



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-FFB-00242	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	JAMES ABBOTT		
PROPERTY ADDRESS:	16968 DIVISION ST		
CITY, STATE AND COUNTY:	LOGAN, ILLONOIS , FRANKLIN		

SEARCH INFORMATION

SEARCH DATE:	04/24/2024	EFFECTIVE DATE:	04/23/2024
NAME(S) SEARCHED:	JAMES ABBOTT		
ADDRESS/PARCEL SEARCHED:	16968 DIVISION ST, LOGAN, ILLONOIS, 62856 / 08-35-265-004 / 08-35-265-005 / 26-36-060-8		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JAMES LESTER ABBOTT, AN UNDIVIDED ONE HALF INTEREST	
COMMENTS:	

VESTING DEED

DEED TYPE:	QUITCLAIM DEED	GRANTOR:	BECKY ABBOTT
DATED DATE:	11/15/2004	GRANTEE:	JAMES LESTER ABBOTT, AN UNDIVIDED ONE HALF INTEREST
BOOK/PAGE:	N/A	RECORDED DATE:	11/16/2004
INSTRUMENT NO:	2004-7527		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF LOGAN
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ADDITIONAL NOTES

WE HAVE FOUND THREE PARCELS GIVEN ADDRESS AND THOSE PARCELS RELATED DOCUMENTS ATTACHED.

LEGAL DESCRIPTION

LOT TWO (2) IN BLOCK SIX (6) IN DIAMOND AND MARSHALLS FIRST (1ST) ADDITION TO THE VILLAGE OF LOGAN ILLINOIS, EXCEPTING THE COAL, OIL, GA AND OTHER MINERALS UNDERLYING THE SAME, SITUATED IN FRANKLIN COUNTY, INDIANA.

LOT THREE (3) IN BLOCK SIX (6) IN DIAMOND AND MARSHALLS FIRST ADDITION TO THE VILLAGE OF LOGAN, ILLINOS.

Property Information

Parcel Number 08-35-265-005	Site Address 16968 DIVISION ST LOGAN, IL 62856	Owner Name & Address ABBOTT, JAMES 16968 DIVISION LOGAN, IL, 62856
Tax Year 2022 (Payable 2023) <input type="button" value="v"/>		
Sale Status None		
Property Class 0040 - Residential Improved	Tax Code 63155 -	Tax Status Taxable
Net Taxable Value 2,815	Tax Rate 8.108900	Total Tax \$228.28
Township BENTON	Acres 0.0000	Mailing Address
Legal Description SEC 35 TWP 06 RNG 03 DIMOND & MARSHALLS 1ST LOT 2 BLK 6		

Billing

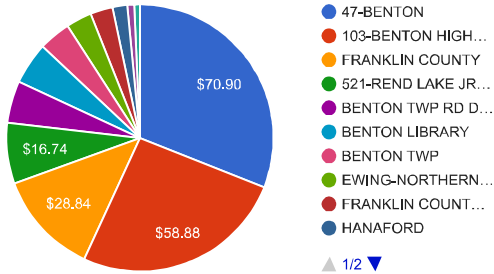
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	09/22/2023	\$114.14	\$0.00	\$0.00	\$0.00	\$114.14	\$114.14	9/1/2023	\$0.00
2	11/03/2023	\$114.14	\$0.00	\$0.00	\$0.00	\$114.14	\$114.14	9/7/2023	\$0.00
Total		\$228.28	\$0.00	\$0.00	\$0.00	\$228.28	\$228.28		\$0.00

Assessments

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	715	2,100	0	0	0	2,815
Department of Revenue	715	2,100	0	0	0	2,815
Board of Review Equalized	715	2,100	0	0	0	2,815
Board of Review	715	2,100	0	0	0	2,815
S of A Equalized	715	2,100	0	0	0	2,815
Supervisor of Assessments	625	1,840	0	0	0	2,465
Township Assessor	625	1,840	0	0	0	2,465
Prior Year Equalized	625	1,840	0	0	0	2,465

