



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-FFB-00910	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	NEIL FOOR AND AMY FOOR		
PROPERTY ADDRESS:	1027 WESTGATE DR, CHARLESTON, IL 61920		
CITY, STATE AND COUNTY:	CHARLESTON, ILLINOIS (IL), COLE		

SEARCH INFORMATION

SEARCH DATE:	09/26/2024	EFFECTIVE DATE:	09/25/2024
NAME(S) SEARCHED:	NEIL FOOR AND AMY FOOR		
ADDRESS/PARCEL SEARCHED:	1027 WESTGATE DR, CHARLESTON, IL 61920/ 02-2-13276-000		

ASSESSMENT INFORMATION

COMMENTS:	
-----------	--

CURRENT OWNER VESTING

NEIL T. FOOR AND AMY M. FOOR, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	HAROLD STRANGEMAN AND MARILYN STRANGEMAN, HUSBAND AND WIFE
DATED DATE:	08/04/2016	GRANTEE:	NEIL T. FOOR AND AMY M. FOOR, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS
BOOK/PAGE:	N/A	RECORDED DATE:	08/04/2016
INSTRUMENT NO:	201600765363		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF CHARLESTON
-----------------------	--------------------

ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE IN THE CITY OF CHARLESTON, COUNTY OF COLES AND STATE OF ILLINOIS, TO-WIT:

LOT SIXTY (60) IN WESTGATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1968 IN PLAT BOOK 4 PAGE 75, CHARLESTON, COLES COUNTY, ILLINOIS.

Property Information		
Parcel Number 02-2-13276-000	Site Address 1027 WESTGATE DR CHARLESTON, IL 61920	Owner Name & Address FOOR, NEIL T & AMY M 1027 WESTGATE CHARLESTON, IL, 61920
Tax Year 2023 (Payable 2024) ▼		
Sale Status None	Neighborhood Code NO NEIGHBORHOOD	Land Use
Property Class 0040 - Improved Residential Lot	Tax Code 02003 -	Tax Status Taxable
Net Taxable Value 28,164	Tax Rate 8.368480	Total Tax \$2,356.90
Township Charleston	Acres 0.2900	Mailing Address
Tract Number 1516427010	Lot Size IRREGULAR 12685.8 SF	TIF Base Value 0
Legal Description WESTGATE SUBD LOT 60 SE 1/4 SEC 16 T12N R09E		

☰ Photos & Sketches

1 S FR/1 C FR G/M STP/WDDK

Imported Image

Imported Image

02-2-13276-000

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	7,079	27,085	0	0	0	34,164
Department of Revenue	7,079	27,085	0	0	0	34,164
Board of Review Equalized	7,079	27,085	0	0	0	34,164
Board of Review	7,079	27,085	0	0	0	34,164
S of A Equalized	7,079	27,085	0	0	0	34,164
Supervisor of Assessments	6,962	26,637	0	0	0	33,599
Township Assessor	6,962	26,637	0	0	0	33,599
Prior Year Equalized	6,962	26,637	0	0	0	33,599

Billing			
	1st Installment (Due 07/09/2024)	2nd Installment (Due 09/09/2024)	Totals
Tax Billed	\$1,178.45	\$1,178.45	\$2,356.90
Penalty Billed	\$0.00	\$0.00	\$0.00
Cost Billed	\$0.00	\$0.00	\$0.00
Drainage Billed	\$0.00	\$0.00	\$0.00
Total Billed	\$1,178.45	\$1,178.45	\$2,356.90
Amount Paid	\$1,178.45	\$1,178.45	\$2,356.90
Total Unpaid	\$0.00	\$0.00	\$0.00
Paid By	UCB UNITED COMMUNITY BANK-Lereta		
Date Paid	7/2/2024	9/3/2024	

Exemptions						
Exemption Type	Requested Date	Granted Date	Renewal Date	Prorate Date	Requested Amount	Granted Amount
Owner Occupied	8/10/2017	8/10/2017	3/23/2023		6,000	6,000

No Farmland Information

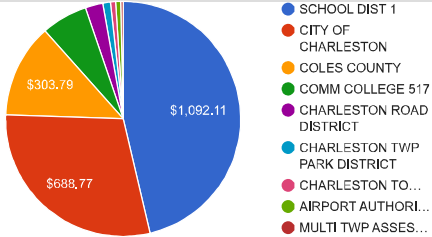
Related Names	
Parcel Owner	FOOR, NEIL T & AMY M 1027 WESTGATE CHARLESTON, IL, 61920
Deed Document #	201600765363
Mailing Flags	Tax Bill Change Notice Delinquent Notice Exemption Notice

No Redemptions

Sales History								
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
2016	201600765363	Warranty Deed	8/4/2016	HAROLD & MARILYN STRANGEMAN	NEIL T & AMY M FOOR	\$90,000.00	\$0.00	\$90,000.00

