

Sales Listing Report

DeKalb County

1/1/2025 - 12/31/2025

Township: Shabbona

Document Number	Sale Year	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	
1315-277001	2025	Warranty Deed	Y	05/01/2025		\$270,000.00	JOAN M MCDONALD		BIANCA BUGARIN 302 N HIAWATHA ST SHABBONA, IL 605500000	
13-15-277-001	.00		Single Family Residen	0040	1968	1,484	100 X 144	34.02%	302 N HIAWATHA ST SHABBONA, IL 60550 -	LOT 1 - MILLIGANS ADDITION
Neighborhood:										
13-15-277-002	.00		Vacant Lot	0030	0	0	75 X 144	34.02%	S HIAWATHA ST SHABBONA, IL 60550 -	LOT 2 - MILLIGANS ADDITION
Neighborhood:										
13-15-277-003	.00		Vacant Lot	0030	0	0	80 X 144	34.02%	S HIAWATHA ST SHABBONA, IL 60550 -	LOT 3 - MILLIGANS ADDITION
Neighborhood:										
2025-000046	2025	Trustee's Deed	Y	12/27/2024	Y	\$225,000.00	DAVID A JACOBSON, AS TRUSTE		PHILIP S NELSON 1617 N BRIDGE ST YORKVILLE, IL 605601808	
13-15-254-007	.00			0060	1942	2,064	125 X 297+/-	34.75%	303 N ILLINI ST SHABBONA, IL 60550	S 125FT N 1/2 LOT 4 & PT LOT 2 - SUB OF W 1/2 NE 1/4 - SEC 15 - T38N R3E
Neighborhood:										

