

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) X *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager

DATE: March 5, 2012 (BOT) Date: March 15, 2012

TITLE: 215 S. Stewart (Leffingwell-Gray Residence)

SUBMITTED BY: Department of Community Development *JA*

BACKGROUND/POLICY IMPLICATIONS:

The Lombard Historical Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests historic designation of the property located at 215 S. Stewart.

The Historical Commission recommended approval of this petition with conditions.

The Historical Commission is requesting a waiver of first reading so that the Local Landmark plaque installations may be scheduled without delay.

Please place this item on the March 15, 2012 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X	_____	Date	_____
Finance Director X	_____	Date	_____
Village Manager X	_____	Date	_____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: David A. Hulseberg, Village Manager

FROM: William Heniff, AICP
Director of Community Development *WH*

DATE: March 15, 2012

SUBJECT: **Lombard Historical Commission Landmark Site Designation – 215 S. Stewart Avenue (Leffingwell-Gray residence)**

Attached please find the following items for Village Board consideration as part of the March 15, 2012 Village Board meeting:

1. IDRC report for 215 S. Stewart Avenue.
2. An Ordinance approving landmark site designation for the single-family residence located at 215 S. Stewart Avenue.

The Historical Commission held a public meeting regarding this request on February 13, 2012 and made the recommendation set forth herein. They reviewed and approved the written recommendation at a special meeting on February 23, 2012. The Commission recommends that the residence be designated as a landmark site.

The Commission requests a waiver of first reading so that the Local Landmark plaque installations may be scheduled without delay.

DESCRIPTION

History

The subject property is connected to several notable figures in Lombard history, including Harold Gray, creator of the Little Orphan Annie comic strip, and Ed Leffingwell, the son of original owners and also a famous cartoonist. Leffingwell, who created the “Little Joe” comic strip, lived in the home as a child prior to his cousin, Gray, moving into the home in 1922 and purchasing it in 1927.

As viewed from the street, the uniquely-designed home retains its original appearance as shown in Gray’s artwork, with a shingled exterior, multiple cornice returns emphasizing the parallel roof gable lines, and three-over-one windows.

Aerial View of Subject Property



Photo of Subject Property



Analysis

The Code of Ordinances provides the following parameters for a site to be classified as an historical site:

1. The character, interest, or value as part of the development, heritage, or cultural characteristics of the village.
2. The identification with a person or persons who significantly contributed to the cultural, economic, social, or historical development of the village.
3. The architectural significance of a building which is at least 50 years of age and is a good example of a specific architectural style containing distinctive elements of design, detail, materials, or craftsmanship, or is an example of a style which had an impact on the community. Such a building must retain much of its original architectural integrity.

4. The archeological importance of a site which has yielded, or may be likely to yield, information important in pre-history or history.

Staff believes that designation of the home as a landmark site is appropriate due to its association with both Harold Gray and Ed Leffingwell, two nationally-known cartoonists who contributed to the Village's cultural heritage.

In 1926, Gray added a first-floor sunroom and second-floor bedroom which were replaced in 1975 with a 1,500-sq. ft. addition.

The landmark site designation should be limited to the historic single-family residence and should not extend to the property in general, including any accessory structures, landscaping, etc. Therefore, any alterations to the property (other than alterations or additions to the exterior of the single-family residence) should be subject to the typical provisions of the Village Code but should not require a certificate of appropriateness from the Historical Commission.

FINDINGS AND RECOMMENDATIONS

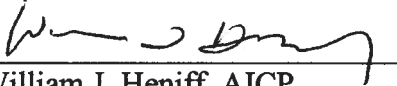
It is staff's opinion that designation of the subject property as a landmark site is appropriate. Based on the above considerations, the Department of Community Development recommends that the Historical Commission make the following motion recommending **approval** of the designation of the single-family residence at 215 S. Stewart Ave as a landmark site:

Based on the submitted petition and the testimony presented, the Historical Commission finds that the single family residence at 215 S. Stewart Ave complies with the criteria established for designation as a landmark site, and, therefore, I move that the Historical Commission recommend to the Corporate Authorities that the single-family residence at 215 S. Stewart Ave be designated as a landmark site, subject to the following three conditions:

1. The historical site designation is limited to the existing residence, as built circa 1907, and is further limited to the building's current location on the property at 215 S. Stewart Ave.
2. The residence shall be maintained in good condition.
3. If the residence is damaged or destroyed, to the extent of more than fifty percent (50%) of the value of the site immediately prior to such damage, then the building's historical designation shall be considered null and void.

Historical Commission
215 S. Stewart Ave
Page 5

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Director of Community Development

WJH:JBH
att-

H:\CD\WORDUSER\Historical Commission\215 S Stewart\Report.docx

VILLAGE OF LOMBARD HISTORICAL COMMISSION

--- APPLICATION FOR LOCAL LANDMARK DESIGNATION ---

LANDMARK SITE

LANDMARK DISTRICT

PROPERTY INFORMATION

Address of Subject Property: 215 SOUTH STEWART, LOMBARD

P.I.N. No(s): 06-08-125-004 Area of Property (in acres): _____

Date of Construction: 1907 Architect: UNKNOWN Builder: HARRY LEFFINGWELL

OWNER INFORMATION

Owner(s) of Property: BRIAN & EILEEN ANDERSON Phone No.: 630-268-1830

Mailing Address: 215 S. STEWART, LOMBARD Fax No.: 630-893-4901

City: LOMBARD State: IL Zip Code: 60148 Email: BANDER9939@AOL.COM

APPLICANT INFORMATION (IF DIFFERENT FROM PROPERTY OWNER)

Applicant Name: SAME Phone No.: _____

Mailing Address: _____ Fax No.: _____

City: _____ State: _____ Zip Code: _____ Email: _____

Relationship of applicant to property: _____

I request that the property for which this application is submitted be considered for recognition as a local landmark based upon the following criteria, as set forth in Section 32.079 of the Village Code (check all that apply):

The character, interest, or value as part of the development, heritage, or cultural characteristics of the village.

The identification with a person or persons who significantly contributed to the cultural, economic, social, or historical development of the village.

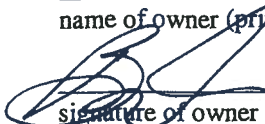
The architectural significance of a building which is at least 50 years of age and is a good example of a specific architectural style containing distinctive elements of design, detail, materials, or craftsmanship, or is an example of a style which had an impact on the community. Such a building must retain much of its original architectural integrity.

The archeological importance of a site which has yielded, or may be likely to yield, information important in pre-history or history.

ALL INFORMATION ON THIS APPLICATION, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT:

BRIAN ANDERSON
name of owner (printed)

name of applicant (printed)


signature of owner

1-5-12
date

signature of applicant

date

VILLAGE OF LOMBARD HISTORICAL COMMISSION

--- APPLICATION FOR LOCAL LANDMARK DESIGNATION ---

APPLICATION PROCESS

The Historical Commission meets on the third Tuesday of January, April, July, and October. **Applications for local landmarks (including all supporting documentation) must be submitted to the Community Development Department at least three weeks in advance of the meeting date.** After receiving an application, the Commission will make a preliminary conclusion if a site meets one or more of the criteria for designation. If one or more criteria are deemed to be met, the Commission will schedule a public hearing. This public hearing will generally be conducted within three to five weeks following the preliminary conclusion. Following the public hearing, the Historical Commission will then have a follow-up meeting and forward its recommendation to the Village Board. The Village Board has the final authority to approve or disapprove local landmark applications. Due to the four necessary public meetings, the entire process can be expected to take approximately three to five months (depending on when the application is submitted).

SAMPLE APPROVAL TIMELINES

Application submitted:	September - December	December - March	March - June	June - September
Historical Commission meeting (for preliminary conclusion):	3rd Tuesday in January	3rd Tuesday in April	3rd Tuesday in July	3rd Tuesday in October
Public hearing:	February	May	August	November
Historical Commission meeting (for recommendation):	February	May	August	November
Village Board consideration:	March	June	September	December

SUBMITTAL REQUIREMENTS

The following documentation must be completed and submitted to the Community Development Department a minimum of **three weeks prior** to the initial Historical Commission meeting:

- Completed Application for Local Landmark Designation, signed and including all requested information.
- One copy of a *PLAT OF SURVEY* and *LEGAL DESCRIPTION* for the subject property.
- Narrative information explaining the property's historical significance and architectural features, as well as specific details on how the property meets one or more of the following criteria:
 - The character, interest, or value as part of the development, heritage, or cultural characteristics of the village.
 - The identification with a person or persons who significantly contributed to the cultural, economic, social, or historical development of the village.
 - The architectural significance of a building which is at least 50 years of age and is a good example of a specific architectural style containing distinctive elements of design, detail, materials, or craftsmanship, or is an example of a style which had an impact on the community. Such a building must retain much of its original architectural integrity.
 - The archeological importance of a site which has yielded, or may be likely to yield, information important in pre-history or history.
- Additional documentation, plans, or photographs.

