

Sales Listing Report

DeKalb County

1/1/2023 - 12/31/2023

Township: Franklin

Document Number	Sale Year	Sale Type	Valid Sale	Sale Date	Dept. Study	Selling Price	Grantor Name	Curr. Sales Ratio	Grantee Name	Legal Description
Parcel Number	Year	Acres	Property Type	Prop. Class	Built Year	Square Ft.	Lot Size	Ratio	Site Address	
2023-000975	2023	Warranty Deed	Y	01/26/2023	Y	\$159,000.00	GENEVIEVE A MARBUTT		LESTER M BARNSBACK 308 8TH ST KIRKLAND, IL 601468836 JENNIFER L EDWARDS-STEFFANI 308 S 8TH ST KIRKLAND, IL 601460000	
01-26-180-042				0040	2002	952	53.03 X 107.15	30.22%	308 S 8TH ST KIRKLAND, IL 60146	S 53.03FT N 65.53FT (EX W 28FT) LOT 25 - COLONIAL ESTATES
Neighborhood:										
2023-001059	2023	Executor's Deed	N	01/30/2023	N	\$116,925.00	TONDA BRUCH, INDEPENDENT E		ANTHONY J SHEEHAN 314 S 3RD ST KIRKLAND, IL 601467713 TEIJA R MUNS 314 S 3RD ST KIRKLAND, IL 601460000	
EXEC DEED USED										
01-26-256-013		.00		0040	1896	864	100 X 122.50	34.57%	314 S 3RD ST KIRKLAND, IL 60146 -	LOTS 1 & 2 - BLK 6 - ROWEN & GROUTS ADDITION
Neighborhood:										
2023-001309	2023	Warranty Deed	Y	02/17/2023	Y	\$130,000.00	VIRGINA BURNQUIST		MCKENNA MARCINKOWSKI 103 HIAWATHA DR KIRKLAND, IL 601469701	
01-26-277-010		.00	easehold Exemption	0040	1960	1,088	85.70 X 116	26.80%	103 HIAWATHA DR KIRKLAND, IL 60146 -	LOT C - SCHOOL SUBDIVISION
Neighborhood:										

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2023-001463	2023	Warranty Deed	N	02/24/2023	N	\$152,920.00	TELLUS DEMETRA LLC		RICHARD L HOFFMAN, AS TRUSTEE OF THE F	
BUYER IS TRSTEE USING WD; NOT ADVERTISED; BUYER IS ADJCNT PROP OWNER; FARM									535 BABSON RD	
									MONROE CENTER, IL 610529500	
									JANE T HOFFMAN, AS TRUSTEE OF THE JANE	
									535 BABSON RD	
									MONROE CENTER, IL 610520000	
01-18-200-007		38.23		0021	0	0		2.76%	STATE RTE 72	PT NE 1/4 - SEC 18 - T42N R3E
Neighborhood:									KIRKLAND, IL	
									60146 -	
2023-001539	2023	Trustee's Deed	N	03/03/2023	N	\$675,000.00	THOMAS L BAILEY, AS SUCCESS		THOMAS L BAILEY, AS CO-TRUSTEE UNDER T	
TDINT USED; NOT ADVERTISED; FARM									1013 MCNEAL RD	
									KIRKLAND, IL 601468213	
									KAYE J BAILEY, AS CO-TRUSTEE UNDER THE	
									1013 MCNEAL RD	
									KIRKLAND, IL 601460000	
01-06-300-013		59.31		0021	0	0	*****	12.53%		N 59.31A GOVT LOT 1 ON SW 1/4
Neighborhood:										- SEC 6 - T42N R3E
01-06-300-023		40.26		0011	0	0	****	12.53%	739 MCNEAL RD	PT GOVT LOT 1 ON SW 1/4 -
Neighborhood:									KIRKLAND, IL	SEC 6 - T42N R3E
									60146 -8212	