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2025-000066	2025	Warranty Deed	Y	11/14/2024	Y	\$249,900.00	ERIK R TUTTLE SYDNEY TUTTLE		VICTORIA J CAVAZOS 101 E CHEROKEE AVE SHABBONA, IL 605500000	
13-15-432-001		.00		0040	1900	988	60 X 144	26.75%	101 E CHEROKEE AV SHABBONA, IL 60550 -	LOT 11 - BLK 25 - SHABBONA (ORIGINAL VILLAGE)
Neighborhood:										
2025-000246	2025	Warranty Deed	Y	01/10/2025	Y	\$235,000.00	RYAN LARSON BRITTANY LARSON		THOMAS J GAVIN 203 E PUEBLO AVE SHABBONA, IL 605500000 ELISSA A ROOD 203 E PUEBLO AVE SHABBONA, 605500000	
13-15-277-005		.00		0040	1978	1,260	80 X 148	28.94%	203 E PUEBLO AV SHABBONA, IL 60550 -0314	LOT 2 - INDIAN MEADOWS SUBDIVISION
Neighborhood:										
2025-000677	2025	Trustee's Deed	N	01/23/2025	N	\$888,000.00	OLD NATIONAL BANK, NOT INDIA		RONALD R BEND 5810 GOBLE RD EARLVILLE, IL 605185045	
SPLIT; FARM; SALE BTWN RELATED PARTIES; AUCTION SALE; SAME SURNAME										
13-33-400-005		79.98	Armland with Building	0011	1946	3,360		0.00%	2127 BEND RD SHABBONA, IL 60550 -	PT W 1/2 SE 1/4 – SEC 33 – T38N R3E
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2025-000681	2025	Trustee's Deed	N	01/23/2025	N	\$888,000.00	OLD NATIONAL BANK, NOT INDIA		GRANT M BEND 2976 LEE RD SHABBONA, IL 605504126	
SPLIT; FARM; SALE BTWN RELATED PARTIES; AUCTION SALE; SAME SURNAME										
13-33-400-004		80.03	Farmland	0021	0	0		0.00%	BEND RD SHABBONA, IL 60550 -	PT E 1/2 SE 1/4 – SEC 33 – T38N R3E
Neighborhood:										
2025-000706	2025	Warranty Deed	Y	01/08/2025	Y	\$390,000.00	DAVID K MIHM DEIRDRE F MIHM		MICHAEL NELSON 1207 CEMETERY RD LEE, IL 605303000 NICOLE NELSON 1207 CEMETERY RD LEE, IL 605300000	
13-08-300-003		5.00		0040	1939	1,392	387.50 X 562	24.25%	1207 CEMETERY RD LEE, IL 60530	PT SW1/4 - SEC 8 - T38N R3E
Neighborhood:										
2025-001184	2025	Trustee's Deed	Y	02/08/2025	Y	\$190,000.00	ALLEN RICKERT, TRUSTEE OF T BABY ELEPHANT 2025 LLC BEVERLY K VOSS, TRUSTEE OF		8603 CREGO RD WATERMAN, IL 605567071	
13-14-200-005		4.75		0040	1957	1,536	****	41.86%	4778 US HWY 30 SHABBONA, IL 60550 -9801	PT NE 1/4 - SEC 14 - T38N R3E
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2025-001306	2025	Warranty Deed	Y	01/29/2025	N	\$215,000.00	ANTONIO GALLEGOS BONILLA JENNIFER A BONILLA		BONTHOEUN ROS 210 E NAVAHO AVE SHABBONA, IL 605500000 VINITA PAK 210 E NAVAHO AVE SHABBONA, IL 605500000	
BUYER IS EXERCISING AN OPTION TO PURCHASE										
13-15-279-009		.00	Single Family Residen	0040	1935	992	54 X 132	37.13%	210 E NAVAHO ST SHABBONA, IL 60550 -	LOT 5 & E 4FT LOT 6 - BLK 3 - ORIGINAL VILLAGE OF SHABBONA
Neighborhood:										
2025-001635	2025	Trustee's Deed	N	02/24/2025	N	\$1,260,070.00	CATHERINE L PFLUGER LEWIS,		INDIAN PRESERVE PROPERTIES LLC 226 COUNTRY CLUB PL GENEVA, IL 601341916	
AUCTION SALE; FARM										
13-27-300-007		115.37		0021	0	0		5.18%	SHABBONA GROVE RD SHABBONA, IL 60550 -	SW 1/4 NW 1/4 & W 1/2 SW 1/4 (EX S 418FT E 516.50FT W 915.10FT) SEC 27 - T38N R3E
Neighborhood:										
2025-002655	2025	Warranty Deed	Y	04/07/2025	Y	\$235,000.00	PATRICIA A HERRMAN		JAMES A STEINHOFF JR 305 S SHABBONA RD SHABBONA, IL 605509782	
13-15-376-004		.00		0040	1940	1,325	75 X 150	30.51%	305 S SHABBONA RD SHABBONA, IL 60550 -	LOT 5 & S 1/2 LOT 4 - BLK 4 - SHERWOODS ADDITION
Neighborhood:										

