

Sales Listing Report

DeKalb County

1/1/2026 - 9/30/2026

Township: Shabbona

<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>Legal Description</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>	
2026-000051	2026	Warranty Deed	Y	12/23/2025	Y	\$160,000.00	SEAN A. ATKINSON		JENIFFER E. BARKER 305 E COMANCHE AVE SHABBONA, IL 605500000	
13-15-430-003		.00		0040	1942	840	79 X 138	33.77%	305 E COMANCHE AV SHABBONA, IL 60550 -	LOT 3, W 4FT LOT 2 & E 1/2 LOT 4 - BLK 22 - SHABBONA (ORIGINAL VILLAGE)
Neighborhood:										
2026-000132	2026	Trustee's Deed	Y	12/10/2025	Y	\$210,000.00	DALE B. LARSON, AS SUCCESSOR		TYLER S. JARKA 438 E WILLOW ST ELBURN, IL 601197103 TARA L. JARKA 438 E. WILLOW ST. ELBURN, IL 601197103	
13-15-280-004		.00		0040	1920	807	75 X 132	24.64%	302 E NAVAHO ST SHABBONA, IL 60550 -0238	LOT 10 & W 1/2 LOT 9 - BLK 2 - SHABBONA (ORIGINAL VILLAGE)
Neighborhood:										
2026-000215	2026	Trustee's Deed	Y	11/20/2025	N	\$415,000.00	CAROLE L MELTON AS SUCCESSOR		DOMINIC FRANK PELLEGRINO 712 S MOCCASIN DR SHANNONA, IL 605509602	
NOT ADVERTISED										
13-22-102-006		1.51		0040	1996	1,374	273.45 X 242 X 271.38 X 242.01	30.08%	712 MOCCASIN DR SHABBONA, IL 60550 -9602	LOT 8 - COUNTRY VIEW ESTATE SUBDIVISION - UNIT ONE
Neighborhood:										

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Parcel Number	Year	Acres	Property Type	Prop. Class	Built Year	Square Ft.	Lot Size	Ratio	Site Address	
2026-000326	2026	Warranty Deed	Y	01/05/2026	N	\$72,000.00	ABC 123 PROPERTIES, LLC		SHABBONA PROPERTIES, LLC	
NOT ADVERTISED										PO BOX 172 SHABBONA, IL 605500172
13-15-405-001		.00		0040	1935	1,044	25 X 138	77.81%	121 W COMANCHE AV SHABBONA, IL 60550	W 1/2 LOT 6 - BLK 19 - SHABBONA (ORIGINAL VILLAGE)
Neighborhood:										
2026-000549	2026	Trustee's Deed	Y	01/13/2026	N	\$1,311,380.00	DIANE M. SMITH, AS CO-TRUSTEE PAUL P. MILLER, AS CO-TRUSTEE SHIRLEY A. MILLER RAYER, AS CO-TRUSTEE PAUL P. MILLER, AS CO-TRUSTEE SHIRLEY A. MILLER RAYER, AS CO-TRUSTEE		MULLINS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY 217 N SHABBONA RD SHABBONA, IL 605509600	
13-09-100-005		77.47	Farmland	0021	0	0	*****	5.74%	LEE RD SHABBONA, IL 60550 -	E 1/2 NW 1/4 (EX W 355.50FT N 310.60FT) - SEC 9 - T38N R3E
Neighborhood:										
2026-001069	2026	Trustee's Deed	N	01/30/2026	N	\$512,159.00	PATRICIA BUCHTA, AS TRUSTEE		J&L HAMMAN LLC	
SPLIT; FARM										5951 STATE ROUTE 71 OSWEGO, IL 605434529
13-33-100-007		54.49	Farmland	0021	0	0		7.49%	SHABBONA GROVE RD SHABBONA, IL 60550 -	PT N 1/2 - SEC 33 - T38N R3E
Neighborhood:										