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2023-001589	2023	Sheriff's Sale	N	03/09/2023	N	\$44,000.00	SHERRIFF OF DEKALB COUNTY		RONALD W SCHUBBE 7590 S MALTA RD DEKALB, IL 601158551 JUDY A SCHUBBE 7590 S MALTA RD DEKALB, IL 601150000	
SHERIFF SALE; COURT ORDERED SALE; AUCTION SALE										
01-19-326-019		.00		0040	2019	839	198 X 132	62.62%	32303 WEST ST KIRKLAND, IL 60146 -	LOTS 8, 9 & ADJ VAC SOUTH RD - BLK 1 - FAIRDALE (ORIGINAL TOWN OF FIELDING)
Neighborhood:										
2023-001799	2023	Warranty Deed	Y	02/24/2023	Y	\$271,500.00	JENNIFER ZEDAN		ANA K SOLORZANO 900 WALNUT DR KIRKLAND, IL 601468845	
01-26-424-012		.25		0040	2004	2,100	115 X 81.40 X 12.10 X 117.48 X 95	33.83%	900 WALNUT DR KIRKLAND, IL 60146	LOT 76 - COUNTRY MEADOWS - PHASE FOUR
Neighborhood:										
2023-002162	2023	Special Warranty	N	03/09/2023	N	\$65,000.00	US BANK TRUST NATIONAL ASSC		MANUEL D MERCADO 309 FOREST VIEW DR GENOA, IL 601358178	
SWD USED; BANK REO; SELLER IS A FINANCIAL INSTITUTION										
01-11-200-003		.50		0040	0	0	206.25 X 280 X 130.21 X 198	71.57%	5381 CHERRY VALLEY RD KIRKLAND, IL 60146 -9708	PT LOT 4 LYG N OF CHERRY VALLEY RD - THOMAS HUMPHREY PARTITION PLAT ON NE 1/4 - SEC 11 - T42N R3E
Neighborhood:										

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Parcel Number	Year	Acres	Property Type	Prop. Class	Built Year	Square Ft.	Lot Size	Ratio	Site Address	
2023-002336	2023	Trustee's Deed	Y	03/30/2023	Y	\$255,000.00	JEFFREY R KRUEGER, AS TRUS		RYAN W LATIMER 116 EVERGREEN DR KIRKLAND, IL 601468803 SHANNON E LATIMER 116 EVERGREEN DR KIRKLAND, IL 601460000	
01-26-477-011		.27		0040	2004	1,380	80 X 137.93 X 82.07 X 156.26	27.83%	116 EVERGREEN DR KIRKLAND, IL 60146	LOT 134 - COUNTRY MEADOWS - PHASE FOUR
Neighborhood:										
2023-002670	2023	Warranty Deed	Y	04/07/2023	Y	\$164,500.00	UI SOLUTIONS LLC		ENVIRO-MATERIAL TESTING INC 820 LAKE ST STE 212 ROSELLE, IL 601722887	
01-26-227-005		.00	Commercial	0060	0	0	150 X 185+	44.00%	140 W NORTH ST KIRKLAND, IL 60146	W 50FT LOT 1 & E 100FT LOT 2 LYG S OF NORTH STREET - OUTLOT G - VILLAGE OF KIRKLAND
Neighborhood:										
2023-002819	2023		Y	04/25/2023		\$85,000.00	ESTATE OF JUSTIN D NEWBERR		JUSTO F GONZALEZ 203 N 4TH ST KIRKLAND, IL 601460000	
01-26-205-003		.00		0040	1960	1,064	151 X 112+/-	48.00%	203 N 4TH ST KIRKLAND, IL 60146 -	LOTS 7 & 8 (EX N 81FT) - BLK 22 - KIRK & BYERS ADDITION
Neighborhood:										