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2025-003135	2025	Warranty Deed	Y	03/31/2025	N	\$725,200.00	RICHARD J GOKEN TERI L REARDON		BRIAN J YOUSSE 702 S MOCCASIN DR SHABBONA, IL 605509602	
13-25-300-019	24.75			0021	0	0		3.54%	JOHNSON RD SHABBONA, IL 60550	PT NE 1/4 SW 1/4 - SEC 25 - T38N R3E
Neighborhood:										
13-25-400-006	40.00			0021	0	0	*****	3.54%	JOHNSON RD SHABBONA, IL 60550	NW 1/4 SE 1/4 - SEC 25 - T38N R3E
Neighborhood:										
2025-003214	2025	Trustee's Deed	Y	03/31/2025	N	\$1,236,000.00	MARY A JOHNSON TRUST DTD 0		BRIAN J YOUSSE 702 S MOCCASIN DR SHABBONA, IL 605509602	
13-25-100-017	20.52		Farmland with Building	0011	1925	620	*****	4.25%	7678 JOHNSON RD SHABBONA, IL 60550 -	PT NW 1/4 - SEC 25 - T38N R3E
Neighborhood:										
13-25-200-004	80.00		Farmland	0021	0	0	*****	4.25%		S 1/2 NE 1/4 - SEC 25 - T38N R3E
Neighborhood:										
2025-003231	2025	Trustee's Deed	Y	05/01/2025	N	\$440,000.00	DAVID VON KAENEL, NOT INDIVI		PRAIRIE BAND POTAWATOMI NATION 16281 Q RD MAYETTA, KS 665098970	
NOT ADVERTISED										
13-23-127-001	.00			0040	1976	2,130	200 X 150	24.70%	8970 ARROWHEAD TRL SHABBONA, IL 60550 -0277	LOT 11 - INDIAN OAKS ESTATES - SECOND ADDITION
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2025-003347	2025	Warranty Deed	N	04/22/2025	N	\$410,000.00	GARY K DUNN		LEGACY EMPIRE LLC 4415 E 21ST RD LELAND, IL 605319805	
NOT ADVERTISED; CONTRACT SALE										
13-16-200-017		1.78	Commercial	0060	1976	5,100	261.35+/- X 375.26+/-	13.94%	1008 W COMANCHE AV SHABBONA, IL 60550 -	PT SE 1/4 & NE 1/4 - SEC 16 - T38N R3E
Neighborhood:										
2025-003708	2025	Warranty Deed	Y	05/01/2025	N	\$270,000.00	JOAN M MCDONALD		BIANCA BUGARIN 302 N HIAWATHA ST SHABBONA, IL 6055000000	
NOT ADVERTISED										
13-15-277-001		.00	Single Family Residen	0040	1968	1,484	100 X 144	34.02%	302 N HIAWATHA ST SHABBONA, IL 60550 -	LOT 1 - MILLIGANS ADDITION
Neighborhood:										
13-15-277-002		.00	Vacant Lot	0030	0	0	75 X 144	34.02%	S HIAWATHA ST SHABBONA, IL 60550 -	LOT 2 - MILLIGANS ADDITION
Neighborhood:										
13-15-277-003		.00	Vacant Lot	0030	0	0	80 X 144	34.02%	S HIAWATHA ST SHABBONA, IL 60550 -	LOT 3 - MILLIGANS ADDITION
Neighborhood:										

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2025-003941	2025	Warranty Deed	Y	05/12/2025	N	\$130,000.00	JONATHON T RITTER		JUSTIN CIESIELCZYK 206 S ILLINI ST SHABBONA, IL 605500000 KAITLYN FRAZIER 206 S ILLINI ST SHABBONA, IL 605500000	
NOT ADVERTISED										
13-15-432-021		.00		0040	1961	888	100 X 120	38.05%	206 S ILLINI ST SHABBONA, IL 60550 -0208	LOTS 1 & 2 - GEORGE SHRADER SUBDIVISION
Neighborhood:										
2025-004187	2025	Sheriff's Sale	N	05/28/2025	N	\$85,000.00	SHERIFF OF DEKALB		APOGEE BLOOM LLC 248 S MARION ST #104 OAK PARK, IL 60302	
SHERIFF SALE										
13-15-407-007		.00		0040	1934	1,074	90 X 144	54.92%	103 W CHEROKEE AV SHABBONA, IL 60550 -	LOT 2 & E 1/2 LOT 3 - BLK 26 - SHABBONA (ORIGINAL VILLAGE)
Neighborhood:										
2025-006233	2025	Trustee's Deed	Y	07/10/2025	Y	\$259,500.00	JOYCE A BARTON, AS TRUSTEE		ARTURO L URIBE 361 E KIRKE GATE LEE, IL 605309647 ASHLEY ALTENHOFF 361 E KIRKE GATE LEE, IL 605300000	
13-06-331-010		.00	ngle Family Residen	0040	1992	1,488	70 X 150	24.91%	361 E KIRKE GATE LEE, IL 60530	LOT 14 - BLK 1 - HINCKLEY & BOYLES ADD (AKA VILLAGE OF LEE 1ST ADD)
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2025-007307	2025	Warranty Deed	Y	08/12/2025	Y	\$189,000.00	ZACHARY & LAUREN ISABEL		LEONEL CHAVEZ SALAZAR 301 S SHABBONA RD SHABBONA, IL 605509782	
13-15-376-022	.00	Single Family Residen	0040	1930	1,189	103 X 150	34.63%		301 S SHABBONA RD SHABBONA, IL 60550 -	LOT 1, N 1/2 LOT 2 - BLK 4 - SHERWOODS ADDITION & PT E 1/2 SW 1/4 - SEC 15 - T38N R3E
Neighborhood:										
2025-007530	2025	Trustee's Deed	Y	08/08/2025	Y	\$437,000.00	MICHAEL A LUCCA, AS TRUSTEE		TODD & TRACEY WEAVER 1853 DOVETAIL PT SYCAMORE, IL 601783429	
13-15-302-020	.00	Commercial	0060	1992	3,597	IRREGULAR	43.14%		501 W COMANCHE AV SHABBONA, IL 8 UNIT APT BLDG 60550	PT LOTS 27 & 28 - BLK 1 - MULLINS ADDITION
Neighborhood:										
2025-007554	2025	Warranty Deed	Y	09/09/2025	Y	\$300,000.00	BRITTANY M EDWARDS		JOSEPH SCHULTZ 515 W CHEROKEE AVE SHABBONA, IL 605509775	
13-15-303-002	.00	Single Family Residen	0040	1990	1,377	80 X 150	25.81%		515 W CHEROKEE AV SHABBONA, IL 60550 -9787	LOT 8 - BLK 2 - MULLINS ADDITION - AREA 2
Neighborhood:										