Taxing Bodies

District	Tax Rate	Extension
47-BENTON	2.518500	\$70.90
103-BENTON HIGH SCHOOL	2.091600	\$58.88
FRANKLIN COUNTY	1.023500	\$28.84
521-REND LAKE JR COLLEGE	0.594800	\$16.74
BENTON TWP RD DIST	0.412400	\$11.61
BENTON LIBRARY	0.410800	\$11.56
BENTON TWP	0.313700	\$8.83
EWING-NORTHERN FIRE	0.253800	\$7.14
FRANKLIN COUNTY HOSPITAL	0.220700	\$6.21
HANAFORD	0.140700	\$3.96
BI-COUNTY HEALTH	0.073600	\$2.07
REND LAKE CONS DIS	0.054800	\$1.54
TOTAL	8.108900	\$228.28



Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2022	\$228.28	\$228.28	\$0.00
2021	\$211.22	\$211.22	\$0.00
2020	\$229.13	\$229.13	\$0.00

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Property Information

Parcel Number 08-35-265-004	Site Address 16968 DIVISION ST LOGAN, IL 62856	Owner Name & Address ABBOTT, JAMES L 16968 DIVISION ST LOGAN, IL, 62856
Tax Year 2022 (Payable 2023) <div></div>		
Sale Status None		
Property Class 0040 - Residential Improved	Tax Code 63155 -	Tax Status Taxable
Net Taxable Value 5,165	Tax Rate 8.108900	Total Tax \$418.82
Township BENTON	Acres 0.0000	Mailing Address
Legal Description SEC 35 TWP 06 RNG 03 DIMOND & MARSHALLS 1ST LOT 3 BLK 6		

Billing

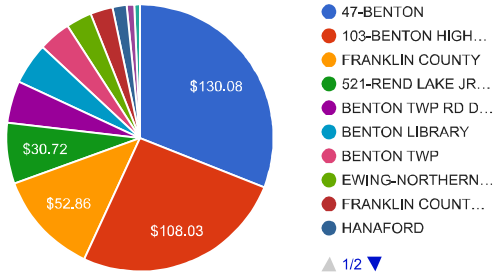
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	09/22/2023	\$209.41	\$0.00	\$0.00	\$0.00	\$209.41	\$209.41	9/1/2023	\$0.00
2	11/03/2023	\$209.41	\$0.00	\$0.00	\$0.00	\$209.41	\$209.41	9/7/2023	\$0.00
Total		\$418.82	\$0.00	\$0.00	\$0.00	\$418.82	\$418.82		\$0.00

Assessments

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	715	17,410	0	0	0	18,125
Department of Revenue	715	17,410	0	0	0	18,125
Board of Review Equalized	715	17,410	0	0	0	18,125
Board of Review	715	17,410	0	0	0	18,125
S of A Equalized	715	17,410	0	0	0	18,125
Supervisor of Assessments	625	15,270	0	0	0	15,895
Township Assessor	625	15,270	0	0	0	15,895
Prior Year Equalized	625	15,270	0	0	0	15,895

Taxing Bodies

District	Tax Rate	Extension
47-BENTON	2.518500	\$130.08
103-BENTON HIGH SCHOOL	2.091600	\$108.03
FRANKLIN COUNTY	1.023500	\$52.86
521-REND LAKE JR COLLEGE	0.594800	\$30.72
BENTON TWP RD DIST	0.412400	\$21.30
BENTON LIBRARY	0.410800	\$21.22
BENTON TWP	0.313700	\$16.20
EWING-NORTHERN FIRE	0.253800	\$13.11
FRANKLIN COUNTY HOSPITAL	0.220700	\$11.40
HANAFORD	0.140700	\$7.27
BI-COUNTY HEALTH	0.073600	\$3.80
REND LAKE CONS DIS	0.054800	\$2.83
TOTAL	8.108900	\$418.82



Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2022	\$418.82	\$418.82	\$0.00
2021	\$419.44	\$419.44	\$0.00
2020	\$899.15	\$899.15	\$0.00

Show 16 More

Property Information

Parcel Number 26-36-060-8	Site Address 16968 DIVISION ST LOGAN, IL 62856	Owner Name & Address ABBOTT, JAMES 16968 DIVISION LOGAN, IL, 62856
Tax Year 2003 (Payable 2004) <input type="button" value="v"/>		
Sale Status None		
Property Class 0040 - Residential Improved	Tax Code 63155 -	Tax Status Taxable
Net Taxable Value 980	Tax Rate 9.325600	Total Tax \$91.40
Township BENTON	Acres 0.0000	Mailing Address
Legal Description Sec TWP RNG DIAMOND & MARSHALLS 1ST LOT 2 BLK 6		

