

# REAL ESTATE AUCTION

## Selling 31 Properties

### Thursday, February 18

For convenience of sale, the auction will be held in the ballroom at the **Grand Hotel, 4400 N. Brandywine, Peoria, IL** 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. Several of the properties in this auction are lender owned repossessed homes; others are owned by landlords, estates, or individuals. Many of these homes have tenants in place and are producing income. Some homes could be a good family or starter home, subject to the rights of the parties in possession. **Inspection and Preview of Properties:** Many of the homes offered 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 at your convenience. Contact the Auctioneer at (309) 686-0558 to obtain the keybox code for this auction.

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

*FIRSTCLASS MAIL*

**This brochure version is:  
 Version #3 dated: 02/13/2010**

**there may be updates before the Auction**  
**NOTE: there is an additional property to be offered—a commercial building located at 2212 S.W. Adams, in Peoria**

properties in

- Peoria
- Green Valley
- Germantown Hills

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 Groveland, IL  
 61535  
 PERMIT #11

lots more pictures and virtual tours at  
[www.COTTENAUCTIONS.com](http://www.COTTENAUCTIONS.com)



#### 1) State Route 116, Germantown Hills

Tax ID: 08-27-100-049 and 08-27-100-059  
 2008 Taxes: \$ 47.62  
 Lot Size: Irregular, 14.5 acres, more or less  
 Approximately 10 acres are tillable. There is a small pond in the wooded area at the northeast corner of the property. Zoned Agriculture, but is contiguous to commercial and industrial zoned property. Sewer and water west of Lourdes Road. Property access from frontage road or from Lourdes Road.



#### 3) 160 W. Toboggan Road, Green Valley

Tax ID: 16-16-27-402-007  
 2008 Taxes: \$ 7,415.68  
 Lot Size: Irregular, .85 acres, more or less.  
 Building is 140' deep by 100' wide clearspan steel building. Property has 20' x 100' office area and mezzanine over offices. There is a fenced yard at rear with 12x12 overhead door access to building. Warehouse area has 5-1/2" thick concrete floor. Presently rented, with lease expiring in July 2010.

**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 of acceptance. Title will be conveyed by deed subject to all restrictions, reservations, easements of record, and zoning laws, but free of encumbrance except for taxes for 2010 and subsequent to be assumed by the buyer. Seller will furnish title insurance in the amount of the purchase price. Rentals will be prorated to date of closing. The balance of 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. **A 10% Buyer Fee will be added to the bid price to arrive at the sales contract price.** Each sale is subject to the confirmation of the Seller. The properties are being sold in an "as is" condition and with all faults known and unknown and no future expenditures by Seller. 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, so be sure to obtain pre-approval from your lender **before** you bid. We pursue buyers that fail to close.

Additional information at [www.COTTENAUCTIONS.COM](http://www.COTTENAUCTIONS.COM)

*auction conducted by*

**Cotten Commercial Auctioneers, Inc.**  
 Peoria, Illinois Phone (309) 686-0558 LIC# 444.000115

#### 30) 805 W. Nowland

Peoria  
 Tax ID: 18-05-231-008  
 2008 Taxes: \$ 622.08  
 Lot Size:  
 2 bedrooms, 1 bath  
 Recent new windows and vinyl siding.

Rented for \$450/month occupied



#### 31) 808 N. Behrends

Peoria  
 Tax ID: 18-18-403-021  
 2008 Taxes: \$ 692.70  
 Lot Size:  
 3 bedrooms, 1 bath  
 Finished basement, possible 4th bedroom in basement.

Rented for \$600/month Section 8

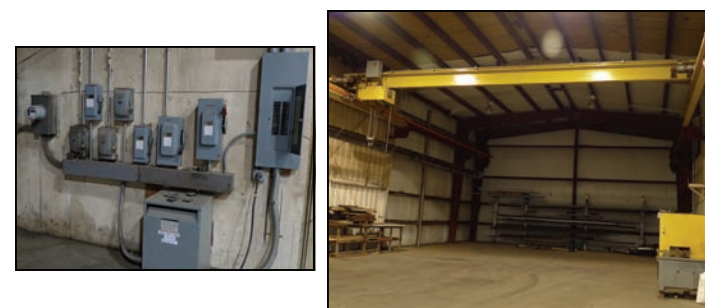
occupied.



