa Park Recreation Center
320 E. Wildwood Ave
Villa Park, IL 60181

Special Meeting

Historical Preservation Commission

November 13, 2025

6:00 PM

Commission Chair: Laurie LoCoco

Commissioner: Jose Castillo, Joseph DeAntonis, Nancy Diver and Jeralynn Lee

- 1. Call to Order - Roll Call**
- 2. Approval of Minutes- September 4, 2025**
 - a. Minutes from the meeting on September 4, 2025
- 3. New Business**
 - a. Initial Review of Application HP26-01 - 138 S. Yale Ave.
 - b. Initial Review of Application HP26-02 - 614 S. Illinois Ave.
- 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.

Village of Villa Park
Historical Preservation Commission
September 4th, 2025

I. CALL TO ORDER

Interim Director House called the meeting of the Historical Preservation Commission to order at 6:15 p.m.

II. ROLL CALL AND DECLARATION OF A QUORUM

Present: Commissioner Diver, Commissioner Castillo, and Commissioner Lee

Absent: Commissioner DeAntonis, Chairman LoCoco

A Quorum was present.

III. APPOINTMENT OF CHAIRMAN PRO TEM

- a. Commissioner Diver volunteered to act as Chairman Pro Tem.
- b. The motion was seconded by Commissioner Lee.
- c. Voice Vote: The Ayes have it.

IV. SWEARING IN OF NEW COMMISSIONER

- a. Jeralynn Lee was sworn in as a new commissioner of the Historical Preservation Commission by Clerk Laukant.

V. APPROVAL OF MINUTES FROM THE MAY 1, 2025 MEETING

- a. Commissioner Castillo moved to approve the May 1st minutes.
- b. The motion was seconded by Commissioner Lee.
- c. Voice Vote: The Ayes have it.

VI. BUSINESS

a. Introduction of New Commissioner

- i. Commissioner Lee has lived in Villa Park for 11 years. She has an interest in architecture and history. Commissioner Lee spoke about her excitement to serve on the commission.

b. Review of Chapter 2, Article XXVII- Historical Preservation Commission

- i. Staff shared an overview of the code section relating to the Historical Preservation Commission.
- ii. Staff reviewed the intent and purpose of the commission, highlighting that the scope of the commission is to advise the Board of Trustees on matters relating to preservation, that have a special historical, community, or aesthetic interest to the village. This scope includes

sites, buildings, and structures, but also works of art, monuments, and other memorabilia.

- iii. Staff reviewed the membership requirements.
- iv. Staff reviewed the powers and duties of the commission, highlighting the two historic sites in the Village, the Villa Avenue Train Station and the Ardmore Avenue Train Station.
- v. Staff reminded that this commission holds administrative review, not a judicial review.
- vi. Commissioner Lee added that there is some water damage at the train station which could fall under the purview of the commission.

VII. PUBLIC COMMENT

- a. No members of the public were present.

VIII. COMMISSIONER COMMENTS

- a. No additional comments

IX. LIAISON COMMENTS

- a. Interim Director House shared that no Preservation Award applications have been received yet but staff plans to put out another social media post for applications.

X. ADJOURNMENT

- a. Motion to Adjourn made by Commissioner Castillo
- b. Seconded by Commissioner Lee
- c. Voice vote: AYES have it.
- d. Meeting adjourned at 6:25 pm



HISTORIC PRESERVATION AWARD

VILLAGE OF VILLA PARK

HISTORICAL PRESERVATION COMMISSION

Application: HP-26-01

GENERAL INFORMATION:

Every year the Historical Preservation Commission grants Historic Preservation Awards to owners of structures that have historical merit and are important to the Village's heritage. Villa Park is fortunate to be rich in diverse and historic architecture that gives the Village its unique character. To qualify for the Historic Preservation Award, the structure must be at least 50 years old, be significant in history (prominent owner, architect, or event), have a defined architectural style, or be a kit home (Sears, Aladdin, etc.). Anyone can nominate a home or structure for this award, however, owner consent is necessary for receiving this award. The physical award is a plaque, which is expected to be displayed on the exterior of the structure in a prominent location.