AFTER APPROVAL

The Historical Commission will assist the property owner in scheduling the installation of the bronze "Local Landmark" plaque. Prior to undertaking any alterations to a landmark site (regardless of whether or not the alterations require a building permit), the property owner must receive a Certificate of Appropriateness from the Historical Commission. The Certificate of Appropriateness must be requested in writing at least three weeks in advance of the desired Historical Commission meeting date and must be accompanied by a detailed description and/or building plans for the proposed alterations.

When we first moved to Lombard we wanted to learn as much as we could about the local history. One of the first books we bought was *Footsteps On The Tall Grass Prairie*. One of the homes written about was Harold Gray's house on 215 S. Stewart Ave. Prior to buying the home, my wife and I lived 5 doors away on the 100 block of Stewart Ave. Whenever friends or family would come over we would always point to the little known house and tell them who lived there.

In 2001, we were lucky enough to be able to purchase the home. We bought it the day it was listed on the market. We loved the arts and crafts style and the historic value of the home.

Preserving an older home is not for the faint of heart; it is a labor of love. Our goal upon buying the home was to restore it back to its original glory and create a home for our four daughters, both of which we were able to do.

As soon as we bought the house we started researching additional information about the past owners. Harold Gray, being the most famous, lived here between 1922 and 1927. Another interesting find was a Christmas card from Doris and Harold Gray; we believe is from 1922. It was a hand drawn picture of their home at 215 S Stewart titled "The Little Gray Home in the West". The inside of the card contained a song written about the house and even mentions our town by name, Lombard.

Our home continues to offer up bit and pieces of history. During an interview for a local home walk in 2009 we discovered another Christmas card drawn and sent by Harold and Doris Gray. It is a copy of their 1924 Christmas card, which is the year that Little Orphan Annie was born. To our surprise it was a drawing of Annie crawling out of our fireplace in the front room of the Stewart Ave. house! She says "I just dropped in to say that Doris and Harold Gray in Lombard hope you have a Merry Christmas". It was a thrilling find and we proudly display a copy right next to Annie's fireplace today.

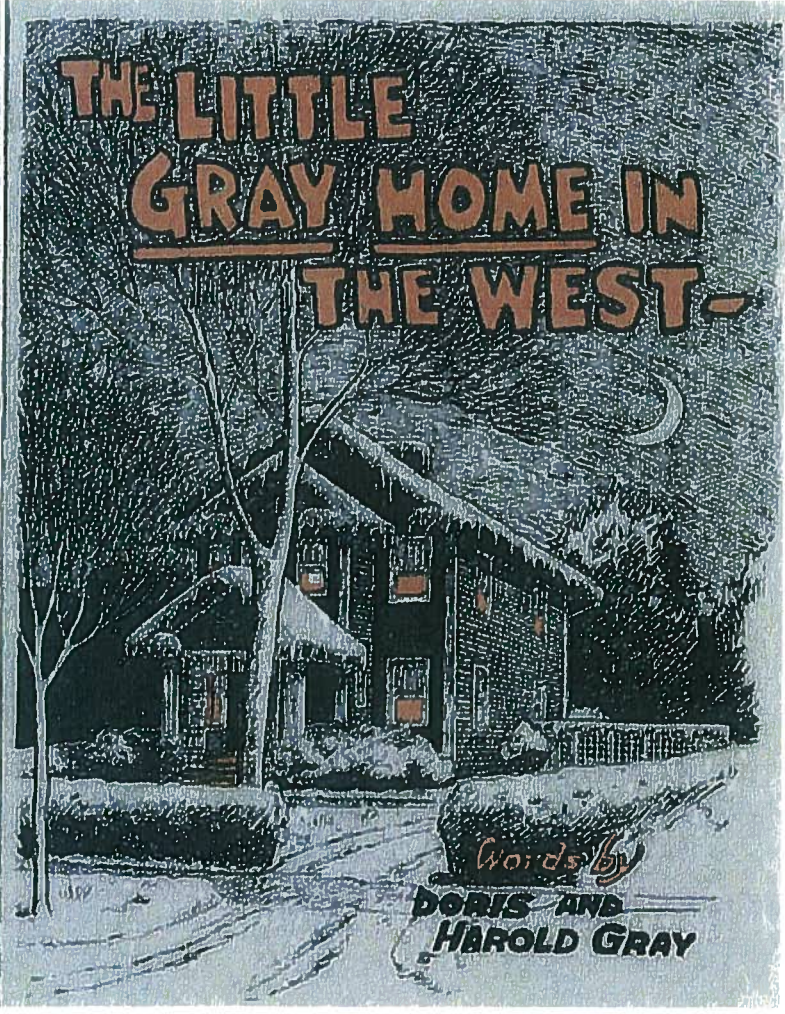
I hope that the additional information contained in this packet is helpful in supporting the details of the history of our home. My family and I have loved the house even before we owned it. Little Orphan Annie is a cultural icon and part of our American history. We hope that if the home is designated a local landmark it will add another reason for others to visit Lombard as well.

HAROLD & LOKIS
GRAY

PURCHASING 215 S.
STEWART AVE



**THE LITTLE
GRAY HOME IN
THE WEST-**



Words by
**DORIS AND
HAROLD GRAY**

WHEN THE GLAD YULE-TIDE SPREE BOOSTS OUR BILLS, — RIGHT ON
 BOY IN LOMBARD WERE THINKING OF YOU — AND

BE FLAT ON OUR BACKS — AS IT IS ON THE FIRST OF THE MONTH — THEY
 TREAT YOU BOUNTIFULLY, FRIEND — AND WHENEVER YOU'RE WANDERING

TOP OF THE DEAR IN-COME TAX — WHILE WE
 HERE IS THE MESSAGE WE SEND — MAY YOUR

WILL STRIP US CLEAR DOWN TO THE VEST; THEN THE BUG-HOUSE, THE SAD HOUSE
 NEAR HERE AND FEEL THAT YOU NEED A GOOD REST — WHY, YOU'RE WELCOME

LOVE EVERY FRIEND, STILL OUR SPENDING MUST END; IF IT DON'T WELL
 CHRISTMAS BE BRIGHT AND THE NEW YEAR JUST RIGHT, AND THE WORLD

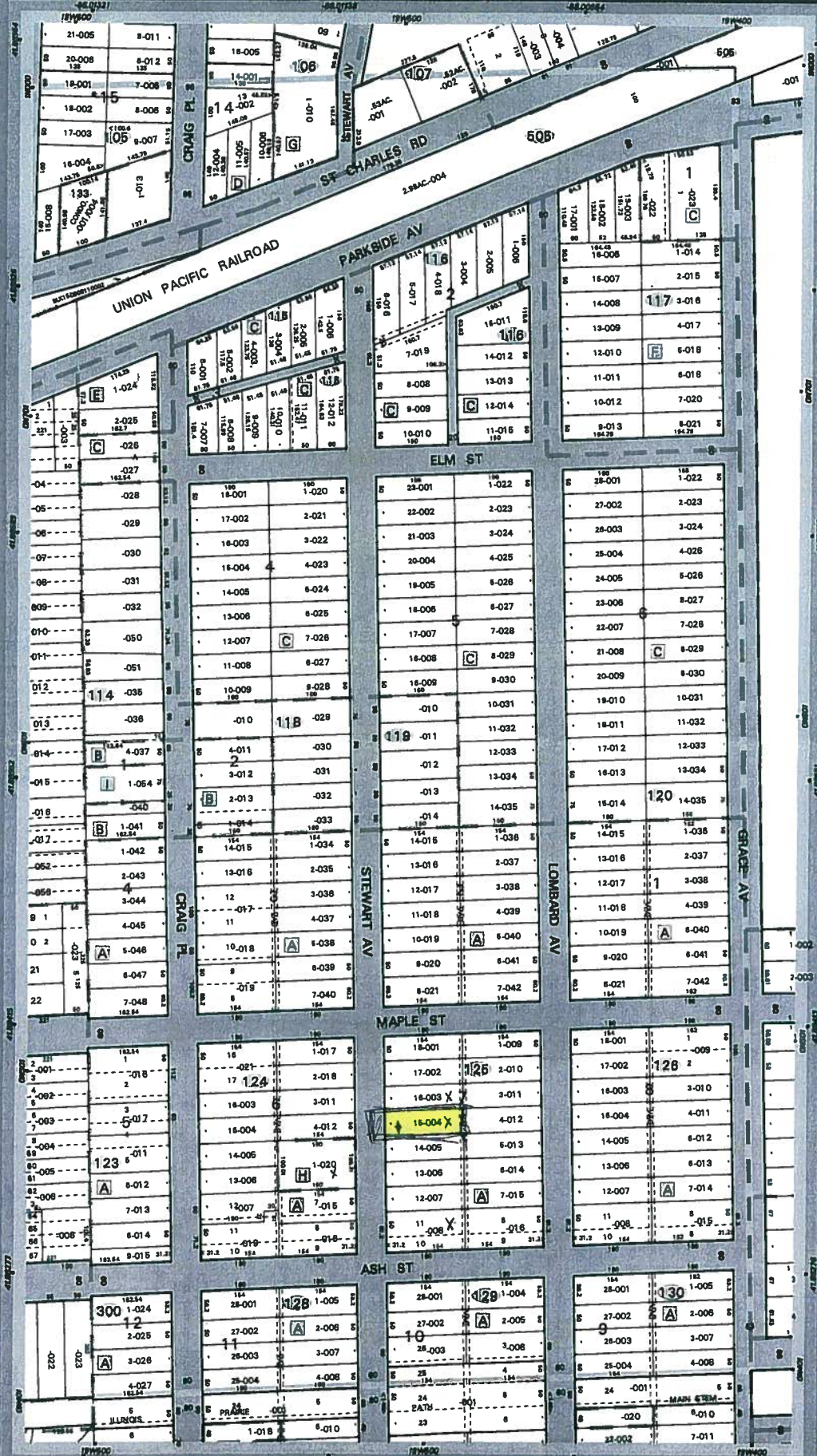
THE POOR HOUSE AND MAD HOUSE — WE'LL BE GRAY'S LITTLE HOME IN THE WEST —
 YOU BET, IN THE SLOWEST TOWN YET — AT THE LITTLE
 GRAY HOME IN THE WEST





