

Sales Listing Report

DeKalb County

01/01/2016 - 01/26/2017

Township: Shabbona

<u>Document Number</u>	<u>Sale Year</u>	<u>Sale Type</u>	<u>Valid Sale</u>	<u>Sale Date</u>	<u>Dept. Study</u>	<u>Selling Price</u>	<u>Grantor Name</u>	<u>Grantee Name</u>	<u>Legal Description</u>
<u>Parcel Number</u>		<u>Built Year</u>	<u>Property Type</u>	<u>Prop. Class</u>	<u>Acres</u>	<u>Square Ft.</u>	<u>Lot Size</u>	<u>Site Address</u>	
2016-000281	2016	Special Warranty	E N	01/08/2016	N	\$3,000,000.00	SHABBONA SENIOR LIVING	PRAIRIE CROSSING PROPERTY LLC 7434 N SKOKIE BLVD SKOKIE, IL 60077	
13-15-327-013		0	Commercial	0060	.00	0	178 X 138	407 W COMANCHE AV SHABBONA, IL 60550	SHERWOODS ADDITION - PT LOT 2 - BLOCK 2
2016-000282	2016	Special Warranty	E N	01/08/2016	N	\$4,550,000.00	ALBERT MILSTEIN AND SHEI	PRAIRIE CROSSING PROPERTY LLC 7434 N SKOKIE BLVD SKOKIE, IL 60077	
NOT ADVERTISED, BUYER IS EXERCISING OPTION TO BUY									
13-15-327-010		0	Nursing Home	0060	2.82	0	296 X 428.45+/-	409 W COMANCHE AV SHABBONA, IL 60550	PT NE 1/4 SW 1/4 SEC 15
2016-000458	2015	Warranty Deed	N	01/15/2016	N	\$75,000.00	HEARTLAND BANK AND TRU	LEDGELAND ON SUGAR HILL LLC 44W378 WHEELER RD SUGAR GROVE, IL 60554	
SALE WRITTEN IN 2015 RECORDED IN 2016, BANK REO, APT 4 UNIT									
13-15-402-010		0	Vacant Lot	0030	.00	0	20 X 50		ORIGINAL VILLAGE OF SHABBONA-BLOCK 15 - E 20 FT LOT 5 (EX N 30 FT)
13-15-402-011		0	Commercial	0060	.00	0	40 X 60	106 W COMANCHE AV SHABBONA, IL 60550 -	ORIGINAL VILLAGE OF SHABBONA-BLOCK 15 - S 1/2 LOT 4
2016-000898	2015	Sheriff's Sale	N	01/22/2016	N	\$32,366.00	SHERIFF OF DEKALB COUN	V MORTGAGE REO 1 LLC C/O SHELLPOINT MORT SERVICING, PO BOX GREENVILLE, SC 29601	
13-06-326-018		1935	Single Family Resi	0040	.46	542	76 X 263	121 E HARDANGER GATE LEE, IL 60530	HINCKLEY & BOYLES ADD -W 76 FT E 286 FT OUTLOT A
2016-001016	2016	OTHER	N	01/01/2016	N	\$425,000.00	INDIAN OAKS COUNTRY CLL	IOCC 603 LLC 603 PRESERVE RD SHABBONA, IL 60550	
CORP WARRANTY DEED, OPEN SPACE-DUAL ASMT									
13-23-101-004		0	Golf Course	0060	.00	0	1387 X 660	603 W PRESERVE RD SHABBONA, IL 60550 -	PT NW 1/4 NW 1/4 SEC 23
13-23-151-001		0	Golf Course	0050	63.00	0	****		SUBDIVISION OF SEC 23 - LOTS 53,54,55,58,59 & 60 ON W1/2 NW1/4 - SEC 23 - TWP 38N - R3E