SUBJECT PROPERTY INFORMATION

Property Address: 138 S Yale Avenue, Villa Park

Applicant: Jim and Joanne Tyree

Applicant Address: 138 S. Yale Avenue, Villa Park

Applicant Email: joanneltyree@gmail.com

Applicant Phone: 708-288-1131

Owner(s) (if different from the Applicant):

Owner(s) Address:

Owner(s) Email:

Owner(s) Phone:

Architect (name and address – if known):

Developer/Contractor (name and address – if known):

Year Built:

1915

Applications Open	May 12, 2025
Applications Due	October 31, 2025
First Round of Review	January 8, 2026
Award Selection	March 5, 2026
Proclamation (VB)	April 27, 2026
Award Presentation (VB)	May 11, 2026

Submit applications via email to planning@invillapark.com or in person at 11 W Home Ave, Villa Park

For questions or concerns, contact the Community & Economic Development Department.
11 W Home Ave, Villa Park, IL 60181 | planning@invillapark.com | 630-433-4300



HISTORIC PRESERVATION AWARD

VILLAGE OF VILLA PARK

HISTORICAL PRESERVATION COMMISSION

Application: HP-26-____

BRIEF PHYSICAL DESCRIPTION OF STRUCTURE:

138 S Yale is a classic bungalow style with typical arts and crafts style interior woodwork, built ins, and design elements. Both the house and the garage have mainly original elements including the front exterior door and all front windows, front porch, all wood siding, all main floor interior woodwork, doors, and fireplace. Copies of the original deed show that the original house was built by Gertrude G. Henson. We have copies of all deed transfers since 1915.

BRIEF HISTORICAL/ARCHITECTURAL SIGNIFICANCE OF STRUCTURE:

The house was built early on in 1915 in what was then known as the Village of Ardmore, Illinois. Amazingly, the exterior of the house was covered over decades ago with asphalt siding which served to protect the original cedar siding on the house. Similarly, at some time, the front porch was enclosed which protected the original front door and front windows, all of which contain their original glass.

PERSONAL HISTORY WITH THE HOME:

How long have you lived here? Have you made any improvements to the home? Do you have a personal connection with Villa Park?

We moved in 2016. The front porch was restored to the original open porch & the shingled siding was removed, exposing the original cedar siding. HVAC systems were modernized, & side & back windows were replaced. All original main floor woodwork, doors, floors, built-ins and fireplace have been retained & restored. We painted the exterior to the era and installed new gardens circa 1915.

APPLICATION SUBMITTAL REQUIREMENTS

- Current photographs of all sides of the structure/property
- Historical photographs of the structure/property (if available)
- Elevations of the structure/property (if available)
- Blueprints (if available)
- If a kit home (such as Sears, Aladdin, Gordon-Van Tine), include the model name and catalog sheet (if available)

Joanne L Tyree
Signature of Applicant

10-4-2025
Date

Joanne L Tyree
Name (Please Print or Type)

Signature of Owner of Record (if different from the Applicant)
Jim and Joanne Tyree

Date

Name (Please Print or Type)

For questions or concerns, contact the Community & Economic Development Department.
11 W Home Ave, Villa Park, IL 60181 | planning@invillapark.com | 630-433-4300

138 S Yale Avenue, Villa Park, Illinois

Pictures prior to 2016 restoration start











Current Images – 2025

















138 S Yale Ave

Timeline of Ownership

- Henry and Edna Austin
- 1915- Gertrude Henson
- 1932- Roland Henson
- 1933- Gladys Henson
- 1947- John and Grace Grisafe
- 1959- Adam and Elaine Gorski
- 2015- Upon the death of Adam Gorski, the Gorski children create the 138 S Yale LLC
- 2016- James and Joanne Tyree

Recording Requested by &
When Recorded Return To:
Indecomm Global Services
as Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
MAY 26, 2016 RHSP 2:11 PM
DEED \$40.00 06-09-210-022
003 PAGES R2016-051833


Warranty Deed

8032 6568

(Document Title)

This instrument was prepared by:

Michael G. Philipp
Wiedel, Philipp, Indelicato & Olson
4915 Main Street
Downers Grove, IL 60515

STATE & COUNTY TAX	STATE OF ILLINOIS	# 0000012981	REAL ESTATE TRANSFER TAX
	 MAY 26. 16		0044250
	DUPAGE COUNTY		FP326681

