

Sales Listing Report

DeKalb County

01/01/2011 - 12/31/2011

Township: Franklin

<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>	
2011-000209 2010 DEED	2011	Warranty Deed	Y	01/04/2011	N	\$85,000.00	DONALD BARR	MICHAEL SCHROEDER 719 W PROSPECT STREET KIRKLAND, IL 60146	
01-26-178-036		0		0040	.09	0	42 X 107	719 W PROSPECT ST KIRKLAND, IL 60146	COLONIAL ESTATES-W 42 FT E 114 FT LOT 52(EX PC DEDICATED FOR ALLEY)
2011-001290	2011	Warranty Deed	Y	01/28/2011	Y	\$32,500.00	PAUL & MARY MOLLET	RICHARD SWANSON 32323 MAIN STREET KIRKLAND, IL 60146	
01-19-330-005		0		0040	.00	0	57.67 X 42 X 1.67 X 122.33 X 5	32323 MAIN ST KIRKLAND (FAIRDALE), IL	FAIRDALE (ORIGINAL TOWN) - N 20IN OF E 42FT LOT 5 & LOT 3 (EX N 10FT) BLOCK 3
2011-001422 SPLIT, NOT ADVERTISED	2011	Warranty Deed	N	02/01/2011	N	\$550,000.00	RICHARD & JANE HOFFMAN	PATRICIA MUSCARELLO 9225 N CRIMSON CANYON DR FOUNTAIN HILLS, AZ 85268	
01-20-100-007		0		0021	80.00	0		STATE RTE 72 KIRKLAND, IL 60146 -	PT S 50FT SW 1/4 SW 1/4 SEC 17(EX E 33FT) & W 1/2 NW 1/4(EX E 33 FT) SEC 20 T41N R3E
2011-001606 NOT ADVERTISED, TRANSFER <100% INTEREST	2011	Quit Claim Deed	N	02/04/2011	N	\$14,000.00	ARLO & SUE WITTERS	RODNEY & STEPHANIE JACOBSON 32360 MAIN STREET KIRKLAND, IL 60146	
01-19-333-004		0		0060	.00	0	36 X 40	KEITH ST KIRKLAND, IL 60146	FAIRDALE (ORIGINAL TOWN) - S 40FT OF E 36FT OF LOT 6 BLOCK 5
2011-001611 NOT ADVERTISED	2011	Trustee's Deed	Y	02/07/2011	N	\$477,500.00	NORTHSTAR TRUST	IVAR & RUTH ANDERSON ANTI-CRUELTY TRL 4N701 SCHOOL ROAD ST CHARLES, IL 60175	
01-36-300-012		0		0011	69.38	0	****		PT SW 1/4 SEC 36