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2016-001248	2016	Sheriff's Sale	N	02/02/2016	N	\$39,100.00	SHERIFF OF DEKALB COUN	FEDERAL NATL MORTGAGE ASSN ATTN: TIEGEN, JAMES M, ONE S WACKER DR CHICAGO, IL 60606	
13-15-428-003	1926	Single Family Resi		0040	.00	984	75 X 138	107 E COMANCHE AV SHABBONA, IL 60550 -	ORIGINAL VILLAGE OF SHABBONA-BLOCK 20- LOT 1 & E 1/2 OF LOT 2
2016-002808	2016	Special Warranty L N		03/29/2016	N	\$40,000.00	FEDERAL HOME LOAN MOR	GENEVIEVE M GARCIA 206 N SHABBONA ROAD SHABBONA, IL 60550	
13-15-251-003	0	Single Family Resi		0040	.00	0	75 X 102 X 30 X 55 X 45 X 156	206 N SHABBONA RD SHABBONA, IL 60550 -	ORIGINAL VILLAGE OF SHABBONA -BLOCK 8-S 1/2 LOT 3 (EX E 55 FT) & LOT 4 (EX PIECE 5 FT x 55 FT IN NE CORNER)
2016-003036	2016	Trustee's Deed	N	04/04/2016	N	\$656,656.00	RICHARD H BEND & RONLAI	DOUGLAS R BEND 1057 SHABBONA GROVE ROAD SHABBONA, IL 60550	
13-33-300-001	0	Farmland		0021	80.00	0	*****	BEND RD SHABBONA, IL 60550 -	W 1/2 SW 1/4 - SEC 33 - TWP 38N - R3E
2016-003094	2016	Warranty Deed	N	04/06/2016	N	\$150,000.00	KEEGAN S MAXWELL & EMIL	MULLINS LLC 217 N SHABBONA RD SHABBONA, IL 60550	
13-10-300-008	0	Single Family Resi		0040	3.03	0	363 X 363	10205 SHABBONA RD SHABBONA, IL 60550 -9;	PT SE 1/4 SW 1/4 - SEC 10 - TWP 38N - R3E
2016-003095	2016	Warranty Deed	N	04/06/2016	N	\$150,000.00	MULLINS LLC	KEEGAN S MAXWELL & EMILY M MAXWELL 215 N SHABBONA RD SHABBONA, IL 60550	
13-15-176-032	0	Single Family Resi		0040	.52	0	121.50 X 185	215 N SHABBONA RD SHABBONA, IL 60550	PT SW 1/4 NW 1/4 SEC 15

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2016-003573 SPLIT, NOT ADVERTISED	2016	Warranty Deed	N	04/22/2016	N	\$8,500.00	RANDY J NEHRING & KELLY	ROBRT W MULLINS DOT TRUST 217 NO SHABBONA ROAD SHABBONA, IL 60550	
13-25-300-018	0	Farmland		0021	17.73	0	****		SUB OF SW 1/4 SEC 25-LOTS 16,17,18,19,22 & PT LOTS 23 & 24
2016-003576 SPLIT, NOT ADVERTISED	2016	Warranty Deed	N	04/22/2016	N	\$42,500.00	RANDY J NEHRING & KELLY	ROBERT W MULLINS DOT TRUST 217 NO SHABBONA ROAD SHABBONA, IL 60550	
13-25-300-018	0	Farmland		0021	17.73	0	****		SUB OF SW 1/4 SEC 25-LOTS 16,17,18,19,22 & PT LOTS 23 & 24
2016-003577 SPLIT, NOT ADVERTISED	2016	Trustee's Deed	N	04/22/2016	N	\$42,500.00	ROBERT W MULLINS DOT TF	RANDY J NEHRING & KELLY S NEHRING 5171 SHABBONA GROVE ROAD SHABBONA, IL 60550	
13-25-300-017	0	Farmland		0011	28.00	0	*****	5171 SHABBONA GROVE SUB OF SW 1/4 SEC 25-PT LOTS SHABBONA, IL 60550 -4 23 & 24 5037 SHABBONA GROVE SHABBONA, IL 60550 -	
2016-003602 SELLER IS A GOV'T AGENCY	2016	Special Warranty	N	04/22/2016	N	\$31,500.00	SECRETARY OF HOUSING &	THOMAS DAVID WEAVER 1636 JOSEPH SIXBURY SYCAMORE, IL 60178	
13-15-177-016	0	Single Family Resi		0040	.00	0	94 X 139+/-	411 W NAVAHO ST SHABBONA, IL 60550 -	OLESONS ADDITION - LOT 7 & 8 (EX W 6 FT) - BLOCK 2
2016-003731 BUYER IS A GOVERNMENT AGENCY	2016	Warranty Deed	N	04/26/2016	N	\$4,000.00	MARION SWENSON	VILLAGE OF LEE PO BOX 65 LEE, IL 60530	
13-06-326-013	0	Vacant Lot		0030	1.00	0	150+/- X 272+/-	E HARDANGER GATE LEE, IL 60530 -	HINCKLEY & BOYLES ADDITION - W 1A OF OUTLOT B