Latitude - Longitude Grid / Unincorporated Address Grid

Subdivision Key Index



A	TONER PARK SUB. PT. VAC. 85334
B	PECK'S 1ST SUB. 82722
C	CAMBRIDGE MANOR 178816
D	STONE, H.O. & CO.'S ADD. TO LOMBARD ST. VAC. 179483
E	JOHNSON'S, OSCAR, SUB. 1 84724
F	CAMBRIDGE MANOR RESUB. PT. 1 290780
G	ARMED HOSPITAL CONSOLIDATION PLAT. R1 898-08231 G
H	SEOP # 8 PLAT OF CONSOLIDATION R1 890-117418
I	CLONER'S PLAT OF CONSOLIDATION 82001-1 91886
J	
K	
L	
M	
N	
O	
P	
Q	
R	
S	
T	
U	
V	
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AAA	
BBB	
CCC	
DDD	

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Imaging by Form, Range 13 East of the 1st P.M.

This map is prepared for assessment purposes only. It is not intended to be used for the purpose of determining legal boundaries or interests in land. It is not intended to be used for the purpose of determining the location of any building or other structure. It is not intended to be used for the purpose of determining the location of any utility line or other underground facility. It is not intended to be used for the purpose of determining the location of any boundary line or other boundary. It is not intended to be used for the purpose of determining the location of any easement or other right. It is not intended to be used for the purpose of determining the location of any other interest in land. It is not intended to be used for the purpose of determining the location of any other boundary line or other boundary. It is not intended to be used for the purpose of determining the location of any easement or other right. It is not intended to be used for the purpose of determining the location of any other interest in land.

0 100 200 300 400

SCALE IN FEET

This Half Quarter Section page was issued May 14, 2002
Map Prepared by DuPage County Information Technology Department.

Plan Name and Adjacent Maps

8-5C-E
6-8A-E
6-8C-E

6-8A-W 6-8B-W

Home & Garden

Houses reveal history

Annie's birthplace on Lombard house walk

By **DEBORAH DONOVAN**
ddonovan@dailyherald.com

Harold Gray and his comic strip creation, Little Orphan Annie, are among Lombard's most famous historic residents.

Brian and Eileen Anderson started collecting Gray memorabilia only after 2001 when they purchased one of the Lombard homes where the cartoonist lived. But the couple had lived four doors away for years, and as fans of history and antiques, always pointed out the residence to visitors.

Now the home — a shingled two-story close to downtown, not Gray's other Lombard house, the famous Queen Anne with a belvedere tower on Main Street — will be open June 20 for the Kiwanis Club of Lombard's housewalk.

"We bought it for its historical value," Brian said.

"And it's hard to find five bedrooms in an old house," added Eileen. The couple has four daughters.

One thing about studying historic figures, there are always surprises.

Brian Anderson proudly showed off a picture of the Grays' 1921 Christmas card with a drawing of their home in wintertime and "The Little Gray Home in the West" as a headline.

Toside is a song written by newlyweds Harold and Doris Gray, complaining about bills and taxes brought by Christmas and the end of the year. On a more cheerful note the song closes, "And when ever you're wand'ring near here and feel that you need a good rest — why you're welcome you bet in the slowest town yet — at the little gray home in the West."

But then Brian took time to view a Web site Eileen had found that features Christmas cards with a Little Orphan Annie theme sent out over the years by Gray and his wives, Doris, who died in 1924, and Winifred.

The one for 1924 — the first year the cartoon that eventually inspired a radio show, a 1977 Broadway musical and 1981 and 1999 movies appeared in the Chicago Tribune — shows Annie popping out of a red brick



Brian and Eileen Anderson's living room features the red fireplace that Little Orphan Annie pops out of on the Christmas card sent out by Annie creator Harold Gray and his wife Doris in 1924.

fireplace. Brian was thrilled to realize it was the fireplace in their living room.

But knowing this duo, it's easy to see an other home improvement project brewing as Eileen points out that the trim around the fireplace is no longer there.

The Andersons believe Gray lived in the home at least from 1921 until 1927. He died in 1968.

The home, built in 1907 by Gray's aunt and uncle, was also at one time the home of Ed Leffingwell, Gray's cousin and a collaborator on comic strips.

The Andersons remodeled the 1975 kitchen and family room addition before moving in.

"I told Eileen it would take a couple long weekends to get it in shape," said Brian. "Six or eight months later we moved in."

They also found some original woodwork in the living room — most had been removed by a previous owner after an attic fire — and had a carpenter copy the trim for the first floor, including crown molding by the 10-foot-tall ceilings.

"He put trim in the living room, and when we saw how good it looked we said, 'Just do it all,'" reports Brian,



Brian and Eileen Anderson's home on Stewart Avenue in Lombard will be open Saturday, June 20.

who is director of purchasing for an area company.

The home's interior still boasts some original touches besides the fireplace. The oversized oak door from the entry to the living room, French doors to the dining room, a pocket door and maple flooring stand out.

The Little Orphan Annie collection is in the dining room china cabinet. Mostly the Andersons own paper



The Andersons started collecting Little Orphan Annie memorabilia after they purchased the home. Below, Annie creator Harold Gray and his wife in 1921 sent this Christmas card depicting the home.



Brian and Eileen Anderson had maple cabinets and dark granite countertops installed before they moved into the home in 2001.



SCOTT SANDERS/sanders@dailymail.com

This foursquare with wraparound porch on Lincoln Avenue will be on Lombard's house walk.

If you go

What: Over the Threshold, a tour of five Lombard homes

Who: Kiwanis Club of Lombard

When: 10 a.m. to 5 p.m. Saturday, June 20

Tickets: \$25 in advance at local businesses and on the day of the walk at Mr. Z's Super Market, 401 S. Main St.

Call: (630) 656-7172 or visit lombard-housewalk.com

Reception: With homeowners and designers at Lilia Park, 160 S. Park St., from 5 to 6 p.m.

See LOMBARD on PAGE 2

M E M O R A N D U M

DATE: January 8, 2003
TO: Board of Management of the Lombard Historical Society
FROM: Stephen Flint, Chairman of Historical Sites and Markers Committee
RE: Historical Marker Request at 215 S. Stewart Avenue

The owners, Brian and Eileen Anderson, are requesting the house located at 215 S. Stewart Avenue be plaqued with a historical marker.

Attached is the research information provided by the owner. The attached information indicates a jump in taxes as well as the assessed value in the year 1908. Therefore, the assumption can be made that a home was built at that time by Harry J. and Eleanore S. R. Leffingwell. The records show two famous cartoonists, Ed Leffingwell and Harold Grey lived in the house at one time.

I personally reviewed the information with the owners on November 15, 2002 and had the pleasure of personally seeing the outside and inside of the house. The original character of the house is still maintained with no major changes.

The Sites and Markers Committee met on December 17, 2002 to review the attached information. The Historical Sites and Markers Committee unanimously nominates to the Board of Management the house at 215 S. Stewart Avenue be plaqued with a historical marker based on Historical Significance where a famous person lived in the home. The historical marker shall read "1907, Harry J. Leffingwell. Home of Cartoonists Ed Leffingwell and Harold Grey.

Application Form

Date of Application 10/25/02

Current Resident/Owner Brian & Eileen Anderson

Permanent Parcel Number 06-08-125-004

Street Address 215 S. Stewart Ave.

Applicant Same

Street Address _____

Legal Description of Property Lot 15 in Block 7 in Tower Park
Subdivision of Lombard, Du Page County,
Illinois.

