

REAL ESTATE AUCTION

Selling 32 Properties

Thursday, January 26, 2012

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 11:30am

8 sellers are represented in this auction. The properties consist of bank foreclosures, estate owned, and income property dispersals. Some are in move-in condition, some are work projects. 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 any time at your convenience.

Contact the Auctioneer at (309) 635-5570 to obtain the key-box code for this auction.

Terms of Sale on all Properties: A 10% earnest money deposit with a minimum of \$2,000 in the form of a separate check or guaranteed funds is required on each property purchased. The balance will be due in cash or guaranteed funds at closing within 30 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 2012 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 auction. **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 as 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. Do not bid if you cannot close

Additional information at www.COTTENAuctions.com
auction conducted by

Cotten Commercial Auctioneers, Inc.
Peoria, Illinois Phone (309) 635-5570 LIC# 444.000115

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

more photos at
www.COTTENAuctions.com
download the most recent
version of this catalog at website.

There may be additional properties to be offered

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

This brochure is web "Version 4"
1-20-2012 at 8:11pm.
Changes are shown in blue.

31) 1415 S. Arago

Peoria
Tax ID: 1818402029
2010 Taxes: \$ 569.44
Lot Size: 30' x 128.5'
___ bedrooms, ___ baths.
**Last minute listing before
brochure printing** —
Lender owned - keybox on
front door.

Vacant.



32) 1401 N. E. Monroe

Peoria
Tax ID: 1803180013
2010 Taxes: \$ 1,129.18
Lot Size: 57' x 176' Triplex.
**Last minute listing added to
this auction.** (3) 1-bedroom
1-bath units. Gas forced air heat.
Landlord pays utilities. 150amp
service. Rents are \$465, \$420,
and \$465.
2 units occupied, 1 unit vacant.



33) this space intentionally blank

1) 1311 E. Beach St.

Peoria
Tax ID: 09-34-451-018
2010 Taxes: \$ 364.76
Lot Size: 70' x 87'
3 bedrooms, 1-1/2 baths.
Full basement, 100 amp
service with breakers, gas
hot water heat. New water
heater in 2009. 1-car
garage. Taxes reflect
homestead / senior exemption.
vacant



2) this space intentionally blank

3) 107 E. Virginia

Peoria
Tax ID: 14-33-255-0022
2010 Taxes: \$ 1096.68
Lot Size: 30' x 123'
2 bedrooms, 1 bath. All new
flooring throughout. Recent
new paint, vanity, new bath-
room walls. 60 amp electric.
Gas fired steam heat. Recent
new roof. Aluminum siding.

vacant



4) 2207 W. Delaware

Peoria
Tax ID: 1434308028
2010 Taxes: \$ 1,338.84
Lot Size: 40' x 142'
4 bedrooms, 2 baths.
Gas forced air heat.
Extensive inside work in
2006. Laminate flooring in
living room and kitchen
flooring in 2011. Rebuilt
Chimney 2011. **New windows.** Rented for \$811/month PHA.



5) 1015 E. Behrends

Peoria
Tax ID: 1803104037
2010 Taxes: \$ 1,083.28
Lot Size: 40' x 152'

3 bedrooms, 1 bath.
60 amp electric with fuses,
gas gravity heat

vacant soon



6) 1021 E. Behrends

Peoria
Tax ID: 1803104039
2010 Taxes: \$ 1,081.48
Lot Size: 40' x 152'

3 bedrooms, 1 bath.
100 amp electric with
breakers, gas gravity heat

Rented at \$320/month
occupied



7) 3211 W. Proctor Place

Peoria
Tax ID: 1713229022
2010 Taxes: \$ 863.69
Lot Size: irregular
2 bedrooms, 1 bath.
On slab. Gas forced air
furnace. 10 years on roof,
vinyl siding. 1-1/2 car
garage. New carpet and
paint in 2011.
occupied.



8) 2124 W. Proctor

Peoria
Tax ID: 1818229007
2010 Taxes: \$ 901.60
Lot Size: 30' x 125'
3 bedrooms, 1 bath. Full
basement. New roof 2005.
New gas furnace in 2005.
Laminate flooring in 2011.
1-car garage. Rented for
\$616/mo. on PHA.
occupied



9) 2131 W. Ann

Peoria
Tax ID: 1818227029
2010 Taxes: \$ 758.36
Lot Size: 30' x 125'
2 bedrooms, 1 bath. Full
basement. Recent new
roof and siding. New gas
forced air furnace and c/a
in 2009. New windows.
Large garage, yard shed.
Large deck. Rented \$523/mo. PHA. Occupied



10) 2727 W. Nevada

Peoria
Tax ID: 181917017
2010 Taxes: \$ 627.42
Lot Size: 60' x 127'
2 bedrooms, 1 bath. Full
basement. New kitchen
floor, a/c unit, and painted in
2009. Gas forced air
heat. 1-1/2 car garage.
Rented for \$424/mo PHA.
Occupied. Long term tenant.



11) 2210 W. Millman
Peoria
Tax ID: 1807478005
2010 Taxes: \$ 471.88
Lot Size: 45' x 125'
2 bedrooms, 1 bath. Full basement. Gas forced air furnace with central air in 2006, a/c in in 2010. 100 amp electric. Recent new roof. Rented for \$500/mo PHA. [Now vacant.](#)



12) 930 S. Western
Peoria
Tax ID: 1817105003
2010 Taxes: \$ 492.98
Lot Size:
2 bedrooms, 1 bath. Large basement. New gas forced air furnace and water heater in 2010. 2-car garage. Rented for \$550/mo.
Occupied. [Zoned: Neighborhood Commercial](#)



13) 1619 W. Martin
Peoria
Tax ID: 1808309025
2010 Taxes: \$ 659.06
Lot Size: 30' x 130'
3 bedrooms, 1 bath. Full basement. New roof 2005. New cabinets, flooring, and new furnace in 2009. Rented for \$550/mo.



