



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-FFB-02431	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	KATHERINE HIGHTOWER		
PROPERTY ADDRESS:	1512 ELISHA ST, DANVILLE, IL 61832		
CITY, STATE AND COUNTY:	DANVILLE, ILLINOIS (IL) , VERMILION		

SEARCH INFORMATION

SEARCH DATE:	06/26/2025	EFFECTIVE DATE:	06/25/2025
NAME(S) SEARCHED:	KATHERINE MCFETRIDGE AND DARRIN E HIGHTOWER JR		
ADDRESS/PARCEL SEARCHED:	1512 ELISHA ST, DANVILLE, IL 61832/ 18-32-415-002		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

KATHERINE MCFETRIDGE AND DARRIN EDWARD HIGHTOWER, JR., NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	ZEBULAN B. FITZWATER, A SINGLE PERSON
DATED DATE:	11/23/2016	GRANTEE:	KATHERINE MCFETRIDGE AND DARRIN EDWARD HIGHTOWER, JR., NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS
BOOK/PAGE:	N/A	RECORDED DATE:	11/23/2016
INSTRUMENT NO:	16-08552		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF DANVILLE
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT:

LOTS 13 AND 14 IN RE-PLAT OF PART OF SMITH'S FOURTH HILL TOP SUBDIVISION, IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 11 WEST OF THE 2ND P.M., SITUATED IN THE CITY OF DANVILLE, SITUATED IN VERMILION COUNTY, ILLINOIS.

Property Information		
Parcel Number 18-32-415-002	Site Address 1512 ELISHA DANVILLE, IL 61832	Owner Name & Address HIGHTOWER, DARRIN E JR & KATHERINE 1512 ELISHA DANVILLE, IL, 61832
Tax Year 2024 (Payable 2025) ▼		
Sale Status None	Neighborhood Code	Land Use
Property Class 0040 - Improved Residential Lot	Tax Code NE005 - Newell Twp	Tax Status Taxable
Net Taxable Value 54,851	Tax Rate 8.538940	Total Tax \$4,683.70
Township Newell	Acres 0.3800	Mailing Address HIGHTOWER, DARRIN E JR & KATHERINE 1512 ELISHA DANVILLE, IL, 61832
Tract Number NEWL2643	Lot Size	TIF Base Value 0
Legal Description RE-PLT PT SMITHS 4TH HILLTOP SUB L13 & 14		

Overview

[Billing](#)[Assessments](#)[Exemptions](#)[Farmland](#)[Taxing Bodies](#)[Drainage / Special Districts](#)[Payment History](#)[Sales History](#)[Redemption](#)[Parcel Map](#)[Print Tax Bill](#)

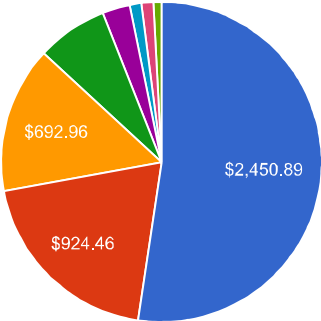
Print Parcel

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/13/2025	\$2,341.85	\$0.00	\$0.00	\$0.00	\$2,341.85	\$2,341.85	5/12/2025	\$0.00
2	09/05/2025	\$2,341.85	\$0.00	\$0.00	\$0.00	\$2,341.85	\$2,341.85	5/19/2025	\$0.00
Total		\$4,683.70	\$0.00	\$0.00	\$0.00	\$4,683.70	\$4,683.70		\$0.00

Assessments								
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building	
DOR Equalized	4,757	56,094	0	0	0	60,851	No	
Department of Revenue	4,757	56,094	0	0	0	60,851	No	
Board of Review Equalized	4,757	56,094	0	0	0	60,851	No	
Board of Review	4,757	56,094	0	0	0	60,851	No	
S of A Equalized	4,757	56,094	0	0	0	60,851	No	
Supervisor of Assessments	4,339	51,167	0	0	0	55,506	No	
Township Assessor	4,339	51,167	0	0	0	55,506	No	
Prior Year Equalized	4,339	51,167	0	0	0	55,506	No	