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2023-003028	2023	Warranty Deed	Y	04/24/2023	Y	\$133,000.00	JEFFREY WRUCK		ADAM MACK 412 PROSPECT AVE KIRKLAND, IL 601469201 CAITLIN DONLEVY 412 W PROSPECT ST KIRKLAND, IL 601460000	
01-26-258-001		.00		0040	1912	681	51 X 132.50	24.80%	412 W PROSPECT ST KIRKLAND, IL 60146 -	LOT 8 - BLK 3 - ROWENS ADDITION
Neighborhood:										
2023-003182	2023	Trustee's Deed	Y	12/12/2016	N	\$616,647.00	ALBERT R KRSTEN REVOCABLE		MARY JEAN LANE 2044 QUARRY RD KIRKLAND, IL 601468653	
NOT ADVERTISED; FARM; CONTRACT SALE; SALE DATE DIF THAN RCRD YR										
01-09-200-003		73.85		0021	0	0	*****	8.58%	MCNEAL RD KIRKLAND, IL 60146	PT E 1/2 NE 1/4 & PT NE 1/4 SE 1/4 - SEC 9 - T42N R3E
Neighborhood:										
2023-003477	2023	Warranty Deed	Y	05/11/2023	Y	\$210,000.00	LAURAA JAMES		GEZA F.M. VASS 245 E VAUGHN AVE GILBERT, AZ 852345789 VENUS VASS 245 E VAUGHN AVE GILBERT, AZ 852340000	
01-26-426-001		.00		0040	1961	899	186 X 252+	33.93%	212 W HORTENSE DR KIRKLAND, IL 60146	E 186FT W 1461.6FT N 285FT SE1/4 - SEC 26 - T42N R3E
Neighborhood:										

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2023-004002	2023	Warranty Deed	Y	05/24/2023	Y	\$189,900.00	JAMIE M WESTLAND WANDELL		DAVID TOBON 402 S 3RD ST KIRKLAND, IL 601467723 CRYSTAL GONZALEZ 402 S 3RD ST KIRKLAND, IL 601460000	
01-26-259-004		.00		0040	1923	930	53 X 123	18.12%	402 S 3RD ST KIRKLAND, IL 60146 -	LOT 2 - BLK 1 - ROWENS ADDITION
Neighborhood:										
2023-004180	2023	Quit Claim Deed	N	05/30/2023	N	\$65,000.00	DEENA SCHELL		TIFFANY D SIMMONS 703 BIRCH DR KIRKLAND, IL 601468646	
QCD; NOT ADVERTISED										
01-26-428-002		.31		0040	1996	1,474	90 X 149.93 X 90 X 149.87	98.67%	703 BIRCH ST KIRKLAND, IL 60146 -	LOT 19 - COUNTRY MEADOWS SUBDIVISION
Neighborhood:										
2023-004631	2023	Warranty Deed	Y	06/30/2023	Y	\$80,000.00	BRIAN L GRIFFIN		JEREMY KELLER 304 S 3RD ST KIRKLAND, IL 601467713	
01-26-256-009		.00		0040	1900	850	51 X 122.50	44.94%	304 S 3RD ST KIRKLAND, IL 60146 -9998	LOT 6 - BLK 6 - ROWEN & GROUTS ADDITION
Neighborhood:										

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2023-005227	2023	Trustee's Deed	Y	06/26/2023	Y	\$450,000.00	MATTHEW L RIPPENTROP, AS CO-TR		ROBIN SIMON 1846 QUARRY RD KIRKLAND, IL 601468623 EZELL SIMON 1846 QUARRY RD KIRKLAND, IL 601460000	
01-29-300-009	4.29			0040	0	0	485 X 385	14.61%	1846 QUARRY RD KIRKLAND, IL 60146 -	E 485FT N 385FT E 1/2 SW1/4 - SEC 29 - T42N R3E
Neighborhood:										
2023-005228	2023	Trustee's Deed	N	07/25/2023	N	\$325,000.00	KELLEY RIPPENTROP, AS TRUSTEE		THE RIPPENTROP FAMILY TRUST 1632 QUARRY RD KIRKLAND, IL 601468657	
SPLIT; NOT ADVERTISED; FARM; BUYER IS TRUSTEE USING TD										
01-29-300-011	2.65			0040	0	0	340 X 340	27.74%	1632 QUARRY RD KIRKLAND, IL 60146 -9801	PT E 1/2 W 1/2 SW 1/4 - SEC 29 - T42N R3E
Neighborhood:										
2023-005465	2023	Warranty Deed	Y	07/31/2023	Y	\$67,000.00	BUFORD W SHIPLEY		JOSE L LOPEZ 504 NORTH ST KIRKLAND, IL 601460000 GEORGANNE M LOPEZ 504 W NORTH ST KIRKLAND, IL 601460000	
01-26-202-008	.00			0040	1922	696	50 X 100	37.17%	504 W NORTH ST KIRKLAND, IL 60146 -	LOT 2 - BLK 3 - KIRK & BYERS ADDITION
Neighborhood:										