442.50

WARRANTY DEED

The grantor, 138 Yale Avenue Industries, LLC, a Utah limited liability company, of 238 South Finley Road, Lombard, Illinois 60148, for and in consideration of the sum of Ten Dollars (\$10.00), CONVEYS AND WARRANTS to James Tyree and Joanne Tyree, husband and wife, not as tenants in common and not as joint tenants with rights of survivorship, but as tenants by the entirety, of 593 Prairie Crossing, New Lenox, Illinois 60451, the following described real estate situated in the County of DuPage, in the State of Illinois, to wit:

Legal Description attached as Exhibit A
Property commonly known as 138 Yale Avenue, Villa Park, IL 60181
P.I.N.: 06-09-210-022

SUBJECT TO: (a) Conditions, covenants, and restrictions of record; and (b) general real estate taxes not yet due and payable.

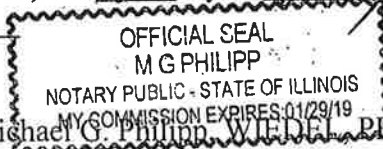
Dated this 18th day of May, 2016

138 Yale Avenue Industries, LLC

By: [Signature]
Julia Rosales, Its Sole Member and Manager

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Julia Rosales, Member of 138 Yale Avenue Industries, LLC, personally known to me to be the same persons 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.

Given under my hand and official seal, this 18th day of May, 2016
[Signature]
Notary Public



This instrument was prepared by Michael G. Philipp, WIEDEL, PHILIPP, INDELICATO & OLSON, 4915 Main Street, Downers Grove, IL 60515.

~~MAIL TO:~~

The Estate Planning Law Group
600 W. Roosevelt Rd.
Wheaton, IL 60187

SEND SUBSEQUENT TAX BILLS TO:

James Tyree and Joanne Tyree
138 Yale Avenue
Villa Park, IL 60181

EXHIBIT A
LEGAL DESCRIPTION

THE SOUTH HALF OF LOT 96 IN ARDMORE, A SUBDIVISION IN SECTIONS 9 AND 10, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Number(s): 06-09-210-022

5.
138^A Yale Avenue, Villa Park, IL 60181



U05828290

1653 5/23/2016 80326568/1

EXECUTOR/REPRESENTATIVE'S DEED



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

JAN. 13, 2016

RHSP 2:12 PM

DEED \$40.00

06-09-210-022

004 PAGES

R2016-004024

THE GRANTORS, MICHAEL GORSKI, married, TIMOTHY GORSKI,, single, CHRISTOPHER GORSKI, single, JENNIFER PRIMAS, married, AND SUSAN TUREN, married, sole heirs and legatees to Estate of ADAM M. GORSKI, deceased, of Villa Park, County of DuPage, State of Illinois, for and in consideration of TEN (\$10.00) and No/100 DOLLARS, and other considerations, in hand paid, CONVEY and WARRANT to 138 Yale Avenue

Industries, LLC all interest in the following described Real Estate situated in the County of DuPage, in the State of Illinois, to wit:

** A Utah Limited Liability Co.*

THE SOUTH HALF OF LOT 96 IN ARDMORE, A SUBDIVISION IN SECTIONS 9 AND 10, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Not homestead property as to grantors

Together with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

SUBJECT TO: General real estate taxes not due and payable at time of closing; special assessments confirmed after this contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe and other conduit.

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

Permanent Real Estate Index Number: 06-09-210-002

Address: 138 S. Yale, Villa Park, IL 60181


Dated: 12-9-15 Michael Gorski
Michael Gorski

Dated: 12-9-15 Jennifer Primas
Jennifer Primas

Dated: 12-9-15 Christopher Gorski
Christopher Gorski

Dated: 12-9-15 Susan E Turen
Susan Turen

Dated: 12-9-15 Timothy Gorski
Timothy Gorski

STATE OF ILLINOIS

 STATE & COUNTY TAX JAN. 13. 16
 DUPAGE COUNTY

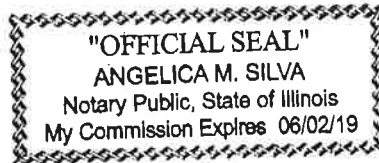
0000011264

REAL ESTATE TRANSFER TAX
00180.00
FP326681

180.00

0415035596
1002

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)



I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that CHRISTOPHER GORSKI personally known to me to be the same person whose name is subscribed to the foregoing instruments, 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 official seal this 9th day of December, 2015.