Exemptions						
Exemption Type	Requested Date	Granted Date	Renewal Date	Prorate Date	Requested Amount	Granted Amount
Owner Occupied	1/1/2015	1/1/2015	3/21/2024		6,000	6,000

No Farmland Information

Taxing Bodies																																			
<table><tr><th>District</th><th>Tax Rate</th><th>Extension</th></tr><tr><td>Danville Unit 118</td><td>4.468260</td><td>\$2,450.89</td></tr><tr><td>Danville City</td><td>1.685400</td><td>\$924.46</td></tr><tr><td>Vermilion County</td><td>1.263360</td><td>\$692.96</td></tr><tr><td>DACC 507</td><td>0.612730</td><td>\$336.09</td></tr><tr><td>Newell Road & Bridge</td><td>0.235490</td><td>\$129.17</td></tr><tr><td>Conservation District</td><td>0.102940</td><td>\$56.46</td></tr><tr><td>Newell Township</td><td>0.100760</td><td>\$55.27</td></tr><tr><td>Airport Authority</td><td>0.070000</td><td>\$38.40</td></tr><tr><td>Danville Sanitary</td><td>0.000000</td><td>\$0.00</td></tr><tr><td>TOTAL</td><td>8.538940</td><td>\$4,683.70</td></tr></table>			District	Tax Rate	Extension	Danville Unit 118	4.468260	\$2,450.89	Danville City	1.685400	\$924.46	Vermilion County	1.263360	\$692.96	DACC 507	0.612730	\$336.09	Newell Road & Bridge	0.235490	\$129.17	Conservation District	0.102940	\$56.46	Newell Township	0.100760	\$55.27	Airport Authority	0.070000	\$38.40	Danville Sanitary	0.000000	\$0.00	TOTAL	8.538940	\$4,683.70
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No Drainage / Special District Information

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2024	\$4,683.70	\$4,683.70	\$0.00
2023	\$4,579.88	\$4,579.88	\$0.00
2022	\$4,491.38	\$4,491.38	\$0.00
2021	\$4,572.56	\$4,572.56	\$0.00
2020	\$4,534.54	\$4,534.54	\$0.00
<div>Show 6 More (6)</div>			

Sales History								
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
2016	2016-08552	Warranty Deed	11/23/2016	ZEBULAN FITZWATER	KATHERINE MC FETRIDGE	\$142,000.00	\$0.00	\$142,000.00
2016	201608552	Warranty Deed	11/23/2016			\$142,000.00	\$0.00	\$142,000.00
2013	201303826	Warranty Deed	5/3/2013			\$146,000.00	\$0.00	\$146,000.00
2008	200808279	Warranty Deed	6/4/2008			\$136,000.00	\$0.00	\$136,000.00
2002	200217698	Quit Claim Deed	12/23/2002			\$0.00	\$0.00	\$0.00
1995	199506892	Warranty Deed	12/12/1995			\$97,000.00	\$0.00	\$97,000.00

No Redemptions

190873

STATE TAX

STATE OF ILLINOIS

NOV. 23. 16

REAL ESTATE TRANSFER TAX

00142.00

FP351002

0000009770

16-08552

W. DAVID STONE

VERMILION CO RECORDER, IL

11/23/2016 10:28:59AM

RHSP: 9.00

PAGES: 2

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Grantor,
Zebulan B. Fitzwater, a single person,

VERMILION COUNTY TAX
\$ 71.00
PAID

WHOSE ADDRESS IS:
1512 Elisha Street, Danville, Illinois,

for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, **CONVEY** and **WARRANT** to:
Katherine McFetridge and Darrin Edward Hightower, Jr.,

WHOSE ADDRESS IS:
23581 North 1800 East Road, Bismarck, Illinois

not as tenants in common, but as joint tenants, the following described real estate, to-wit:

Lots 13 and 14 in Re-Plat of part of Smith's Fourth Hill Top Subdivision, in Section 32, Township 20 North, Range 11 West of the 2nd P.M., situated in the City of Danville, situated in Vermilion County, Illinois.

commonly known as 1512 Elisha Street, Danville, Illinois and situated in Vermilion County, Illinois, SUBJECT TO: A) Covenants, Conditions, and Restrictions of Record; B) Private, Public, and Utility Easements, Roads, and Highways, if any; C) General Taxes for the year 2016 and subsequent years; and D) Zoning and Building Restrictions, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 18-32-415-002-0040 NEWL 2643

Dated this 23^d day of November, 2016.

