

# AUCTION

Selling the former assets of Italo's  
by order of Secured Party  
**412 Broadway**  
**Pekin, Illinois**  
**Tuesday, April 7, 2009**  
Starting promptly at 9:30 a.m. on Real Estate

**Terms of Sale:** Cash payment in full day of sale, in the form of U.S. currency, or guaranteed funds in the form of cashier's checks or certified checks, or by wire transfer to Auctioneer's escrow account. Personal or company checks must be accompanied by bank letter guaranteeing payment if you are unknown to us. We do not take credit cards or debit cards or credit card convenience checks. All items are sold "as is" and "in place" and "with all faults". No property is to be removed until paid for in full. Please settle with the cashier within 15 minutes after the close of the sale. **A Ten Percent (10%) Buyer's Fee will be added to all purchases.** The Auctioneer and Owner reserve the right to add to, split, bunch up, withdraw or delete lots, or bid on Owner's or lienholder's behalf during the course of the auction sale. Venue for collections litigation shall be Peoria County, Illinois, and Buyer agrees to pay collection costs. Sales tax will be charged where applicable. Leased items are sold subject to Lessor's approval.

**Absentee Bids:** If you are unable to attend the auction sale, we can bid by proxy for you. You must submit a blank check accompanied by a bank letter guaranteeing payment to Cotten Commercial Auctioneers, Inc. in the amount of your maximum bid plus the Buyer's Fee. We will bid for you as if you are actually present.

**Inspection:** From 8 a.m. on auction day. Although every effort has been made to publish reliable information regarding the property to be sold, Cotten Commercial Auctioneers, Inc. makes no warranty, expressed or implied, as to the accuracy of the information contained herein. For this reason the buyers should avail themselves of the opportunity to inspect the property to be sold prior to the auction sale. Any announcements made day of sale shall take precedence over prior advertising or printed matter.

**Removal of Purchases:** All purchases must be removed from the premises before 5 pm April 10, 2009. All purchases become the Buyer's responsibility at the time of sale, and the Seller and the Auctioneer assume no responsibility or liability for loss, damage, or injury to persons or property before, during, or after the auction sale. Movers and riggers must provide a valid certificate of insurance prior to dismantling any equipment.

**There will be no removal of purchases while the auction sale is in progress.**

**COTTEN** Commercial  
**Auctioneers, Inc.**

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*This auction catalog was available for  
your review in advance of the  
auction at our web site.*

Lot #	Description	Lot #	Description
1	Guardian emergency natural gas powered generator with switch. (buyer must restore all building circuits to normal function after removing switch component)	21	Protex model L6000 fire suppression system with piping, nozzles, and trigger (feeds item 19)
2	Hobart model H-600T mixer, sn. 1651165, 208v-single phase, with 2 bowls, bowl dollies, (2) paddles, (2) whips, (3) dough hooks	22	Protex model L6000 fire suppression system with piping, nozzles, and trigger (feeds item 20)
3	Acme Rol-Sheetter dough roller	23	stainless utensil rack mounted on hood
4	5' maple top baker's table on wheels	24	utensil rack mounted on hood
5	Delfield single door upright stainless steel refrigerator	24A	Vollrath Serve-Well stainless 5-hole steam table, 240v-1phase
6	American Range model AF-45 gas fryer, on wheels	24B	rooftop exhaust fan unit on east end of building - buyer must seal the curb with a formed 16 gauge galvanized cover upon removal
7	American Range model AF-45 gas fryer	25	Vulcan 10-burner gas oven range (located at 215 N. Fifth)
8	American Range model AF-45 gas fryer	26	American Range model AF-45 gas fryer, equipped with 2 fry baskets (located at 215 N. Fifth)
9	Star Max gas char broiler, 36"	27	True 3-door stainless freezer, self contained, 115/230v-1phase (located at 215 N Fifth)
10	Sani-Safe stainless grill stand	28	True 3-door stainless refrigerator, self contained, 115/230v-1phase (located at 215 N Fifth)
11	South Bend stainless steel gas 6-burner oven range	29	Beverage-Air single door glass refrigerator (located at 215 N Fifth)
12	South Bend stainless steel gas 8-burner oven range	30	Serve-Well by Vollrath stainless 5-hole steam table with over-shelf, 240v-1ph (located at 215 N. Fifth)
13	Anets Crystal-Quick grease filter machine	31	Duke 5-hole stainless steam table, 240v-1phase (located at 215 N. Fifth)
14	South Bend gas convection oven	32	portable LP gas 4-hole steam table for catering or outdoor serving (located at 215 N Fifth)
15	Lot - (10) 4-loaf baguette pans	33	Duke Aeroheat 4-hole natural gas steam table (located at 215 N Fifth)
16	Lot - (10) 4-loaf baguette pans	34	oak tray rack on wheels
17	Hobart double stacked gas convection oven	35	Carter Hoffman holding cabinet on wheels, door latch needs repair (located at 215 N Fifth)
18	South Bend 2-burner gas kettle range	36	Lot - 2' and 4' stainless on-wall shelves, and stainless single pan flip cover (located at 215 N. Fifth)
19	Larkin 15' long stainless steel range hood, with roof-top fan (buyer must seal the fan curb with 16-gauge galvanized formed steel cover if fan is removed)		
20	15' long stainless steel range hood, with rooftop fan (buyer must seal the curb with formed 16-gauge galvanized sheet metal cover when fan is removed)		