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST 1	3.877690	\$1,092.11
CITY OF CHARLESTON	2.445560	\$688.77
COLES COUNTY	1.078630	\$303.79
COMM COLLEGE 517	0.528260	\$148.78
CHARLESTON ROAD DISTRICT	0.208190	\$58.63
CHARLESTON TWP PARK DISTRICT	0.083680	\$23.57
CHARLESTON TOWNSHIP	0.062860	\$17.70
AIRPORT AUTHORITY	0.055250	\$15.56
MULTI TWP ASSESS DIST 6	0.028360	\$7.99
TOTAL	8.368480	\$2,356.90



Structure (1 of 1)

Disclaimer

Information printed from this site should not be used in lieu of a tax bill. IF YOU USE THIS AS A TAXBILL, YOU MUST REMIT A \$5.00 DUPLICATE BILL FEE, OR YOU WILL BE BILLED FOR THE FEE.

Coles County makes every effort to produce and publish the most current and accurate information possible. Coles County accepts no responsibility for the consequences of the inappropriate use or the interpretation of data. No warranties, expressed or implied, are provided for data herein. By proceeding with a property search you are stating that the notice has been read and that you understand and agree with its contents.



8 0 0 2 3 9 7
Tx:4001641

201600765363

**SUE RENNELS
COLES COUNTY RECORDER
COLES COUNTY, IL
RECORDED ON
08/04/2016 12:26:07 PM**

**REC FEE: 40.00
RHSP FEE: 9.00
STATE TRANSFER TAX: 90.00
COUNTY TRANSFER TAX: 45.00
PAGES: 3**

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT THE GRANTORS, **HAROLD STRANGEMAN and MARILYN STRANGEMAN, husband and wife**, of the City of Edwardsville and State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, **CONVEY AND WARRANT to: NEIL T. FOOR and AMY M. FOOR, husband and wife, not as Tenants in Common, but as Joint Tenants**, of the City of Charleston, County of Coles and State of Illinois, the following described real estate, to-wit:

LOT SIXTY (60) IN WESTGATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORD JULY 2, 1968 IN PLAT BOOK 4 PAGE 75, CHARLESTON, COLES COUNTY, ILLINOIS.

EXCEPTING ANY INTEREST OR ESTATE IN THE MINERALS UNDERLYING THE SURFACE OF THE LAND WHICH MAY HAVE BEEN HERETOFORE CONVEYED OR RESERVED, AND ALL RIGHTS AND EASEMENTS IN FAVOR OF ANY SUCH MINERAL INTEREST OR ESTATE.

331797

Subject to all easements, restrictions, reservations, and other matters appearing of record and matters revealed by an accurate survey or an inspection of the premises.

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

Dated this 4 day of August, 2016.

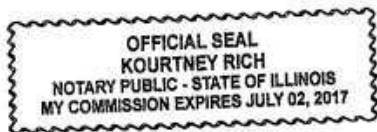
Harold Strangeman
HAROLD STRANGEMAN, Grantor

Marilyn Strangeman
MARILYN STRANGEMAN, Grantor

STATE OF ILLINOIS)
) SS
COUNTY OF COLES)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **HAROLD STRANGEMAN and MARILYN STRANGEMAN, 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 notarial seal this 4 day of August, 2016.



Kourtney Rich

NOTARY PUBLIC

MAIL FUTURE TAX BILLS TO:
Neil & Amy Foor
1027 Westgate
Charleston, IL 61920

This Document Prepared by:
Jerry L. Edwards
Attorney at Law
P.O. Box 526
Mattoon, IL 61938
(217) 235-2128

TITLE NOT EXAMINED
NO EXAMINATION MADE FOR COMPLIANCE WITH THE REQUIREMENTS OF ANY
LOCAL OR STATE PLAT ACTS
PREPARER NOT RESPONSIBLE FOR IRS REPORTING

State of Illinois)
County of Coles)

PLAT ACT AFFIDAVIT

I, (name) Harold Strangeman, being duly sworn on oath,
state that I reside at 701 Payne St. Edwardsville IL 62025

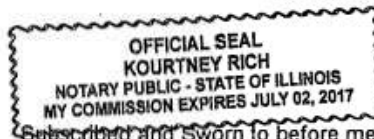
And further states that: (please check the appropriate box)

A. That the attached deed is not in violation of 765 ILCS 205/1a, in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B. That the attached deed is not in violation of 765 ILCS 205/1b for one of the following reasons: (please circle the appropriate number.)

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;

AFFIANT further states that this affidavit is made for the purpose of inducing the Recorder of Deeds of Coles County, Illinois to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.



Subscribed and Sworn to before me this 4 day
of August, 2016

Harold Strangeman
Signature of Affiant

Kourtney Rich
Notary Public

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/04/2016	08/04/2016	201600765365	ASGN MTG	FOOR NEIL T		THIRD PART...
08/04/2016	08/04/2016	201600765364	MORTGAGE	FOOR NEIL T		GRANTOR
08/04/2016	08/04/2016	201600765363	WARR DEE...	FOOR NEIL T		GRANTEE