First Owner Harry & Eleanore Lettingwell

Builder (optional) unknown

Subsequent Owners and Dates of Ownership

See Attachment A

(also attached are

copies of all deeds)

Subsequent Owners and Dates of Ownership (Continued)

Basis for establishing the year of construction. Refer to **Property Tax Worksheet**.

The year of construction in 1907 based on the tax jump from \$3.57 in 1907 to \$30.54 in 1908. See Attachment B.

Information of interest about owners of house:

- Harold Lincoln Gray was born 1/20/1894 to Ira Lincoln and Estella M. (Rosencrans) in Kankakee, IL.
- He joined the Chicago Tribune as an artist in 1917.
- He entered the U.S. Army in May of 1918, was honorably discharged in December of 1918, and then returned to the Chicago Tribune.
- He left the Chicago Tribune in January of 1920 to freelance and start his own studio of commercial art. He signed on as an assistant to Sid Smith, creator of "The Gumps".
- He married Doris C. Platt 10/22/1921. She died of tuberculosis 11/22/1925.
- The comic strip he created, "Little Orphan Annie", first appeared in the Chicago Tribune 8/5/1924.
- He married Winifred Frost 7/17/1929. She died in 1974.
- He died 5/9/1968.
- He was a Freemason member of Lombard Lodge No. 1098.

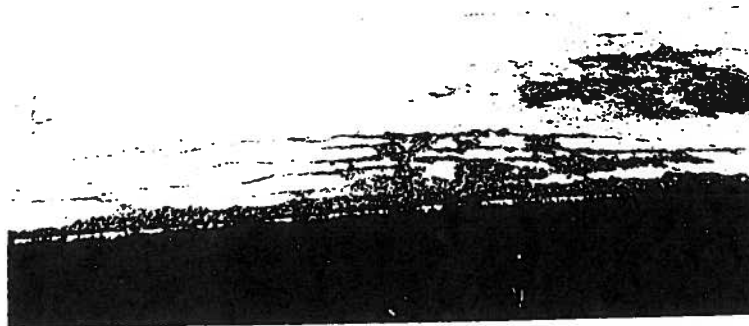
The original owners of the home were Harry and Eleanore Leffingwell, Harold Gray's aunt and uncle. We were able to make this determination because his assistant and cousin was Ed Leffingwell, who created the "Little Joe" comic strip. Ed was shown to live in the house with his parents in the 1910 Census.

Eda Rosencrans, (Gray's maternal aunt) bought the home in 1922 from the Leffingwells who were, at the time, living in New York. In the attached interview with George Platt (brother of Gray's first wife), he refers to Harold Gray buying the home from Ms. Rosencrans. On Ms. Rosencrans' deeds, both buying and selling, it states that her residence was Niles, Michigan. This coincides with Mr. Platt stating that she did indeed live there. It is believed that Harold Gray lived in the house owned by Ms. Rosencrans (his aunt) from 1922 until 1927, when there are deeds showing that he bought it from Eda Rosencrans and sold it two months later to the Webbs (who he incidentally bought his N. Main St. home from). The Webbs sold the home one month later to the Brophys.

Additions/changes to the property:

- 1926 - Harold Gray added a sunroom on the first floor and a bedroom on the second.
- 1975 - The Bilbees replaced the former addition with a 1500 sq. ft. addition on the back of the home, doubling the home's size.
- 1975 - The garage was replaced.
- 1991 - A rear deck was added.

Photographs of house/building (include date of each photo)



4/12/02

This Indenture Witnesseth, That the Grantors, Arthur E. Havens and Anna R. Havens husband and wife of the City of Chicago in the County of Cook and State of Illinois for and in consideration of the sum of two hundred & ninety (290.00) DOLLARS, in hand paid, CONVEY- and WARRANT- to Harry J. Elmore R. Leffingmill

of the City of Chicago County of Cook and State of Illinois the following described Real Estate, to wit:
Lot Fifteen (15) Block Seven (7) Corner Park Subdivision at Lombard in Township Thirty nine (39) North Range Eleven (11) East of the 3rd E. M.

The grantee herein, his heirs, executors, administrators and assigns, hereby covenant and agree that no building or structure of any kind whatsoever shall be erected on this above described premises within thirty (30) feet of the front line of said lot. The build- ing line hereby established being thirty (30) feet from the front line of the lot on Stewart Ave.

situated in the Village of Lombard in the County of DeWitt in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this Seventeenth day of April A. D. 1907

Arthur E. Havens
Anna R. Havens

State of Illinois,
Cook COUNTY,



I, Joseph J. Rudelmann, Notary Public for and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Arthur E. Havens and Anna R. Havens husband and wife 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 he 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 at the Seventeenth day of April A. D. 1907.
Joseph J. Rudelmann
 Notary Public

for said sum of money, the said premises, and did thereupon sign, seal and deliver to said

Arthur E Havens

the usual Master's certificate therefor:

AND WHEREAS, said premises have not been redeemed from said sale. NOW, THEREFORE, in consideration of the premises the said party of the first part doth hereby convey unto the said party of the second part, his heirs and assigns, the said premises, which are situated in Du Page County, Du Page, and State of Illinois, and described as follows, to-wit:

Part of the North West quarter and South West quarter of Section Eight (8) in Township 39, North Range Eleven (11) East of the third Principal Meridian commencing at the center

part of said section Eight (8) thence South, along quarter section line sixteen and $2\frac{1}{100}$ (16 $2\frac{1}{100}$) chains to a stake thence West parallel with Government line twenty and $17\frac{1}{100}$ (20 $17\frac{1}{100}$) chains to division line thence North on division line thirty-three and $27\frac{1}{100}$ (33 $27\frac{1}{100}$) chains to a stake thence East twenty and $19\frac{1}{100}$ (20 $19\frac{1}{100}$) chains to quarter section line; thence South on said line seventeen and $2\frac{1}{100}$ (17 $2\frac{1}{100}$) chains to the place of Beginning, containing sixty seven and $17\frac{1}{100}$ acres more or less.

Excepting and reserving therefrom Lots six (6) seven (7) eight (8) nine (9) and ten (10) of Block three (3) Lots one (1) two (2) three (3) four (4) five (5) and six (6) in Block five (5) Lots one (1) two (2) seventeen (17) and eighteen (18) in Block six (6) Lots three (3) in Block ten (10) Lots one (1) and eighteen (18) in Block eight (8) of Lower Park Subdivision at Lombard a subdivision of above described premises

TO HAVE AND TO HOLD the same, with all the appurtenances thereunto belonging, unto the said party of the second part, his heirs and assigns, forever.

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

Howard H Hooduech
Master in Chancery of Du Page County, Ill.

STATE OF ILLINOIS,
COUNTY OF Du Page

Joseph A Reuss
Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Howard H Hooduech the Master in Chancery of said Du Page County, who is personally known to me to be

the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, as such Master in Chancery, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 17th day of August, A. D. 1896.

Joseph A Reuss
Notary Public.

Seal
No 62224

18th/20 Original A. D. 1896

WARRANTY DEED.

THIS INDENTURE made this twenty-fifth day of June 1927 between Ella M. Webb and Lewis H. Webb, her husband of the Village of Glen Ellyn, in the County of DuPage and State of Illinois, parties of the first part and William E. Brophy, Minnie G. Brophy, his wife, and Ella M. Brophy, 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 Dollars 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:

Lot fifteen (15) in block seven (7) in Tower Park Subdivision at Lombard, in the west half of section eight (8) Township thirty-nine (39) North, Range eleven (11) East of the third Principal Meridian; 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.

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 building line of record. Zoning and building ordinances and unpaid instalments of special assessments.

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

Ella M. Webb (Seal)

Lewis H. Webb (Seal)

STATE OF ILLINOIS)

COUNTY OF COOK) ss

I, Arthur G. Stanton, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ella M. Webb and Lewis H. Webb, her husband, who are 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

36/61 173960 125 LP

DuPage County Form No. 1

Document No. filed for Record in Recorder's office of DuPage County, Illinois. at o'clock M. BOOK 701 PAGE 417 WARRANTY DEED--Joint Tenancy Recorder of Deeds

This Indenture Made this twenty-fifth day of April, 1953 between Wayne Collins and Mary Anderson Collins, his wife of the Village of Lombard in the County of DuPage and State of Illinois parties of the first part and Robert E. Boddorff and Marjorie J. Boddorff, his wife of the Village of Lombard in the County of DuPage 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 Dollars and other good and valuable considerations, in hand paid, convey and warrant to the said parties of the second part, not as tenants in common, but as joint tenants, so that upon the death of one the entire fee simple title shall vest in the survivor the following described real estate to-wit:

Lot 15 in Block 7 in Tower Park Subdivision at Lombard in the West half of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois,

ALSO

do hereby convey and quit-claim the East one-half (1/2) of the vacated alley adjoining said Lot fifteen (15) to the East, and it is understood and agreed that the covenants herein do not and shall not apply to the portion of the vacated alley herein conveyed,

situated in the Village of Lombard 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. 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, so that upon the death of one, the entire fee simple title shall vest in the survivor.