Zebulan B. Fitzwater
Zebulan B. Fitzwater

STATE OF ILLINOIS)
) ss
VERMILION COUNTY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, **DO HEREBY CERTIFY THAT** Zebulan B. Fitzwater, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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 23 day of NOVEMBER 2016.




Notary Public

Future taxes and document to:
Katherine McFetridge
1512 Elisha Street
Danville, IL 61832

This instrument prepared by:
Jacob R. Jackson
Attorney at Law
200 North Gilbert
Danville, IL 61832

[KATHERINE]MCFETRIDGE		IL, Vermilion		
Document No	Document Type	Recorded Date	Party1	Party2
16-08553	MORTGAGE	11/23/2016 10:29:00 AM	MCFETRIDGE, KATHERINE	IROQUOIS FED S&L ASSN
16-08552	WARRANTY DEED	11/23/2016 10:28:59 AM	FITZWATER, ZEBULAN B	MCFETRIDGE, KATHERINE

← BACK

 PRINTER FRIENDLY

Document No	Document Type	Recorded Date	Party1	Party2	Legals
07-13270	RELEASE	12/31/2007 9:33:53 ...	DANVILLE CITY OF	HIGHTOWER, DARRIN	
07-13269	RELEASE	12/31/2007 9:33:52 ...	DANVILLE CITY OF	HIGHTOWER, DARRIN	
07-13268	RELEASE	12/31/2007 9:33:51 ...	DANVILLE CITY OF	HIGHTOWER, DARRIN	
07-01282	RELEASE	2/7/2007 1:54:12 PM	DANVILLE CITY OF	HIGHTOWER, DARRIN	
06-13320	SEWER LIEN	10/11/2006 10:10:0...	HIGHTOWER, DARRIN	DANVILLE CITY OF	Sub: EDGEWOOD 6T...
05-13123	SEWER LIEN	10/27/2005 10:43:0...	HIGHTOWER, DARRIN	DANVILLE CITY OF	
05-08596	RELEASE	7/13/2005 8:50:00 A...	DANVILLE CITY OF	HIGHTOWER, DARRIN	
04-08277	RELEASE	6/30/2004 11:12:00 ...	UNITED COMMUNIT...	HIGHTOWER, DARRIN	
03-04967	RELEASE	4/10/2003 10:35:00 ...	DANVILLE CITY OF	HIGHTOWER, DARRIN	
02-17384	RELEASE	12/20/2002 10:46:0...	DANVILLE CITY OF	HIGHTOWER, DARRIN	
02-14468	SEWER LIEN	10/24/2002 11:55:0...	HIGHTOWER, DARRIN	DANVILLE CITY OF	
02-06573	RELEASE	5/17/2002 2:35:00 PM	DANVILLE SANITAR...	HIGHTOWER, DARRIN	
01-16491	RELEASE	12/27/2001 3:11:00 ...	AMERICAN SAV BK	HIGHTOWER, DARRIN	
01-15033	SEWER LIEN	11/29/2001 12:06:0...	HIGHTOWER, DARRIN	DANVILLE SANITAR...	
01-14586	SEWER LIEN	11/20/2001 11:35:0...	HIGHTOWER, DARRIN	DANVILLE CITY OF	
01-11432	SEWER LIEN	9/14/2001 1:25:00 PM	HIGHTOWER, DARRIN	DANVILLE SANITAR...	
01-11302	SEWER LIEN	9/12/2001 12:27:00 ...	HIGHTOWER, DARRIN	DANVILLE CITY OF	
01-10585	RELEASE	8/28/2001 4:22:00 PM	DANVILLE CITY OF	HIGHTOWER, DARRIN	
00-04565	LIEN	4/26/2000 12:16:00 ...	HIGHTOWER, DARRIN	DANVILLE SANITAR...	
00-03697	PARTIAL RELEASE	4/3/2000 2:22:00 PM	UNITED COMMUNIT...	HIGHTOWER, DARRIN	
00-03696	PARTIAL RELEASE	4/3/2000 2:22:00 PM	UNITED COMMUNIT...	HIGHTOWER, DARRIN	
00-02635	SEWER LIEN	3/9/2000 3:30:00 PM	HIGHTOWER, DARRIN	DANVILLE CITY OF	
00-02009	LIS PENDENS	2/23/2000 10:07:00 ...	AMERICAN GENERA...	OLD NATIONAL BANK	
00-01062	SEWER LIEN	1/28/2000 10:05:00 ...	HIGHTOWER, DARRIN	DANVILLE CITY OF	