Commission Expires: 06/02/19

Angelica M. Silva
Notary Public

This instrument was prepared by:

David R. Watschke
Attorney at Law
110 East Schiller St., Ste. 205
Elmhurst, IL 60126

Mail to:

B, 11 Belmont
311 S. Lombard Street #7
Whitton, IL 60187

Subsequent Tax Bills To:

Julia Rosalis
238 S. Finley Rd
Lombard, IL 60148



State of ILLINOIS
County of DuPage

I, undersigned, a notary public in and for said county, in the State aforesaid, do hereby certify that Michael Gorski, 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 right of homestead.

Given under my hand and official seal this 9 day of Dec, 2015

David Watschke Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid,
DO HEREBY CERTIFY that

Jennifer Primas

personally known to me to be the same person whose name is subscribed to the foregoing
instruments, 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 official seal this 9 day of Dec, 2015.

Commission Expires:



David Watschke
Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid,
DO HEREBY CERTIFY that

Timothy Goustki

personally known to me to be the same person whose name is subscribed to the foregoing
instruments, 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 official seal this 9 day of Dec, 2015.

Commission Expires:



David Watschke
Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid,
DO HEREBY CERTIFY that

Susan Turon

personally known to me to be the same person whose name is subscribed to the foregoing
instruments, 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 official seal this 9 day of Dec, 2015.

Commission Expires:



David Watschke
Notary Public

VILLAGE OF VILLA PARK
DU PAGE COUNTY, ILLINOIS

Certificate of Compliance

This certifies that on December 11, 2015, Goroki
Date Name of Owner / Proposed Owner

of 1385 Yale, Villa Park, Ill 60181
Property Address

06-09-210-022
PIN Number

has complied with Section 25-431 of the Village of Villa Park Municipal Code regarding prohibited discharges and connections to public sanitary sewer or combined sewer systems, and that the listed property may therefore be legally occupied.

This Certificate of Compliance expires on January 12, 2016
Expiration Date

Dated: December 11, 2015

THE VILLAGE OF VILLA PARK
Raymond C. [Signature]
Village Representative

FRED BUCHHOLZ R2016-004024 DUPAGE COUNTY RECORDER

15/3 282-946 CD

BOOK 963 PAGE 288

This Indenture, Made this Fourth day of August

19 59, between JOHN D. GRISAFE and GRACE M. GRISAFE, his wife,

of the Village of Villa Park in the County of DuPage and State of Illinois parties of the first part, and ADAM M. GORSKI and ELAINE M. GORSKI, his wife,

of the City of Chicago in the County of Cook and State of Illinois parties of the second part:

Witnesseth, That the parties of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and certain promissory notes in the amounts of \$15,800.00 and \$3,000.00, secured by trust deeds of ~~DuPage~~ DuPage, even date, and other good and valuable considerations, 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 ninety six (96) in Ardmore, a subdivision in Sections nine (9) and ten (10), Township thirty nine (39) North, Range eleven (11), East of the Third Principal Meridian, - - - - -

934464

OFFICE OF DU PAGE COUNTY CLERK

AUG 6 1959 - 10 45 AM

23.10

Lawrence H. Anderson
RECORDER

situated 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 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.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seal 8 the day and year first above written.

John D. Grisafe Seal
Grace M. Grisafe Seal

_____ Seal



State of Illinois

County of Cook

ss.

3, Paysoff Tinkoff, Jr.

a Notary Public in and for said County, in the

State aforesaid, Do hereby Certify, That John D. Grisafe and

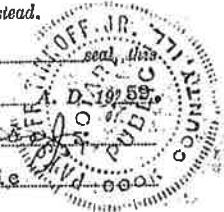
Grace M. Grisafe, his wife,

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

Fourth day of August

Notary Public



Box

Warranty Deed

JOINT TENANCY FOR ILLINOIS

Grisafe et ux

TO

Gorski et ux

ADDRESS OF PROPERTY:

138 So. Yale Street

Villa Park, Illinois

934464

MAIL TO:

P. TINKOFF JR
4326 N. LINCOLN
CHICAGO 18, ILL.

GEORGE COLE & COMPANY
CHARGE DIVISION

This Indenture, Made this 14th day of July
19 47, between GLADYS R. HENSON, a spinster

of the Village of Villa Park in the County of DuPage and State of
Illinois party of the first part, and JOHN D. GRISAFE and
GRACE M. GRISAFE, his wife
of the Village of Ontarioville in the County of
Cook and State of Illinois parties of the second part:

Witnesseth, That the party of the first part, for and in consideration of the sum of
Ten Dollars (\$10.00) and other good and valuable 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 ninety six (96) in
Ardmore, a subdivision in Sections nine (9) and
ten (10), Township thirty nine (39) North, Range
eleven (11), East of the Third Principal Meridian,
in DuPage County, Illinois.

situated 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
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 - Special taxes or assessments for improvements not yet
completed; Installments not due at the date hereof of any special tax or
assessment for improvements heretofore completed; General taxes for the
year 1947 and subsequent years; Building lines and building and liquor
restrictions
of record; Zoning and building laws or ordinances.

In Witness Whereof, the said party of the first part has hereunto set her hand
and seal the day and year first above written.

Gladys R. Henson
A Spinster

Seal
Seal
Seal



BOOK 515 PAGE 165

State of Illinois }
County of DuPage } ss.

George C. Smith
Notary Public in and for said County, in the

State aforesaid, Do Heretby Certify, That

Gladys R. Henson, a spinster

personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in per-
son, and acknowledged that She signed, sealed and delivered the said In-
strument 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

15th day of July A. D. 1947

George C. Smith

Notary Public



Box 688439. 70

Warranty Deed

JOINT TENANCY FOR ILLINOIS

GLADYS R. HENSON

a spinster
to

JOHN D. GRISAFE
and

GRACE M. GRISAFE,
his wife

STATE OF ILLINOIS } ss. 525227

County of Du Page | No.
This instrument was filed for Record in the
Recorder's Office of Du Page County afore-

said, on the 17 day of JUL
A. D. 1947 at 3:30 o'clock P. M., recorded
Book 515 of Deeds page 166.

Lawrence A. Attendant
Recorder

Return to:
Hutson, Traeger & Bolger
- 111 W. Washington Street
Chicago 2, Illinois

GEORGE COLE & COMPANY

DEED RECORD 288

1235 FRANK THORNTON & CO., CHICAGO

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 a first mortgage of Fifteen Hundred Dollars (\$1500.00) and subject to all general taxes and special assessments.

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

\$4.00 Revenue Stamps attached.

Charles A. Anderson (Seal)

STATE OF ILLINOIS }
COUNTY OF COOK, } SS.

Grace M. Anderson (Seal)

I, Martin B. Piepenburg, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Charles A. Anderson, divorced from Ella K. Anderson and now married to Grace M. Anderson and Grace M. Anderson, 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 5th day of June, A. D. 1933.

•••••
• Martin B. Piepenburg •
• Notary Public •
• Cook County, Ill. •
•••••

Martin B. Piepenburg
Notary Public.

No. 338615 Filed for Record August 17th A. D. 1933 at 9 A. M.

Lawrence Hattendorf
Recorder.

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, That the Grantor, Roland J. Henson, a bachelor, of the Village of Villa Park in the County of DuPage and State of Illinois, for the consideration of one dollar and other good and valuable considerations, conveys and quit claims to Gladys R. Henson of the Village of Villa Park, County of DuPage and State of Illinois, all interest in the following described real estate, to wit:

The South half (8½) of Lot 96 in Ardmore, DuPage County, Illinois, a subdivision in Sections 9 and 10, Township 39 North, Range 11, East of the 3rd Principal Meridian, in the Village of Villa Park, DuPage County, Illinois. Situated 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 this State.

Witness the hand and seal of the said grantor this 14th day of June A. D. 1933.

Consideration is less than \$100.00.

Roland J. Henson (Seal)

State of Illinois }
County of Cook } SS.

I, E. J. Lusk a Notary Public in and for said County, in the State aforesaid, do hereby certify that Roland J. Henson, 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.

DEED RECORD 275

FRANK THOMAS & CO., CHICAGO

ments due after date and to a Trust Deed dated October 29, 1929, and recorded November 1, 1929 as document 288772 made by Frank Pribyl and wife, to Cicero Trust & Savings Bank securing their note for \$1,000.00.

DATED this Eleventh day of May A.D. 1932.