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2026-001106	2026	Trustee's Deed	Y	02/05/2026	Y	\$210,000.00	KAREN L. SHRADER, AS SUCCE		FRANK OTTENGHEIME	
							KAREN L. SHRADER, AS SUCCE		419 W NAVAHO AVE	
							AS TO AN UNDIVIDED ONE-HALF		SHABBONA, IL 605509795	
									PAMELA OTTENGHEIME	
									419 W. NAVAHO AVE.	
									SHABBONA, IL 605500000	
13-15-406-002		.00		0040	1960	2,056	108 X 100	36.35%	307 W CHEROKEE AV	N 100 FT LOTS 7 & 8 - BLK 27 -
Neighborhood:									SHABBONA, IL	SHABBONA (ORIGINAL
									60550 -	VILLAGE)
13-15-406-007		.00	Vacant Lot	0030	0	0	52.60 X 90 X 50	36.35%		E 1/2 LOT 2 & N 10FT LOT 2 -
Neighborhood:							X 10 X 104 X			KNELL KNOLLS SUBDIVISION
							100			
2026-001309	2026	Warranty Deed	N	02/13/2026	N	\$176,000.00	KAREN KNAPPMAYER		JOSHUA NAYLON	
NOT ADVERTISED; SALE BTWN RELATED PARTIES							STEVEN STEDER		205 N NOKOMIS ST	
									SHABBONA, IL 605500000	
									ALURA RAVEN NAYLON	
									205 NOKOMIS ST	
									SHABBONA, IL 605500000	
13-15-252-005		.00		0040	1930	973	100 X 144	36.06%	205 N NOKOMIS ST	LOTS 3 & 4 - BLK 7 - SHABBONA
Neighborhood:									SHABBONA, IL	(ORIGINAL VILLAGE)
									60550 -	
2026-001510	2026	Quit Claim Deed	N	02/23/2026	N	\$1,300,000.00	MULLINS, LLC AN ILLINOIS LIMIT		KEVIN DALE HERRMANN TRUSTEE OF THE K	
QCDINT USED; NOT ADVERTISED; FARM									14453 BASTIAN RD	
									HINCKLEY, IL 605206005	
13-09-100-005		77.47	Farmland	0021	0	0	*****	5.79%	LEE RD	E 1/2 NW 1/4 (EX W 355.50FT N
Neighborhood:									SHABBONA, IL	310.60FT) - SEC 9 - T38N R3E
									60550 -	

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Parcel Number	Year	Acres	Property Type	Prop. Class	Built Year	Square Ft.	Lot Size	Ratio	Site Address	
2026-001511	2026	Trustee's Deed	N	02/23/2026	N	\$1,300,000.00	KEVIN DALE HERRMANN, TRUST		MULLINS GRAIN CO., AN ILLINOIS CORPORAT	
NOT ADVERTISED; FARM; SIMULT TRADE OF PROP							SEE UNDER LEGAL		217 N SHABBONA RD SHABBONA, IL 605509600	
13-09-100-005		77.47	Farmland	0021	0	0	*****	5.79%	LEE RD SHABBONA, IL 60550 -	E 1/2 NW 1/4 (EX W 355.50FT N 310.60FT) - SEC 9 - T38N R3E
Neighborhood:										
2026-001726	2026	Trustee's Deed	N	02/20/2026	N	\$1,832,718.00	PATRICIA BUCHTA, AS TRUSTEE		THE RONALD A. COOPER LIMITED PARTNER	
SPLIT; NOT ADVERTISED; FARM									9103 AMENT RD YORKVILLE, IL 605609618	
13-33-100-006		105.00	Farmland with Building	0011	1930	979		8.31%	2548 SHABBONA GROVE RD	T N 1/2 - SEC 33 - T38N R3E
Neighborhood:										
13-33-300-002		40.00	Farmland	0021	0	0	*****	8.31%		NE 1/4 SW 1/4 - SEC 33 - T38N R3E
Neighborhood:										
2026-002154	2026	Trustee's Deed	N	03/11/2026	N	\$290,000.00	STEVEN R. LARSON AND LAVON RYAN		LARSON	
NOT ADVERTISED; FARM; SALE BTWN RELATED PARTIES; SAME SURNAME									9725 UNIVERSITY RD SHABBONA, IL 605504047 BRITTANY LARSON 9725 UNIVERSITY ROAD SHABBONA, IL 605504047	
13-14-200-007		5.00	Single Family Residence	0040	0	0	335.08 X 650	40.72%	9725 UNIVERSITY RD SHABBONA, IL 60550 -9801	PT NE 1/4 SEC 14 T38N - R3E
Neighborhood:										

