

REAL ESTATE AUCTION

Selling 30 Properties

Wednesday, Feb. 14th

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

properties in

- Peoria
- Bartonville

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

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 **20 different sellers** represented in this offering — some properties are private owners; some from a tax buyer; some are trustee or institutional owned. Many of these homes are producing income with tenants in place; some are vacant and ready to rent; others are fixer uppers. Some homes may be a good 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 informative.

The vacant homes may be inspected anytime. Contact the Auctioneer at (309) 686-0558 to obtain the lockbox code for this auction. The code is the same for all the vacant homes.

COTTEN Auctions
PO Box 9606
Peoria, IL 61612
RETURN SERVICE REQUESTED

FIRSTCLASS MAIL

This online brochure version February 1, 2007, 8:10 pm updates to brochure are noted in blue

Terms of Sale on all Properties: A \$2,000 earnest money deposit will be required on each home purchased. 10% deposit required on property #26, #27, and #28. The balance will be due in cash or guaranteed funds at closing within 45 days. Title will be conveyed by warranty, trustee's, or judicial deed subject to all restrictions, reservations, easements of record, and zoning laws, but free of encumbrance except for taxes for 2006 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 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. The properties are being sold in an "as is" condition and with all faults. Property details herein are as provided to us and represented to us by the Sellers. Any announcements made day of sale will take precedence over prior advertising and printed matter. 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 sale. Note: pre-qualification is not the same as being pre-approved for financing. Get pre-approved.

Additional information at www.COTTENauctions.com

sale conducted by

Cotten Commercial Auctioneers, Inc.
 Peoria, Illinois Phone (309) 686-0558 LIC# 0440000115

26. 2624-2628 N. Sheridan Rd., Peoria. Zoned C-1 Commercial. Tax ID: 14-33-154-010 2006 Taxes: \$3523.86 Lot Size: 70'x124' Court ordered auction to settle estate. Real estate consists of former Dairy Queen (vacant), barbeque restaurant (vacant); and beauty salon (occupied).

Billboard rental income is \$334.34/mo.
 New furnace and 200a service in DQ in 1997.
 New roof on north building in 2003. Major re-roof on DQ in 2000.
 New blacktop parking in 2005. Glazed brick construction in 2626-28



27. 205 S. MacArthur Highway, Peoria Tax ID: 18-08-418-016 2006 Taxes: \$1581.44 Lot Size: 66'x180' Zoned C-1 Commercial. All masonry construction. Duro-Last roofing system.

Business recently closed Jan. 16 of 2007. You will be buying real estate complete with washers, dryers, equipment. Shown by appointment.



28. 1024 S. Laramie, Peoria Tax ID: 18-18-152-001 2006 Taxes: \$1754.00 Lot Size: 90'x128' Zoned C-1 Commercial. All masonry construction. Duro-Last roofing.

Business recently closed. You will be buying real estate complete with washers, dryers, equipment. Shown by appointment.



1.

**511 W. McClure
Peoria**



511 W. McClure, Peoria
Tax ID: 14-33-279-017 2006 Taxes: \$ 1286.34
Lot Size:
Duplex with 2 bedrooms, and 1 bath in each unit. Large 2-car garage;
separate gas furnaces, meters, and electric for each unit. Previously
rented for \$475 and \$450. Now vacant.

5.

**1109 N. Ellis
Peoria**



1109 N. Ellis, Peoria
Tax ID: 18-04-302-012 2006 Taxes: \$736.96 Lot Size: 49' x 150'
4 bedrooms, 2 baths. Large 2+car garage. Much recent renovating includ-
ing new roof; bathrooms; kitchen; painting inside and out; floor coverings;
some new doors; some new plumbing. Gas forced air furnace, 100amp
with breakers. Move-in condition. vacant

2.

**824 W. MacQueen
Peoria**



824 W. MacQueen, Peoria
Tax ID: 14-32-431-002 2006 Taxes: \$ 689.44
Lot Size:
2 bedrooms, 1 baths. Dining room; full usable concrete block basement;
one-car garage; gas forced air furnace with central air; rented for \$475/
month starting Feb. 1

6.

