



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-FFB-02839	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	LEWIS ANGELA		
PROPERTY ADDRESS:	1110 WESTFIELD DR, CHAMPAIGN, IL 61821		
CITY, STATE AND COUNTY:	CHAMPAIGN, ILLINOIS (IL) , CHAMPAIGN		

SEARCH INFORMATION

SEARCH DATE:	08/22/2025	EFFECTIVE DATE:	08/21/2025
NAME(S) SEARCHED:	ANGELA M LEWIS		
ADDRESS/PARCEL SEARCHED:	1110 WESTFIELD DR, CHAMPAIGN, IL 61821		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

ANGELIA LEWIS-TUCKER	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	MARK E. RILEY AND KAY B, RILEY, INDIVIDUALLY AND AS HUSBAND AND WIFE
DATED DATE:	09/21/1996	GRANTEE:	ANGELIA LEWIS-TUCKER
BOOK/PAGE:	2452/462	RECORDED DATE:	09/27/1996
INSTRUMENT NO:	1996R24568		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF CHAMPAIGN
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ADDITIONAL NOTES

LEGAL DESCRIPTION

LOT 193 IN WELLER'S HOLIDAY PARK THIRD SECTION, A SUBDIVISION IN CHAMPAIGN COUNTY, ILLINOIS AS PER PLAT RECORDED IN BOOK "M" OF PLATS AT PAGE 178, SITUATED IN THE CITY OF CHAMPAIGN, IN CHAMPAIGN COUNTY, ILLINOIS.

Property Information

Parcel Number

44-20-15-328-011

Tax Year

2024 (Payable 2025) ☐

Sale Status

None

Site Address

1110 WESTFIELD DR
CHAMPAIGN, IL 61821

Owner Name & Address

TUCKER, ANGELA LEWIS
1110 WESTFIELD DR
CHAMPAIGN, IL, 61821-4730

Property Class

0040 - Improved Residential Lot

Tax Code

4402 -

Tax Status

Taxable

Net Taxable Value

36,170

Tax Rate

8.720500

Total Tax

\$3,154.20

Print Tax Bill

Township

City of Champaign

Acres

0.0000

Mailing Address

TUCKER, ANGELA LEWIS
1110 WESTFIELD DR
CHAMPAIGN, IL, 61821-4730

Legal Description

Lot 193 Weller's Holiday Park 3rd Sec.

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/05/2025	\$1,577.10	\$0.00	\$0.00	\$0.00	\$1,577.10	\$1,577.10	6/2/2025	\$0.00
2	09/05/2025	\$1,577.10	\$0.00	\$0.00	\$0.00	\$1,577.10	\$0.00		\$1,577.10
Total		\$3,154.20	\$0.00	\$0.00	\$0.00	\$3,154.20	\$1,577.10		\$1,577.10

No Drainage / Special District Information

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2024	\$3,154.20	\$1,577.10	\$1,577.10
2023	\$2,922.70	\$2,922.70	\$0.00
2022	\$2,706.32	\$2,706.32	\$0.00
2021	\$2,631.00	\$2,631.00	\$0.00
2020	\$2,572.68	\$2,572.68	\$0.00
Show 35 More (35)			

Assessments

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building
DOR Equalized	9,860	32,310	0	0	0	42,170	No
Department of Revenue	9,860	32,310	0	0	0	42,170	No
Board of Review Equalized	9,860	32,310	0	0	0	42,170	No
Board of Review	9,860	32,310	0	0	0	42,170	No
S of A Equalized	9,860	32,310	0	0	0	42,170	No
Supervisor of Assessments	8,980	29,430	0	0	0	38,410	No
Township Assessor	8,980	29,430	0	0	0	38,410	No
Prior Year Equalized	8,980	29,430	0	0	0	38,410	No

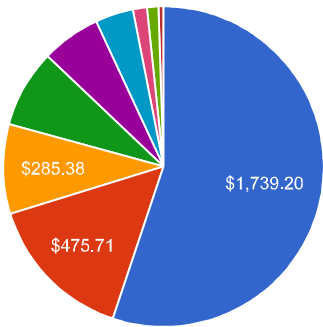
Final values

Exemptions

Exemption Type	Requested Date	Granted Date	Renewal Date	Prorate Date	Requested Amount	Granted Amount
Owner Occupied	4/10/2019	4/10/2019	2/8/2024		6,000	6,000

Taxing Bodies

District	Tax Rate	Extension
Champaign Unit 4 Schools	4.808400	\$1,739.20
Champaign City	1.315200	\$475.71
Champaign County Government	0.789000	\$285.38
Champaign Park District	0.686300	\$248.23
Parkland College 505	0.519200	\$187.79
Champaign-Urbana Mass Transit	0.333500	\$120.63
C-U Public Health District	0.126700	\$45.83
Forest Preserve District	0.100500	\$36.35
City of Champaign Township	0.041700	\$15.08
Urbana-Champaign Sanit Distr	0.000000	\$0.00
TOTAL	8.720500	\$3,154.20



- Champaign Unit 4 Schools
- Champaign City
- Champaign County Government
- Champaign Park District
- Parkland College 505
- Champaign-Urbana Mass Transit
- C-U Public Health Dist...
- Forest Preserve District
- City of Champaign To...

Redemption

Visit the Champaign county clerk website for information on how to correctly pay delinquent property taxes.

	Year	Certificate	Type	Date Sold	Sale Status	Status Date	Penalty Date
	1990	19900-0747	Tax Sale	10/28/1991	Redeemed	5/4/1992	
	1989	19890-0720	Tax Sale	10/22/1990	Redeemed	4/3/1992	
	1988	19880-0607	Tax Sale	10/23/1989	Redeemed	2/16/1990	

No Forfeiture Information

No Farmland Information

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
1996		Arms Length Sale	9/21/1996			\$55,500.00	\$0.00	\$55,500.00
1987		Arms Length Sale	6/1/1987			\$47,000.00	\$0.00	\$47,000.00

Legal

> Legal 1

Legal Description

Lot 193 Weller's Holiday Park 3rd Sec.