Subject to covenants and restrictions, zoning and building ordinances and general taxes for the years 1952 and 1953.

In witness whereof, The said parties of the first part have hereunto set their hands and seals, this day and year first above written. Wayne Collins (SEAL) and Mary Anderson Collins (SEAL) MAY 18 1953 11:30 PM (SEAL)

STATE OF ILLINOIS DuPage County I, the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY, that Wayne Collins and Mary Anderson Collins, his wife 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 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 16th day of MAY A. D. 1953. Notary Public



<u>DATE</u>	<u>BUYER</u>	<u>DUPAGE CO. RECORD #</u>
12/7/1893	Thomas W. Stewart	62164
8/17/1896	Authur E. & Anna R. Havens	62224
4/25/1907	Harry J. & Eleanore S. R. Leffingwell	90530
2/2/1922	Eda E. Rosencrans	153601
3/14/1927	Harold L. Gray	233557
5/26/1927	Ella M. & Lewis H. Webb	236376
6/25/1927	William E. & Minnie C. Brophy	238515
(break in time that County contributes to most likely a will they don't have record of - William Brophy died in 1944 and Minnie Brophy in 1948) The next deed shows:		
	Wayne Collins & Mary Anderson Collins TO	
4/25/1953	Robert E. & Marjorie J. Boddorff	682678
2/20/1961	Harold F. & Edith G. Lake	999010
4/25/1965	Charles A. & Carol S. Rietz, Jr.	R65-19020
6/26/1967	Ronald F. & Barbara C. Bilbee	R67-20902
5/15/2001	Brian L. & Eileen T. Anderson	01-108213

This Indenture, Made this 17th day of August 1894
BETWEEN Howard H. Goodrich Master in Chancery of the Circuit Court
of Du Page County, in the State of Illinois, party of the first part, and Arthur E. Havens

of Chicago County of Cook and State of Illinois
party of the second part, Witnesseth:
20th day of December 1894

WHEREAS, In pursuance of a decree entered on the
by the Circuit Court of said Du Page County, in a certain case then pending therein, on the Chancery side thereof, wherein
Arthur E. Havens and Union B. Jenks were

Complainant A and Thomas W. Stewart, Charles Loring Jenks
Successor in Trust and A. R. M. Donald were

Defendant A the said Master in Chancery duly advertised, according to law, the premises hereinafter described, for sale at public auction to the
highest and best bidder for cash at the hour of two o'clock in the afternoon, on
the 17th day of May A.D. 1895

Front Door of the Court House in the City of Wheaton

in _____ in said Du Page County,
AND, WHEREAS, at the time and place so as aforesaid appointed for said sale, the said Master in Chancery attended to make the same
and offered and exposed said premises for sale at public auction, to the highest and best bidder
and thereunto Arthur E. Havens

offered and bid thereby the sum of Seventeen thousand seven hundred
and seven and 4/100 Dollars \$17,707.48
and that being the highest and best bid offered, said
Master in Chancery accordingly struck off and sold to said Arthur E. Havens

WARRANTY DEED

Joint Tenants

BOOK 1018 PAGE 465

THE GRANTORS, ROBERT E. BODDORFF and MARJORIE J. BODDORFF, his wife of the Village

of Lombard in the County of DuPage in the State of Illinois for and in consideration of the sum of \$ 10.00 and other good and valuable considerations in hand paid SONVEY AND WARRANT TO HAROLD P. LAKE and EDITH G. LAKE, his wife, of Ogden Dunes in the County of Lake in the State of Indiana not as tenants in common, but as joint tenants

the following described real estate to-wit: Lot 15 in Block 7 in Tower Park Subdivision at Lombard, in the West half of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

999010
FEB 27 1961 AM 3 40 PM
36
61
304-68



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. TO HAVE AND TO HOLD, the above granted premises, unto the said Grantees forever, not in tenancy in common, but in joint tenancy. Subject to general real estate taxes for 1960 and subsequent years, conditions and covenants of record.

Dated this 20th day of February A.D. 19 61

Robert E. Boddorff (SEAL)
Robert E. Boddorff (SEAL)

Marjorie J. Boddorff (SEAL)
Marjorie J. Boddorff (SEAL)

NOTE: 68 320 approved 7/23/59 requires that the names of persons signing deed be typed or printed below or to side of all signatures including Notary Public.

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert E. Boddorff and Marjorie J. Boddorff, his wife,



personally known to me to be the same person whose name 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 herein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal, this 3rd day of March A.D. 1961
Victor A. Bell, Notary Public

M. A. ADDRESS F. C. PILGRIM & CO. 5637 West Lake Street

MAIL SUBSEQUENT TAX BILLS TO: 215 South Stewart Lombard, Illinois

WARRANTY DEED
Joint Tenants

R65-19020
FILED FOR RECORD IN RECORDERS
OFFICE OF DUPAGE COUNTY ILLINOIS

JUN - 4 '65 - 2 22PM

Charles A. Riets
RECORDER

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THE GRANTOR HAROLD F. LAKE and EDITH C. LAKE,
his wife
of LOMBARD in the County of DUPAGE
in the State of ILLINOIS for and in consideration
of the sum of \$ TEN DOLLARS and other good and valuable
considerations
CONVEY AND WARRANT TO CHARLES A. RIETZ, Jr. and
CAROL S. RIETZ, his wife

of OAK PARK in the County of COOK in the
State of ILLINOIS not as tenants in common, but as joint tenants
the following described real estate to-wit: Lot Fifteen (15) in Block

Seven (7) in Tower Park Subdivision at Lombard in the
West half of Section Eight (8), Township Thirty Nine
(39) North, Range Eleven (11), East of the Third
Principal Meridian, in 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.
TO HAVE AND TO HOLD, the above granted premises, unto the said Grantees
forever, not in tenancy in common, but in joint tenancy.

Subject to Real Estate taxes for the year 1964 and
subsequent years.

Dated this 22nd day of APRIL A.D. 1965

Edith G. Lake (SEAL) *Harold F. Lake* (SEAL)
Edith G. Lake (SEAL) Harold F. Lake (SEAL)

NOTE: SB 920 approved 7/23/59 requires that the names of persons signing deed be typed or printed below or to side of all signatures including Notary Public.

STATE OF ILLINOIS
COUNTY OF DUPAGE
I, the undersigned, a Notary Public in and for the County and State aforesaid,
DO HEREBY CERTIFY, that Harold F. Lake and Edith
G. Lake, his wife

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

herein set forth, including the release and waiver of the right of homestead
Given under my hand and Notarial Seal, this 1st day
of June A.D. 19 65

Charles A. Riets
Notary Public

MAIL SUBSEQUENT TAX BILLS TO:

OAK PARK FEDERAL SAVINGS and LOAN ASS'N.
1001 LAKE ST., - OAK PARK, ILLINOIS



This space for affixing Probate and Revenue Stamps

366571 28

CHARLES A. RIETZ

36/61

283

WARRANTY DEED—Joint Tenancy
 (INDIVIDUAL TO INDIVIDUAL)
 Approved By Chicago Title and Trust Co.
 Chicago Real Estate Board

Doc. No. **R67-21902**
 FILED FOR RECORD IN RECORDER'S
 OFFICE OF DU PAGE COUNTY ILLINOIS
JUN 26 1967 -3 35 PM

(The Above Space For Recorder's Use) *Single A. Baker*
 RECORDER

THE GRANTORS CHARLES A. RIETZ, JR AND CAROL S. RIETZ, his wife
 of the Village of Lombard County of DuPage State of Illinois
 for and in consideration of ten (\$10.00) ~~NO FLARE~~
 and other good and valuable consideration in hand paid
 CONVEY and WARRANT to
 RONALD F. BILBEE AND BARBARA C. BILBEE, his wife
 of the Town of Speedway, Ind County of Marion State of Indiana
 not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in
 the County of DuPage in the State of Illinois, to wit:

Lot 15 in Block 7 in Tower Park Subdivision at Lombard,
 in the West Half of Section 8, Township 39 North, Range 11,
 East of the Third Principal Meridian, in DuPage County,
 Illinois ~~except the 12.5 foot by 100 foot strip of property~~
~~on the east side of the road. CAC C.R.~~

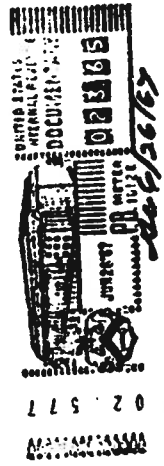
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of
 the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint
 tenancy forever. Subject to taxes for 1966 and subsequent years,
 covenants and restrictions of record.

