

Sales Listing Report
DeKalb County
1/1/2024 - 12/31/2024

Township: South Grove

<u>Document Number</u>	<u>Sale</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>Curr. Sales</u>	<u>Grantee Name</u>	
<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>
2024-000199	2024	Warranty Deed	Y	01/02/2024	Y	\$575,000.00	THOMAS MANGAN NANCY MANGAN		RICHARD W RUSSELL 24765 CLARE RD CLARE, IL 601119222 CYNTHIA J RUSSELL 24765 CLARE RD CLARE, IL 601110000	
04-36-200-003		5.00		0040	1980	5,633	660 X 330	18.23%	24765 CLARE RD CLARE, IL 60111 -9716	PT NE1/4 - SEC 36 - T41N R3E
Neighborhood:										
2024-000527	2024	Trustee's Deed	Y	01/17/2024	N	\$2,475,585.00	EDWARD L PARCELL & ANN P Df		MALTA FARMS ENTERPRISES LLC, AN ILLINO 200 W RIVER DR SAINT CHARLES, IL 601745535	
04-11-200-003		94.01		0021	0	0	*****	3.92%	BYERS RD KIRKLAND, IL 60146	PT NE 1/4 - SEC 11 - T41N R3E
Neighborhood:										
04-11-300-009		39.67		0021	0	0	****	3.92%	MALTA RD KIRKLAND, IL 60146	PT E 1/2 SW 1/4 - SEC 11 - T41N R3E
Neighborhood:										
04-11-400-006		52.99		0021	0	0	****	3.92%		PT W 1/2 SE 1/4 - SEC 11 - T41N R3E
Neighborhood:										

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2024-000550	2024	Special Warranty	N	01/16/2024	N	\$88,566.00	SCHAFFER FARMS I LLC		DWIGHT M MCCOY 27649 SCHAFFER RD CLARE, IL 601119131 DAWN R MCCOY 27649 SCHAFFER RD CLARE, IL 601110000	
SPLIT; SWD USED; NOT ADVERTISED; FARM										
04-14-300-005		5.09		0021	0	0		0.00%	SCHAFFER RD CLARE, IL 60111 -	PT W 1/2 SW 1/4 - SEC 14 - T41N R3E
Neighborhood:										
2024-001042	2024	Trustee's Deed	Y	02/12/2024	N	\$2,775,864.00	EDWARD L PARCELL & ANN P D		WESLEY D PLOTE 5194 OLD STATE RD KIRKLAND, IL 601468820 WESLEY A PLOTE 5194 OLD STATE RD KIRKLAND, IL 601460000	
FARM										
04-07-400-002		80.00		0021	0	0	*****	5.25%	ESMOND RD ESMOND, IL 60129	E 1/2 SE 1/4 - SEC 7 - T41N R3E
Neighborhood:										
04-08-300-001		85.23		0011	0	0	*****	5.25%	1222 OLD STATE RD ESMOND, IL 60129	W 1/2 SW 1/4 - SEC 8 & LOT 9 - PLAT OF PT SEC 8 & - T41N R3E
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2024-001494	2024	Trustee's Deed	Y	02/22/2024	N	\$1,999,000.00	EDWARD L PARCELL & ANN P D		BERTON C HUFTALIN 25185 GOELITZ RD MALTA, IL 601508508	
FARM										
04-27-100-001		80.00		0021	0	0	*****	4.34%	MALTA RD CLARE, IL 60111	N1/2 NW1/4 - SEC 27 - T41N R3E
Neighborhood:										
04-27-100-003		79.72		0021	0	0	*****	4.34%	STATE RTE 64 CLARE, IL 60111	PT S 1/2 NW 1/4 - SEC 27 - T41N R3E
Neighborhood:										
2024-001693	2024	Quit Claim Deed	N	02/23/2024	N	\$587,500.00	JUDY DRESKA		DON MONTGOMERY 13800 BENNET RD BENNET, NE 683172009	
QCD USED; SALE BTWN RELATED PARTIES; TRADE OF PROPERTY; #6 & #7 UNANSWERED; FARM										
04-21-100-011		50.00		0021	0	0		6.15%	MOWERS RD KIRKLAND, IL 60146	N 50 ACRES W 1/2 NW 1/4 - SEC 21 - T41N R3E
Neighborhood:										
2024-001694	2024	Quit Claim Deed	N	02/21/2024	N	\$470,000.00	DON MONTGOMERY		JUDY DRESKA 818 S SWADLEY ST LAKEWOOD, CO 802283346	
QCD USED; SALE BTWN RELATED PARTIES; TRADE OF PROPERTY; #6 & #7 UNANSWERED; FARM										
04-21-300-013		40.00		0021	0	0		5.71%	MCQUEEN RD KIRKLAND, IL 60146	N 40 ACRES SW 1/4 - SEC 21 - T41N R3E
Neighborhood:										

