

TWO REAL ESTATE AUCTIONS

**903 E. Lake, Peoria Heights
Wednesday, Sept. 14th**

**508 W. Westwood Drive, Peoria
Thursday, Sept. 15th**

more information available on the web at:

cottenauctions.com

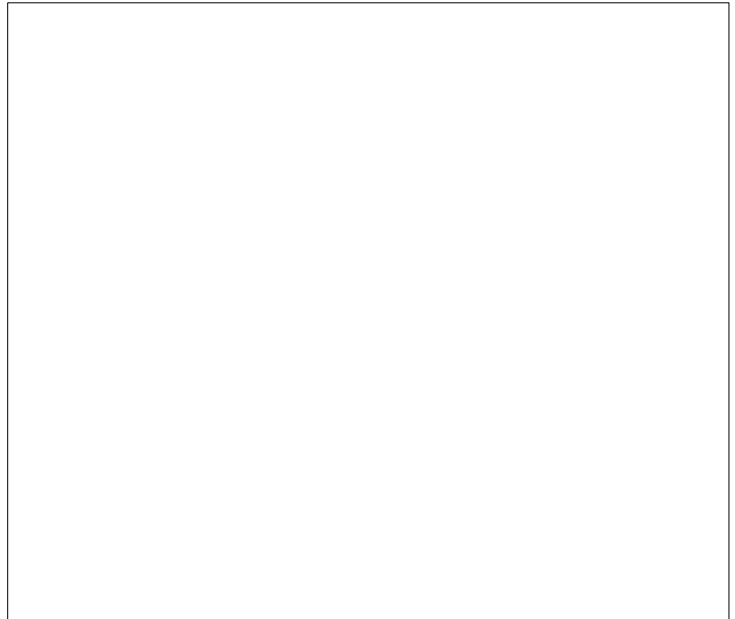
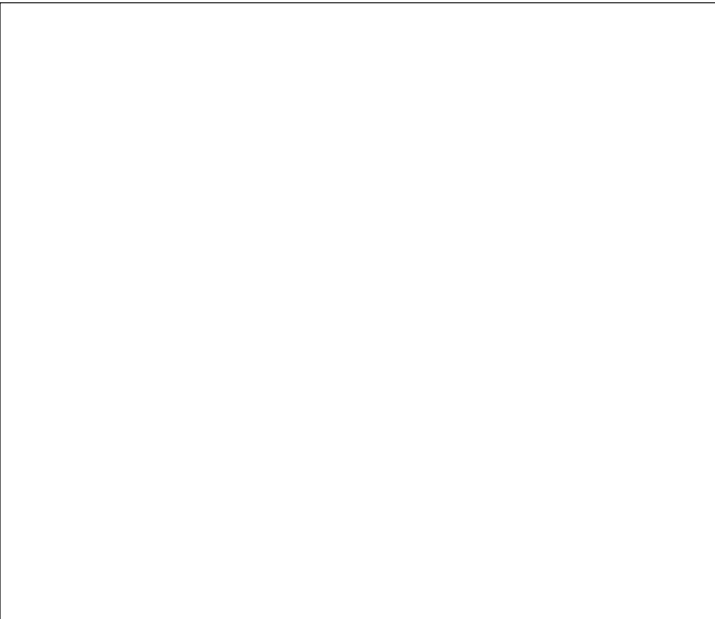
sale conducted by

**Cotten Commercial Auctioneers, Inc. Phone (309) 686-0558
over 110 Peoria Area homes sold at auction so far in 2005**

**COTTEN Auctions
PO Box 9606
Peoria, IL 61612-9606
Return Service Requested**

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Terms of Sale on both Properties: A 10% earnest money deposit will be required on day of sale, and the balance will be due in cash or guaranteed funds at closing on or before October 15, 2005. Title will be conveyed by executor's deed on 903 E. Lake and by warranty deed on 508 W. Westwood, subject to all restrictions, reservations, easements of record, and zoning laws, but free of encumbrances except for taxes for 2005. Sellers will furnish a guaranty title policy in the amount of the purchase price. Taxes will be prorated to date of closing. Possession will at closing. The successful bidder will enter into a contract of purchase at the auction sale. The contract will not be contingent upon financing. A copy of the sales contract will be posted on the premises for review before the auction sale. The sale is subject to the immediate confirmation of the Sellers. The properties are being sold in an "as is" condition. Any announcements made day of sale will take precedence over prior advertising and printed matter.

Inspection: Both properties will be open for inspection on Tuesday, August 30th, from 4 to 6pm, and Thursday, September 1, from 4 to 6 pm.

Other times by appointment by contacting Auctioneer.

Sale conducted by

COTTEN Auctions

Peoria, Illinois Phone (309) 686-0558

ILL Lic#044000115

We have sold over 110 Peoria Area homes at auction in 2005.

REAL ESTATE AUCTION
903 E. Lake Street
Peoria Heights, Illinois



Wednesday, Sept. 14th
at 6:00pm at the property

This 3-bedroom home features 1-1/2 baths. The home needs work and is being sold in an "as is" condition.

Features of the home include:

- 1,376 square feet of living area
- main floor laundry
- recent new furnace and central air
- recent new electric service
- recent new drive-thru 1-1/2 car garage

2004 Real Estate Taxes: \$167.94 (taxes reflect a senior assessment freeze)

Tax I.D.: 14-22-358-021

Lot Size: 80' x 125'



Open for Inspection: Tuesday, August 30 from 4 to 6pm,
and Thursday, September 1 from 4 to 6pm.

REAL ESTATE AUCTION
508 W. Westwood Drive
Peoria, Illinois



Thursday, Sept. 15th
at 6:00pm at the property

Located in The Knolls, this split-level home was built in 1978 and features 4 bedrooms and 2-1/2 baths. This home needs work and is being sold in an "as is" condition. Features of the home include:

- 1,366 square feet of living area
- 225amp electric service
- 2 car garage with recent new overhead door and opener
- family room with fireplace and gas log
- recent new central air
- recent new dishwasher, disposall, and water heater

2004 Real Estate Taxes: \$3,532.60

Tax I.D.: 14-28-162-010

Lot Size: 95' x 115'



Open for Inspection: Tuesday, August 30 from 4 to 6pm,
and Thursday, September 1 from 4 to 6pm.