37	3'x30" all stainless table with 2" backsplash (located at 215 N Fifth)	56	Lot - (3) 1oz stainless ladles and (2) spoons		peaches, chopped clams
38	8'x36" all stainless table (located at 215 N Fifth)	57	Lot - (5) assorted large spoons	86	Lot - (6) cans assorted tomatoes and tomato juice
39	8' x 30" all stainless table with 2" backsplash (located at 215 N Fifth)	58	Lot - (3) stainless steel skimmers	87	Lot - (6) boxes disposable serving glove and Kabnet wax papers
40	8' x 30" all stainless table with 2" backsplash (located at 215 N Fifth)	59	Lot - (2) stainless steel wire whips	88	Lot - t-shirt bags
41	stainless steel 3-compartment pan-size sink equipped with 2 faucets and remote drains, 102" long (located at 215 N Fifth)	60	Lot - (2) 6 oz. stainless ladles	89	Lot - assorted packets of salt and pepper and sweetner and sugar
42	grease separator (located at 215 N Fifth)	61	Lot - box of slotted black nylon spoons	90	Lot - mostaccioli and lasagna
43	Hobart 4'x6' walk-in cooler, with floor (located at 215 N Fifth)	62	Lot - (8) stainless serving tongs	91	Lot - assorted chili beans, orange peel, Carnation, mustard
44	Lot - Schmidt 7'x19' combo walk-in cooler complete with 44A Bohn compressor and Bohn evaporator, and 44B Bohn low-temp compressor and 44B Bohn freezer evaporator	63	Lot - (31) black nylon serving tongs	92	Lot - brown paper bags
44A	Lot number 44A Bohn compressor with #44A Bohn evaporator	64	Lot - assorted slotted serving spoons	93	Lot - 8" pizza cardboards and lid supports
44B	Lot number 44B Bohn freezer compressor with #44A Bohn freezer evaporator	65	Lot - (10) blue stacking holders	94	Lot - (3) Interplastic model 434 ingredient bins with stainless dolly
45	stainless 3-compartment pan-size corner sink with drain-boards	66	stainless table with galvanized base	95	Lot - (3) Interplastic model 434 ingredient bins with stainless dolly
46	grease separator	67	stainless table with galvanized base	96	plastic ingredient bin on wheels
47	baked goods curved glass display case with maroon trim located in front customer service area	68	Lot - assorted table covers	97	Lot - (7) brown on-wall mounted wire shelving fixtures in East room of building
48	Lot -	69	world's largest plastic bowl	98	Lot - brown on-wall mounted wire shelving in the rest of the building (except for rest room)
49	Lot -	70	Lot - double frybasket, spyder,	99	Infra ticket holder
50	Pelouze 60lb countertop dial scale	71	chinois	100	Lot - 9-clamp ticket holder
51	large aluminum colander with white plastic colander	72	Lot - (2) fryer baskets	101	spring clamp ticket holder
52	Lot - (2) flour sifters	73	Lot - (2) fryer baskets	102	Lot - assorted foil pans
53	Lot - bustub with assorted utensils, rolling pin, tongs, serving utensils	74	Lot - (2) fryer baskets	103	Lot - styrofoam take-outs
54	Lot - (2) griddle turners	75	Lot - blue 4'x2' shelf units on wheels	104	Pelouze model DT24 digital timer
55	Vollrath 24oz stainless ladle	76	Advance stainless steel 1-hole sink	105	Pelouze model DT24 digital timer
		77	Amtekco stainless steel hand sink	106	Lot - (3) Pelouze portion scales
		78	Lot - (2) #10 cans of tart cherries	107	blox lot - stove igniters, knife sharpeners, misc.
		79	Lot - (8) oz takeout bowls	108	Lot - (2) cans of sterno fuel
		80	Lot - assorted plastic forks, knives, paper trays	109	Lot - box of oven thermometers
		81	Lot - vinegar, sugar, baking power, baking soda	110	Lot - box lot of Ph testers
		82	Lot - (28) assorted dredges	111	6' long on-wall stainless steel
		83	25lb sack of Bouncer high gluten flour		
		84	Lot - assorted timers, pourers, in 6 plastic bin boxes		
		85	Lot - maraschino cherries,		