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2023-006554	2023	Warranty Deed	Y	09/13/2023	Y	\$167,000.00	ADAM M GRAYSON, THE SOLE H		ELLIOTT MAINS 405 HORTENSE DR KIRKLAND, IL 601469759	
HEL & HE OMITTED ON PTAX										
01-26-401-003		.00		0040	1950	1,025	125 X 217	30.41%	506 W HORTENSE DR KIRKLAND, IL 60146 -9752	E 125FT W 389FT N 250FT SE1/4 - SEC 26 - R42N R3E
Neighborhood:										
2023-006604	2023	Warranty Deed	Y	08/29/2023	Y	\$61,000.00	MARY MICELE ANTHONY MICELE		ERIC MIVSHAK 206 BRADWELL RD INVERNESS, IL 600105805	
10 Q-S MISSING ON PTAX' HEL & HE OMITTED ON PTAX										
01-26-128-005		.00		0040	1990	1,536	50.50 X 150.72 X 50 X 143.61	58.84%	615 W BYERS ST KIRKLAND, IL 60146 -0183	LOT 11 - BLK 5 - KIRKLAND (ORIGINAL TOWN)
Neighborhood:										
2023-006834	2023	Warranty Deed	Y	09/18/2023	Y	\$130,000.00	BRANDON WIEGARTZ TIFFANY WIEGARTZ		JAMES DENTON 511 NORTH ST KIRKLAND, IL 601460000	
01-26-201-002		.00		0040	1908	1,164	56 X 132	25.02%	511 W NORTH ST KIRKLAND, IL 60146 -	W 56FT E 100FT W 250FT LOT 19 - BLK 1 - KIRK & BYERS ADDITION
Neighborhood:										

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<u>Parcel Number</u>	<u>Year</u>	<u>Acres</u>	<u>Property Type</u>	<u>Prop. Class</u>	<u>Built Year</u>	<u>Square Ft.</u>	<u>Lot Size</u>	<u>Ratio</u>	<u>Site Address</u>	<u>Legal Description</u>
2023-006933	2023	Trustee's Deed	Y	09/14/2023	N	\$48,000.00	MICHAEL G GLENDENNING JULIE M GLENDENNING		ROUTE 72 CAR WASH LLC PO BOX 346 KIRKLAND, IL 601460346	
2023-006933	2023	Trustee's Deed	Y	09/14/2023	N	\$48,000.00	MICHAEL G GLENDENNING JULIE M GLENDENNING		ROUTE 72 CAR WASH LLC PO BOX 346 KIRKLAND, IL 601460346	
01-26-207-011		.00		0060	0	0	75 X 136+/- X 75+/- X 149+/-	85.30%	407 W MAIN ST KIRKLAND, IL CAR WASH PROPERTY 60146	LOTS 3, 14, W1/2 LOTS 2 & 15 - BLK 7 - KIRKLAND (ORIGINAL TOWN)
01-26-207-011		.00		0060	0	0	75 X 136+/- X 75+/- X 149+/-	85.30%	407 W MAIN ST KIRKLAND, IL CAR WASH PROPERTY 60146	LOTS 3, 14, W1/2 LOTS 2 & 15 - BLK 7 - KIRKLAND (ORIGINAL TOWN)
2023-007335	2023	Trustee's Deed	Y	10/05/2023	Y	\$277,000.00	CHICAGO TITLE LAND TRUST CC		MATTHEW FALCO 1506 ELIZABETH CT KIRKLAND, IL 601468844 KELLY FALCO 1506 ELIZABETH CT KIRKLAND, IL 601460000	
2023-007335	2023	Trustee's Deed	Y	10/05/2023	Y	\$277,000.00	CHICAGO TITLE LAND TRUST CC		MATTHEW FALCO 1506 ELIZABETH CT KIRKLAND, IL 601468844 KELLY FALCO 1506 ELIZABETH CT KIRKLAND, IL 601460000	
01-26-478-015		.26		0040	2004	1,449	74.26 X 132.48 X 104.70 X 120	27.05%	1506 ELIZABETH CT KIRKLAND, IL 60146	LOT 15 - COUNTRY MEADOWS - PHASE THREE
01-26-478-015		.26		0040	2004	1,449	74.26 X 132.48 X 104.70 X 120	27.05%	1506 ELIZABETH CT KIRKLAND, IL 60146	LOT 15 - COUNTRY MEADOWS - PHASE THREE
2023-007603	2023	Warranty Deed	Y	10/26/2023	N	\$349,000.00	LINDSAY C BOEHNE		LUIS Y GARCIA 12N376 TINA TRL ELGIN, IL 601244876	
2023-007603	2023	Warranty Deed	Y	10/26/2023	N	\$349,000.00	LINDSAY C BOEHNE		LUIS Y GARCIA 12N376 TINA TRL ELGIN, IL 601244876	
01-31-400-012		6.00		0011	0	0		20.55%	1139 BASE LINE RD ESMOND, IL 60129 -	PT SE 1/4 - SEC 31 - T42N R3E
01-31-400-012		6.00		0011	0	0		20.55%	1139 BASE LINE RD ESMOND, IL 60129 -	PT SE 1/4 - SEC 31 - T42N R3E