#### 32) 1025 W. Butler

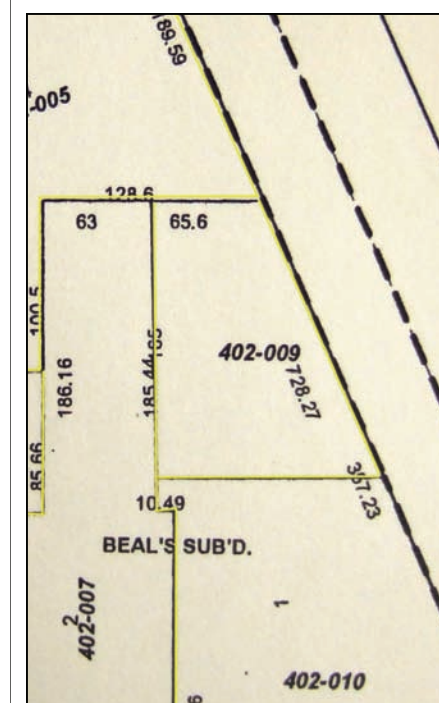
Peoria  
 Tax ID: 18-03-178-009  
 2008 Taxes: \$ 1,074.36  
 Lot Size:  
 2 bedrooms, 1 bathroom  
 recent new energy efficient gas forced air furnace. Modern electric service with breakers. Recent vinyl siding and roof.

vacant



#### 2) 6115 State Route 29, Green Valley

Tax ID: 16-16-27-402-005  
 2008 Taxes: \$ 3,346.56  
 Lot Size: Irregular, approximately .90+ acres, more or less.  
 Building is a 200' long by 40' wide clearspan steel building. Building has a 3-Ton bridge crane and a 1-Ton bridge crane; 14x16 and 14x12 and 10x10 overhead doors; 480v-3ph-600amp electric service. There is a 600 sf office area at the front. The building was used to manufacture steel building structures for metal buildings. Recent new lighting and infrared gas heat in manufacturing area.




#### 4)

Tax ID: 16-16-27-402-009  
 2008 Taxes: \$ 72.58  
 Lot Size: Irregular, .35 acres, more or less.

Commercial zoned building lot

**5) 505 W. Hanssler**  
Peoria  
Tax ID: 14-33-152-018  
2008 Taxes: \$ 2,026.80  
Lot Size:  
4 bedrooms, 2 baths. Partial finished basement. Energy efficient furnace with a/c; recent new windows. 2-car garage, rented for \$862/month Sect. 8 occupied. Lender owned.



**6) 206 E. Gift Avenue**  
Peoria  
Tax ID: 14-33-255-016  
2008 Taxes: \$ 1,788.06  
Lot Size:  
3 bedrooms, 2 baths. Modern furnace with a/c; recent new windows. 2-car garage.  
  
Rented for \$950/month. Sect. 8 occupied. Lender owned.



**7) 218 E. Frye Avenue**  
Peoria  
Tax ID: 14-33-453-003  
2008 Taxes: \$ 985.74  
Lot Size:  
5 bedrooms, 2-1/2 baths. Modern gas forced air furnace w/ A/C, 100amp electric w/ breakers, large basement. Privacy fenced rear yard. Recent new siding, roof, and new windows. Lender owned. vacant. Lender owned.




**8) 1210 N. Bourland**  
Peoria  
Tax ID: 18-05-403-010  
2008 Taxes: \$ 1,811.60  
Lot Size:  
3 bedrooms, 2 baths. Recent new windows. Modern gas forced air furnace. 100amp service with breakers.  
  
Rented for \$950 / month Sect. 8 occupied. Lender owned.




**9) 1816 N. Underhill**  
Peoria  
Tax ID: 18-05-202-005  
2008 Taxes: \$ 915.46  
Lot Size:  
4 bedrooms, 1 bath.  
  
Rented for \$800 / month occupied. Lender owned.



**10) 1026 W. Columbia Terr.**  
Peoria  
Tax ID: 18-05-403-001  
2008 Taxes: \$ 1,234.96  
Lot Size:  
5 bedrooms, 2 baths. Modern high efficiency furnace, 100amp service Property has notice of existing Code violations. Contact auction company for copy emailed to you. Rented for \$600 / month occupied. Lender owned.




**11) 501 W. Columbia Terr.**  
Peoria  
Tax ID: 18-04-155-024  
2008 Taxes: \$ 3,045.66  
Lot Size:  
Two-flat brick structure. Full basement. Each flat has 3 bedrooms and two baths. Separate electric and gas meters, furnaces, water heaters. Landlord pays water. Lower unit rented for \$950 / month Upper unit vacant. Lender owned.




**12) 2320 W. Millman**  
Peoria  
Tax ID: 18-07-453-012  
2008 Taxes: \$ 710.36  
Lot Size: 60'x125' double lot  
New roof 2 months ago. 2 bedrooms, 1 bath, fresh paint and floor coverings. Move-in condition. Shared driveway to 2 car garage.  
  
Vacant




**13) 2120 W. Butler.**  
Peoria  
Tax ID: 18-07-477-013  
2008 Taxes: \$ 530.46  
Lot Size:  
2 bedrooms, 1 bath.  
  
Rented for \$450/month occupied.