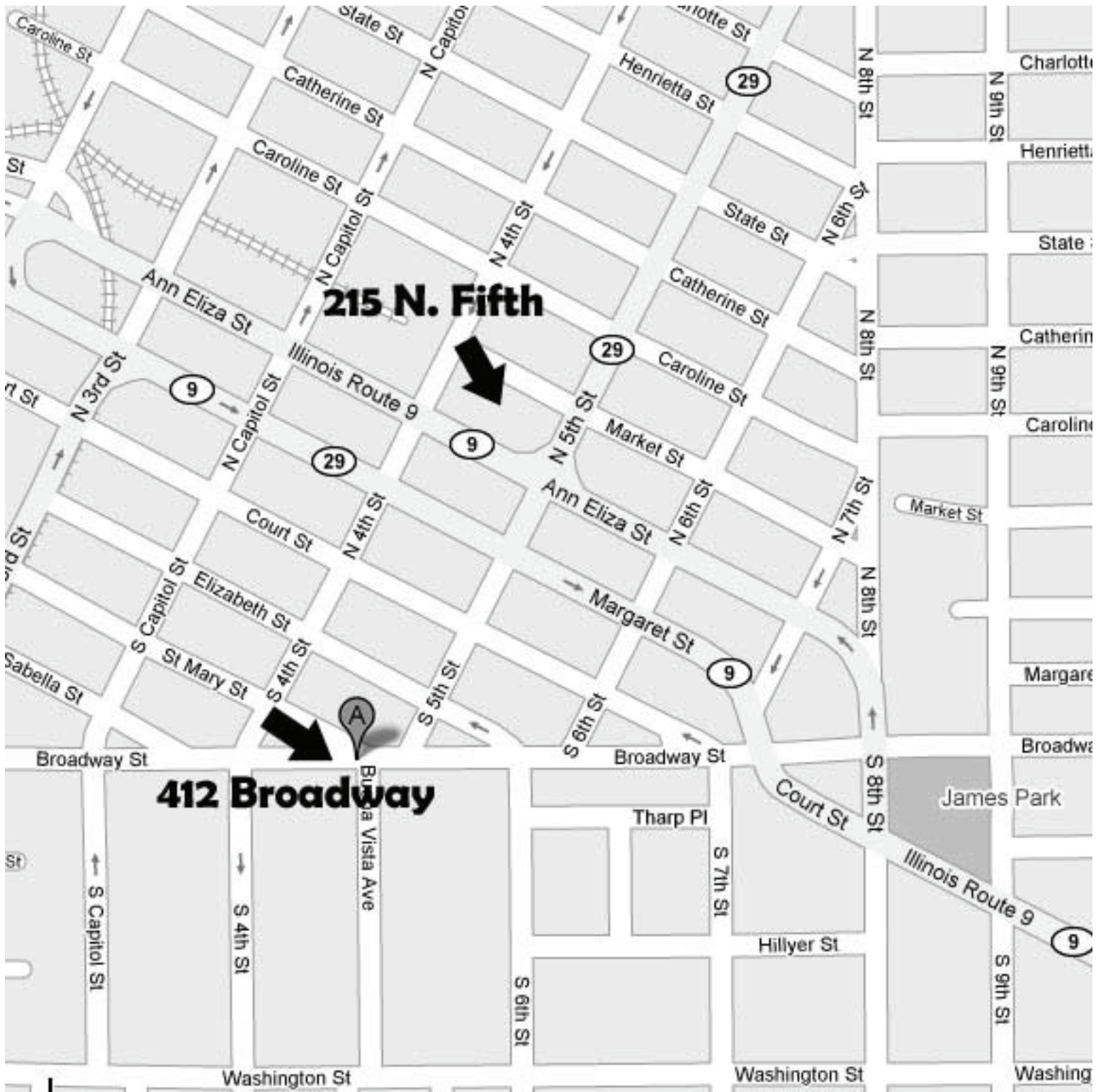
	shelf				
112	6' long on-wall stainless steel shelf	136	Lot - (5) full size aluminum baking sheet pans	156	Sharp model XE-A20S electronic cash register
113	7' long on-wall stainless steel shelf	137	Lot - (5) full size aluminum baking sheet pans	157	Sharp plain paper fax machine
114	15" pizza knife	138	Lot - (5) full size aluminum baking sheet pans	158	Lot - (3) AT&T multi-line telephones
115	serrated offset sandwich knife	139	Lot - (5) full size aluminum baking sheet pans	159	Lot - (3) wall clocks and (2) plastic trays
116	box lot - (5) NSF serrated utility knives and (5) serrated steak knives	140	Lot - (5) full size aluminum baking sheet pans	160	Lot - (5) chip bag merchandisers
117	box lot - (6) NSF 8" chef's knives	141	Lot - (5) full size aluminum baking sheet pans	161	Lot - mop bucket with wringer, (2) mops, squeegee, broom
118	box lot - (3) white NSF chef's knives and (2) boning knives	142	Lot - (5) assorted full size aluminum baking sheet pans, some perforated	162	Lot - pail of Surewall concrete sealer and pail of Vibrance finish
119	4' x 30" all-stainless table with undercabinet and 2" backsplash	143	Lot - (5) assorted full size aluminum baking sheet pans, some perforated	163	GE television with rabbit ears
120	24" wire cart with stainless top	144	Lot - (5) assorted full size aluminum baking sheet pans, some perforated	164	Lot - (6) Ekco commercial 24-cup muffin pans
121	countertop height enclosed tray transport cart	145	Lot - (5) assorted full size aluminum baking sheet pans, some perforated	165	4'x24" stainless steel table on wheels with canopener attached
122	Lot - (2) poly cutting boards and (2) poly cutting mats	146	Lot - (5) assorted full size aluminum baking sheet pans, some perforated	166	Lot - red aprons