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Parcel Number	Year	Acres	Property Type	Prop. Class	Built Year	Square Ft.	Lot Size	Ratio	Site Address	
2026-002588	2026	Warranty Deed	Y	03/17/2026	Y	\$180,000.00	TYLER A. SILLS DESTINEE R. SILLS		KAYLA R. BADON 314 W CHEROKEE AVE SHABBONA, IL 605500000	
13-15-403-009	.00			0040	1940	1,122	80 X 150	32.21%	314 W CHEROKEE AV SHABBONA, IL 60550 -	ORIGINAL VILLAGE OF SHABBONA-BLOCK 17- LOT 11 AND THE W 13 FT OF LOT 12
Neighborhood:										
2026-002777	2026	Trustee's Deed	Y	03/31/2026	N	\$2,079,680.00	TIMOTHY CURRIE ZIEVERS AS T		OSTFRIESLAND FARMS, LLC 405 S 1ST ST SAINT CHARLES, IL 601742808	
13-28-300-003	80.00		Farmland	0021	0	0	*****	6.20%	HOUGHTBY RD SHABBONA, IL 60550	E 1/2 SW 1/4 - SEC 28 - T38N R3E
Neighborhood:										
13-28-400-002	75.00		Farmland	0021	0	0	*****	6.20%	SHABBONA GROVE RD SHABBONA, IL 60550	W 1/2 SE 1/4 (EX W 573.16FT S 380FT E 658.16FT) - SEC 28 - T38N R3E
Neighborhood:										
2026-002861	2026	Warranty Deed	Y	03/03/2026	Y	\$335,000.00	AMJAD GHAFOOR		JOSHUA J BUCKLEY 4361 LEE RD SHABBONA, IL 605504122 CAROLYN M BUCKLEY 4361 LEE ROAD SHABBONA, IL 605500000	
13-02-300-003	2.40			0040	1992	1,472	335 X 312	19.40%	4361 LEE RD SHABBONA, IL 60550 -9801	W 335FT S 312FT E 964.04FT SW 1/4 - SEC 2 - T38N 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>	
2026-003655	2026	Warranty Deed	Y	04/13/2026	Y	\$150,000.00	CHRISTOPHER KOVACIC		ANDREW POIRIER 109 E CHEROKEE AVE SHABBONA, IL 605500000	
13-15-432-016	.00			0040	1935	1,129	60 X 144	37.20%	109 E CHEROKEE AV SHABBONA, IL 60550 -	LOT 7 - BLK 25 - SHABBONA (ORIGINAL VILLAGE)
Neighborhood:										
2026-003688	2026	Warranty Deed	Y	04/30/2026	N	\$633,120.00	TERI L. REARDON		KEEGAN MAXWELL 2730 PRESERVE RD SHABBONA, IL 605504010 EMILY MAREE MAXWELL 2730 PRESERVE RD. SHABBONA, IL 605500000	
13-21-200-002	5.00		Farmland	0021	0	0	330 X 660+/-	5.39%	PRESERVE RD SHABBONA, IL 60550 -	N 1/8 E 1/4 NE 1/4 - SEC 21 - TWP 38N - R 3E
Neighborhood:										
13-21-200-003	35.00		Farmland	0021	0	0	*****	5.39%	PRESERVE RD SHABBONA, IL 60550 -	S 7/8 OF E 1/4 NE 1/4 - SEC 21 - TWP 38N - R3E
Neighborhood:										
2026-003691	2026	Warranty Deed	Y	04/30/2026	N	\$1,257,660.00	TERI L REARDON		DNKK, LLC 11905 UNIVERSITY RD SHABBONA, IL 605504149	
13-11-400-006	2.28		Farmland	0021	0	0		5.92%	10429 UNIVERSITY RD SHABBONA, IL 60550 -9801	PT N 1/2 SE 1/4 - SEC 11 – T38N R3E
Neighborhood:										