DATED this 6th day of June 1967

PLEASE PRINT OR TYPE NAME(S) BELOW
 CHARLES A. RIETZ, JR. (Seal) CAROL S. RIETZ, (Seal)
Charles A. Rietz, Jr. (Seal) *Carol S. Rietz* (Seal)
 SIGNATURE(S)

State of Illinois, County of Cook DuPage ss. I, the undersigned, a Notary Public in
 and for said County, in the State aforesaid, DO HEREBY CERTIFY that
 CHARLES A. RIETZ, JR. AND CAROL S. RIETZ, his wife
 are 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 official seal, this 22nd day of July 1967
 Commission expires April 11 1970
Victor A. Bell
 NOTARY PUBLIC



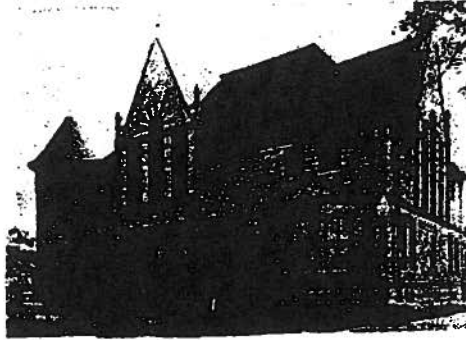
399390 P.D.C. MAKE UP PAGE 00

ADDRESS OF PROPERTY:

 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
 SEND SUBSEQUENT TAX BILLS TO:
 (NAME) _____
 (ADDRESS) _____

NAME The Northern Trust Company
 ADDRESS 608 La Salle St
 CITY AND STATE Chicago, Ill 60690
 RECORDER'S OFFICE BOX NO 361

DOCUMENT NUMBER 2355



102 E. Wesley Street, Wheaton, Illinois 60187
October 11, 1980

Mrs. R. Schneider, President
Lombard Historical Society
23 West Maple Street
Lombard, Illinois 60148

Dear Rita:

Enclosed is a copy of the interview which I had with Mr. George W. Platt, brother-in-law of Mr. Harold Gray, here at the Museum.

Arrangements have been made with Mr. Platt to meet at the Lombard Museum on Monday, October 13, at which time he will present, as a donation, a letter from Harold Gray. I have also arranged for Gerry Watts and Sena Krieg to be on hand for the presentation and am hopeful that you will be able to join them.

Mr. Platt is a delightful gentleman and I know he will enjoy meeting members of the Society.

Sincerely,

A handwritten signature in cursive script, appearing to read "Pat".

Patricia A. Wallace
Assistant Curator

INTERVIEW

Subject: Mr. George W. Platt
253 E. Delaware, Apt. 6 F
Chicago, Ill. 60611
Phone: 642-1725

October 8, 1980

Mr. Platt, brother-in-law of Harold Gray, visited the DuPage County Historical Museum, Wheaton, and shared his reminiscences relating to Harold Gray. His sister, Doris Platt, was the first wife of Harold Gray, the marriage taking place in the fall of 1923. The Platt family lived in Niles, Michigan, where the young couple also visited during their Michigan wedding trip.

Doris Platt was introduced to Harold Gray through the efforts of his aunt, Miss Edith Rosencranzs, who commuted on the inter-urban line between Niles and South Bend, Indiana, where she became acquainted with Doris, who was also commuting. Miss Rosencranzs was so favorably impressed by Doris that she communicated her enthusiasm to her nephew who, after a period of courtship, asked her to be his bride.

The newly married couple purchased the Stewart Avenue house in Lombard, where the comic strip "Little Orphan Annie" was born, from his aunt, Miss Rosencranzs. The new Mrs. Gray suffered from tuberculosis and eventually, pneumonia, dying in the fall of 1925. She and Harold Gray, his parents, and Miss Rosencranzs are all buried in a Chicago area mausoleum. Mr. Platt will provide further details when he visits in the area again.

Mr. Platt recalled living with Doris and Harold at the Stewart Avenue house. An addition was added to the house which included a sunroom on the first floor and a bedroom on the second floor. It was Col. McCormick of the TRIBUNE newspaper who urged Harold Gray to create a comic strip which would focus on a young girl. After some resistance on the part of Mr. Gray, he finally came up with a character which he named "Little Orphan Annie", in 1924. The comic strip enjoyed much success over the years and provided a comfortable life-style for the Grays.

Mr. Gray was acquainted with the father of Winifred Frost, as he too was employed by the TRIBUNE. Several years later, he and Winifred Frost were to be married and the Stewart Avenue house sold. He then purchased the North Main Street house, inviting his parents, Mr. and Mrs. Ira L. Gray to move from their Spencer, Indiana, home to Lombard. Mr. Platt recalls visiting with Harold and his parents often at the North Main Street house. Tragedy once again struck when Ira Gray was killed by the Northwestern train in Lombard. Mrs. Gray would often travel to Chicago via the train and her husband, Ira, would meet her at the station upon her return to Lombard. It was late in December when he either stepped or fell into the path of the train, perhaps a little icy patch or hearing

loss being responsible for the accident.

Shortly after the accidental death of his father, Harold Gray sold the North Main Street house and moved to New York, where he purchased Croton-on-Hudson. His mother also moved east. Feeling that the property taxes were exorbitant in the State of New York, Harold and Winifred Frost Gray moved to Greens Farms, Connecticut, where they lived for several years. Later, they moved to LaHoya, California. The second Mrs. Gray is buried in California, along with her mother.

Mr. Platt remembered that Harold Gray was born in Kankakee, Illinois, later moving to Indiana with his family. He was educated at Purdue University.

When asked to describe the character of Harold Gray, Mr. Platt said he was firm, but compassionate. He expected people to perform well. "Daddy Warbucks" was an example of his creator's personal philosophy. Harold inherited his father's fine sense of humor which sometimes ran to the coy side. An extremely generous gentleman, many individuals were the recipients of his financial kindness, quietly given. A good correspondent, Mr. Platt had saved the many letters received from Harold Gray. His major regret was not saving the well-known Gray Christmas cards, each one with a very distinctive message. When the topic of hobbies came up, travel within the United States and overseas appeared to interest the Grays as they traveled extensively.

Physically, Harold Gray was a tall, about six feet, lean man, wearing glasses. His hair was brown and his complexion was light. He was athletically inclined and especially enjoyed a little boxing match in the back yard of the Stewart Avenue home with Mr. Platt.

Mr. Gray was an only child and did not have children of his own.

I invited Mr. Platt to visit the Lombard Museum by special appointment, at which time he will very generously donate a letter which he received from Harold Gray. Arrangements have been made for a tour of the Museum and a luncheon meeting with Rita Schneider, Gerri Watts and Sena Krieg. Sena will arrange for publicity with the LOMBARDIAN. Time permitting, I hope to join the group at lunch.

Submitted by:

Patricia A. Wallace
Assistant Curator
DU PAGE COUNTY HISTORICAL MUSEUM
Wheaton, Illinois

Leffingwell, Harry J. 35

Agent, Express Co.

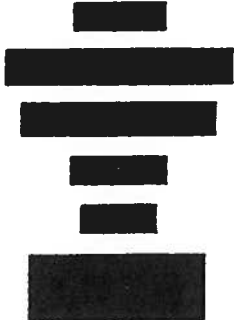
, Eleanore R. 37

, Harry L. 8

, Edwin W. 5

-1910 census, pg. 350 B

LAMBIEKNET



Harold Gray

(20/1/1894 - 9/6/1968, USA)



Harold Gray got his first newspaper job in 1913. He served in World War I as a bayonet instructor. After his discharge, he was employed by the Chicago Tribune. Between 1921 and 1924, he did the lettering on Sidney Smiths's 'The Gumps'. In 1924, he came up with a strip of his own: 'Little Orphan Otto' - soon altered to 'Little Orphan Annie', after a poem by James Whitcomb Riley that was being reprinted in the paper at that time. The strip's popularity grew during the 1920s.

Gray experimented with other strips on the Sunday page, such as 'Private Lives', which gave humorous social commentary; and 'Maw Green', a 'Little Orphan Annie' spin-off. Then he was involved for a while with the strip of his only assistant and cousin, Ed Lettingwell's 'Little Joe'. Gray was very devoted to his comics work, working hard and diligently. When he died in 1968, he had worked on 'Little Orphan Annie' for 45 years.

See thousands of comic artists in the [Lambiek Compendia](#)

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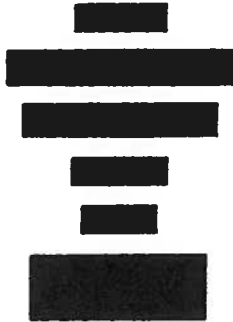
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Artwork © 2001 Harold Gray
© 1994-2002 Lambiek Studio
Send comments to Lambiek
Last updated 31/5/02



LAMBIEK.NET



Ed Leffingwell

(USA)



Ed Leffingwell, a cousin of Harold Gray, started his comics career assisting his uncle on 'Little Orphan Annie'. In 1933, with his own newspaper strip, 'Little Joe', about a teenager on a cattle ranch. It was also named 'Little Joe & Ze General'. When Ed Leffingwell died in 1936, the strip was taken over by his brother Robert and continued until 1972.