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2016-003886	2016	Warranty Deed	Y	05/02/2016	Y	\$114,900.00	CRAIG R NOVAK & MADELIN	JARED D WICKAM 105 S NOKOMIS STREET SHABBONA, IL 60550	
13-15-403-014		0	Single Family Resi	0040	.00	0	66 X 94	105 S NOKOMIS ST SHABBONA, IL 60550 -	ORIGINAL VILLAGE OF SHABBONA-BLOCK 17- E 94 FT LOT 20 & N 16 FT E 94 FT LOT 19
2016-004019	2016	Sheriff's Sale	N	05/04/2016	N	\$65,000.00	SHERIFF OF DEKALB COUN	EUREKA SAVINGS BANK 1300 13TH AV MENDOTA, IL 61342	
13-15-301-004		1940	Single Family Resi	0040	.29	770	150 X 125	708 W COMANCHE AV SHABBONA, IL 60550 -0:	E 150 FT (N 4 A W 1/2 OF THE SW 1/4 EX W 572 FT) SECTION 15
13-15-326-008		0	Vacant Lot	0030	.00	0	60 X 83.60	US HWY 30 SHABBONA, IL 60550 -	PT E 1/2 SW 1/4 LYG N ROW
2016-004033	2016	Warranty Deed	Y	05/05/2016	Y	\$48,500.00	NEIL K LOTHSON	BRANDON L OTTERSTROM 310 W HARDANGER GATE LEE, IL 60530	
13-06-332-005		0	Single Family Resi	0040	.00	0	54.50 X 75	107 E NISSEN STIGEN LEE, IL 60530 -	VILLAGE OF LEE - S 75 FT (EX E 5 1/2 FT) LOT 4 - BLOCK 8
2016-004154	2016	Special Warranty [N BANK REO		05/09/2016	N	\$23,500.00	V MORTGAGE REO 1 LLC	HALINA SMULSKA 133 W WOODLAWN AVE HINCKLEY, IL 60520	
13-06-326-018		0	Single Family Resi	0040	.46	0	76 X 263	121 E HARDANGER GATE LEE, IL 60530	HINCKLEY & BOYLES ADD -W 76 FT E 286 FT OUTLOT A
2016-004332	2016	Warranty Deed	N	05/16/2016	N	\$115,000.00	JAMES CHALLAND & PAMEL	605 SHABBONA LLC 5810 GOBLE ROAD EARLVILLE, IL 60518	
13-15-406-009		0	Single Family Resi	0040	.00	0	103 X 74	304 KNELL LN SHABBONA, IL 60550 -	KNELL KNOLLS SUBDIVISION - LOT 5