**517 Homestead
Peoria**



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; 100amp
electric with breakers; full basement; all brick exterior. Rented for \$475/
month.

3.

**2007 N. Central
Peoria**



2007 N. Central, Peoria
Tax ID: 14-34-356-015 2006 Taxes: \$724.76
Lot Size: 37.5'x100'
3 bedrooms, 2 baths. Low-maintenance masonry exterior. Gas gravity
furnace; 60amp electric service.
Rented month/month to long time tenant for \$495.

7.

**1712 N.E. Madison
Peoria**



1712 N.E. Madison, Peoria
Tax ID: 18-03-256-005 2006 Taxes: \$138.40
Lot Size: 28.5'x177.5'
2 bedrooms, 1 bath. Recently renovated with new bathroom, kitchen,
electrical; partial new roof. Gas forced air furnace. Needs carpet to be in
move-in condition. Vacant.

4.

**2319 N. Atlantic
Peoria**



2319 N. Atlantic, Peoria
Tax ID: 14-34-328-016 2006 Taxes: \$440.30
Lot Size:
Two-stall garage. No dwelling on property

8.

**1317 W. Martin
Peoria**



1317 W. Martin, Peoria
Tax ID: 18-08-33-2033 2006 Taxes: \$534.38
Lot Size:
3 bedrooms, 1 bath. 1-car garage. Recent new roof; recent new gas
forced air furnace; recent new electric service; recent new concrete side-
walks. needs floor coverings. vacant

9.

**1104 W. Hurlburt
Peoria**



Tax ID: 18-08-407-008 2006 Taxes: \$511.86 Lot Size: 25' x 150'
3 bedrooms, 1 bath. 2-car garage. This property is presently selling under installment contract to the occupant. You will be purchasing the property and assuming the Seller's position. Call Auctioneer for details.

10.

**1313 W. John Gwynn
Peoria**



Tax ID: 18-08-186-015 2006 Taxes: \$343.46 Lot Size: double lot
4 bedrooms, 2 baths. Many new windows; fenced in yard; recent new energy efficient furnace and central air; new 100a electric service; usable basement. Presently rented past 3 years Section 8. \$750/mo rent.

11.

**1219 W. Millman
Peoria**



1219 W. Millman Tax ID: 18-08-452-011 2006 Taxes: \$431.84
Lot Size:
3 bedrooms, 1 bath. Gravity gas conversion heat; 100amp service with breakers; new roof in 2003. vacant

12.

**1312 W. Millman
Peoria**



1312 W. Millman Tax ID: 18-08-386-005 2006 Taxes: \$377.64
2 bedrooms, 1 bath. Has new windows; all new plumbing; new roof to be installed by auction day. Gas forced air furnace. Rented for \$400/month

13.

**1312 S. Western
Peoria**



1312 S. Western. Tax ID: 18-17-301-004 2006 Taxes: \$357.64
Lot Size: double lot
3 bedrooms, 1 bath. Gas forced air furnace, fully appliances with stove, refrigerator. Recent new siding. Move-in condition. vacant

14.

**2010 W. Garden
Peoria**



2010 W. Garden, Peoria
Tax ID: 18-18-282-005 2006 Taxes: \$ 852.00
Lot Size:
3 bedrooms, 2 full baths, 2-car garage. gas forced air furnace,
Much renovation inside, and in move-in condition ready to rent. vacant

15.

**2333 W. Garden
Peoria**



2333 W. Garden, Peoria
Tax ID: 18-18-256-012 2006 Taxes: \$ 852.84
Lot Size: double lot
2 bedrooms, 1 bath. Full basement, dining room, 2-car garage, gas forced air furnace. Move-in condition and ready to rent. vacant

16.