Important Information

Please make check payable to "Champaign County Collector" and mail payment to:

Champaign County Collector
P.O. Box 4306
Springfield, IL 62708-4306

1st Installment Due: 6/5/2025

2nd Installment Due: 9/5/2025

If you are paying after 9/30/2025 it must be in-person at the Treasurer/Collector's Office with cash, cashier's check, or money order.

Last day to pay to avoid Tax Sale: 10/30/2025

Tax Sale: 10/31/2025

Failure to receive a real estate tax bill or receiving it late for any reason does not relieve the taxpayer of penalties accruing if taxes are not paid by their respective due dates.

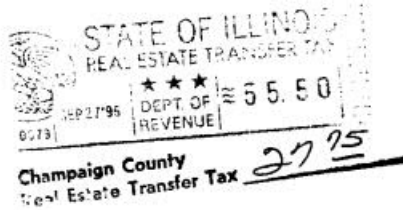
Please make sure the Supervisor of Assessments has your most current address on file. Forms for address updates and exemptions can be found [here](#).



CHICAGO TITLE INSURANCE COMPANY
201 N. NEIL STREET,
CHAMPAIGN, IL 61820
PH. (217)356-0501
FAX (217)351-2982

2452 0162
96R24568

1200
300
1500



DOC # _____
CHAMPAIGN COUNTY, ILL
2452 462

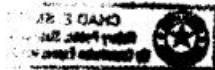
'96 SEP 27 PM 2 57

Patricia A. Conroy
RECORDER

WARRANTY DEED

THE GRANTORS, MARK E. RILEY and KAY B. RILEY, individually and as husband
and wife of the City of
El Paso, in the County of _____, and State of Texas, for and in consideration of Ten
Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to the GRANTEE,
ANGELITA LEWIS-TUCKER
_____ of the
City _____ of Urbana, County of Champaign and State of
Illinois, the following described real estate:

Lot 193 in Weller's Holiday Park Third Section, a Subdivision in Champaign County,
Illinois as per plat recorded in Book "M" of Plats at Page 178, situated in the City
of Champaign, in Champaign County, Illinois.



PIN #: 44-20-15-328-011

Common Address: 1110 Westfield Drive, Champaign, Illinois

(THIS FORM IS CONTINUED ON THE OTHER SIDE & SHOULD BE TYPEWRITTEN)

Subject to: (1) Real Estate taxes for the year 1995 and subsequent years;
(2) Covenants, conditions, restrictions, and easements apparent or of record.
(3) All applicable zoning laws and ordinances;

2452
2452

463
0463

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

Dated this 21st day of September, 1996.

Mark E. Riley
MARK E. RILEY

Kay B. Riley
KAY B. RILEY

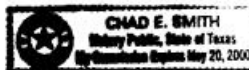
STATE OF TEXAS)
COUNTY OF El Paso) SS

I, the undersigned, a Notary Public for the State of Illinois, certify that MARK E. RILEY and KAY B. RILEY,
individually and as husband and wife

personally known to me to be the same person s whose name(s) is / are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that t he y signed, sealed and delivered the said instrument as their free and voluntary act.

Dated: 9-21-96

Chad E. Smith
Notary Public



Deed Prepared By:	Return to:	Send Tax Bill to:
Joseph H. Lierman P. O. Box 106 Champaign, IL 61824-0106 Telephone: 217-356-6596	<u>Angela Lewis Tucker</u> <u>710 S. Urbana St.</u> <u>Urbana, IL</u> <u>61801</u>	Transamerica Real Estate Tax Service 666 Russell Ct. Woodstock, IL 60098

EXEMPT under provisions of Paragraph _____, Section 4, Real Estate Transfer Tax Act

Date _____

Signature _____
buyer, seller or representative

1107

|ANGELA|LEWIS

IL, Champaign

Document No

Document Type

Recorded Date

Party1

Party2

[ANGELA]TUCKER		IL, Champaign		
Document No	Document Type	Recorded Date	Party1	Party2
2021R24758	ASSIGNMENT	10/18/2021 9:00:2...	FEDERAL DEPOSI...	WELLS FARGO BA...
1996R27842	ASSIGNMENT	11/5/1996 2:20:00...	PRECEDENT MOR...	HOMESIDE LENDI...
1996R24570	ASSIGNMENT	9/27/1996 2:58:00...	BANKILLINOIS	PRECEDENT MOR...
1996R24569	MORTGAGE	9/27/1996 2:58:00...	LEWIS TUCKER, A...	BANKILLINOIS
1996R24568	WARRANTY DEED	9/27/1996 2:57:00...	RILEY, KAY B	LEWIS-TUCKER, A...

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/18/2021	10/15/2021	2021R24758	ASSIGNME...	TUCKER	ANGELA	BORROWER
10/22/2015	10/07/2015	2015R20498	POWER OF...	TUCKER	ANGELA L	APPOINTEE
11/05/1996		1996R27842	ASSIGNME...	TUCKER	ANGELA	BORROWER
09/27/1996	09/27/1996	1996R24570	ASSIGNME...	TUCKER	ANGELA	BORROWER
09/27/1996	09/27/1996	1996R24569	MORTGAGE	TUCKER	ANGELA	MORTGAGOR
09/27/1996	09/21/1996	1996R24568	WARRANTY...	TUCKER	ANGELA	GRANTEE

Results found: 6



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