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<u>Parcel Number</u>	<u>Year</u>	<u>Acres</u>	<u>Property Type</u>	<u>Prop. Class</u>	<u>Built Year</u>	<u>Square Ft.</u>	<u>Lot Size</u>	<u>Ratio</u>	<u>Site Address</u>	<u>Legal Description</u>
2023-007617	2023	Warranty Deed	Y	10/19/2023	N	\$232,000.00	JODY REMAKEL		ERIC BOHEMER	
NOT ADVERTISED							THOMAS REMAKEL JR		5349 LAWRENCE DR	
							MICHAEL REMAKEL		KIRKLAND, IL 601468419	

01-23-427-011	.00		0040	1965	1,460	150.6 X 107 X 154.42 X 102	9.63%	5349 LAWRENCE DR KIRKLAND, IL 60146 -9703	LOT 14 - LAWRENCE & DECKER SUBDIVISION
Neighborhood:									

2023-007662	2023 Special Warranty	N	10/20/2023	N	\$132,500.00	MIDLAND STATES BANK	MAIN ST INVESTMENT INC
SWD USED; SELLER IS A FINANCIAL INSTITUTION							348 JENNIFER LN ROSELLE, IL 601724927

01-26-211-009	.00		0060	0	0	142 X 150 X 132 X 100 X 10 X 250	193.19%	306 W MAIN ST KIRKLAND, IL 60146 -	LOTS 6, 7, 8 & ADJ VAC ALLEY - KIRKLAND (ORIGINAL TOWN)
Neighborhood:									

2023-007725	2023	Warranty Deed	Y	10/05/2023	Y	\$182,000.00	VALERIE A CONTE	ROGER C GUSTAFSON 408 S 3RD ST KIRKLAND, IL 601467723 SANDRA J GUSTAFSON 408 S 3RD ST KIRKLAND, IL 601460000
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01-26-259-006	.00		0040	1900	1,412	53 X 123	22.06%	408 S 3RD ST KIRKLAND, IL 60146 -	LOT 5 - BLK 1 - ROWENS ADDITION
Neighborhood:									