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2011-001612 NOT ADVERTISED	2011	Trustee's Deed	Y	02/07/2011	N	\$477,500.00	CARMINE NACCARATO	IVAR & RUTH ANDERSON ANTI-CRUELTY TRL 4N701 SCHOOL ROAD ST CHARLES, IL 60175	
01-36-300-011		0		0021	69.38	0	*****		PT SW 1/4 SEC 36
2011-001804 NOT ADVERTISED, BANK REO	2011	Warranty Deed	Y	02/10/2011	N	\$22,000.00	ALPINE BANK & TRUST CO	CHARLES & GENA FEDROWITZ 35537 KIRKLAND ROAD KIRKLAND, IL 60146	
01-26-278-003		0		0040	.00	0	50 X 125	409 S 3RD ST KIRKLAND, IL 60146	GOFFS ADDITION - LOT 4 & W1/2 LOT 6 (EX S 521/2FT & EX N 30FT THEREOF)
2011-002117 PRO-RATED ASMT	2011	Warranty Deed	Y	02/17/2011	N	\$10,000.00	CHRISTOPHER & TANYA AD	SCOTT ZONDAG & JEFFREY ZONDAG 811 WILLOW STREET KIRKLAND, IL 60146	
01-26-425-013		0		0030	.28	0	114.51 X 81.50 X 116.70 X 12	800 WILLOW ST KIRKLAND, IL 60146	COUNTRY MEADOW PHASE FOUR-LOT 95
2011-002180 SELLER IS FINANCIAL INSTITUTION	2011	Special Warranty I	N	02/18/2011	N	\$95,000.00	CITIMORTGAGE INC	TIMOTHY PAULSEN & CASSANDRA TAMRAZ 720 BENHAM STREET KIRKLAND, IL 60146	
01-26-180-032		0		0040	.00	0	50 X 115	720 W BENHAM ST KIRKLAND, IL 60146	COLONIAL ESTATES-LOT 20 & W 10FT LOT 19
2011-002479	2011	Warranty Deed	Y	02/28/2011	Y	\$42,000.00	MICHAEL WAGNER	KEITH BOTTOM, ALLEN BOTTOM & VIRGINIA I 32362 WEST STREET KIRKLAND, IL 60146	
01-19-329-003		0		0040	.00	0	66 X 124	32362 WEST ST KIRKLAND, IL 60146	FAIRDALE (ORIGINAL TOWN) - LOT 6 BLOCK 2
2011-002566 NOT ADVERTISED	2011	Warranty Deed	Y	03/01/2011	N	\$336,000.00	JOHN S HENNER & JOHN R I	OTTO HEISNER & NANCY HEISNER 26907 ESMOND ROAD ESMOND, IL 60129	
01-32-400-007		0		0021	40.00	0	*****		PT S 1/2 SE1/4 SEC 32

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2011-003154 COURT-ORDERED SALE	2011	Sheriff's Sale	N	03/16/2011	N	\$336,982.00	SCOTT, ROGER	FEDERAL HOME LOAN MORT CORP 5000 PLANO PKWY CARROLLTON, TX 750104900	
01-27-201-002		0		0040	.75	0	117.70X296.04X35.82X102.44	204 JONATHAN CT KIRKLAND, IL 60146 -	HICKORY RIDGE PHASE 1-LOT 109
2011-003512 c. Deed in Trust, NOT ADVERTISED	2011	OTHER	Y	03/28/2011	N	\$10,606.00	REALTAX DEVELOPERS	REGIONS BANK PO BIX 10614 PEORIA, IL 61612	
01-23-476-002		0		0050	8.51	0	****	PEARL ST KIRKLAND, IL 60146	PT SE 1/4 SW 1/4 SEC 23 LYG N OF RIVER T42N R3E
2011-003539 b. Special Warranty Deed, SELLER IS FINANCIAL INSTITUTION	2011	OTHER	N	03/28/2011	N	\$92,500.00	LASALLE 115 HOLDINGS	BRET RICHARDS 902 WALNUT DRIVE KIRKLAND, IL 60146	
01-26-424-011		0		0040	.25	0	41.03 X 34.92 X 120.23 X 73.3	902 WALNUT DR KIRKLAND, IL 60146	COUNTRY MEADOW PHASE FOUR-LOT 75
2011-003808 b. Special Warranty Deed, SELLER IS FINANCIAL INSTITUTION	2011	OTHER	N	04/04/2011	N	\$112,000.00	TCF NATIONAL BANK	BRAD & CYNTHIA SPEAR 118 COTTONWOOD BLVD KIRKLAND, IL 60146	
01-26-431-017		0		0040	.27	0	76.20 X 125.22 X 100.07 X 149	118 COTTONWOOD BLVD KIRKLAND, IL 60146	COUNTRY MEADOW PHASE FOUR-LOT 108
2011-003812 NOT ADVERTISED, COURT-ORDERED SALE, AUCTION SALE	2011	Warranty Deed	N	04/04/2011	N	\$133,600.00	PAMELA OGREN	FEDERAL NATIONAL MORTGAGE ASSOCIATI 1 SOUTH WACKER DRIVE CHICAGO, IL 60606	
01-26-257-010		0		0040	.00	0	145 X 160	509 W HORTENSE DR KIRKLAND, IL 60146 -97	ROWENS ADDITION - W 160FT OF S 145FT OF W1/2 OF OUTLOT A
2011-004133 COURT-ORDERED SALE	2011	Sheriff's Sale	N	04/13/2011	N	\$45,000.00	SCOTT, ROGER	FEDERAL HOME LOAN MORT CORP 5000 PLANO PKWY CARROLLTON, TX 750104902	
01-26-209-019		0		0040	.00	0	50 X 122	507 W SOUTH ST KIRKLAND, IL 60146 -	KIRKLAND (ORIGINAL TOWN) - LOT 13 BLOCK 13