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2024-001919	2024	Warranty Deed	Y	03/18/2024	N	\$750,000.00	STERLIE K MILLER JANET C MILLER		GEORGE TRIFON 4060 OLD STATE RD KIRKLAND, IL 601468715 HEATHER TRIFON 4060 OLD STATE RD KIRKLAND, IL 601460000	
04-14-100-016		15.90		0011	1994	2,186	*****	26.09%	4060 OLD STATE RD KIRKLAND, IL 60146 -8715	PT W 1/2 NW 1/4 - SEC 14 - T41N R3E
Neighborhood:										
2024-003868	2024	Warranty Deed	Y	06/03/2024	Y	\$306,000.00	MATTHEW J PAULSEN		CHARLES D SCHMITT 24538 MALTA RD CLARE, IL 601119205 STEPHANIE N KAROLEWICZ 24538 MALTA RD CLARE, IL 601110000	
04-34-200-004		.97		0040	1940	884	156.61 X 269.60	18.73%	24538 MALTA RD CLARE, IL 60111	PT NE1/4 - SEC 34 - T41N R3E
Neighborhood:										
2024-004684	2024	Warranty Deed	Y	06/28/2024	Y	\$229,000.00	LETICIA A SWANSON		JOHN JENDRYSIK 680 EYCHANER RD ESMOND, IL 601292001 TAMMY JENDRYSIK 680 EYCHANER RD ESMOND, IL 601290000	
04-18-253-013		.00		0040	1900	1,014	125 X 225+/-	29.06%	680 EYCHANER RD ESMOND, IL 60129	LOTS 4 THRU 8 & PT LOT 13 - BLK 6 - ESMOND (ORIGINAL TOWN)
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2024-004879	2024	Warranty Deed	Y	07/15/2024	Y	\$175,000.00	KYLE D STRAIN		NICHOLAS D SEE 743 EYCHANER RD ESMOND, IL 601298216	
04-18-205-005		.25		0040	1900	1,084	70 X 150	26.62%	743 EYCHANER RD ESMOND, IL 60129 -	PT NE1/4
Neighborhood:										
2024-005875	2024	Warranty Deed	Y	06/13/2024	N	\$235,000.00	DARRIN RANKIN		JAMES BOYER JR 611 VAN HORNE AVE ESMOND, IL 601290000 TRISHA BOYER 611 VAN HORNE AVE ESMOND, IL 601290000	
MARKED AS CONTRACT SALE - IS NOT A CONTRACT SALE; HEL OMITTED ON PTAX										
04-18-203-002		.00		0040	1900	750	125 X 150	18.32%	611 VAN HORNE AV ESMOND, IL 60129 -	LOTS 11, 12 & W 1/2 LOT 10 - BLK 1 - VAN HORNES ADDITION
Neighborhood:										
2024-006172	2024	Trustee's Deed	Y	06/21/2024	N	\$165,000.00	RESOURCE BANK NA, AS TRUSTEE		JACOB HACKBARTH 29581 ESMOND RD ESMOND, IL 601298314	
NOT ADVERTISED; FARM										
04-06-100-004		6.62		0011	1900	1,940	804 X 332 X 805.75 X 385	37.22%	29581 ESMOND RD ESMOND, IL 60129 -8314	PT NE1/4 - SEC 6 - T41N R3E
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2024-006259	2024	Warranty Deed	Y	08/08/2024	Y	\$47,000.00	MATTHEW SIPPEL MEGAN SIPPEL		BRIAN GROSS 301 N 3RD ST APT 9 OREGON, IL 610611444	
04-24-429-002	.00			0040	1900	1,292	75 X 80	29.74%	5982 WEST CLARE RD CLARE, IL 60111 -0011	E1/2 LOT 2 - BLK 4 - CHADWICK (ORIGINAL TOWN)
Neighborhood:										
04-24-429-003	.00			0030	0	0	80 X 150	29.74%	WEST CLARE RD CLARE, IL 60111	LOT 3 - BLK 4 - CHADWICK (ORIGINAL TOWN)
Neighborhood:										
04-24-429-009	.00			0030	0	0	16 X 150 X 52 X 10 X 50 X 200+/- X 50 X 33	29.74%	CLARE RD CLARE, IL 60111	LOT 4 - BLK 4 - CHADWICK (ORIGINAL TOWN) & PT NE 1/4 SE 1/4 - SEC 24 - T41N R3E
Neighborhood:										
2024-007517	2024	Trustee's Deed	Y	10/11/2024	N	\$1,628,518.00	MICHAEL SMITH, AS SUCCESSOR TYLER R TINDALL WILLIAM A BYERS, TRUSTEE OF JANE R JOHNSON, AS TRUSTEE		630 BRIAR DR SYCAMORE, IL 601788681 KRISTEN A TINALL 630 BRIAR DR SYCAMORE, IL 601780000	
FARM										
04-12-400-002	20.00		Farmland	0021	0	0	*****	6.35%	OLD STATE RD KIRKLAND, IL 60146 -	S1/2 NW1/4 SE1/4 - SEC 12 - T41N R3E
Neighborhood:										
04-12-400-004	80.00			0021	0	0	*****	6.35%	OLD STATE RD KIRKLAND, IL 60146 -	S1/2 SE1/4 - SEC 12 - T41N R3E
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04-13-200-004		37.11		0021	0	0		6.35%		PT NE 1/4 NE 1/4 - SEC 13 - T41N R3E
Neighborhood:										
2024-007803	2024	Trustee's Deed	Y	10/18/2024	N	\$100,000.00	CYNTHIA A BROWN, LAND TRUS		DAVID E JOHNSON 19757 E GILLIS RD ESMOND, IL 601299331	
04-21-200-004		9.61		0040	1945	1,627	672.38+/- X 624+/-	28.82%	26576 MCQUEEN RD MALTA, IL 60150 -	PT W 1/2 NE 1/4 - SEC 21 - T41N R3E
Neighborhood:										
2024-008895	2024	Special Warranty	N	11/22/2024	N	\$131,000.00	FANNIE MAE AKA FEDERAL NATI		BENJAMIN BJORK 585 EYCHANER RD ESMOND, IL 601290000	
04-18-204-005		.00	ngle Family Residen	0040	1900	1,800	45 X 117	31.65%	585 EYCHANER RD ESMOND, IL 60129 -	LOT 12 (EX N 33FT) & W 20FT LOT 11 (EX N 33FT) - BLK 2 - ESMOND (ORIGINAL TOWN)
Neighborhood:										
Totals for Township: South Grove				25	Parcels	\$12,738,033.00				