

REAL ESTATE AUCTION

Selling 17 Properties

Wednesday, December 5

For convenience of sale, the auction will be held in the ballroom at the Radisson Hotel, 117 N. Western, Peoria, Illinois starting promptly at 1p.m. Buyer registration begins at noon.

Multiple property real estate auctions offer the investor a unique opportunity for one-stop-shopping for income real estate. There are 12 owners represented in this offering. We have individuals, two estates as sellers in this auction. Many of these homes are producing income with tenants in place; some are vacant and ready to rent; others are fixer uppers. Some homes could be a good family or starter home.

Inspection and Showing: Many of the homes being sold are occupied by tenants. The occupied homes will NOT be open for inspection, but you are welcome to visit the property and inspect the exterior of the dwelling. Many times, just knocking on the door and asking the tenant if there is anything wrong with the house can be very informative.

The vacant homes may be inspected anytime. Contact the Auctioneer at (309) 686-0558 to obtain the lockbox code for this auction. Some properties are shown by appointment.

Terms of Sale on all Properties: A 10% earnest money deposit with a minimum of \$2,000 will be required on each property purchased. The balance will be due in cash or guaranteed funds at closing within 45 days. Title will be conveyed by warranty, trustee's, Executor's or judicial deed subject to all restrictions, reservations, easements of record, and zoning laws, but free of encumbrance except for taxes for 2007 and subsequent. Seller will furnish title insurance in the amount of the purchase price. Taxes and rentals will be prorated to date of closing. Tenant's deposits will be credited to the Buyer at closing. Possession will be at closing subject to the rights of parties in possession. The successful bidders will enter into a contract of purchase at the auction sale. **A 10% Buyer Fee will be added to the bid price to arrive at the sales contract price.** A copy of the sales contract will be posted on the premises for review before the sale along with Auctioneer's customary terms of sale. Each sale is subject to the immediate confirmation of the Seller, and in some cases the lender may have to also confirm the sale. The properties are being sold in an "as is" condition and with all faults. Property details herein are as provided to us and as represented to us by the Sellers. Any announcements made day of sale will take precedence over prior advertising. The sales contract is NOT contingent upon the buyer being able to obtain financing. If you will need financing, be sure to obtain a pre-approval document from your lender **before** you attend this auction.

Additional information at www.COTTENAuctions.com

auction conducted by

Cotten Commercial Auctioneers, Inc.

Peoria, Illinois Phone (309) 686-0558 LIC# 44400115

properties in

- Peoria
- Morton

PRE-SORTED
FIRST CLASS
U.S. POSTAGE
PAID
Groveland, IL
61535
PERMIT #11

lots more pictures and virtual tours at
www.COTTENAuctions.com

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

FIRSTCLASS MAIL

15) 1008 S. Warren, Peoria.
Tax ID: 18-17-155-004
2006 Taxes: \$ 878.52
2 bedrooms, 1 bath
besides the dwelling, this property has a 30'x40' concrete block garage with access off alley.
Occupied



16) 805 S. Shelley Peoria Tax ID: 18-17-126-029
2006 Taxes: \$ 343.56

1 bedroom, 1 bath.

vacant. Move-in condition.



17) 201 W. Jefferson, Morton. Tax ID:
This home features 3 bedrooms, 1 bath, and has recent new roof, siding, soffits, front porch, and a remodeled kitchen. Hot water heat. The garage has an apartment up that is rented for \$550/month. The house is vacant and in move-in condition.
Zoned: B-2 General Business. Can be used for business or residence.



1) 1205 E. Melbourne

Peoria
Tax ID: 14-34-128-034
2006 Taxes: \$ 1,035.66
Lot Size:
3 bedrooms, 2 baths. Full basement.
Recent new 2-car garage. This home
is in an estate and never been a rental.



vacant. Move-in-condition

2) 411 E. Thrush

Peoria
Tax ID: 14-33-408-037
2006 Taxes: \$ 902.56
3 bedrooms, 1 bath. Recent new
roof, siding, windows, furnace with
central air. New flooring and paint
throughout.



Vacant. Move-in condition.

3) 517 Homestead

Peoria
Tax ID: 14-35-154-015
2006 Taxes: \$ 521.04
Lot Size:
3/4 bedrooms, 1 full bath. New gas
forced air furnace in 2001; 100 amp
electric with breakers; full basement;
brick exterior
Rented for \$525/month



4) 600 Spitznagle

Peoria
Tax ID: 14-35-351-019
2006 Taxes: \$ 521.60
Lot Size:
2 bedrooms, 1 bath. Gas forced
air furnace. 100amp electric.
Useable basement.



occupied. Rented for \$525/mo.

5) 1310 W. Adrian G. Hinton

Peoria
Tax ID: 18-08-188-005
2006 Taxes: \$ 117.86
2 bedrooms, 2 baths.
Full basement, new forced air furnace;
new electric; new windows; new roof;
new siding; new flooring throughout;
new kitchen cabinets.



vacant. Move-in condition.

6) 2102 W. Millman

Peoria
Tax ID: 18-07-478-020
2006 Taxes: \$ 458.06
Lot Size:
4 bedrooms, 1 bath.
Full basement, recent new gas fired
hot water heat;



vacant. Move-in condition.

7) 2203 W. Butler

Peoria
Tax ID: 18-07-476-020
2006 Taxes: \$ 878.52
Lot Size: 89'x126'
3 bedrooms, 1 bath.
Recent new hot water heat gas
fired boiler. Modern electric panel with
breakers.
occupied. Rented for \$500/month



8) 2302 W. Antoinette

Peoria
Tax ID: 18-18-255-008
2006 Taxes: \$ 430.48



1 bedroom, 1 bath.
gas forced air furnace.

vacant

9) 2424 W. Marquette

Peoria
Tax ID: 18-18-252-002
2006 Taxes: \$ 733.08



3 bedrooms, 1 bath. 2 car garage.
Steam heat.

vacant.

10) 2507 W. Garden

Peoria
Tax ID: 18-18-180-026
2006 Taxes: \$ 312.62
Lot Size:
4 / 5 bedrooms, 1 bath.
Recent new gas forced air furnace and
100amp electric with breakers.



vacant.

11) 1611 S. Western

Peoria
Tax ID: 18-18-479-012
2006 Taxes: \$ 322.66



3 bedrooms, 1 bath.
Recent new roof; new siding in 2006;
all new windows

Rented for \$300/month to month

12) 2017 S. Stanley

Peoria
Tax ID: 18-19-201-024
2006 Taxes: \$ 541.66



2 bedrooms, 1.5 baths.
Full basement, forced air furnace.
Recent new roof.

vacant. Move-in condition.

13) 1821 W. Howett

Peoria
Tax ID: 18-08-353-021
2006 Taxes: \$ 412.94



3/4 bedrooms, 1 bath.

vacant. Move-in condition.

14) 1615 W. Butler

Peoria
Tax ID: 18-08-351-054
2006 Taxes: \$ 501.54



3 bedrooms, 1 bath.
100amp electric service with breakers;
gas forced air furnace

vacant. Move-in condition