Little Joe page

See thousands of comic artists in the Lambiek Comicipedia

A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X | Y | Z

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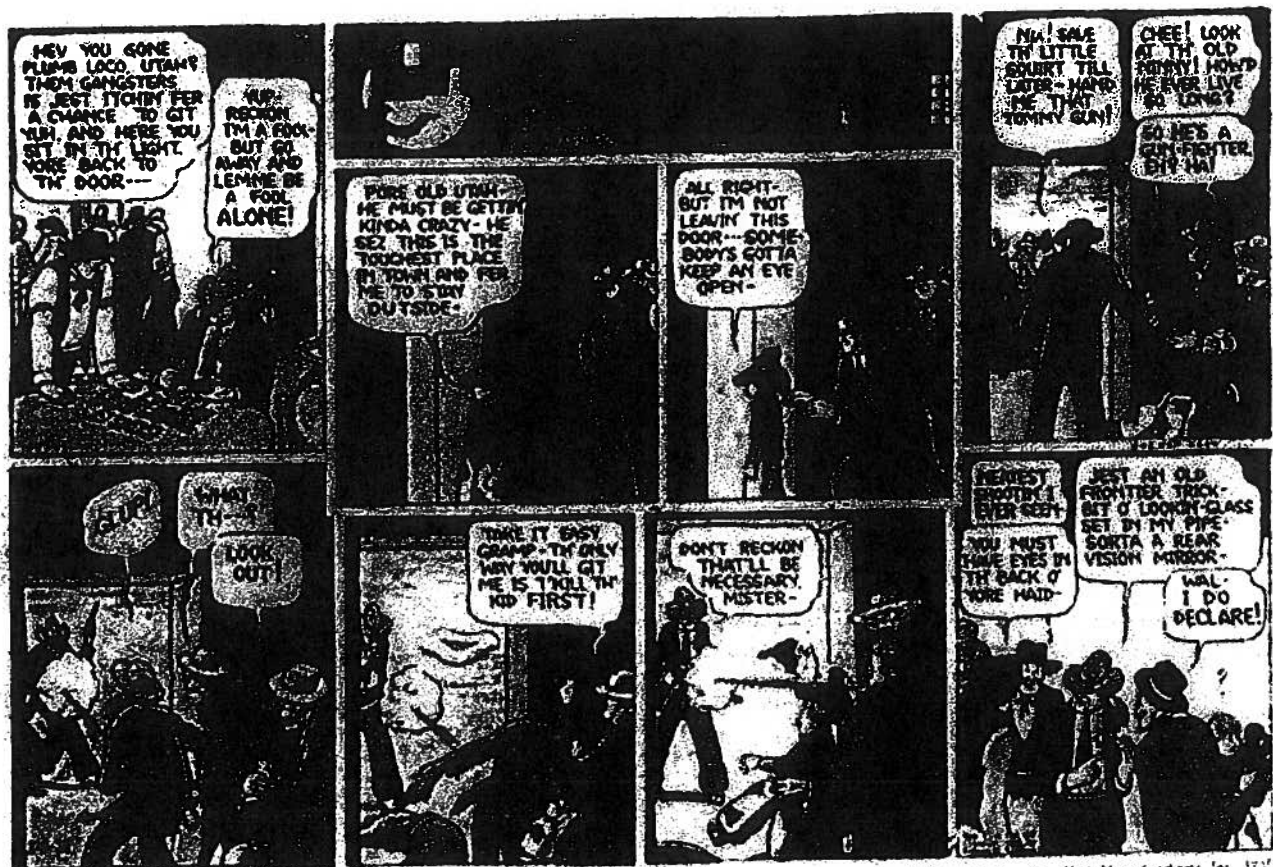
Artwork © 2001 Robert Leffingwell
© 1994-2002 Lambiek Studio
Send comments to Lambiek
Last updated 16/03/02



Little Joe

from *The Smithsonian Collection of Newspaper Comics*
Edited by Bill Blackbeard and Martin Williams
(The Smithsonian Institution Press, Washington, DC, 1977)

Little Joe was a Sunday feature by Ed Leffingwell, Harold Gray's cousin, assistant, and letterer on *Little Orphan Annie*. The story concerned a thirteen-year old on a modern cattle ranch owned by his widowed mother and managed by Utah, a cowhand with a shady past. Gray himself wrote and drew much of the strip. When Ed Leffingwell died, his brother, Robert, who also assisted Gray, took over as *Joe's* nominal author. The strip continued into the late 1950's in both the *Chicago Tribune* and *New York Sunday News* comic sections.



H.S.C.
37K-6

WARRANTY DEED

THE GRANTOR, Eda E. Rosencrans, single and of adult age, of the township of Niles, in the County of Berrien, and State of Michigan for and in consideration of the sum of ten dollars and other good and valuable considerations, in hand paid, conveys and warrants to Harold L. Gray, of the city of Lombard, County of DuPage and State of Illinois, the following described real estate to-wit: Lot 15 (fifteen) in block 7 (seven) in Tower Park Subdivision at Lombard in NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of section 8, township 39 North Range eleven (11) East of the Third Principal Meridian, being in the County of DuPage, State of Illinois; with all rights and appurtenances thereunto pertaining or belonging; and subject only to building line restrictions as imposed on this grantor and her grantors, situated in the city of Lombard, 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 fourteenth day of March, A. D. 1927.

Witnesses: Herman Ackerman (SEAL)
Beatrice Ackerman (SEAL)

Eda E. Rosencrans (SEAL)

STATE OF INDIANA)
COUNTY OF ST. JOSEPH) SS.

I, Norman Blenler, a Notary Public, in and for said County, in the State aforesaid do hereby certify that Eda E. Rosencrans, a single woman, 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 fourteenth day of March, A. D. 1927.

●●●●●●●●●●●●●●●●●●●●●●
● ST. JOSEPH COUNTY ●
● NOTARY PUBLIC ●
● INDIANA ●
●●●●●●●●●●●●●●●●●●●●●●

Commission expires
Oct. 7, A. D. 1928

Norman Blenler
Notary Public

WARRANTY DEED

THIS INDENTURE, made this 23d day of May, 1927, between Harold L. Gray, widower, of the village of Lombard in the County of DuPage and State of Illinois, party of the first part and Ella H. Webb and Lewis H. Webb, her husband, of the village of Lombard, in the County of DuPage 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 (\$10) Dollars, and other valuable considerations, 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: Lot Fifteen (15), Block Seven (7), in Tower Park Sub-Division of Lombard, situated in the village of Lombard County of DuPage, in the State of Illinois, and releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

AND TO HOLD the above granted premises unto the said parties of the second part, in joint tenancy in common, but in joint tenancy.

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

Harold L. Gray (Seal)

State of ILLINOIS)
County of COOK)

I, Walter Skon, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Harold L. Gray, widower, 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 Instru-

BOOK 138 OF DEEDS

Subject to all State and municipal taxes or assessments against said real estate, which the Grantee assumes and agrees to pay.

Subject also to a mortgage for \$2250. given by these grantors to the above-named grantee, recorded in Book 84 at page 145 of the Records of Mortgages for said County and State.

Dated, this 5th day of February, A.D. 1921.

\$2.00 Rev. Stamps Attached.

Harry J. Leffingwell, (Seal)
Eleanore S. R. Leffingwell, (Seal)

STATE OF NEW YORK,)
COUNTY OF NEW YORK,) SS.

I, Lewis S. Rough, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Harry J. Leffingwell, and Eleanore S. R. Leffingwell, husband and 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 official seal, this fifth day of February, A.D. 1921.

Lewis S. Rough,

• • • • •
• LEWIS S. ROUGH,
• NOTARY PUBLIC,
• NEW YORK COUNTY.
• • • • •

My Commission Expires

Notary Public, New York
Co., No. 166, Reg. No., 2031.
Certificate filed in Kings Co., No. 169,
Reg. No. 2052.
Certificate filed in Bronx Co. No. 8,
Reg. No. 2222.
Certificate filed in Westchester Co.

Term expires March 30, 1922.

No. 153601. Filed for Record February 2nd, A.D. 1922. 8 o'clock A.M. - Lewis Ellsworth,

Recorder.