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2011-005015	2011	Trustee's Deed	Y	05/09/2011	N	\$31,500.00	NATIONAL BANK & TRUST C	BRANDON & TIFFANY WIEGARTZ	
DEVELOPERS LOT								511 NORTH STREET KIRKLAND, IL 60146	
01-22-373-002		0		0032	.75	0	168.09 X 191.17 X 173 X 192.1	BROOKE LN KIRKLAND, IL 60146 -	HICKORY RIDGE-PHASE TWO-LOT 21
2011-005486	2011	OTHER	N	05/23/2011	N	\$110,000.00	FEDERAL NATIONAL MORTG	RYAN TAYLOR	
b. Special Warranty Deed, BANK REO								110 COTTONWOOD BLVD KIRKLAND, IL 60146	
01-26-431-021		0		0040	.27	0	84.90 X 144.96 X 80.81 X 144.1	110 COTTONWOOD BLVD KIRKLAND, IL 60146	COUNTRY MEADOW PHASE FOUR-LOT 112
2011-005581	2011	OTHER	N	05/25/2011	N	\$86,500.00	HSBC BANK	DREW MONTGOMERY	
b. Special Warranty Deed, BANK REO, SELLER IS FINANCIAL INSTITUTION								205 FOREST DR KIRKLAND, IL 60146	
01-26-427-004		0		0040	.30	0	88 X 150	205 FOREST DR KIRKLAND, IL 60146	COUNTRY MEADOWS SUBDIVISION- LOT 4
2011-006206	2011	Trustee's Deed	Y	06/13/2011	N	\$16,500.00	REGIONS BANK	BEN & DEBBIE ROCK	
NOT ADVERTISED, BUYER IS ADJACENT PROERTY OWNER								PO BOX 199 DEKALB, IL 60115	
01-23-476-002		0		0050	8.51	0	****	PEARL ST KIRKLAND, IL 60146	PT SE 1/4 SW 1/4 SEC 23 LYG N OF RIVER T42N R3E
2011-006572	2011	Warranty Deed	Y	06/23/2011	Y	\$115,000.00	CHAZ & NICOLE TISCHHAUS	JEREMY & HEIDI LAMBERT	
								806 WILLOW STREET KIRKLAND, IL 60146	
01-26-425-010		0		0040	.22	0	80 X 120	806 WILLOW ST KIRKLAND, IL 60146	COUNTRY MEADOW PHASE FOUR-LOT 92
2011-006759	2011	OTHER	N	06/29/2011	N	\$42,750.00	FEDERAL HOME LOAN MOR'	MICHAEL & TARA MCMURRAY	
b. Special Warranty Deed, BANK REO								105 N 3RD STREET KIRKLAND, IL 60146	
01-26-228-015		0		0040	.00	0	132.65 X 150	105 N 3RD ST KIRKLAND, IL 60146 -	KIRK & BYERS ADDITION - LOTS 13, 14, & 15 (EX S 130FT) OUTLOT F

