

Real Estate Auction

**3 Bedroom — 2 Bath
Home**

**53 North Street
East Peoria, Illinois**

**Saturday, November 18
at 9:00 a.m. at the property**



This two story home features 1,650 square feet of living area and 3 bedrooms and 2 baths. The home has new carpet throughout the living room and three bedrooms and new laminate wood flooring throughout the kitchen and dining rooms.

The kitchen is recently remodeled with all new kitchen cabinets and countertops. The recently new refrigerator, range, and dishwasher remain with the home.

The home was built in 1956.



The home was extensively remodeled with new windows, roof, insulation, baths, and a new heated 1.5 car garage in 1996. The home has zoned electric baseboard heating throughout. There are three window air conditioners that go with the home.

Lot Size: 50'x100' Legal Description: Lot 22 in Longview Beach 2005 Real Estate Taxes: \$1,800.

Terms of Sale: An earnest money deposit in amount of 10% of the selling price will be required on day of sale, and the balance will be due in cash or guaranteed funds at closing on or before November 20, 2006. Title will be conveyed by warranty deed subject to all restrictions, reservations, easements of record, and zoning laws, but free of encumbrance except for taxes for 2006 and subsequent. Sellers will furnish a guaranty title policy in the amount of the purchase price. Taxes will be prorated to date of closing. Possession will be at closing. The successful bidder will enter into a contract of sale 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 property is being sold in an "as is" condition. Any announcements made day of sale will take precedence over prior advertising and printed matter.

Auction Preview Schedule: The property will be open for inspection on Sunday, November 12 from 1 to 3pm. The property will also be open 1 hour before sale time on Saturday, November 18.

See www.cottenauctions.com for photos, virtual tours, and any updates regarding the property.

sale conducted by

COTTEN Auctions

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