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2026-003691	2026	Warranty Deed	Y	04/30/2026	N	\$1,257,660.00	TERI L REARDON		DNKK, LLC 11905 UNIVERSITY RD SHABBONA, IL 605504149	
2026-003691	2026	Warranty Deed	Y	04/30/2026	N	\$1,257,660.00	TERI L REARDON		DNKK, LLC 11905 UNIVERSITY RD SHABBONA, IL 605504149	
13-11-400-009	72.00		Farmland	0021	0	0		5.92%	UNIVERSITY RD SHABBONA, IL 60550 -	PT N 1/2 SE 1/4 – SEC 11 – T38N R3E
Neighborhood:										
2026-003997	2026	Warranty Deed	N	11/25/2025	N	\$1,080,000.00	DAN D. KOHLER CAROL KOHLER		C. NICHOLAS CRONAUER, AS TRUSTEE OF T 1101 DEKALB AVE STE 2 SYCAMORE, IL 601783305	
2026-003997	2026	Warranty Deed	N	11/25/2025	N	\$1,080,000.00	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	38.96%	205 S SHABBONA RD SHABBONA, IL 60550 -	PT NE 1/4 SW 1/4 - SEC 15 - T38N R3E
13-15-328-019	1.08		Commercial	0060	1987	3,552	175 X 268	38.96%	205 S SHABBONA RD SHABBONA, IL 60550 -	PT NE 1/4 SW 1/4 - SEC 15 - T38N R3E
Neighborhood:										
2026-004211	2026	Warranty Deed	N	05/12/2026	N	\$120,000.00	CHRISTINA MICHELE LEHMAN HAROLD PAUL LEHAMN		MARCIN MACIEJ NOWAK 842 W HERITAGE DR ADDISON, IL 601013115	
2026-004211	2026	Warranty Deed	N	05/12/2026	N	\$120,000.00	CHRISTINA MICHELE LEHMAN HAROLD PAUL LEHAMN		MARCIN MACIEJ NOWAK 842 W HERITAGE DR ADDISON, IL 601013115	
13-35-206-010	.00		Single Family Residen	0040	1995	1,092	130 X 154 X 105.01 X 177.71 X 157.88 X 314	8.81%	4626 MAIN ST SHABBONA, IL 60550	SHABBONA GROVE SUBDIVISION - RAILROAD ADDITION - BLK 4- LOTS 5,6,7,8 & PT VAC ROW & PT VACATED MAIN ST
13-35-206-010	.00		Single Family Residen	0040	1995	1,092	130 X 154 X 105.01 X 177.71 X 157.88 X 314	8.81%	4626 MAIN ST SHABBONA, IL 60550	SHABBONA GROVE SUBDIVISION - RAILROAD ADDITION - BLK 4- LOTS 5,6,7,8 & PT VAC ROW & PT VACATED MAIN ST
Neighborhood:										

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2026-004540	2026	Trustee's Deed	Y	04/20/2000	N	\$1,168,000.00	CRAIG D MANN AS TRUSTEE UN		INDIAN PRESERVE PROPERTIES LLC	
FARM; SALE DATE ON PTAX INCORRECT - S/B 2026									226 COUNTRY CLUB PL	
									GENEVA, IL 601341916	
13-28-400-001		80.00		0011	0	0	*****	5.70%	SHABBONA GROVE RD	E 1/2 SE 1/4 SEC 28 T38N R3E
Neighborhood:									SHABBONA, IL	
									60550	
2026-005131	2026	Warranty Deed	Y	06/15/2026	Y	\$435,000.00	ERIN L MCROBERTS		JACOB JOHNSON	
									913 PRESERVE RD	
									SHABBONA, IL 605509786	
									AMANDA JOHNSON	
									913 PRESERVE ROAD	
									SHABBONA, IL 605500000	
13-22-100-016		.95	ngle Family Residen	0040	1991	1,395	126 X 330	22.16%	913 PRESERVE RD	W 126FT N 330FT NW 1/4 - SEC
Neighborhood:									SHABBONA, IL	22 - T38N R3E
									60550 -	
2026-005240	2026	Warranty Deed	N	06/15/2026	N	\$209,900.00	FRANK OTTENGHEIME		ERIN L MCROBERTS	
NOT ADVERTISED; SALE BTWN RELATED PARTIES							PAMELA OTTENGHEIME		307 W CHEROKEE AVE	
									SHABBONA, IL 605500000	
13-15-406-002		.00	ngle Family Residen	0040	1960	2,056	108 X 100	36.37%	307 W CHEROKEE AV	N 100 FT LOTS 7 & 8 - BLK 27 -
Neighborhood:									SHABBONA, IL	SHABBONA (ORIGINAL
									60550 -	VILLAGE)
13-15-406-007		.00	Vacant Lot	0030	0	0	52.60 X 90 X 50	36.37%		E 1/2 LOT 2 & N 10FT LOT 2 -
Neighborhood:							X 10 X 104 X			KNELL KNOLLS SUBDIVISION
							100			