123	6' long all stainless steel table	147	Brunor full-height aluminum sheet pan rack	167	Lot - (2) 6-compartment employee locker units
124	Lot - stainless steel wall panels behind fryers and ranges	148	Lot - (4) assorted sheet pans, some perforated	168	Lot - (5) ingredient pails
125	Lot - stainless steel wall panels behind ovens	149	Winholt sheet pan dolly	168A	8' wire stainless on-wall shelf
126	Lot - assorted Pan-Saver and Scrub-Saver pan liners	150	half-height aluminum sheet pan rack	169	Lot - (18) styrofoam hotel pan carriers
127	Lot - machinery legs	150A	tall aluminum sheet pan rack on wheels	170	Lot - (7) stainless cooling racks for sheet pans
128	box lot - assorted hardware items, sink baskets, cooler light fixture, etc.	150B	countertop height sheet pan transport rack on wheels	171	Lot - (2) bus tubs and white utility caddy
129	box lot - assorted grease, gear oil, caulk tubes, etc	150C	countertop height sheet pan transport rack on wheels	172	wire shelf unit
129A	box lot - assorted hardware items	151	Lot - carton of Cellucap hair nets	173	Lot - (8) full size stainless hotel pans, 2" deep
130	Lot - (3) fans	152	Curtis radio and speakers	174	Lot - (4) full size stainless hotel pans, 4" deep
131	Cambro insulated catering box on wheels	153	Sears electronic calculator	175	Lot - (5) full size stainless hotel pans, 4" deep
132	single compartment stainless steel utility sink	154	Sharp model XE-A20S electronic cash register	176	Lot - (11) half-size stainless hotel pans, 2" deep
133	Polarware stainless hand sink	155	Sharp model XE-A20S electronic cash register	177	Lot - (4) half-size stainless hotel pans, 4" deep
134	6' tall enclosed tray transport catering cart on wheels			178	Lot - (9) half-size stainless hotel pans, 4" deep
135	CresCor tray holding cabinet on wheels			179	Lot - (9) half-size stainless hotel pans, 4" deep
				180	Lot - (3) quarter-size stainless hotel pans, 4" deep