00-01057	SEWER LIEN	1/28/2000 10:05:00 ...	HIGHTOWER, DARRIN	DANVILLE CITY OF	
00-01056	SEWER LIEN	1/28/2000 10:05:00 ...	HIGHTOWER, DARRIN	DANVILLE CITY OF	
00-00233	SEWER LIEN	1/6/2000 1:41:00 PM	HIGHTOWER, DARRIN	DANVILLE CITY OF	
00-00187	SEWER LIEN	1/6/2000 9:51:00 AM	HIGHTOWER, DARRIN	DANVILLE CITY OF	
99-12846	RELEASE	10/7/1999 3:11:00 PM	DANVILLE CITY OF	HIGHTOWER, DARRIN	
99-10806	LIS PENDENS	8/26/1999 1:03:00 PM	HIGHTOWER, DARRIN	NORWEST BANK	
99-09534	SEWER LIEN	7/30/1999 1:37:00 PM	LADARIN PROPERTI...	DANVILLE CITY OF	
99-09516	SEWER LIEN	7/30/1999 1:37:00 PM	HIGHTOWER, DARRIN	DANVILLE CITY OF	
99-07818	WARRANTY DEED	6/28/1999 3:51:00 PM	HIGHTOWER, DARRIN		Sub: EDGEWOOD 8T...
99-06663	WARRANTY DEED	6/4/1999 2:25:00 PM	HIGHTOWER, DARRIN	CLIPPINGER, WILLIA...	Sub: ENOCH A & AM...
99-06662	RELEASE	6/4/1999 2:25:00 PM	EDGAR, CO BK&TR CO	HIGHTOWER, DARRIN	
99-04883	LIS PENDENS	4/28/1999 3:35:00 PM	HIGHTOWER, DARRIN	BANKERS, TRUST CO	
99-03502	LIS PENDENS	3/29/1999 1:13:00 PM	HIGHTOWER, DARRIN	EDGAR, CO BK&TR CO	
99-02722	ASSIGNMENT	3/10/1999 3:09:00 PM	HIGHTOWER, DARRIN	UNITED COMMUNIT...	
99-02721	MORTGAGE	3/10/1999 3:09:00 PM	HIGHTOWER, DARRIN	UNITED COMMUNIT...	Multiple Subdivision ...
98-10896	LIEN	9/9/1998 2:16:00 PM	HIGHTOWER, DARRIN	JORGENSEN ELECT...	Sub: WILLIAMS & PR...
98-08013	WARRANTY DEED	7/10/1998 8:02:00 A...	TALCOTT, BETSY M	HIGHTOWER, DARRIN	Sub: EDGEWOOD 6T...
98-07099	MORTGAGE	6/22/1998 2:21:00 PM	HIGHTOWER, DARRIN	REVERE MORTGAGE ...	Sub: EDGEWOOD 6T...
98-06376	EASEMENT	6/4/1998 3:00:00 PM	HIGHTOWER, DARRIN	TILTON VILLAGE OF	Sub: NORTH TILTON ...
98-05647	AGREEMENT	5/20/1998 10:38:00 ...	HIGHTOWER, DARRIN	DANVILLE CITY OF	
98-05646	MORTGAGE	5/20/1998 10:38:00 ...	HIGHTOWER, DARRIN	DANVILLE CITY OF	Sub: DP FAIRCHILDS...
98-03594	SUBORDINATION	4/1/1998 4:06:00 PM	PALMER, AME NAT BK	REVERE MORTGAGE ...	
97-12605	ASSIGNMENT	11/21/1997 9:45:00 ...	HIGHTOWER, DARRIN	UNITED COMMUNIT...	
97-12604	MORTGAGE	11/21/1997 9:45:00 ...	HIGHTOWER, DARRIN	UNITED COMMUNIT...	Multiple Subdivision ...
97-12193	WARRANTY DEED	11/10/1997 3:27:00 ...	MANNIN, MARY J	HIGHTOWER, DARRIN	Sub: EDGEWOOD 8T...
97-11078	ASSIGNMENT	10/16/1997 2:43:00 ...	HIGHTOWER, DARRIN	UNITED COMMUNIT...	
97-11077	MORTGAGE	10/16/1997 2:43:00 ...	HIGHTOWER, DARRIN	UNITED COMMUNIT...	Sub: GALUSHA & GIL...
97-11076	RELEASE	10/16/1997 2:43:00 ...	UNITED COMMUNIT...	HIGHTOWER, DARRIN	
97-10960	MORTGAGE	10/14/1997 2:59:00 ...	HIGHTOWER, DARRIN	EDGAR, CO BK&TR CO	Sub: EA WILLIAMS 1...
97-09078	MORTGAGE	8/29/1997 3:37:00 PM	HIGHTOWER, DARRIN	AMERICAN SAV BK	Sub: WP & JG CANN...
97-07895	MORTGAGE	7/31/1997 4:21:00 PM	HIGHTOWER, DARRIN	AMERICAN SAV BK	S:4 T:19N R:11W Q:SE
97-07894	WARRANTY DEED	7/31/1997 4:21:00 PM	WILCOX, ROY G	HIGHTOWER, DARRIN	S:4 T:19N R:11W Q:SE