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2026-005495	2026	Warranty Deed	Y	06/15/2026	Y	\$220,000.00	DEBRA L FELTS AND BROOKE FI		BENJAMIN ANDREW 205 N ILLINI ST SHABBONA, IL 605500000	
13-15-254-017	.00		Single Family Residen	0040	1930	1,126	75 X 144	23.27%	205 N ILLINI ST SHABBONA, IL 60550 -	LOT 4 & S 1/2 LOT 3- BLK 5 - SHABBONA (ORIGINAL VILLAGE)
Neighborhood:										
2026-005585	2026	Warranty Deed	Y	06/22/2026	Y	\$155,000.00	SCOT A OSTRANDER SANDRA M OSTRANDER		HAITHAM ALLABADI 17970 GOESEL DR TINLEY PARK, IL 604878663	
13-14-301-002	.00		Commercial	0060	1950	1,040	95.70 X 150	22.41%	408 E COMANCHE AV SHABBONA, IL 60550 -	SUB DIV W 1/2 SW 1/4 W 225 FT (EX W 75 FT LOT 3) SEC 14 TWP 38N R 3E
Neighborhood:										
2026-005923	2026	Warranty Deed	Y	06/30/2026	N	\$740,000.00	STEVEN D. JOHNSON LISA M. JOHNSON		YOUSSI CATTLE FARMS LLC 7875 TODD RD SHABBONA, IL 605504162	
13-29-100-012	37.71		Farmland	0021	0	0	****	18.43%	TODD RD SHABBONA, IL 60550	NW 1/4 NW 1/4(W 277FT S 360FT N 968FT) SEC 29 T38N R3E
Neighborhood:										
13-29-100-013	2.29		Farmland with Building	0011	1996	6,480	330 X 277	18.43%	7875 TODD RD SHABBONA, IL 60550	W 277FT S 360FT N 968FT NW 1/4 NW 1/4 SEC 29 T38N R3E
Neighborhood:										

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2026-006235	2026	Executor's Deed	N	07/10/2026	N	\$250,000.00	CRISTINE E. GASIOROWSKI, AS		COURTNEE L. GROMMES	
EXEC DEED USED									909 PRESERVE RD	
									SHABBONA, IL 605509786	
									JASON J. GROMMES	
									909 PRESERVE RD	
									SHABBONA, IL 605509786	
13-22-100-012		.60	Single Family Residen	0040	1991	1,720	79 X 330	36.21%	909 PRESERVE RD	PT NW 1/4 NW 1/4 SEC 22
Neighborhood:									SHABBONA, IL	
									60550 -	
2026-006486	2026	Trustee's Deed	Y	07/09/2026	Y	\$240,000.00	DIANA J. VANDRE, AS TRUSTEE		JOHN STEIDLE	
									10N390 ILLINOIS 47	
									ELGIN, IL 601240000	
13-15-283-011		.55	Single Family Residen	0040	1940	1,200	176 X 120	18.15%	305 E NAVAHO ST	LOTS 4, 5, 6 & E 20FT LOT 7 –
Neighborhood:									SHABBONA, IL	BLK 12 – SHABBONA (ORIGINAL
									60550 -	VILLAGE)
2026-007607	2026	Warranty Deed	Y	07/30/2026	N	\$100,000.00	VILLAGE BIBLE CHURCH, AN ILL		JOSHUA VICTOR NILSEN	
EXEMPT PARCEL; NOT ADVERTISED									301 W NAVAHO ST	
									SHABBONA, IL 6055000000	
									SAMANTHA NILSEN	
									301 W NAVAHO ST	
									SHABBONA, IL 6055000000	
13-15-255-006		.00		0090	1927	1,039	104 X 120	0.00%	301 W NAVAHO ST	ORIGINAL VILLAGE OF
Neighborhood:									SHABBONA, IL	SHABBONA - BLOCK 9 - LOTS 1
									60550 -	& 2
									303 W NAVAHO ST	
									SHABBONA, IL	
									60550 -	

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10/07/2026 11:54:01

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Parcel Number	Year	Acres	Property Type	Prop. Class	Built Year	Square Ft.	Lot Size	Ratio	Site Address	Legal Description
2026-008132	2026	Warranty Deed	Y	09/04/2026	Y	\$330,000.00	DANIEL J. NOLAN KAREN H. NOLAN		KARIE GAMMILL 204 E NAVAHO STREET SHABBONA, IL 605500000	
13-15-279-007		.00		0040	1920	1,216	134 X 132	25.11%	204 E NAVAHO ST SHABBONA, IL 60550 -	ORIGINAL VILLAGE OF SHABBONA -BLOCK 3-LOTS 9, 10 & W 34 FT OF LOT 8
Neighborhood:										

Totals for Township: Shabbona	37	Parcels	\$17,472,617.00
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