

Sales Listing Report

DeKalb County

1/1/2023 - 12/31/2023

Township: Shabbona

Document Number	Sale	Sale Type	Valid Sale	Sale Date	Dept. Study	Selling Price	Grantor Name	Curr. Sales	Grantee Name	Legal Description
Parcel Number	Year	Acres	Property Type	Prop. Class	Built Year	Square Ft.	Lot Size	Ratio	Site Address	
2023-000340	2023	Trustee's Deed	N	12/20/2022	N	\$100,000.00	ROGER WISTED, AS SECOND SL		THOMAS E WISTED	
SAME SURNAME; NOT ADVERTISED; CONTRACT SALE; SALE DATE DIF THAN RCRD YR							NANCY GONZALES, AS SECOND		102 S NOKOMIS ST	
							THOMAS WISTED, AS SECOND S		SHABBONA, IL 605505162	
13-15-404-001		.00		0060	1960	4,800	50 X 138	40.51%	102 S NOKOMIS ST	LOT 6 - BLK 18 - SHABBONA
Neighborhood:									SHABBONA, IL 60550	(ORIGINAL VILLAGE)
2023-000501	2023	Warranty Deed	Y	01/18/2023	Y	\$12,000.00	DENISE OVERBY SEARS		SARAH L BOYLE	
							DOUGLAS SEARS		6691 EAST ST	
									SHABBONA, IL 605500000	
									JEREMIAH G BOYLE	
									6691 EAST ST	
									SHABBONA, IL 605500000	
13-35-204-002		.00		0030	0	0	65+/- X 140 X	33.65%	MAIN ST	LOTS 13, 14, 15 & 16 - BLK 1 -
Neighborhood:									SHABBONA, IL 60550 -	SHABBONA GROVE (ORIGINAL VILLAGE) AKA NORTHERN ILLINOIS RR CO ADDITION
13-35-204-005		.00		0030	0	0	25 X 140	33.65%	MAIN ST	LOT 12 & ADJ VAC ALLEY - BLK
Neighborhood:									SHABBONA, IL 60550 -	1 - SHABBONA GROVE (ORIGINAL VILLAGE) AKA NORTHERN ILLINOIS RR CO ADDITION
13-35-204-008		.00		0030	0	0	9 X 150	33.65%	MAIN ST	S 1/2 VAC ALLEY ADJ LOTS 13,
Neighborhood:									SHABBONA, IL 60550 -	14, 15 & 16 - BLK 1 - SHABBONA GROVE (ORIGINAL VILLAGE) AKA NORTHERN ILLINOIS RR CO ADDITION