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2011-006783	2011	Warranty Deed	Y	06/29/2011	Y	\$126,170.00	BRETT & KEO DAY	JEFFREY & BEVERLY ZONDAG 811 WILLOW STREET KIRKLAND, IL 60146	
01-26-425-002		0		0040	.29	0	119.50 X 105.60	917 WALNUT DR KIRKLAND, IL 60146	COUNTRY MEADOWS PHASE THREE-LOT 59
2011-007011	2011	Warranty Deed	Y	07/06/2011	Y	\$113,000.00	SHUSENG WANG & MINGXIA	JENNIFER BOCK 1406 KENNEDY DRIVE KIRKLAND, IL 60146	
01-26-475-002		0		0040	.30	0	31.51 X 42.87 X 143.80 X 108.	1406 KENNEDY DR KIRKLAND, IL 60146	COUNTRY MEADOWS PHASE THREE-LOT 20
2011-007598	2011	Sheriff's Sale	N	07/25/2011	N	\$163,000.00	SCOTT, ROGER	SPRINGLEAF FINANCIAL SVCS OF ILLINOIS 342 W CHRYSLER DR BELVIDERE, IL 610086029	
COURT-ORDERED SALE									
01-23-427-012		1970		0040	.00	935	160 X 110	5381 LAWRENCE DR KIRKLAND, IL 60146	LAWRENCE & DECKER SUB - LOT 13
2011-007640	2011	Warranty Deed	Y	07/25/2011	N	\$110,000.00	ENRIQUE & ANGIE IRIZARRY	HUGH & PATRICIA TUCKER 119 EVERGREEN DRIVE KIRKLAND, IL 60146	
NOT ADVERTISED									
01-26-476-014		0		0040	.29	0	85 X 135.15 X 113.84 X 120.50	119 EVERGREEN DR KIRKLAND, IL 60146	COUNTRY MEADOW PHASE FOUR-LOT 120
2011-007823	2011	OTHER	Y	07/29/2011	N	\$57,000.00	BANK OF NY MELLON	ROBERT HENNING 301 W SOUTH ST KIRKLAND, IL 60146	
b. Special Warranty Deed									
01-26-211-005		0		0040	.00	0	50 X 122	301 W SOUTH ST KIRKLAND, IL 60146	KIRKLAND (ORIGINAL TOWN) - LOT 11 BLOCK 11
2011-007836	2011	Warranty Deed	Y	07/29/2011	Y	\$84,000.00	EVELYN PETERSON, TRUST	JAMES ANDERSON & DALE ELLEN WELLS 409 LAWRENCE DRIVE KIRKLAND, IL 60146	
01-26-257-025		0		0040	.00	0	70 X 110	409 LAWRENCE DR KIRKLAND, IL 60146	ROWNE & GROUTS ADDITION-PT OUTLOT A

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2011-009079 COURT-ORDERED SALE	2011	Sheriff's Sale	N	08/29/2011	N	\$43,207.00	SCOTT, ROGER	BANKUNITED 7815 NW 148TH ST MIAMI LAKES, FL 330161554	
01-26-229-003		0		0040	.00	0	100 X 122	208 W MAIN ST KIRKLAND, IL 60146 -	KIRKLAND (ORIGINAL TOWN) - LOTS 6 & 7 BLOCK 10
2011-009187 CONSERVATION STEWARDSHIP	2011	Warranty Deed	Y	09/01/2011	N	\$140,000.00	HOWARD & KAREN CARACC	SAEED SAFFAEI 183 ARBOR RIDGE DRIVE MONTGOMERY, IL 60538	
01-07-400-011		0		0028	12.14	0	*****	34485 WHEELER RD KIRKLAND, IL 60146	PT N 301.05 FT N 1/2 N 1/2 SE 1/4 SEC 7 T42N R3E LYG EASTRLY OF RIVER
2011-009420 b. Special Warranty Deed, BANK REO	2011	OTHER	N	09/07/2011	N	\$36,000.00	FANNIE MAE	JAMES HINKLE II 402 NORTH STREET KIRKLAND, IL 60146	
01-26-203-006		0		0040	.00	0	56 X 169.69 X 56+/- X 177.80	402 W NORTH ST KIRKLAND, IL 60146 -001	KIRK & BYERS ADDITION - LOT 2 BLOCK 2
2011-009573	2011	Warranty Deed	Y	09/12/2011	Y	\$105,000.00	DONALD CHRISTMAN & CINI	MAIRICAIT O NEILL 109 COTTONWOOD BLVD KIRKLAND, IL 60146	
01-26-476-013		0		0040	.29	0	79.02 X 156.59 X 91.89 X 144.	109 COTTONWOOD BLVD KIRKLAND, IL 60146	COUNTRY MEADOW PHASE FOUR-LOT 113
2011-009776	2011	Warranty Deed	Y	09/19/2011	Y	\$220,000.00	KURT WOLF	JAMES & REBECCA KASALLIS 34256 IRENE ROAD KIRKLAND, IL 60146	
01-09-300-009		0		0040	8.00	0	450 X 774.44	34256 IRENE RD KIRKLAND, IL 60146 -97	W 774.44 FT S 450 FT NW 1/4 SW 1/4 SEC 9 T42N R3E
2011-010034 SHORT SALE	2011	Warranty Deed	Y	09/23/2011	Y	\$115,500.00	JEFFREY & REBECCA SCHU	BRADLEY & FELICIA GRUNDFELT 706 BENHAM STREET KIRKLAND, IL 60146	
01-26-180-027		0		0040	.00	0	50 X 115	706 W BENHAM ST KIRKLAND, IL 60146	COLONIAL ESTATES- E 30 FT OF LOT 14 & W 20 FT OF LOT 13