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2016-004335	2016	Warranty Deed	N	05/16/2016	N	\$135,000.00	605 SHABBONA LLC	DOUGLAS R BEND & KIMBERLY BEND	1057 SHABBONA GROVE RD SHABBONA, IL 60550
NOT ADVERTISED, SALE BETWEEN RELATED INDIV OR COPR. AFFILIATES									
13-15-376-017	0	Single Family Resi	0040	.00	0	160 X 140	605 S SHABBONA RD	C P OKANE SUBDIVISON - LOTS	SHABBONA, IL 60550 -9' 11 & 12
2016-004905	2016	Warranty Deed	N	06/01/2016	N	\$134,000.00	ROBERT P NOLAN, GARY M	JOHN LETZTER, JESSICA LETZTER, ADAM HC	10190 UNIVERSITY RD SHABBONA, IL 60550
13-12-300-001	0	Farmland with Buil	0011	10.00	0	330 X 1275+/-	10190 UNIVERSITY RD	W 330 FT SW 1/4 SW 1/4 - SEC	SHABBONA, IL 60550 - 12 - TWP 38N - R3E
2016-005142	2016	Warranty Deed	Y	06/07/2016	Y	\$145,000.00	ANDREW A KLOTZ & T KAYLI	WESLEY ELKINS & KAREN MCROBERTS	302 S ILLINI STREET SHABBONA, IL 60550
13-15-435-001	0	Single Family Resi	0040	.00	0	100 X 120	302 S ILLINI ST	GEORGE SHRADER	SHABBONA, IL 60550 - SUBDIVISION - LOT 5
2016-005178	2016	Warranty Deed	Y	06/08/2016	Y	\$138,000.00	BARB SQUARED LLC	CHASEN M ROCKSTEAD & JILL ROCKSTEAD	405 WEST NAVAHO AVENUE SHABBONA, IL 60550
13-15-177-009	0	Single Family Resi	0040	.00	0	75 X 140+/-	405 W NAVAHO ST	OLESONS ADDITION - W 1/2 OF	SHABBONA, IL 60550 -9' LOT 2 & ALL OF LOT 3 - BLOCK 2
2016-005295	2016	Warranty Deed	N	06/10/2016	N	\$332,328.00	DOUGLAS R BEND	REECE & KATHERINE BEND	1845 SHABBONA GROVE RD SHABBONA, IL 60550
SPLIT, SALE BETWEEN RELATED INDIV									
13-33-300-004	0	Farmland	0021	40.00	0		BEND RD	E 1/2 W 1/2 SW 1/4 - SEC 33 -	SHABBONA, IL 60550 - TWP 38N - R3E
2016-006208	2016	Sheriff's Sale	N	07/06/2016	N	\$51,850.00	SHERIFF OF DEKALB COUN	SECRETARY OF HOUSING & URBAN DEV	77 W JACKSON BLVD CHICAGO, IL 60604
BUYER IS A GOV'T AGENCY									
13-06-326-016	1930	Single Family Resi	0040	.00	584	67 X 262	115 E HARDANGER GATI	HINCKLEY & BOYLES ADD-PT	LEE, IL 60530 - OUTLOT A