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2023-001374	2023	Warranty Deed	Y	02/24/2023	Y	\$232,500.00	SHEILA M WEIGEL		TODD W LENKE 1901 ELBERTA RD WARNER ROBINS, GA 310931365 AMY L LENKE 1901 ELBERTA DR WARNER ROBBINS, GA 310930000	
13-15-302-010		.00		0040	1984	1,440	80 X 150	26.05%	514 W CHEROKEE AV SHABBONA, IL 60550 -	LOT 7 - BLK 1 - MULLINS ADDITION - AREA 2
Neighborhood:										
2023-001376	2023	Warranty Deed	Y	02/23/2023	N	\$1,301,208.00	RODNEY P LEIFHEIT SHARON J LEIFHEIT		INDIAN PRESERVE PROPERTIES LLC 226 COUNTRY CLUB PL GENEVA, IL 601341916	
13-27-100-007		59.83		0021	0	0	*****	3.91%	HOUGHTBY RD SHABBONA, IL 60550 -	NW 1/4 NW 1/4 & W 1/2 NE 1/4 NW 1/4 - SEC 27 - T38N R3E
Neighborhood:										
13-27-100-008		48.17		0021	0	0	*****	3.91%	SHABBONA RD SHABBONA, IL 60550 -	N 10 ACRES E 1/2 SW 1/4 & PT SE 1/4 NW 1/4 - SEC 27 - T38N R3E
Neighborhood:										
2023-001397	2023	Warranty Deed	Y	02/23/2023	Y	\$25,001.00	JUDITH HOGAN		JOSEPH DUNCAN PO BOX 644 KIRKLAND, IL 601460644	
13-15-402-013		.00		0040	1925	2,025	30 X 80	56.65%	104 W COMANCHE AV SHABBONA, IL 60550 -	W 1/2 LOT 2 - BLK 15 - SHABBONA (ORIGINAL VILLAGE)
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>	
2023-003112	2023	Trustee's Deed	Y	02/10/2023	Y	\$50,000.00	THOMAS L MELTON, AS TRUSTEE CAROLE L MELTON, AS TRUSTEE		GERALD R DALIEGE 620 E MADISON ST LOMBARD, IL 601483601 KIMBERLY P DALIEGE 620 E MADISON LOMBARD, IL 601480000	
13-22-102-005	1.12			0030	0	0	206.27 X 242.14 X 198 X 242	33.69%	MOCCASIN DR SHABBONA, IL 60550 -	LOT 7 - COUNTRY VIEW ESTATES SUBDIVISION - UNIT 1
Neighborhood:										
2023-004162	2023	Warranty Deed	Y	06/16/2023	Y	\$202,900.00	ERIK A BOEHMKE		RYAN MALONEY 302 N ILLINI ST SHABBONA, IL 605505142 JESSICA MALONEY 302 N ILLINI ST SHABBONA, IL 605500000	
13-15-276-008	.00			0040	1940	1,024	50 X 144	27.29%	302 N ILLINI ST SHABBONA, IL 60550 -0247	LOT 9 - BLK 1 - BOUSLOUGHS ADDITION
Neighborhood:										
2023-004190	2023	Trustee's Deed	N	04/23/2019	N	\$493,210.00	NANCY L PARDRIDGE, AS TRUSTEE		DENNIS H FLEMING, AS TRUSTEE UNDER THE	
FARM; CONTRACT SALE; SALE BTWN RELATED PARTIES; XFR < 100%; BUYER IS TRUSTEE USING A TD									1193 COUNTY LINE RD LEE, IL 605303036	
13-19-100-003	97.94			0011	1962	3,286		42.43%	8980 WEST COUNTY LINE RD PAW PAW, IL 61353 -	PT FRAC NW 1/4 - SEC 19 - T38N R3E (EX WIND TOWER SITE SEE PARCEL 13-19-100-004)
Neighborhood:										