Billing

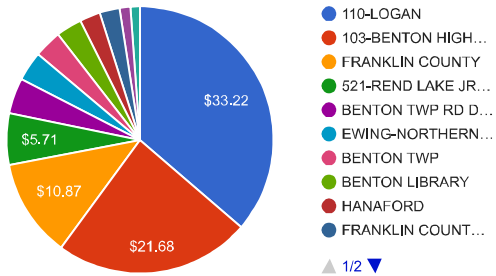
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	08/30/2004	\$45.70	\$0.00	\$0.00	\$0.00	\$45.70	\$45.70	9/2/2004	\$0.00
2	09/30/2004	\$45.70	\$0.69	\$10.00	\$0.00	\$56.39	\$56.39	10/21/2004	\$0.00
Total		\$91.40	\$0.69	\$10.00	\$0.00	\$102.09	\$102.09		\$0.00

Assessments

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	480	1,405	0	0	0	1,885
Department of Revenue	480	1,405	0	0	0	1,885
Board of Review Equalized	480	1,405	0	0	0	1,885
Board of Review	480	1,405	0	0	0	1,885
S of A Equalized	480	1,405	0	0	0	1,885
Supervisor of Assessments	430	1,255	0	0	0	1,685
Township Assessor	430	1,255	0	0	0	1,685
Prior Year Equalized	430	1,255	0	0	0	1,685

Taxing Bodies

District	Tax Rate	Extension
110-LOGAN	3.389300	\$33.22
103-BENTON HIGH SCHOOL	2.212600	\$21.68
FRANKLIN COUNTY	1.109600	\$10.87
521-REND LAKE JR COLLEGE	0.582400	\$5.71
BENTON TWP RD DIST	0.404000	\$3.96
EWING-NORTHERN FIRE	0.333000	\$3.26
BENTON TWP	0.313200	\$3.07
BENTON LIBRARY	0.290600	\$2.85
HANAFORD	0.236900	\$2.32
FRANKLIN COUNTY HOSPITAL	0.221000	\$2.17
REND LAKE CONS DIS	0.122200	\$1.20
BI-COUNTY HEALTH	0.110800	\$1.09
TOTAL	9.325600	\$91.40



Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2003	\$102.09	\$102.09	\$0.00
2002	\$104.32	\$104.32	\$0.00
2001	\$93.78	\$93.78	\$0.00

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QUITCLAIM DEED

GRANTOR, **BECKY ABBOTT**, of Benton, Illinois, for and in consideration of Ten Dollars (\$10.00) and Other Valuable Consideration, in hand paid, **CONVEYS AND QUITCLAIMS**, to JAMES LESTER ABBOTT, of Logan, Illinois, an undivided one-half interest in the following described real estate:

STATE OF ILLINOIS

County of Franklin

Document No. 2004-7527

Filed for record

NOV 16 2004

at 10:15 o'clock A M.
Fee paid \$ 25.00Rene R. Hill
County Clerk & Recorder

(This Space for Official Use Only)

Lot Two (2) in Block Six (6) in Diamond and Marshall's First (1st) Addition to the Village of Logan, Illinois, excepting the coal, oil, gas and other minerals underlying the same, situated in Franklin County, Illinois.

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

Dated 11-15, 2004.Exempt under provisions of Para. E,
Sec. 45, Real Estate Transfer Act.

11-15 Becky L Abbott
Date Buyer, Seller or Representative

STATE OF ILLINOIS)
) SS
COUNTY OF FRANKLIN)

NO EXAMINATION OF TITLE
HAS BEEN MADE BY PREPARER

I, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Becky Abbott, 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 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, on this 15th day of November, 2004.



Carol Sue Winkus
Notary Public

RETURN AND MAIL
SUBSEQUENT TAX BILLS TO:

James Lester Abbott
16968 Division Street
P. O. Box 106
Logan, IL 62850

This document prepared by Eric J. Dimbeck Eric J. Dimbeck, Attorney at Law, 111 East Washington Street, Benton, Illinois 62812.

