

## SHERIFF'S DEED

WESTLAKE VILLAGE MASTER  
HOMEOWNERS ASSOCIATION, an Illinois Not-  
For-Profit Corporation,  
PLAINTIFF,

vs.

CATRINA NIXON, CHARLES VIRGIN,  
DEFENDANTS

ERECORDING  
2025020287

Filed for Record in  
WINNEBAGO COUNTY IL  
LORI GUMMOW, CLERK & RECORDER  
08/11/2025 02:01:42 PM

DEED Pages: 2

RECORDING FEE 36.00  
RHSP FEE 18.00

**THE GRANTOR**, the Sheriff of WINNEBAGO County, Illinois, pursuant to and under the authority conferred by the provisions of a judgment entered by the Circuit Court of WINNEBAGO County, Illinois, on October 31, 2024, in case no. 2024FC43, entitled WESTLAKE VILLAGE MASTER HOMEOWNERS ASSOCIATION vs. CATRINA NIXON, CHARLES VIRGIN, Unknown Owners and Non-Record Claimants; and pursuant to which the land hereinafter described was sold at public sale by said grantor on May 19, 2025, the time and place of the sale having been duly advertised according to law, and from which sale no redemption has been made, hereby conveys to SARAH CHENEY, of 4935 Walnut Grove Drive, Poplar Grove, IL 61065, which was the highest and best bidder at said sale, the following described real estate situated in the County of WINNEBAGO, in the State of Illinois, to have and to hold forever:

LOT 247 AS DESIGNATED UPON PLAT NO. 3 OF WESTLAKE VILLAGE SUBDIVISION, BEING A REPLAT OF LOT 136 OF PLAT NO. 1 OF WESTLAKE VILLAGE AND PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 25, TOWNSHIP 27 NORTH, RANGE 10 EAST OF THE FOURTH PRINCIPAL MERIDIAN, THE PLAT OF WHICH SUBDIVISION IS RECORDED IN BOOK 44 OF PLATS ON PAGE 36B AS DOCUMENT NO. 0275410 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS.

Parcel Number: 09-25-176-014

Commonly known as: 4162 Westridge Drive, Winnebago, IL

**This transaction is exempt from the provisions of the Illinois Real Estate Transfer Tax Law pursuant to 35 ILCS 200/31-45(e).**

*Savannah Theil*

Savannah R. Theil, Attorney for Plaintiff  
Dated this August 4, 2025

Sheriff of WINNEBAGO County, Illinois

SUBSCRIBED and SWORN to before me

this 7th day of August 2025