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2011-010645	2011	Warranty Deed	N	10/11/2011	N	\$78,000.00	KARA SCHABACKER AKA KA	LINDA KAY HOUGHTON-BOWEN & ALBERT EE	6199 WOLF ROAD KINGSTON, IL 60145
TRANSFER <100% INTEREST									
01-13-200-004	0			0011	5.00	0	415 X 235 X 195 X 547 X 220	6199 WOLF RD	PT S1/2 W1/2 NE1/4 KINGSTON, IL 60145 -
2011-010646	2011	Trustee's Deed	N	10/11/2011	N	\$237,000.00	ALPINE BANK & TRUST CO	LINDA KAY HOUGHTON-BOWEN & ALBERT EE	6199 WOLF ROAD KINGSTON, IL 60146
TRANSFER <100% INTEREST									
01-13-200-004	0			0011	5.00	0	415 X 235 X 195 X 547 X 220	6199 WOLF RD	PT S1/2 W1/2 NE1/4 KINGSTON, IL 60145 -
2011-010927	2011	OTHER	N	10/17/2011	N	\$176,000.00	FEDERAL HOME LOAN MOR	SARAH & ERIC BAISDEN	204 JONATHAN COURT KIRKLAND, IL 60146
b. Special Warranty Deed, BANK REO, SELLER IS FINANCIAL INSTITUTION									
01-27-201-002	0			0040	.75	0	117.70X296.04X35.82X102.44	204 JONATHAN CT	HICKORY RIDGE PHASE 1-LOT KIRKLAND, IL 60146 - 109
2011-011339	2011	Warranty Deed	Y	10/25/2011	Y	\$55,000.00	KRISTIN WELBON & TODD E	JUSTIN NEWBERRY	203 N 4TH STREET KIRKLAND, IL 60146
01-26-205-003	0			0040	.00	0	151 X 112+/-	203 N 4TH ST	KIRK & BYERS ADDITION - LOTS KIRKLAND, IL 60146 - 7 & 8 (EX N 81FT) BLOCK 22
2011-011962	2011	OTHER	N	11/08/2011	N	\$31,000.00	FEDERAL HOME LOAN MOR	CHARLES FRUIT & JASON FRUIT	505 W SOUTH STREET KIRKLAND, IL 60146
b. Special Warranty Deed; BANK REO; BUYER IS ADJACENT PROPERTY OWNER; SELLER IS A GOVERNMENT AGENCY									
01-26-209-019	0			0040	.00	0	50 X 122	507 W SOUTH ST	KIRKLAND (ORIGINAL TOWN) - KIRKLAND, IL 60146 - LOT 13 BLOCK 13
2011-012425	2011	OTHER	Y	11/18/2011	N	\$100,000.00	MICHELLE R GILLOCK & DAV	HENRY J & CHRISTINE STANISLAWSKI, TRUS	18 PHEASANT RUN HAWTHORN WOODS, IL 60047
c. WARRANTY Deed in Trust; SHORT SALE									
01-26-178-037	0			0040	.10	0	42 X 107	721 W PROSPECT ST	COLONIAL ESTATES-W 42 FT E KIRKLAND, IL 60146 156 FT LOT 52(ALSO EX PC DEDICATED FOR ALLEY)