**2205 W. Malone
Peoria**



2205 W. Malone, Peoria
Tax ID: 18-18-278-024 2006 Taxes: \$385.16
Lot Size:
2 bedrooms, 1 bath. Formal dining room, gas forced air furnace,
new carpet and paint, and in move-in condition.
vacant

17.

**2009 W. Ann
Peoria**



2009 W. Ann, Peoria
Tax ID: 18-18-231-025 2006 Taxes: \$511.04
Lot Size:
2 bedrooms, 1 bath. New roof in 2001; new water heater 2004; new kitchen cabinets 1999. Gas forced air furnace. vacant

18.

**2426 W. Antoinette
Peoria**



2426 W. Antoinette, Peoria
Tax ID: 18-18-251-003 2006 Taxes: \$369.32
Lot Size:
2 bedrooms, 1 full bath. Recent new furnace and 100a electric service;
partial new roofing; new tub surround; new interior paint; needs floor cov-
erings to be ready to rent. Vacant

19.

**2111 W. Lincoln
Peoria**



2111 W. Lincoln, Peoria
Tax ID: 18-07-479-041 2006 Taxes: \$275.94
Lot Size:
1 bedroom, 1 bath. Living room and dining room; gas forced air furnace,
no basement; 1-car garage; has stove and refrigerator. Ready to rent.
vacant

20.

**2718 W. Starr
Peoria**



2718 W. Starr St., Peoria
Tax ID: 18-18-326-013 2006 Taxes: \$491.02
Lot Size:
3 bedrooms, 1 bath. 2-car garage. Nicer on the inside than it is on the
outside. Presently rented for \$400/month.

21.

**1716 S. Kneer
Peoria**



1716 S. Kneer, Peoria
Tax ID: 18-18-352-006 2006 Taxes: \$1009.56
Lot Size:
3 bedrooms, 1 full baths, 2-car garage. Gas forced air furnace, garage,
security window and door fixtures. Presently rented Section 8 at \$650/
month. [Vacant as of Feb. 1st](#)

22.

**1504 S. Griswold
Peoria**



1504 S. Griswold, Peoria
Tax ID: 18-18-405-002 2006 Taxes: \$500.20
Lot Size:
2 bedrooms, 1 baths. Gas forced air furnace. 1-car garage. vacant

23.

**1506 S. Griswold
Peoria**



1506 S. Griswold, Peoria
Tax ID: 18-18-405-003 2006 Taxes: \$501.02
Lot Size:
2 bedrooms, 1 bath. Gas forced air furnace. Home is partially gutted due
to fire damage. [Property should be restored and re-habbed by Auction.](#)
vacant

24.

**1825 S. Livingston
Peoria**



1825 S. Livingston, Peoria
Tax ID: 18-18-458-021 2006 Taxes: \$486.02
Lot Size: 56' x 126'
2 bedrooms, 1bath. Large lot. Garage. vacant

25.

**2 Foster Court
Bartonville**



Tax ID: 17-24-352-018
2006 Taxes: \$2352.34
Lot Size: 82' x 120'
Built in 1955.
1,561 S.F. living area
3 or 4 bedrooms, 1- 3/4 baths. Walk-out full basement; fireplace; formal
dining room; fireplace in great room; whirlpool in main bath; applianced
kitchen with range, oven, dishwasher, refrigerator. Grand valley view
overlooking rear yard. New roof in 2005; new hardwood floors 2006; new
carpet 2006; new hot water heating plant in 2006. See virtual tour on web
site. In move-in condition. Vacant.

29.

**1402 N.E. Glendale
Peoria**



1402 N.E. Glendale, Peoria

Tax ID: 18-03-177-003 2006 Taxes: \$801.98

Lot Size:

2 or 3 bedrooms, 1 full bath. New roof in 2005. 1-1/2 car garage. Aluminum sided. Rented for \$485/month. Occupied.

30.

**725 E. LaSalle
Peoria**



725 E. LaSalle, Peoria

Tax ID: 18-04-232-020 2006 Taxes: \$1004.10

Lot Size:

3 bedrooms, 1 bath. Rented for \$500/month. Occupied.