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Parcel Number	Year	Acres	Property Type	Prop. Class	Built Year	Square Ft.	Lot Size	Ratio	Site Address	
2023-004190	2023	Trustee's Deed	N	04/23/2019	N	\$493,210.00	NANCY L PARDRIDGE, AS TRUS		DENNIS H FLEMING, AS TRUSTEE UNDER THI	
FARM; CONTRACT SALE; SALE BTWN RELATED PARTIES; XFR < 100%; BUYER IS TRUSTEE USING A TD									1193 COUNTY LINE RD LEE, IL 605303036	
13-19-100-004		.70		0027	0	0	****	42.43%	8408 WEST COUNTY LINE RD	PT FRAC NW 1/4 - SEC 19 - T38N
Neighborhood:									PAW PAW, IL 61353 -	R3E WIND TOWER SITE 127 (SEE ALSO PARCEL 13-19-100-003)
2023-004513	2023	Warranty Deed	Y	06/21/2023	Y	\$120,000.00	SUSAN G BURTON NKA PHELPS		GAVIN J WHITLEY 220 E KIRKE GATE LEE, IL 605309645 KAILEE L SJOBLUM 220 E KIRKE GATE LEE, IL 605300000	
13-06-335-003		.00		0040	1920	1,119	60 X 150	21.56%	220 E KIRKE GATE LEE, IL 60530	LOT 5 - BLK 3 - HINCKLEY & BOYLES FIRST ADDITION
Neighborhood:										
2023-004564	2023	Trustee's Deed	Y	07/06/2023	Y	\$175,000.00	PATRICIA A FOSTER, AS SUCCE		ANGELA M DAURER 105 E COMANCHE AVE SHABBONA, IL 605505119	
13-15-428-002		.00		0040	1938	954	125 X 138	33.98%	105 E COMANCHE AV SHABBONA, IL 60550 -	LOTS 3, 4 & W 1/2 LOT 2 - BLK 20 - SHABBONA (ORIGINAL VILLAGE)
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>	
2023-005046	2023	Warranty Deed	Y	07/20/2023	Y	\$30,000.00	DUNCAN PROPERTY GROUP LLC		KALLAN WELSH PO BOX 143 BIG ROCK, IL 605110143	
HEL OMITTED ON PTAX										
13-15-402-013		.00		0040	1925	2,025	30 X 80	47.21%	104 W COMANCHE AV SHABBONA, IL 60550 -	W 1/2 LOT 2 - BLK 15 - SHABBONA (ORIGINAL VILLAGE)
Neighborhood:										
2023-005124	2023	Special Warranty	N	07/25/2023	N	\$880,000.00	JANET JOHNSON CESAR		GARY W JOHNSON 5171 CHICAGO RD EARLVILLE, IL 605185015 CHARLES D JOHNSON, AS TRUSTEE UNDER 5507 KANE RD EARLVILLE, IL 605180000	
SWD USED; NOT ADVERTISED; SALE BWTN RELATED PARTIES; XFR < 100%; FARM										
13-36-100-002		80.00	armland with Building	0011	0	0	*****	32.61%	5522 SHABBONA GROVE RD EARLVILLE, IL 60518 -	E 1/2 NW 1/4 - SEC 36 - T38N R3E
Neighborhood:										
13-36-200-002		160.00	armland with Building	0011	1980	282	*****	32.61%	5570 SHABBONA GROVE RD EARLVILLE, IL 60518 -5072	E 1/4 - SEC 36 - T38N R3E
Neighborhood:										
2023-005125	2023	Assignment of	N	07/25/2023	N	\$0.00	TRUST AGREEMENT, AS AMENDED		TRUST AGREEMENT, AS AMENDED, AND KNO 1705 TOWANDA AVE BLOOMINGTON, IL 617012040	
ABI USED; NOT ADVERTISED; FARM; SALE BTWN RELATED PARTIES; XFR < 100%										
13-35-226-001		79.79		0021	0	0	*****	0.00%	SHABBONA GROVE RD EARLVILLE, IL 60518 -	E 1/2 NE 1/4 (EX RR ROW) - SEC 35 - T38N R3E
Neighborhood:										

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2023-005125	2023	Assignment of	N	07/25/2023	N	\$0.00	TRUST AGREEMENT, AS AMENDI		TRUST AGREEMENT, AS AMENDED, AND KNO	
ABI USED; NOT ADVERTISED; FARM; SALE BTWN RELATED PARTIES; XFR < 100%									1705 TOWANDA AVE	
									BLOOMINGTON, IL 617012040	
13-35-400-002		71.80		0011	1940	3,200	*****	0.00%	CLAPSADDLE RD	PT E 1/2 SE 1/4 - SEC 35 - T38N
Neighborhood:									EARLVILLE, IL	R3E
									60518 -	
13-36-100-001		80.00		0021	0	0	*****	0.00%	SHABBONA GROVE RD	W 1/2 NW 1/4 - SEC 36 - T38N
Neighborhood:									EARLVILLE, IL	R3E
									60518 -	
13-36-300-001		80.00		0021	0	0	*****	0.00%		W 1/2 SW 1/4 - SEC 36 - T38N
Neighborhood:										R3E
2023-005352	2023	Warranty Deed	Y	08/04/2023	N	\$250,000.00	RONALD R BEND		C&H SANDS PROPERTY MANAGEMENT	
NOT ADVERTISED							PAULA A BEND		PO BOX 253	
									SHABBONA, IL 605500253	
13-14-326-003		3.55		0050	0	0	****	24.40%	E COMANCHE AV	PT W 1/2 SE 1/4 SEC 14 T38N
Neighborhood:									SHABBONA, IL	R3E & PT E 1/2 SW 1/4 SEC 14
									60550 -	T38N R3E
13-14-326-004		1.05		0060	1960	2,220	****	24.40%	602 E COMANCHE AV	PT W 1/2 SE 1/4 SEC 14 T38N
Neighborhood:									SHABBONA, IL	R3E & PT E 1/2 SW 1/4 SEC 14
									60550	T38N R3E