181	Lot - (8) third-size stainless hotel pans, 4" deep	shelves	234	Lot - assorted milk crates with misc. contents
182	Lot - (7) third-size stainless hotel pans, 6" deep	207 18"x36" Metro shelf unit with 2 shelves	235	Lot - (2) large food storage tubs and (1) salad insert
183	Lot - (3) third-size stainless hotel pans, 4" deep	208 Lot - assorted cleaning supplies	236	Lot - assorted foil in sheets and rolls
184	Lot - (3) third-size stainless hotel pans, 2" deep	209 stainless on-wall utensil rack	237	24"x5' green cooler shelf unit with 4 shelves
185	Lot - (10) assorted stainless hotel pan cooling rack inserts	210 Lot - (6) assorted food storage tubs	238	24"x5' green cooler shelf unit with 4 shelves
186	Lot - (11) half-size stainless hotel pan lids	211 aluminum pasta insert	239	24"x24' green cooler shelf unit with 4 shelves
187	Lot - (5) third-size stainless hotel pan lids	212 stainless stock pot	239A	24"x30" green shelf unit with 2 shelves
188	Lot - (2) full size hotel pan stainless lids	213 stainless stock pot	240	24"x6' green cooler shelving unit with 4 shelves
189	common steel partitioned rack thing	214 aluminum pasta cooker with (4) inserts	241	24"x36' green cooler shelving unit with 4 shelves
190	Lot - (11) assorted round pot lids and round cooling racks	215 aluminum pasta cooker with (4) inserts	242	lot - (4) 24"x4' green cooler shelves and (4) 24"x5' green cooler shelves with (7) 7' up-rights
191	Lot - (2) 14"x22" aluminum roasting pans	216 stainless steel stewpot	243	Lot - (5) acrylic menu holders and (2) OPEN signs
192	22"x22" square aluminum roasting pan	217 stainless stockpot	244	Lot - (2) card swipes and ticket printer with supplies
193	24"x48" Metro adjustable shelving unit with 4 shelves	218 aluminum stockpot	245	Lot - guest checks and gift certificates
194	Lot - (2) stainless round drop-in bain maries	219 aluminum stockpot	246	Lot - (2) cash drawers
195	aluminum pasta insert	220 Lot - (20) stainless batter pitchers and (1) aluminum pitcher	247	Lot - crate with 6"/7" marquis sign letters
196	aluminum pasta insert	221 Lot - (4) nesting stainless steel bowls	248	shelf rack on wheels
197	wok with cover and burner ring	222 Lot - (2) wire sheet pan racks	249	Lot - (2) plant stands in foyer
198	Lot - (2) plastic scoops and (2) plastic batter pitchers	223 stainless wire countertop pan rack	250	Lot - (2) plastic planters
199	Lot - (5) odd-sized stainless hotel pans	224 Lot - (2) wire half-size countertop pan stands	251	hand truck
199A	stainless steel mystery item	225 Lot - (2) wire half-size countertop pan stands	252	Cosco utility ladder
200	Lot - (4) chef's skillets	226 Lot - (2) stainless inserts and 1 lid		
201	Large sauce pan	227 Lot - (2) red Rubbermaid personal ice chests		
202	Lot - (7) 8" cake pans	228 Lot - (5) assorted size Coleman ice chests		
203	Lot - (2) 18"x22" square-head heavy duty roasting pans	229 Lot - (3) baskets of cooler bottles and refreeze ice packs		
204	Edlund stainless knife rack	230 Lot - (18) assorted square cambro type food storage tubs and lids		
205	"the Knife Rack" poly on-wall knife rack	231 Lot - (29) polycarbonate cambro style square food storage tubs with lids		
206	18"x36" Metro shelf unit with 4	232 Lot - (17) assorted True and Rubbermaid style cold table food pans		
		233 Lot - bottom shelf - (10) assorted plastic food storage tubs		