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2016-006447	2016	Special Warranty L	N	07/13/2016	N	\$60,000.00	FANNIE MAE	JUSTIN BROCKMAN 107 COMANCHE AVE SHABBONA, IL 60550	
13-15-428-003		0	Single Family Resi	0040	.00	0	75 X 138	107 E COMANCHE AV SHABBONA, IL 60550	ORIGINAL VILLAGE OF SHABBONA-BLOCK 20- LOT 1 & E 1/2 OF LOT 2
2016-006629	2016	Warranty Deed	Y	07/19/2016	Y	\$65,500.00	RONALD E & JULIE A CREAG	JASMYN DEMUNN 351 E KIRKE GATE LEE, IL 60530	
13-06-331-009		0	Single Family Resi	0040	.00	0	60 X 150	351 E KIRKE GATE LEE, IL 60530	HINCKLEY & BOYLES ADDITION (AKA AS 1ST ADDITION) BLOCK 1 - LOT 13 - VILLAGE OF LEE
2016-006759	2016	Warranty Deed	Y	07/22/2016	Y	\$144,000.00	LORI J ROOP FKA LORI J HO	CORY SUDDETH 206 W CHEROKEE AVE SHABBONA, IL 60550	
13-15-404-007		0	Single Family Resi	0040	.00	0	50 X 150	206 W CHEROKEE AV SHABBONA, IL 60550	ORIGINAL VILLAGE OF SHABBONA-BLOCK 18 - E 50 FT OF THE W 94 FT OF LOT 7,8, & 9
2016-007316	2016	Warranty Deed	Y	08/05/2016	Y	\$148,000.00	BRYANT E CLANIN AND LES/	JOSEPH SUDDETH 207 S EAST STREET HUDSON, IL 61748	
13-15-276-007		0	Single Family Resi	0040	.00	0	100 X 144	304 N ILLINI ST SHABBONA, IL 60550	BOUSLOUGHS ADDITION - LOT 7 & 8 - BLOCK 1
2016-007709	2016	Warranty Deed	N	08/15/2016	N	\$155,000.00	RONNY J ALVAREZ, LESLIE E	JARED & JENNIFER YAGGIE 107 S ILLINI STREET SHABBONA, IL 60550	
13-15-405-014		0	Single Family Resi	0040	.00	0	100 X 144	107 S ILLINI ST SHABBONA, IL 60550	ORIGINAL VILLAGE OF SHABBONA-BLOCK 19- LOT 11 & 12

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2016-008419 SELLER IS A GOV'T AGENCY	2016	Special Warranty	L N	09/01/2016	N	\$32,447.00	SECRETARY OF HOUSING &	RICHARD BRZOZY 10517 ROYAL PORTHCRAWL DRIVE NAPERVILLE, IL 60564	
13-06-326-016	0	Single Family Resi		0040	.00	0	67 X 262	115 E HARDANGER GATE LEE, IL 60530 -	HINCKLEY & BOYLES ADD-PT OUTLOT A
2016-009008 CORPORATION DEED	2016	OTHER	N	09/19/2016	N	\$34,000.00	EUREKA SAVINGS BANK	KYLE & KELS Y HART 340 N ELM STREET WATERMAN, IL 60556	
13-15-301-004	0	Single Family Resi		0040	.29	0	150 X 125	708 W COMANCHE AV SHABBONA, IL 60550 -	E 150 FT (N 4 A W 1/2 OF THE SW 1/4 EX W 572 FT) SECTION 15
13-15-326-008	0	Vacant Lot		0030	.00	0	60 X 83.60	US HWY 30 SHABBONA, IL 60550 -	PT E 1/2 SW 1/4 LYG N ROW
2016-009247 NOT ADVERTISED, SALE BETWEEN RELATED INDIV	2016	Warranty Deed	N	09/26/2016	N	\$100,000.00	DAWN B GALBREATH	GARET C & JESSICA A GALBREATH 340 S VIKING VIE LEE, IL 60530	
13-06-376-016	0	Single Family Resi		0040	.74	0	131.50 x 252.59	340 S VIKING VIE LEE, IL 60530 -	PT SW 1/4 SEC 6 T38N R3E
2016-009399 BUYER IS TRUSTEE	2016	Warranty Deed	N	09/28/2016	N	\$87,000.00	REBECCA WHITAKER, HEIR /	CHICAGO TITLE LAND TRUST AS TRUSTEE 9930 CHALLAND ROAD SHABBONA, IL 60550	
13-16-100-002	0	Single Family Resi		0040	3.12	0	272 X 500	9930 CHALLAND RD SHABBONA, IL 60550 -	W 272 FT N 500 FT NW 1/4 SEC 16 T38N R3E
2016-011264	2016	Warranty Deed	Y	11/16/2016	Y	\$149,900.00	CHARLES W ROY AND SHAR	CASSIDY JAMES BRAUER 1453 HOUGHTBY ROAD SHABBONA, IL 60550	
13-20-300-004	0	Single Family Resi		0040	4.71	0	570 X 360 X 568.15 X 360	1453 HOUGHTBY RD SHABBONA, IL 60550 -	E 570 FT S 360 FT SW 1/4 - SEC 20 - T38N - R 3E