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2023-005853	2023	Warranty Deed	Y	08/21/2023	Y	\$152,000.00	DONNA MAY KILBRETH, AN UNDI CYNTHIA K DISCHLER, AS SOLE DAWN TABER, AS SOLE HEIR AT		JOSEPH C GRIM 130 E SOR GATE LEE, IL 605300000 MICHELLE J FOSSETT 130 E SOR GATE LEE, IL 605300000	
13-06-376-009		.00		0040	1960	1,040	70 X 225+/-	27.63%	130 SOR GATE LEE, IL 60530 -	N 70FT LOTS 1,2,3, & 4 - BLK 14 - LEE (ORIGINAL TOWN)
Neighborhood:										
2023-006774	2023	Warranty Deed	Y	09/20/2023	Y	\$75,000.00	FAYETTA G CALTRON		YUYING HU 507 S SHABBONA RD SHABBONA, IL 605509771	
13-15-376-015		.00		0040	1950	1,293	116.70 X 140	81.96%	507 S SHABBONA RD SHABBONA, IL 60550	LOT 8 - C P OKANE SUBDIVISION
Neighborhood:										
2023-007123	2023	Trustee's Deed	Y	10/05/2023	Y	\$85,000.00	ANN B PRESTGAARD LIVING TRI		ZEKE WACKERLIN 109 S ILLINI ST SHABBONA, IL 605500000	
13-15-405-015		.00		0040	1935	602	50 X 144	37.50%	109 S ILLINI ST SHABBONA, IL 60550 -	LOT 10 - BLK 19 - SHABBONA (ORIGINAL VILLAGE)
Neighborhood:										

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2023-007433	2023	Trustee's Deed	Y	10/18/2023	Y	\$5,500.00	DENISE TODD AS TRUSTEE OF T		WIS ENTERPRISES INC 115 E HARDANGER GATE LEE, IL 605309001	
13-06-329-001	.00			0030	2002	623	118.60+/- X 150	97.00%	120 E HARDANGER GATE LEE, IL 60530 -9700	LOTS 4 & 5 - BLK 6 - LEE (ORIGINAL VILLAGE)
Neighborhood:										
2023-007638	2023	Trustee's Deed	N	10/26/2023	N	\$565,000.00	ROBERT W MULLINS DECLARAT		MULLINS LLC 217 N SHABBONA RD SHABBONA, IL 605509600	
NOT ADVERTISED; FARM; SALE BTWN RELATED PARTIES										
13-17-200-007	58.77			0021	0	0		7.70%	CHALLAND RD SHABBONA, IL 60550 -	PT NW 1/4 - SEC 17 - T38N R3E
Neighborhood:										
2023-007818	2023	Trustee's Deed	N	10/26/2023	N	\$250,000.00	PAUL CARL BRUMMEL TRUST		GRANT M BEND 2976 LEE RD SHABBONA, IL 605504126	
NOT ADVERTISED; FARM; SALE BTWN RELATED PARTIES										
13-09-200-003	5.00			0011	1974	2,482	408.39 X 22.61 X 454.56 X 456.01 X 479.56	44.75%	2976 LEE RD SHABBONA, IL 60550 -	PT NE 1/4 - SEC 9 - T38N R3E
Neighborhood:										
2023-007926	2023	Trustee's Deed	Y	11/07/2023	N	\$537,628.00	WILBUR CHARLES GEORGE, AS		RICHARD J GOKEN 11345 TOWER RD LEE, IL 605303014	
FARM; BUYER IS ADJ PRP OWNER										
13-06-200-003	41.29			0021	0	0	*****	5.86%	TOWER RD LEE, IL 60530 -	S 680.26FT N 1360.51FT NE 1/4 - SEC 6 - T38N R3E
Neighborhood:										