Alois Zemanek (SEAL)
Louis Zemanek (SEAL)
Emilie Zemanek (SEAL)

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

I, Frank J. Riha a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That Alois Zemanek and Emilie Zemanek, 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 eleventh day of May A.D.1932.

FRANK J. RIHA
NOTARY PUBLIC
COOK COUNTY, ILL.

Frank J. Riha
Notary Public

No. 325982 Filed for Record June 7th A.D. 1932 at 8 A. M.

Lawrence Hattendorf,
Recorder.

Q U I T _ C L A I M _ _ D E E D _

THIS INDENTURE WITNESSETH, That the Grantor Gertrude G. Henson, a widow, of the Village of Villa Park, in the County of DuPage and State of Illinois, for the consideration of One Dollar and other good and valuable considerations, CONVEYS AND QUIT CLAIMS to Roland J. Henson, a bachelor, of the Village of Villa Park, in the County of DuPage and State of Illinois, all interest in the following described Real Estate, to-wit:

The south half (8 1/2) of Lot 96 in Ardmore, DuPage County, Illinois, a subdivision in Sections 9 and 10 Township 39 North, Range 11 East of the 3rd Principal Meridian, in in Village of Villa Park, DuPage County, Illinois.

Situated 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.

WITNESS the hand and seal of the said grantor this Second day of May A.D. 1932.

Gertrude G. Henson (SEAL)

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE)

I, Claude F. Jones a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, That Gertrude G. Henson, 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 second day of May A.D. 1932:

CLAUDE F. JONES NOTARY PUBLIC
DUPAGE COUNTY, ILL.

Claude F. Jones,
Notary Public

No. 325985 Filed for Record June 7th A.D. 1932 at 9:30 A.M.

Lawrence Hattendorf,
Recorder.

BOOK 120 OF DEEDS

P. J. FEEBORG & CO., LAM AND PUBLIC OFFICE SEALERS, CHICAGO

releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State. Said grantees hereby agree to pay all unpaid taxes and special assessments of every kind and nature, legally levied on said premises, now due or hereafter to become due.

DATED this Twenty-eighth day of March A. D. 1912.

(4.50 Revenue stamps attached)

Edmund A. Cummings (SEAL)

Ellen M. Cummings (SEAL)

State of Illinois)
County of Cook.) ss.

I, Katherine D. Leal a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edmund A. Cummings and Ellen M. Cummings, 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 Third day of December A. D. 1915.

o o o o o o o o o o o
o Katherine D. Leal o
o Notary Public o
o Cook Co, Ills. o
o o o o o o o o o o o

Katherine D. Leal
Notary Public

123168, filed for record December 7th A. D. 1915, at 2 o'clock P. M., George W. Thoma Recorder.

WARRANTY DEED.

THE GRANTORS, Henry W. Austin and Edna H. Austin, his wife, of the Village of Oak Park in the County of Cook and State of Illinois for and in consideration of the sum of forty-one hundred (\$4100.00) Dollars, in hand paid, CONVEY AND WARRANT TO Gertrude G. Henson of the Village of Ardmore County of Du Page and State of Illinois the following described Real Estate, to-wit:

The South half (S 1/2) of lot ninety-six (96) in Ardmore, according to the recorded plat thereof, said Ardmore being a subdivision in Sections nine (9) and ten (10), Township thirty-nine (39) North, Range eleven (11), East of the Third Principal Meridian;

(Subject to an indebtedness represented by a trust deed dated Oct 20, 1915 and recorded Oct. 26, 1915 in Book 81 of Mortgages, page 12, as document 122657, securing a note for \$2000.

Also subject to all unpaid taxes and special assessments.)

situated in the Village of Ardmore in the 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.

Covenants of warranty herein contained shall extend only to acts done by said grantors.

Dated, This 24th day of November A. D. 1915.

(\$2.50 Revenue stamps attached)

Henry W. Austin (SEAL)

Edna H. Austin (SEAL)

State of Illinois)
County of Cook) ss.

I, Robert F. Witt a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify, That Henry W. Austin and Edna H. Austin, 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.