STATE OF ILLINOIS
County of Franklin
Document No. 2004-6961
Filed for record

OCT 21 2004:

at 8:30 o'clock A.M.
Fee paid \$ 25.00
Nave Sobell
County Clerk & Recorder

- Quitclaim Deed -



The Grantor, FRANCES DANIEL, a widow by reason of the death of her husband, and who has not since remarried, of 602 East Jackson Street, of the City of Du Quoin, County of Perry, 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 Quitclaim** to **JAMES L. ABBOTT**, a married person, of 16968 Division Street, of the Village of Logan, County of Franklin, and State of Illinois, all interest in the following described Real Estate, to wit:

Lot Three (3) in Block Six (6) in Dimond and Marshall's First Addition to the Village of Logan, Illinois;
Tax I.D. #: 02-63-606-09

THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31-45(e);

PAGE 1 OF 2

2004-6961

THIS DEED WAS PREPARED WITHOUT BENEFIT OF EXAMINATION OF
ABSTRACT OF TITLE OR OF TITLE INSURANCE COMMITMENT;

situated in the County of Perry, and 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 20th day of October, A.D. 2004.

Frances Daniel (Seal)
FRANCES DANIEL

State of Illinois)
) ss.

County of Perry)

I, the undersigned, a Notary Public, in and for the said County, in the
State aforesaid, do hereby certify that **FRANCES DANIEL**, a widow
by reason of the death of her husband, and who has not since
remarried, 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 20th day of October,
2004.



Amy S. Martin
Notary Public

Mail Subsequent Tax Bills To:
Mr. James L. Abbott
16968 Division Street
Logan, Illinois 62856

This Deed Was Prepared By:
Aaron A. Atkins
Attorney at Law
18 North Oak Street
P.O. Box 1102
Du Quoin, Illinois 62832
Telephone: 618/542-3118

PAGE 2 OF 2

STATE OF ILLINOIS

County of Franklin
Document No. 20046676
Filed for record

OCT 05 2004

at 3:50 o'clock P.M.
Fee paid \$ 25.00
Nancy A. Hill
County Clerk & Recorder**- Quitclaim Deed -**

The Grantors, CAROLYN SULLIVAN and CECIL SULLIVAN, wife and husband, individually, and each as the spouse of the other, of 1109 East Ruth Street, of the City of Benton, County of Franklin, 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 Quitclaim~~ to JAMES L. ABBOTT, a married person, of 16968 Division Street, of the Village of Logan, County of Franklin, and State of Illinois, all interest in the following described Real Estate, to wit:

Lot Three (3) in Block Six (6) in Dimond and Marshall's
First Addition to the Village of Logan, Illinois;
Tax I.D. #: 02-63-606-09

THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER THE
PROVISIONS OF 35 ILCS 200/31-45(e);

PAGE 1 OF 2

2004-6676

THIS DEED WAS PREPARED WITHOUT BENEFIT OF EXAMINATION OF
ABSTRACT OF TITLE OR OF TITLE INSURANCE COMMITMENT;

situated in the County of Perry, and 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 4th day of October, A.D. 2004.

Carolyn Sullivan (Seal)
CAROLYN SULLIVAN

Cecil E Sullivan (Seal)
CECIL SULLIVAN

State of Illinois)

) ss.

County of Perry)

I, the undersigned, a Notary Public, in and for the said County, in the
State aforesaid, do hereby certify that **CAROLYN SULLIVAN** and
CECIL SULLIVAN, wife and husband, individually, and each as the
spouse of the other, 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 4th day of October,
2004.



Amy S. Martin

Mail Subsequent Tax Bills To:
Mr. James L. Abbott
16968 Division Street
Logan, Illinois 62856

This Deed Was Prepared By:

Aaron A. Atkins
Attorney at Law
18 North Oak Street
P.O. Box 1102
Du Quoin, Illinois 62832
Telephone: 618/542-3118

PAGE 2 OF 2

WARRANTY DEED

THE GRANTOR, DALE K. KIRK, a married person in his own individual right, of the City of CHARLOTTE, County of MECKLENBURG, State of NORTH CAROLINA, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration in hand paid, Conveys and Warrants to JAMES ABBOTT and BECKY ABBOTT, husband and wife, of the Village of LOGAN, County of FRANKLIN, State of ILLINOIS, not in tenancy in common, but in JOINT TENANCY, the following described real estate:

LOT TWO (2) IN BLOCK SIX (6) IN DIMOND AND MARSHALL'S FIRST (1ST) ADDITION TO THE VILLAGE OF LOGAN, ILLINOIS, EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SAME, SITUATED IN FRANKLIN COUNTY, ILLINOIS.