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2025-007634	2025	Warranty Deed	N	08/08/2025	N	\$360,000.00	LISA M VAN CLEAVE		AFRIM & REBECCA RUSHANI 908 TOTEM POLE LN SHABBONA, IL 605504171	
XFR < 100% ON -014										
13-22-101-007		2.50	Single Family Residen	0040	2004	1,401	29.59 X 9.52 X 150.79 X 45 X 388.35 X 188.32 X 361.42 X 211.93	41.48%	908 TOTEM POLE DR SHABBONA, IL 60550 -	LOT 13 - COUNTRY VIEW ESTATES - UNIT TWO SEE ALSO PARCEL 13-22-101-014
Neighborhood:										
13-22-101-014		7.17		0030	0	0	****	41.48%	TOTEM POLE DR SHABBONA, IL 60550 -	LOTS A, B & C - COUNTRY VIEW ESTATES - UNIT TWO COMMON AREA
Neighborhood:										
2025-008235	2025	Warranty Deed	Y	10/06/2025	Y	\$205,000.00	MARSHA L GAUDIO, TRUSTEE O		CODY S DIX 515 W COMANCHE AVE SHABBONA, IL 605509787 KAYLIE L BUTZ 515 W COMANCHE AVE SHABBONA, IL 605500000	
13-15-302-022		.00		0040	1993	1,413	80 X 146.10	31.69%	515 W COMANCHE AV SHABBONA, IL 60550 -	E 60FT LOT 24 & W 20FT LOT 25 (EX PT DEEDED ROW) - BLK 1 - MULLINS ADDITION - AREA 2
Neighborhood:										

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2025-009980	2025	Warranty Deed	N	11/25/2025	N	\$1,200,000.00	DAN D. KOHLER CAROL KOHLER		C. NICHOLAS CRONAUER, AS TRUSTEE OF T 1101 DEKALB AVE STE 2 SYCAMORE, IL 601783305	
13-15-328-019		1.08	Commercial	0060	1987	3,552	175 X 268	35.06%	205 S SHABBONA RD SHABBONA, IL 60550 -	PT NE 1/4 SW 1/4 - SEC 15 - T38N R3E
Neighborhood:										
									207 S SHABBONA RD SHABBONA, IL 60550 -	
2025-010033	2025	Warranty Deed	Y	11/12/2025	Y	\$224,900.00	JULIE A ROWLAND		ZACHERY SCHERECK 409 S SHABBONA RD SHABBONA, IL 605509783	
13-15-376-024		.00		0040	1977	1,344	80 X 140	33.60%	409 S SHABBONA RD SHABBONA, IL 60550 -9783	S 1/2 LOT 4 & N 1/2 LOT 5- C P OKANE SUBDIVISION
Neighborhood:										
Totals for Township: Shabbona				33	Parcels	\$11,517,570.00				