



**Real Estate AUCTION**  
**801 W. McClure Avenue • Peoria, Illinois**  
**Saturday, November 4**  
**Open for viewing at 8am—Auction at 9am**

After having a parent live happily in this home for the last 41 years, the heirs have contracted us to sell the property at auction. The home has oak hardwood floors throughout the living room, dining nook, hallway, and bedroom. Arched doorways add architectural character to the interior of the home. Architecturally, this house is well designed with all rooms branching off a central hallway rather than have traffic go through rooms to get to other rooms. The interior is recently painted, and it is in move-in condition.

There is attic access off the bedroom. The home has a full concrete block basement. The electric service panel has recently been upgraded to 100amp service with breakers. The furnace and water heater are both natural gas fired. There is a garage on the property that needs work. Tax I.D. 14-32-281-025. Lot size 30' x 125'

**Terms of Sale:** An earnest money deposit in the amount of 10% of the bid 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 30, 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. Call Auctioneer to see the property.



*See interior photos, virtual tours, and more info at*

**[www.cottenauctions.com](http://www.cottenauctions.com)**

**Cotten Commercial Auctioneers, Inc.**

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