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2016-011312	2016	Sheriff's Sale	N	11/17/2016	N	\$66,576.00	SHERIFF OF DEKALB - ROGE	OCWEN LOAN SERVICING LLC 1661 WORTHINGTON RD - STE 100 WEST PALM BEACH, FL 334096493	
13-06-376-017		2005	Single Family Resi	0040	.00	1,152	148.90 X 185.40 X 78.78 X 329	102 PETERSON GATE LEE, IL 60530 -	PETERSONS PINE VIEW SUBDIVISION-LOT 1
2016-011426	2016	Warranty Deed	Y	11/21/2016	Y	\$100,000.00	JEROME A SCHMITT	STEPHEN T REILLY-FINCH AND ANNA M REILL 204 E CHEROKEE AVENUE SHABBONA, IL 60550	
13-15-429-007		0	Single Family Resi	0040	.00	0	70 X 100	204 E CHEROKEE AV SHABBONA, IL 60550 -	ORIGINAL VILLAGE OF SHABBONA-BLOCK 21- E 69 FT LOT 8 & LOT 9
2016-011925	2016	Trustee's Deed	N	12/05/2016	N	\$165,000.00	MICHAEL L AND RANDY E DA	JOSEPH W CORN AND MEGAN A CORN 2284 LEE ROAD SHABBONA, IL 60550	
NOT ADVERTISED									
13-09-100-006		0	Single Family Resi	0040	2.53	0	355.50 X 310.60	2284 LEE RD SHABBONA, IL 60550 -g	W 355.50FT N 310.60FT E 1/2 NW 1/4 SEC 9
2016-012121	2016	Warranty Deed	N	12/12/2016	N	\$179,500.00	DONALD R JEFFRIES & DENI	JASON SMITH & NORMA L SMITH 6691 EAST STREET SHABBONA, IL 60550	
SPLIT/COMBINATION									
13-35-204-011		0	Single Family Resi	0040	.00	0	****	6691 EAST ST SHABBONA, IL 60550 -	VILLAGE OF SHABBONA GROVE - NORTHERN ILLINOIS RR CO ADDITION - BLK 1- LOTS 1 THRU 6 & PT VAC ALLEY, PT VACATED ELM ST & PT VACATED SOUTH ST
2016-012610	2016	Special Warranty C	N	12/22/2016	N	\$200,000.00	FANNIE MAE	DEWAYNE RYBURN & CHRISTA RYBURN 6083 CLAPSADDLE RD EARLVILLE, IL 60518	
SELLER IS A GOV'T AGENCY, BANK REO									
13-35-400-006		0	Single Family Resi	0040	5.64	0	611.50 X 430 X 612.61 X 430	6083 CLAPSADDLE RD EARLVILLE, IL 60518 -	PT W 430 FT S612.61 FT W 1/2 SE 1/4- SEC 35 - TWP 38N - R 3E

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2016-012982	2016	Warranty Deed	N	12/30/2016	N	\$325,000.00	ROBERT E SKABO AND JOAN	RICHARD ROBERT ROESCH	
NOT ADVERTISED								8910 TOMAHAWK TRAIL	
								SHABBONA, IL 60550	
13-23-128-003	0	Single Family Resi		0040	.00	0	74.22 X 62.30 X 190 X 180 X 1	8910 TOMAHAWK TRL	INDIAN OAKS ESTATES 1ST
								SHABBONA, IL 60550	-9; ADD-LOT 8
13-23-129-005	0	Vacant Lot		0030	.26	0	42.21 X 190 X 22 X 199.02 X 1		PT SUB OF SEC 23-LOTS 41,42,2
									OF 39 & 2 OF 40
Totals for Township: Shabbona				47	Parcels	\$12,562,123.00			