97-04053	WARRANTY DEED	4/29/1997 3:28:00 PM	GARLICK, DONALD R	HIGHTOWER, DARRIN	Sub: HOLIDAY HILLS...
97-03209	WARRANTY DEED	4/8/1997 3:36:00 PM	JARUSESKI, JAMES M	HIGHTOWER, DARRIN	Sub: WWR WOODBU...
97-01966	MORTGAGE	3/6/1997 10:04:00 A...	HIGHTOWER, DARRIN	STATE BANK OAKW...	Sub: GALUSHA & GIL...
97-01965	WARRANTY DEED	3/6/1997 10:04:00 A...	CALDWELL, SHIRLIE	HIGHTOWER, DARRIN	Sub: GALUSHA & GIL...
96-12452	MORTGAGE	12/2/1996 12:49:00 ...	HIGHTOWER, DARRIN	STATE BANK OAKW...	Sub: WM HOOTEN A...
96-10686	AGREEMENT	10/17/1996 10:48:0...	STROSE, ELLIS	HIGHTOWER, DARRIN	
94-07032	WARRANTY DEED	7/1/1994 12:54:00 PM	JOHNSON, DEAN L	HIGHTOWER, DARRIN	Sub: DP FAIRCHILDS...

Contact FAQ

Criteria: Party Name = MCFETRIDGE KATHERINE

Last Indexed Date: 06/25/2025

Last Verified Date: 06/25/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/23/2016	11/23/2016	16-08553	MORTGAGE	MCFETRIDGE KATHERINE		GRANTOR
11/23/2016	11/23/2016	16-08552	WARRANTY...	MCFETRIDGE KATHERINE		GRANTEE