**14) 1530 W. Kettelle**  
Peoria  
Tax ID: 18-08-376-006  
2008 Taxes: \$ 372.42  
Lot Size:  
3 bedrooms, 1 bath. Modern electric service with breakers. Recent new roof on rear of dwelling.  
  
vacant.



**15) 1013 S. Shelley**  
Peoria  
Tax ID: 18-17-155-025  
2008 Taxes: \$ 374.94  
Lot Size:  
2 bedrooms, 1 bath. Gas forced air furnace. 100amp electric with breakers.  
  
vacant.




**16) 1621 N. Broadway**  
Peoria  
Tax ID: 18-05-231-008  
2008 Taxes: \$ 622.08  
Lot Size:  
1 bedroom, 1 bath. Newer furnace. Recent new hot water heater.  
  
vacant



**17) 1317 S. Westmoreland**  
Peoria  
Tax ID: 18-18-403-021  
2008 Taxes: \$ 692.70  
Lot Size:  
3 bedrooms, 1 bath. Gas forced air furnace, 100amp electric service. Recent interior remodel, tub surround. Fenced yard. 2 car garage.  
  
vacant



**18) 1201 N.E. Monroe**  
Peoria  
Tax ID: 18-03-178-009  
2008 Taxes: \$ 1074.36  
Lot Size:  
Lower apartment is 3 bedroom. Upper is two bedrooms.  
  
Rented for \$ \_\_\_\_\_ / month. Lower unit is occupied. Upper unit is vacant.



**19) 4801-03 N. Heidi Court**  
Peoria  
Tax ID: 13-14-251-009  
2008 Taxes: \$ 5,317.94  
Lot Size:  
4801 has 3 bedrooms, 3 baths and a fireplace, ceramic kitchen, bath. 4803 has 2 bedrooms, 1 bath.  
  
4801 rented for \$850/month. 4803 rented for \$600/month. both units occupied.




**20) 6619 N. Randwick**  
Peoria  
Tax ID: 13-13-102-004  
2008 Taxes: \$ 2,317.66  
Lot Size:  
3 bedrooms, 1 bath. partial finished basement.  
  
Rented for \$650/month occupied.



**21) 4020 W. Verner**  
Peoria  
Tax ID: 13-13-311-003  
2008 Taxes: \$ 2,209.22  
Lot Size:  
3 bedrooms, 1 bathroom. partial finished basement. 100amp electric with breakers. Ceramic tile kitchen flooring.  
  
Rented for \$650/month. occupied.



**22) 3817 W. Vinton**  
Peoria  
Tax ID: 13-13-327-007  
2008 Taxes: \$ 1,937.70  
Lot Size:  
3 bedrooms, 1-1/2 baths On slab.  
  
Rented for \$630/month. Sect. 8 occupied.



**23) 3906 Virden Ct.**  
Peoria  
Tax ID: 13-13-310-014  
2008 Taxes: \$ 2,105.04  
Lot Size:  
3 bedrooms, 2 baths. finished basement. Fireplace. Bedroom in basement. Rented for \$500/month. occupied.




**24) 4035 W. Courtland**  
Peoria  
Tax ID: 13-13-307-006  
2008 Taxes: \$1,842.70  
Lot Size:  
3 bedrooms, 2 baths. Ceramic tile kitchen and bath floors. On slab. 1-car attached garage. Rented for \$650/month. Section 8 occupied.




**25) 4034 W. Hillmont**  
Peoria  
Tax ID: 13-13-158-013  
2008 Taxes: 1821.68  
Lot Size:  
4 bedrooms, 1-1/2 baths. Finished basement. Ceramic tile bath and kitchen floors. Rented for \$750/month. occupied.




**26) 5817 N. Wacker**  
Peoria  
Tax ID: 13-13-306-010  
2008 Taxes: \$ 1,790.58  
Lot Size:  
3 bedrooms, 1 bath. Finished basement. 100amp electric with breakers. Rented for \$650/month. occupied.



**27) 2131 N. Idaho**  
Peoria  
Tax ID: 14-31-305-027  
2008 Taxes: \$ 2,141.14  
Lot Size:  
4 bedrooms, 1 bath. Finished basement. 100amp electric with breakers.  
  
Rented for \$650/month. Section 8 occupied.



**28) 1533 Great Oak Road**  
Peoria  
Tax ID: 17-01-226-018  
2008 Taxes: \$ 1,151.58  
Lot Size:  
3 bedrooms, 1 bath. On slab. Electric forced air heat. Ceramic tile bath floor. Recent new carpet  
  
vacant.



**29) 826 W. Nowland**  
Peoria  
Tax ID: 14-32-432-001  
2008 Taxes: \$ 1392.96  
Lot Size:  
4 bedrooms, 1 bath. Finished basement. Large 4-car garage.  
  
Rented for \$550/month occupied.