WARRANTY DEED

THE GRANTORS, Harry J. Leffingwell and Eleanor S. R. Leffingwell, husband and wife, of the City of New York, in the County of and State of New York, for and in consideration of the sum of Four thousand Dollars, in hand paid, Convey and Warrant to Eda E. Rosencrans, of the Township of Niles, County of Berrien, and State of Michigan, the following described

Real Estate, to-wit:

Lot Fifteen (15) in Block Seven (7) in Tower Park Subdivision of Lombard, situated in the Town of Lombard, in the County of DuPage, in the State of Illinois, hereby releasing and saving all rights under and by virtue of the Homestead Exemption Laws of the State

ORDINANCE NO. _____

AN ORDINANCE APPROVING LANDMARK SITE DESIGNATION FOR 215 S. STEWART AVENUE PURSUANT TO TITLE 3, CHAPTER 32, SECTION 32.079 OF THE LOMBARD VILLAGE CODE

BE IT ORDAINED by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, as follows:

SECTION 1: The President and Board of Trustees hereby find as follows:

- A. That Brian and Eileen Anderson (hereinafter referred to as “the property owners”) are the owners of the following-described property:

Lot 15 in Block 7 in Tower Park Subdivision, being a subdivision in West Half of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

P.I.N.: 06-08-125-004

Common Address: 215 S. Stewart Avenue, Lombard, Illinois

- B. That pursuant to a letter dated January 5, 2012, from the property owners to the Lombard Historical Commission, the property owners petitioned the Lombard Historical Commission for Landmark Site designation pursuant to Section 32.079 of the Lombard Village Code.
- C. That on January 17, 2012, the Lombard Historical Commission met, and made a preliminary finding that 215 S. Stewart Avenue met the criteria for Landmark Site designation pursuant to Section 32.079(C) of the Lombard Village Code, and, as a result thereof, set February 13, 2012 as the date for a public hearing in regard to Landmark Site designation for 215 S. Stewart Avenue.
- D. That the Lombard Historical Commission sent notice of the public hearing by certified mail, return receipt requested, to the property owners, as required by Section 32.079(D) of the Lombard Village Code.
- E. That on January 27, 2012, the Lombard Historical Commission published a notice of public hearing in the *Daily Herald*, as required by Section 32.079(D) of the Lombard Village Code.
- F. That on February 13, 2012, the Lombard Historical Commission convened and held a public hearing in regard to the property owners’ application for Landmark Site designation for 215 S. Stewart Avenue.
- G. That after the close of the public hearing, the Lombard Historical Commission voted to authorize Landmark Site designation and directed that a written recommendation be

prepared, relative to the designation of 215 S. Stewart Avenue as a Landmark Site pursuant to Section 32.079 of the Lombard Village Code.

- H. That at its February 23, 2012 meeting, the Lombard Historical Commission voted to approve a written decision relative to the Landmark Site designation of 215 S. Stewart Avenue, a copy of which is attached hereto as EXHIBIT A and made part hereof.
- I. The President and Board of Trustees hereby approve and adopt the findings and recommendations of the Lombard Historical Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

SECTION 2: That pursuant to Title 3, Chapter 32, Section 32.079 of the Lombard Village Code, 215 S. Stewart Avenue, which is located on the property described in Section 1A above, is hereby officially designated as a Landmark Site. Said Landmark Site designation shall be subject to the following conditions:

- 1. The historical site designation is limited to the existing residence, as built circa 1907, and is further limited to the building's current location on the property at 215 S. Stewart Avenue.
- 2. The residence shall be maintained in good condition.
- 3. If the residence is damaged or destroyed, to the extent of more than fifty percent (50%) of the value of the site immediately prior to such damage, then the building's historical designation shall be considered null and void.

SECTION 3: That the Village Clerk, on behalf of the Lombard Historical Commission, is hereby directed to take the following action pursuant to Section 32.079(D)(3) of the Lombard Village Code:

- A. Forward a copy of the Notice attached hereto as EXHIBIT B, and made part hereof, to the Village's Building Division;
- B. Forward a copy of the Notice attached hereto as EXHIBIT B, and made part hereof, to the Lombard Plan Commission;
- C. Forward a copy of the Notice attached hereto as EXHIBIT B, and made part hereof, along with a certified copy of this Ordinance, by certified mail, return receipt requested, to the property owners;
- D. Forward a certified copy of this Ordinance with the DuPage County Assessor's Office;
- E. Record a certified copy of this Ordinance with the DuPage County Recorder's Office.

SECTION 4: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2012.

First reading waived by action of the Board of Trustees this _____ day of _____, 2012.

Passed on second reading this _____ day of _____, 2012.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2012.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published by me this _____ day of _____, 2012.

Brigitte O'Brien, Village Clerk

EXHIBIT A

VILLAGE OF LOMBARD HISTORICAL COMMISSION FINDINGS OF FACT RELATIVE TO THE PROPERTY LOCATED AT 215 S. STEWART AVENUE, LOMBARD, ILLINOIS

The Lombard Historical Commission's Local Landmark Committee received an Application for Local Landmark Designation and extensive supporting material dated January 5, 2012 for the home located at 215 South Stewart Avenue submitted by the property owners, Brian and Eileen Anderson. The Local Landmark Committee discussed and agreed that the site should be considered for local landmark designation at its regularly scheduled meeting held on January 17, 2012. A motion carried to refer it to the Lombard Historical Commission.

The Lombard Historical Commission voted unanimously to approve the application of 215 South Stewart Avenue for Local Landmark Designation at its regularly scheduled meetings held on January 17, 2012. Following a public hearing held on February 13, 2012, the Historical Commission has reached the conclusion that 215 South Stewart Avenue meets two of the four criteria contained in Ordinance 32.078 and shall proceed with the process of recommending Local Landmark Designation to the Village of Lombard's Board of Trustees.

In consideration of the presented testimony, submitted documents and discussion among the membership of the Historical Commission, the Local Landmark Committee determined that the structure located at 215 South Stewart Avenue is eligible for local landmark designation based on the following criteria:

- **Historical Commission Ordinance 32.079 HISTORICAL SITES; DESIGNATION AND MAINTENANCE, paragraph (C), Item (2) The identification with a person or person who significantly contributed to the cultural, economic, social or historical development of the village** applies to connection of several notable figures in Lombard History, including Harold Gray, creator of the Little Orphan Annie comic strip, and Ed Leffingwell, the son of the original owners and also a famous cartoonist. Leffingwell, who created the "Little Joe" comic strip, lived in the home as a child prior to his cousin, Gray, moving into the home in 1922 and purchasing it in 1927.
- **Historical Commission Ordinance 32.079 HISTORICAL SITES; DESIGNATION AND MAINTENANCE, paragraph (C), Item (3) The architectural significance of a building which is at least 50 years old and is a good example of a specific architectural style containing distinctive elements of design, detail, materials or, craftsmanship, or is an example of a style which had an impact on the community. Such a building must retain much of its original architectural integrity.** The structure located at 215 South Stewart was built in 1907 and is 95 years old, has the architectural style of a Shingle Style Home and has retained much of its original architectural integrity based on the comparison of early photographs on file with the Lombard Historical Society and the visual inspection of the Local Landmark Committee in January 2012.

Based on the submitted petition to the Lombard Historical Commission and the testimony presented, the Historical Commission finds that 215 S. Stewart Avenue complies with the criteria established for designation as a landmark site based upon the aforementioned findings of fact, and, therefore, recommends to the Corporate Authorities that 215 S. Stewart Avenue be designated as a landmark site, subject to the following conditions:

1. The landmark site designation is limited to the existing residence, as built circa 1907, and is further limited to the building's current location on the property at 215 S. Stewart Avenue, legally described as follows:

Lot 15 in Block 7 in Tower Park Subdivision, being a subdivision in West Half of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

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2. The residence shall be maintained in good condition.
3. If the residence is damaged or destroyed, to the extent of more than fifty percent (50%) of the value of the site immediately prior to such damage, then the building's landmark site designation shall be considered null and void.

This written recommendation set forth above was reviewed and approved by the Lombard Historical Commission at its meeting on February 23, 2012.

Ayes: Schneider, Fetters, Mueller, O'Brien, Anstee, Myers, Jones, Novak, Urish

Nays: none

Absent: Egan, Poskocil

Sincerely,

Rita Schneider, President
Lombard Historical Commission

EXHIBIT B

**NOTICE OF LANDMARK SITE DESIGNATION BY THE
PRESIDENT AND BOARD OF TRUSTEES OF THE
VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS**

To:	Brian & Eileen Anderson 215 S. Stewart Ave Lombard, IL 60148	Building Division Village of Lombard 255 E. Wilson Ave Lombard, IL 60148
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Plan Commission
Village of Lombard
255 E. Wilson Ave
Lombard, IL 60148

Please be advised that pursuant to Ordinance No. _____, adopted March 15, 2012, the President and Board of Trustees of the Village of Lombard have officially designated 215 S. Stewart Avenue, located on the following described property:

Lot 15 in Block 7 in Tower Park Subdivision, being a subdivision in West Half of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

P.I.N.: 06-08-125-004

Common Address: 215 S. Stewart Avenue, Lombard, Illinois

as a Landmark Site pursuant to Title 3, Chapter 32, Section 32.079 of the Lombard Village Code. As a result of said Landmark Site designation, 215 S. Stewart Avenue is now subject to the requirements of Title 3, Section 32, Sections 32.079(E) and (F) of the Lombard Village Code.

Lombard Historical Commission
255 E. Wilson Ave
Lombard, IL 60148