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2023-007727	2023	Warranty Deed	Y	10/27/2023	Y	\$435,000.00	LOUISE E CATOR		MALWINA SABANSKI 35184 WHEELER RD KIRKLAND, IL 601468242	
01-05-300-009		6.55		0040	0	0	58.51 X 436 X 250 X 878.47 X 283.65 X 1314.29	27.35%	35184 WHEELER RD KIRKLAND, IL 60146 -9801	PT SW1/4 SW1/4 - SEC 5 - T42N R3E
Neighborhood:										
2023-007931	2023	Warranty Deed	Y	10/31/2023	Y	\$355,000.00	CHRISTINA SCHEUERMANN DANIEL BADGLEY		DANIEL VILLWOCK 100 BRETT LN KIRKLAND, IL 601468507 MELISSA VILLWOCK 100 BRETT LN KIRKLAND, IL 601460000	
HEL OMITTED ON PTAX										
01-27-129-001		.75		0040	2005	1,514	154 X 78.54 X 112.85 X 204 X 162.85	26.24%	100 BRETT LN KIRKLAND, IL 60146 -	LOT 79 - HICKORY RIDGE - PHASE ONE
Neighborhood:										
2023-008277	2023	Warranty Deed	Y	10/30/2023	Y	\$200,000.00	ROBERT T TRAMBLAY SHARON L TRAMBLAY		JOSEPH BRAZEE 302 S 6TH ST KIRKLAND, IL 601468454	
HEL, HE & SAF OMITTED ON PTAX										
01-26-177-009		.00		0040	1973	1,520	93 X 304.19 X 94.18 X 319.35	25.53%	302 S 6TH ST KIRKLAND, IL 60146	LOT 10 - ALPHA SUBDIVISION
Neighborhood:										

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2023-008358	2023	Warranty Deed	Y	11/08/2023	Y	\$171,000.00	DALLAS L LAWSON TINA J LAWSON		YVONNE M ADAMSON 309 S 4TH ST KIRKLAND, IL 601460000	
01-26-256-004	.00			0040	1900	1,354	51 X 122.50	26.65%	309 S 4TH ST KIRKLAND, IL 60146 -	LOT 13 - BLK 6 - ROWEN & GROUTS ADDITION
Neighborhood:										
2023-008415	2023	Trustee's Deed	Y	11/27/2023	Y	\$158,000.00	JEFFREY S PAULSEN, AS SUCC		WILLIAM WEHR 306 S 6TH ST KIRKLAND, IL 601468454 MICHELLE WEHR 306 S 6TH ST KIRKLAND, IL 601460000	
01-26-177-011	.00			0040	1994	1,682	89.35 275.20 X 90.50 X 289.70	31.94%	306 S 6TH ST KIRKLAND, IL 60146 -0484	LOT 8 - ALPHA SUBDIVISION
Neighborhood:										
2023-008554	2023	Warranty Deed	Y	11/27/2023	Y	\$320,000.00	JUST BEGUN LLC, AN ILLINOIS L		MNP PROPERTIES LLC, AN ILLINOIS LIMITED 1366 SANDCASTLE DR SYCAMORE, IL 601788615	
01-26-230-017	.00			0040	1971	2,329	80 X 101.50	29.55%	101 W SOUTH ST KIRKLAND, IL 60146 -	S 80FT LOTS 25 & 26 - BLK 9 - KIRKLAND (ORIGINAL TOWN)
Neighborhood:										

Sales Listing Report
DeKalb County
1/1/2023 - 12/31/2023

Township: Franklin

Document Number	Sale	Sale Type	Valid Sale	Sale Date	Dept. Study	Selling Price	Grantor Name	Curr. Sales	Grantee Name	
Parcel Number	Year	Acres	Property Type	Prop. Class	Built Year	Square Ft.	Lot Size	Ratio	Site Address	Legal Description
2023-008683	2023	Warranty Deed	Y	10/18/2023	Y	\$37,500.00	TIFFANY SIMMONS RODNEY SIMMONS		JOSEPH A DUNCAN 141 N VIKING VIE LEE, IL 605309037	
01-26-208-008		.00		0040	1910	688	128 X 100 X 114.06+/- X 100+/-	112.86%	104 N 3RD ST KIRKLAND, IL 60146 -	LOTS 1, 2, & 3 - BLK 8 - KIRKLAND (ORIGINAL TOWN)
Neighborhood:										
2023-008861	2023	Warranty Deed	Y	11/15/2023	N	\$410,000.00	MEGAN M SPENCER		ELIZABETH DE ANGELO 1269 QUARRY RD KIRKLAND, IL 601468627	
FARM										
01-30-200-007		5.00	ngle Family Residen	0011	1901	5,007	350 X 623	23.89%	1269 QUARRY RD KIRKLAND, IL 60146	W 350FT S 623FT E 1/2 NE 1/4 - SEC 30 - T42N R3E
Neighborhood:										
Totals for Township: Franklin				38	Parcels	\$7,920,392.00				