STATE OF ILLINOIS
County of Franklin
Document No. 92-4792
Filed for record

SUBJECT TO 1991 TAXES PAYABLE IN 1992 AND SUBSEQUENT YEARS AUG 1992 ASSUMED BY THE GRANTEE.

NO OPINION OF TITLE WAS GIVEN BY FRANKLIN COUNTY CLERK & RECORDER
PREPARER NOR WAS IT REQUESTED.

at 2:55 o'clock P.M.
\$15.00
Dave Robill
County Clerk & Recorder

Situated in the County of FRANKLIN, in the State of ILLINOIS, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR NOR HIS SPOUSE.

Dated this 3 day of August, A.D., 1992.

DALE K. KIRK

FRANKLIN
CO. REC'D

STATE OF NC)
COUNTY OF Meck) SS

I, JODY H RAPER, Notary Public, in and for said County in the State aforesaid, do hereby certify that DALE K. KIRK, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal
this 3 day of Aug, 1992

NOTARY PUBLIC

Jody H Raper
10/24/95

MAIL SUBSEQUENT TAX BILLS TO:

MR. & MRS. JAMES ABBOTT

GENERAL DELIVERY

LOGAN, ILLINOIS 62856

DEED PREPARED BY:

DAVID B. GARAVALLA
ATTORNEY AT LAW
204 WOOD BUILDING
BENTON, ILLINOIS 62812
(618) 439-9323

Criteria: Party Name = ABBOTT JAMES

DataSource: Franklin, IL

Last Indexed Date: 04/23/2024

Last Verified Date: 04/23/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/01/1997	11/26/1997	1997-8774	ANY AGRE...	ABBOTT JAMES		GRANTOR
07/18/1997	06/17/1997	1997-5756	ANY AGRE...	ABBOTT JAMES		GRANTOR
04/17/1997	04/04/1991	1997-3422	AGREEMEN...	ABBOTT JAMES		GRANTEE
08/07/1992	08/03/1992	1992-4792	DEED	ABBOTT JAMES		GRANTEE

Results found: 19

Displaying page: 2 of 2



RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
06/13/2023	05/05/2023	2023-2356	MORTGAGE...	ABBOTT JAMES L		GRANTOR
06/01/2023	05/18/2023	2023-2183	RELEASE ...	ABBOTT JAMES L		GRANTEE
07/25/2022	06/14/2022	2022-2982	MORTGAGE...	ABBOTT JAMES L		GRANTOR
07/15/2022	07/11/2022	2022-2853	RELEASE ...	ABBOTT JAMES LESTER		GRANTEE
02/27/2008	02/20/2008	2008-1076	RELEASE ...	ABBOTT JAMES L		GRANTEE
02/06/2008	02/05/2008	2008-0704	MORTGAGE...	ABBOTT JAMES LESTER		GRANTOR
11/17/2004	11/04/2004	2004-7586	RELEASE ...	ABBOTT JAMES		GRANTEE
11/16/2004	11/15/2004	2004-7527	DEED	ABBOTT JAMES LESTER		GRANTEE
10/21/2004	10/20/2004	2004-6962	MORTGAGE...	ABBOTT JAMES L		GRANTOR
10/21/2004	10/20/2004	2004-6961	DEED	ABBOTT JAMES L		GRANTEE
10/05/2004	10/04/2004	2004-6676	DEED	ABBOTT JAMES L		GRANTEE
05/31/2002	05/30/2002	2002-3597	MORTGAGE...	ABBOTT JAMES		GRANTOR
01/30/2001	01/30/2001	2001-0586	DEED	ABBOTT JAMES L		GRANTOR
01/30/2001	01/30/2001	2001-0584	RELEASE ...	ABBOTT JAMES L		GRANTOR
10/19/1999	10/19/1999	1999-7083	JUDGEMEN...	ABBOTT JAMES LESTER		GRANTOR