Occupied

14) 212 DuSable
Peoria
Tax ID: 1808332020
2010 Taxes: \$ 369.96
Lot Size: 51'x59'
4 bedrooms, 1 bath. Usable basement. New roof, siding, windows, and ceilings in 2006. Oversize garage. Gas forced air heat. 100amp electric with breakers. Rented for \$763/mo. PHA. Occupied.



15) 603 S. Warren
Peoria
Tax ID: 1808357013
2010 Taxes: \$ 590.52
Lot Size: 66' x 100'
4 bedrooms, 1 bath. Usable basement. New kitchen cabinets, LR, DR, and kitchen ceilings in 2006



Vacant.

16) 1506 S. Western
Peoria
Tax ID: 1817308003
2010 Taxes: \$ 648.52
Lot Size: 30' x 126'
4 bedrooms, 2 baths. Extensive renovation in 2006. Remodeled kitchen, bath, new siding and windows. Recent new energy efficient furnace. 100amp electric with breakers. Rented for \$735/mo PHA. Occupied



17) 1510 S. Western
Peoria
Tax ID: 1817308005
2010 Taxes: \$ 574.70
Lot Size: 88' x 150'
4 bedrooms, 1 bath. Half basement. Gas forced air furnace. New chain link fence in 2007. Rented for \$500/mo.



Occupied

18) 2307 W. Malone
Peoria
Tax ID: 1818257021
2010 Taxes: \$ 606.34
Lot Size: 30' x 128'
2 bedrooms, 1 bath. New plumbing, flooring, bathroom, paint, carpet, basement entry in 2011. Rented for \$450/mo.



Occupied.

19) 816 S. Blaine
Peoria
Tax ID: 1817103018
2010 Taxes: \$ 579.10
Lot Size: 50' x 125'
5 bedrooms, 2 baths. Usable basement. New gas furnace 2005. New roof, siding, windows, kitchen cabinets 2006 [Rented for \\$1,164 / mo. PHA.](#) Occupied



20) 1511 S. Livingston
Peoria
Tax ID: 1818408016
2010 Taxes: \$ 447.28
Lot Size: 30'x127'
2 bedrooms, 1 bath. New gas furnace in 2006. New roof. [New windows and Lead Mitigation in 2011.](#) Rented for \$502/mo. PHA. Occupied.



21) 1604 S. Stanley
Peoria
Tax ID: 1818462003
2010 Taxes: \$ 493.86
Lot Size: 30' x 128'
3 bedrooms, 1 bath. Half basement. New porch, joists and floor in LR and BR, new furnace in 2005. Rented for \$300/mo. Long term tenant. Occupied



22) 2817 W. Starr
Peoria
Tax ID: 1818178022
2010 Taxes: \$ 693.34
Lot Size: 30' x 128'
Gas forced air heat. New roof shingles in 2005.



Rented for \$400/mo.

Occupied

23) 3106 S.W. Jefferson
Peoria
Tax ID: 1817310010
2010 Taxes: \$ 385.78
Lot Size: 35' x 150'
2 bedrooms, 1 bath. Gas forced air furnace. Insulated attic 2010. Low maintenance vinyl siding. Rented for \$350/mo.



Occupied

24) 1315 S. Arago
Peoria
Tax ID: 1818402020
2010 Taxes: \$ 630.06
Lot Size: 30' x 128'
3 bedrooms, 1 bath Energy efficient gas forced air furnace in 2009. New roofing in 2006. New porch. kitchen plumbing and floor, foundation repairs in 2007 Rented for \$450/mo. Occupied.



25) 3025 W. Trewyn
Peoria
Tax ID: 1918203019
2010 Taxes: \$ 462.22
Lot Size: 45' x 127'
2 bedrooms, 1 bath. New furnace in 2008. New windows 2006. 100amp electric with breakers.



Vacant.

26) 506 Morton
Peoria
Tax ID: 1803326015
2010 Taxes: \$ 307.56
Lot Size: 24' x 102'
1 bedroom, 1 bath. Gas forced air furnace. Modern electric panel with breakers. Recent new vinyl siding and insulated crawl space. Vacant.



27) 1819 W. Howett
Peoria
Tax ID: 1808353022
2010 Taxes: \$ 998.26
Lot Size: 50' x 126'
4 bedroom plus den. 1 bath. Gas forced air furnace. 100amp electric with breakers. 2-car garage. Fenced rear yard. Recent new windows. Coming vacant.



28) 922 S. Matthew
Peoria
Tax ID: 1817108011
2010 Taxes: \$ 603.70
Lot Size: 20' x 125'
3 bedrooms, 1 bath. Gas forced air furnace. 100amp electric with breakers. Replacement windows. Vinyl siding.



Coming vacant.

29) 2110 W. Marquette
Peoria
Tax ID: 1818277038
2010 Taxes: \$ 676.64
Lot Size: 85' x 128'
2 bedrooms, 1 bath. **Last minute listing before brochure printing** — Lender owned - keybox on front door. 1-car garage. Vacant.



30) 710 S. Helen
Peoria
Tax ID: 1817201006
2010 Taxes: \$ 282.96
Lot Size: 25.3' x 85'
2 bedrooms, 1 bath. **Last minute listing before brochure printing** — Lender owned - [call to preview.](#) 1-car garage. Vacant.