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2023-008221	2023	Warranty Deed	Y	09/08/2023	Y	\$135,000.00	KURT P KEENE, C/O WADE E KEI		JONAH D AWALT 609 S SHABBONA RD SHABBONA, IL 605509785	
13-15-376-025		.00		0040	1956	2,006	140 X 140	36.94%	609 S SHABBONA RD SHABBONA, IL 60550 -9785	LOT 15 & 16 - C P OKANE SUBDIVISION
Neighborhood:										
2023-008261	2023	Warranty Deed	Y	11/15/2023	Y	\$150,000.00	PAUL A RAMER CAROL M RAMER		ADRIANNA E CARR 202 E CHEROKEE AVE SHABBONA, IL 6055000000 JAVIER M SANCHEZ 202 E CHEROKEE AVE SHABBONA, IL 6055000000	
13-15-429-006		.00		0040	1973	672	74 X 100	27.56%	202 E CHEROKEE AV SHABBONA, IL 60550 -0308	W 74FT LOTS 8 & 9 - BLK 21 - SHABBONA (ORIGINAL VILLAGE)
Neighborhood:										
2023-008573	2023	Warranty Deed	Y	09/06/2023	Y	\$75,000.00	LEROY K DANA		JAMES JENSON 2706 HOBSON RD DOWNERS GROVE, IL 605162116 PAMELA MOSS 2706 HOBSON RD DOWNERS GROVE, IL 605160000	
13-15-434-010		.00		0060	1945	1,152	92 X 80	20.37%	202 S BLACKHAWK ST SHABBONA, IL 60550	PT LOT 3 OF 1 - SUB OF E 1/2 NE 1/4 & NE 1/4 SE 1/4 - SEC 15 - T38N R3E
Neighborhood:										

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2023-008645	2023	Warranty Deed	Y	12/06/2023	N	\$563,715.00	JANE E DREXLER		BABSON FARMS INC, AN ILLINOIS CORPORAT	
FARM									7985 KESLINGER RD	
									DEKALB, IL 601158648	
13-05-300-006		40.44		0021	0	0		4.92%	LEE RD	SE 1/4 SW 1/4 - SEC 5 - T38N
Neighborhood:									LEE, IL	R3E
									60530 -	
2023-008646	2023	Warranty Deed	N	12/06/2023	N	\$804,727.00	JANE FLEWELLYN DREXLER		JOHN W FLEWELLYN	
FARM; SALE BTWN RELATED PARTIES; SAME SURNAME									12218 WILLRETT RD	
									LEE, IL 605303031	
									CARRI L FLEWELLYN	
									12218 WILLRETT RD	
									LEE, IL 605300000	
13-06-339-001		15.33		0021	0	0	*****	4.89%	S OST GATE	OUTLOTS E & F - HINCKLEY &
Neighborhood:									LEE, IL	BOYLES ADDITION
									60530 -	
13-06-377-003		19.95		0021	0	0	*****	4.89%	LEE RD	PT E 1/2 SW 1/4 - SEC 6 - T38N
Neighborhood:									LEE, IL	R3E
									60530 -	
13-06-400-004		23.00		0021	0	0	*****	4.89%	LEE RD	PT SW 1/4 SE 1/4 - SEC 6 - T38N
Neighborhood:									LEE, IL	R3E
									60530 -	

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2023-008883	2023	Warranty Deed	Y	11/13/2023	Y	\$246,400.00	BRIAN WHITE CODY K AUSTIN		VERDA GOCHEE 205 E COMANCHE AVE SHABBONA, IL 605500000	
13-15-429-003		.00		0040	1950	2,161	75 X 138	27.24%	205 E COMANCHE AV SHABBONA, IL 60550 -	LOT 3 & W 1/2 LOT 2 - BLK 21 - SHABBONA (ORIGINAL VILLAGE)
Neighborhood:										
13-15-429-008		.00		0030	0	0	44 X 50	27.24%		LOT 12 (EX E 100 FT) - BLK 21 - SHABBONA (ORIGINAL VILLAGE)
Neighborhood:										
Totals for Township: Shabbona				39	Parcels	\$7,516,789.00				