HISTORIC PRESERVATION AWARD

VILLAGE OF VILLA PARK

HISTORICAL PRESERVATION COMMISSION

Application: HP-26-____

GENERAL INFORMATION:

Every year the Historical Preservation Commission grants Historic Preservation Awards to owners of structures that have historical merit and are important to the Village's heritage. Villa Park is fortunate to be rich in diverse and historic architecture that gives the Village its unique character. To qualify for the Historic Preservation Award, the structure must be at least 50 years old, be significant in history (prominent owner, architect, or event), have a defined architectural style, or be a kit home (Sears, Aladdin, etc.). Anyone can nominate a home or structure for this award, however, owner consent is necessary for receiving this award. The physical award is a plaque, which is expected to be displayed on the exterior of the structure in a prominent location.

SUBJECT PROPERTY INFORMATION

Property Address:

614 South Illinois Ave Villa Park, IL 60181

Applicant:

Margaret Amerpohl & Steven Fuller

Applicant Address:

614 South Illinois Ave Villa Park, IL 60181

Applicant Email:

mea331@gmail.com

Applicant Phone:

(317) 331-1228

Owner(s) (if different from the Applicant):

SAME

Owner(s) Address:

SAME

Owner(s) Email:

SAME

Owner(s) Phone:

SAME

Architect (name and address – if known):

Developer/Contractor (name and address – if known):

Year Built:

1926

Applications Open

May 12, 2025

Applications Due

October 31, 2025

First Round of Review

January 8, 2026

Award Selection

March 5, 2026

Proclamation (VB)

April 27, 2026

Award Presentation (VB)

May 11, 2026

Submit applications via email to planning@invillapark.com or in person at 11 W Home Ave, Villa Park

For questions or concerns, contact the Community & Economic Development Department.

11 W Home Ave, Villa Park, IL 60181 | planning@invillapark.com | 630-433-4300



HISTORIC PRESERVATION AWARD

VILLAGE OF VILLA PARK

HISTORICAL PRESERVATION COMMISSION

Application: HP-26-____

BRIEF PHYSICAL DESCRIPTION OF STRUCTURE:

Chicago Bungalow – one and a half story, brick home with a low pitched roof, a front dormer and side front entrance. Red brick, wide front windows, sits on raised foundation with small side basement windows and large side and rear windows.

BRIEF HISTORICAL/ARCHITECTURAL SIGNIFICANCE OF STRUCTURE:

1925 Build – Chicago Bungalow style home adapted the Prairie School design to city living. It's brick construction, craftsmanship and affordability made it a symbol of early 20th century middle class life and helped define Chicago's neighborhood character.

PERSONAL HISTORY WITH THE HOME:

How long have you lived here? Have you made any improvements to the home? Do you have a personal connection with Villa Park?

April 16, 2021 – 5yrs, 6months

Repointed & Tuck-pointed Brick Structure

Finished Hardwood Floors

APPLICATION SUBMITTAL REQUIREMENTS

- Current photographs of all sides of the structure/property
- Historical photographs of the structure/property (if available)
- Elevations of the structure/property (if available) • Blueprints (if available)
- If a kit home (such as Sears, Aladdin, Gordon-Van Tine), include the model name and catalog sheet (if available)

Signature of Applicant

Date

Margaret Amerpohl *Steven Fuller* 10-18-25

Name (Please Print or Type)