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2011-012665	2011	Sheriff's Sale	N	11/28/2011	N	\$248,165.00	DEKALB COUNTY SHERIFF	SECRETARY OF HOUSING & URBAN DEV 4400 WILL ROGERS PKWY - STE 300 OKLAHOMA CITY, OK 731081870	
ACTUAL CONSIDERATION=\$248,164.76									
01-26-477-008	2004			0040	.27	1,120	155.18 X 4.49 X 120 X 31.34 X	102 EVERGREEN DR KIRKLAND, IL 60146	COUNTRY MEADOW PHASE FOUR-LOT 131
2011-012990	2011	Warranty Deed	Y	12/06/2011	Y	\$49,500.00	RICHARD E LEAHY	CLAIRE MCCHRISTY 301 S FOURTH ST KIRKLAND, IL 60146	
01-26-256-001	0			0040	.00	0	51 X 122.50	301 S 4TH ST KIRKLAND, IL 60146 -	ROWEN & GROUTS ADDITION - LOT 9 BLOCK 6
2011-013480	2011	Trustee's Deed	Y	12/16/2011	N	\$150,000.00	NATIONAL BANK & TRUST C	JOHN DP KLINK & AMY L KLINK 5814 RICH RD CLARE, IL 60111	
NOT ADVERTISED									
01-27-130-003	0	Farmland with Buil		0011	12.34	0			PT NE 1/4 NW 1/4 SEC 27
01-27-200-016	0	Farmland with Buil		0011	15.23	0	****		PT NE 1/4 SEC 27 T42N R3E
2011-013566	2011	Warranty Deed	Y	12/19/2011	Y	\$50,000.00	ADELINE A LOOMIS	DAVID DURIIVICH 11550 LELAND RD WATERMAN, IL 60556	
01-25-151-008	0			0040	.00	0	100 X 150	409 S 1ST ST KIRKLAND, IL 60146 -97:	YATES-KUUSISTO SUB - LOT 8
2011-013753	2011	Warranty Deed	Y	12/23/2011	Y	\$67,000.00	JARRETT & JENNIFER MARS	KIMBERLY CORRIGAN 200 W MAIN ST KIRKLAND, IL 60146	
01-26-229-005	0			0040	.00	0	100 X 122	200 W MAIN ST KIRKLAND, IL 60146	KIRKLAND (ORIGINAL TOWN) - LOTS 1 & 2 BLOCK 10

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Township: Franklin

<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>		
2011-013786	2011	Warranty Deed	N	12/27/2011	N	\$234,900.00	CITIZENS FIRST NATIONAL E	DAVID J PAWLUS 1504 STATE ROUTE 72 KIRKLAND, IL 60146		
SELLER IS A FINANCIAL INSTITUTION										
01-20-300-004		0		0040	5.00	0	550 X 396	1504 STATE RTE 72 KIRKLAND, IL 60146	PT. N1/2 W1/2 SW1/4 SEC 20 T42N R3E	
2011-013827	2011	Warranty Deed	N	12/27/2011	N	\$35,000.00	BANK UNITED	KAREN ZIOBER, TRUSTEE 3260 LOST ACRE LN KIRKLAND, IL 60146		
SELLER IS A FINANCIAL INSTITUTION										
01-26-229-003		0		0040	.00	0	100 X 122	208 W MAIN ST KIRKLAND, IL 60146 -	KIRKLAND (ORIGINAL TOWN) - LOTS 6 & 7 BLOCK 10	
2011-013940	2011	Sheriff's Sale	N	12/29/2011	N	\$103,920.00	DEKALB COUNTY SHERIFF	US BANK NA ND 200 S 6TH ST MINNEAPOLIS, MN 554021403		
01-26-179-018		0		0040	.11	0	40 X 115	706 W PROSPECT ST KIRKLAND, IL 60146	COLONIAL ESTATES-LOT 43	
Totals for Township: Franklin					50	Parcels	\$6,202,800.00			