Lots 25 through 43 are located in storage at 215 N. Fifth (on Route 29 at the rear of the building with the blue roof)

Stop by that location and preview those items before the auction from 8am to 10am.

Lots 25 through 43 will be sold from photos at the 412 Broadway location.



**Real Estate Auction**  
**formerly Italo's**  
**412 Broadway**  
**Pekin, Illinois**  
**Tuesday, April 7th**  
**at 9:30am at the property**

This real estate consists of a 95.66' x 70' paved corner lot at the corner of Broadway and Buena Vista in Pekin, with a brick building that is 60' long and 26' wide. The building was extensively remodeled in 2004 to accommodate the food enterprise known as Italo's. The property has an average daily traffic count of 6,000 vehicles daily.



The property is zoned B-1 Local Business district.

The property lays in two tracts with two separate Tazewell County tax I.D.'s and 2007 tax bills:  
04-10-03-231-022 (\$117.06);  
04-10-03-231-023 (\$2,337.02);

The legal description is: the North 70 feet of Lot 3, and the East 35 feet of the North 70 feet of Lot 2 in Broadway Addition to the Original Town now City of Pekin, as shown on plat recorded in Plat Book (C" Page 2, Tazewell County, Illinois.

Immediately following the auction of the real estate, we will be selling all of the restaurant and food service assets inside and on the property. Be sure to review the auction lot catalog and be prepared to purchase any restaurant or food equipment assets you may need for your future use of the real estate. The building has a Guardian emergency generator unit that will be sold separate.



**Terms of Sale on Real Estate:** An earnest money deposit in the amount of 10% of the selling price in cash or guaranteed funds will be required on day of sale, and the balance will be due in cash or guaranteed funds at closing on or before May 8, 2009. **The successful bidder will pay a 10% Buyer Fee in addition to the bid price on the real estate,** and the Buyer Fee will be added to the bid price to arrive at the total selling price in the contract of sale. Title will be conveyed by deed subject to all restrictions, reservations, easements of record, and zoning laws, but free of encumbrance except for taxes subject to assessment for 2008 and subsequent to be assumed by buyer. Seller will furnish guaranty title insurance in the amount of the purchase price. Possession will be at closing. The successful bidder will enter into a contract of sale at the auction. 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 confirmation of the Seller and lienholders, if applicable. The property is being sold in an "as is" condition and "with all faults known and unknown"; "as is" further means that the seller will not be putting any additional monies in the property. Any announcements made day of sale will take precedence over prior advertising and printed matter.

See [www.cottenauctions.com](http://www.cottenauctions.com) for photos, virtual tours, and any updates regarding the property.

*sale conducted by*

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