Margaret Amerpohl, Steven Fuller

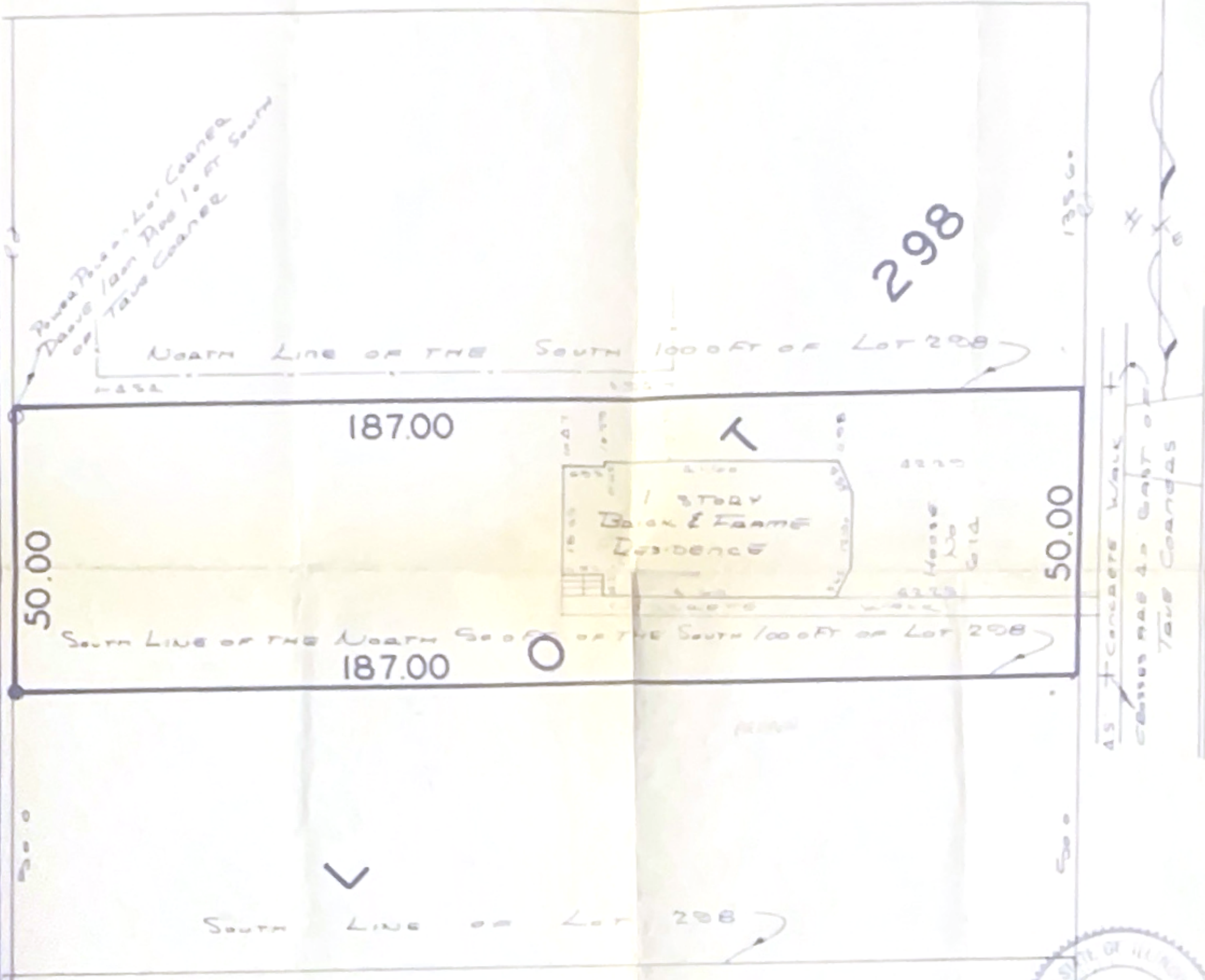
Signature of Owner of Record (if different from the Applicant)

Date

PLAT OF SURVEY

OF THE NORTH 50.0 FEET OF THE SOUTH 100.0 FEET OF LOT 298 IN ARDMORE, A SUBDIVISION IN SECTIONS 9 AND 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS,

WASHINGTON STREET



ILLINOIS AVENUE



THIS SURVEY AND PLAT OF SURVEY ARE VOID WITHOUT OUR EMBOSSED SURVEYOR'S SEAL HEREON.



STATE OF ILLINOIS
 COUNTY OF DUPAGE S.L.
 THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION(S) AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY.
 GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS, THIS
 28TH DAY OF APRIL, A.D. 1983
Timothy J. Gial
 ILLINOIS LAND SURVEYOR NO. 2562

BUILDINGS LOCATED AS SHOWN ON THIS
 28TH DAY OF APRIL, A.D. 1983.
Timothy J. Gial
 ILLINOIS LAND SURVEYOR NO. 2562

REFER TO DEED OR GUARANTEE POLICY FOR BUILDING LINE RESTRICTIONS AND EASEMENTS NOT SHOWN ON PLAT OF SURVEY

GLEN D. KRISCH
 LAND SURVEYOR
 555 SOUTH EDSON AVENUE
 LOMBARD, ILLINOIS 60148
 PHONE 602-5585

Order No. 7525-83
 File No. 12991
 For G.D. Smith & Son
 Notes:

- Found Iron Stake
- Drive Iron Stake
- All Dimensions Given in Feet and Decimals Thereof
- Scale of Plat 20 Feet to the Inch

Drawn *TJK*
 Checked

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.