

REAL ESTATE AUCTION

Selling 45 Properties

Wednesday, July 26th

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

properties in

- Peoria
- Peoria Heights

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 **19 different sellers** represented in this offering — some properties are repossessions; some are tax deeds; 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

FIRST CLASS MAIL

This online brochure version July 22, 2006, 1:45pm updates to brochure are noted in blue

Terms of Sale on all Properties: A \$2,000 earnest money deposit 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 or trustee's 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 guaranty 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. 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 thing as being pre-approved for financing. Get pre-approved.

More information, and see updates to this brochure at
www.COTTENauctions.com

sale conducted by

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

43) 1801 W. Millman

Peoria
Tax ID: 18-08-352-033
2005 Taxes: \$ 631.08
Lot Size:
3 bedrooms, 1 bath, corner lot;
natural wood coffered ceiling
in living room
vacant



44) 916 W. Smith

Peoria
Tax ID: 18-04-418-004
2005 Taxes: \$ 183.40
Lot Size:
2 bedrooms, 1 bath
vacant



45) 1814 W. Smith

Peoria
Tax ID: 18-08-304-009 and -010
2005 Taxes: \$ 565.22
3 bedrooms, 1.5 baths. 60'x126' lot.
Notices of code violations are available for
review at cottenauctions.com web site.
vacant



See Additional Properties on Page 5

1) 700 E. Sciota

Peoria Heights

Tax ID: 14-22-354-001

2005 Taxes: \$ 1,086.60

Lot Size:

2 or 3 bedrooms, 1 bathroom

New roof, new furnace; large deck with ramp; 2 car garage; corner lot.

vacant



8) 2505 N.E. Monroe

Peoria

Tax ID: 14-34-481-027

2005 Taxes: \$ 305.12

Lot Size: 30' x 124'

2 bedrooms plus den, 1.5 baths

2 car garage with new roof; central air; 100amp elect.; usable basement; fireplace, dishwasher; fenced yard. Move-in condition. Vacant.



2) 1404 N. Bestor

Peoria

Tax ID: 18-05-278-009

2005 Taxes: \$ 632.74

New furnace and AC in 2002; new siding and windows 2004; insulated in 2005; maple kitchen floor 2005; new plumbing, breaker box; gutters; front porch. 1 bedroom, 1 bath vacant



9) 1402 N.E. Glendale

Peoria

Tax ID: 18-03-177-003

2005 Taxes: \$ 801.98

Lot Size:

2 or 3 bedrooms, 1 bath. New roof in 2005. 1.5 car garage; aluminum sided.

Rented for \$485/month occupied



3) 815 E. Archer

Peoria

Tax ID: 14-34-278-009

2005 Taxes: \$ 650.66

Lot Size:

1 bedroom, 1 bathroom.

Gas in-wall furnace. New vinyl siding in the last year.

Rented for \$400/month. occupied



10) 1508 N.E. Madison

Peoria

Tax ID: 18-03-254-004

2005 Taxes: \$ 976.04

Lot Size:

3 bedrooms, 1 bathroom

vacant



4) 2319 N. Atlantic

Peoria

Tax ID: 14-34-328-016

2005 Taxes: \$ 440.30

Lot Size:

2 stall garage—no dwelling on the property.



11) 1110 N.E. Monroe

Peoria

Tax ID: 18-03-326-005

2005 Taxes: \$ 397.66

Lot Size:

4 bedrooms, 1.5 bathrooms.

New windows in 2005. Recent new bath remodel with shower added.

Rented for \$550/month. occupied



5) 1700 N. California

Peoria

Tax ID: 18-04-230-007

2005 Taxes: \$ 476.94

Lot Size: 50 x 142

3 bedrooms, 2 bathrooms

New roof, siding, and new electrical, some new plumbing, but has some existing Code Violations to be corrected by purchaser. Vacant



12) 1015 N.E. Glendale

Peoria

Tax ID: 18-03-143-010

2005 Taxes: \$ 566.88

4 bedrooms, 1.5 baths. New roof 2001; screens/storms 2002; exterior paint in 2005; new water heater and laundry hookups in 2003. Was rented for \$575.

100amp service w/breakers. vacant.



6) 1007 E. Behrends

Peoria

Tax ID: 18-03-104-035

2005 Taxes: \$ 1,120.78

Lot Size:

4 bedrooms, 2 full baths. Usable full basement; gas forced air; 100amp electric; vinyl sided; 2 car garage Rented for \$500/month

occupied



13) 1009 N.E. Glendale

Peoria

Tax ID: 18-03-153-008

2005 Taxes: \$ 516.04

Lot Size:

4 bedrooms, 2 full baths. Formal dining room, gas forced air furnace, new carpet and paint, and in move-in condition.

vacant



7) 3100 N.E. Madison

Peoria

Tax ID: 14-35-326-001

2005 Taxes: \$ 588.56

Lot Size:

3 bedrooms, 1 bath

vacant



14) 2502 W. Antoinette

Peoria

Tax ID: 18-18-179-011

2005 Taxes: \$ 696.94

Lot Size: 70' x 150' corner lot

3 bedrooms; 2 bathrooms; usable basement; forced air heat; 60 amp service.

rented or \$500/month

occupied



15) 2410 W. Marquette

Peoria
 Tax ID: 18-18-252-008
 2005 Taxes: \$ 284.28
 Lot Size:
 2 bedrooms, 1 bath.
 Gas forced air furnace.



vacant

16) 2502 W. Garden

Peoria
 Tax ID: 18-18-181-014
 2005 Taxes: \$ 664.42
 Lot Size:
 4 Bedrooms, 1 bath.



vacant

17) 2516 W. Latrobe

Peoria
 Tax ID: 18-18-331-008
 2005 Taxes: \$ 446.00
 Lot Size:
 2 bedrooms, 1 bath.



vacant

18) 2508 W. Fremont

Peoria
 Tax ID: 18-18-333-009
 2005 Taxes: \$ 426.84
 Lot Size:
 1 bedroom, 1 bath. Recent new furnace



vacant

19) 2312 W. Starr

Peoria
 Tax ID: 18-18-403-014
 2005 Taxes: \$ 444.34
 Lot Size:
 3 bedrooms, 1 bathroom.
 Usable basement, gas forced air furnace.



vacant

20) 2815 W. Starr

Peoria
 Tax ID: 18-18-178-023
 2005 Taxes: \$ 452.68
 Lot Size:
 4 bedrooms, 1 bath.



vacant

21) 3019 W. Malone

Peoria
 Tax ID: 18-18-153-018
 2005 Taxes: \$ 455.18
 Lot Size:
 3 bedrooms, 2 bathrooms. Gas forced air furnace; usable basement.
 Rented for \$400/month. m/m



occupied

22) 2613 W. Malone

Peoria
 Tax ID: 18-18-181-018
 2005 Taxes: \$ 156.74
 Lot Size:
 2 bedrooms, 1 bathroom.
 Usable basement; gas forced air furnace.



vacant

23) 2805 W. Malone

Peoria
 Tax ID: 18-18-177-027
 2005 Taxes: \$ 443.50
 Lot Size:
 3 bedrooms, 1 bathroom.
 Gas forced air furnace.
 Rented for \$ 325 /month



occupied

24) 2321 W. Malone

Peoria
 Tax ID: 18-18-257-015
 2005 Taxes: \$ 250.10
 Lot Size: 30'x128'
 2 bedrooms, 1 bath. 100amp electric w/breakers; new 90% eff. furnace; vinyl sided; recent new water heater; was rented for \$375/mo.
 vacant, and in ready-to-rent condition

**25) 2611 W. Humboldt**

Peoria
 Tax ID: 18-18-331-017
 2005 Taxes: \$ 421.00
 Lot Size:
 2 bedrooms, 1 bathroom.
 Gas gravity furnace.
 Rented for \$375/month. m/m
 occupied

**26) 2814 W. Trewyn**

Peoria
 Tax ID: 18-19-108-011
 2005 Taxes: \$ 444.34
 Lot Size:
 3 bedrooms, 1 bathroom. Recent new 100a electric service; wiring; plumbing.
 gas gravity furnace.



vacant

27) 3010 W. Trewyn

Peoria
 Tax ID: 18-19-104-010
 2005 Taxes: \$ 82.54
 Lot Size:
 2 bedrooms, 1 bath.
 Recent new furnace, new electric service, wiring; plumbing.



vacant

28) 1401 S. Livingston

Peoria
 Tax ID: 18-18-480-006
 2005 Taxes: \$ 284.28
 Lot Size: double lot
 5 bedrooms, 2 baths. New 90% eff. furnace in 2004; 100amp w/breakers; new roof 2002; rear porch 2004
 Rented for \$600/month
 occupied



29) 1814 S. Livingston

Peoria
Tax ID: 18-18-480-006
2005 Taxes: \$ 284.28
Lot Size:
2 bedrooms, 1 bathroom



vacant

30) 1407 S. Stanley

Peoria
Tax ID: 18-18-401-028
2005 Taxes: \$ 451.84
Lot Size:
3 bedrooms, 1 bath.



vacant

31) 1303 S. Stanley

Peoria
Tax ID: 18-18-401-019
2005 Taxes: \$ 607.74
Lot Size: 50' x 100'
3 bedrooms, 1 bath.
Gas forced air furnace; 60 amp electric.



vacant in July

32) 1921 W. Garden

Peoria
Tax ID: 18-18-281-031
2005 Taxes: \$ 471.86
Lot Size:
2 bedrooms, 1 bath. Gas forced air furnace; usable basement.



Rented for \$400/month. m/m occupied

33) 1923 W. Garden

Peoria
Tax ID: 18-18-281-030
2005 Taxes: \$ 520.20
Lot Size:
3 bedrooms, 1 bathroom. Gas forced air furnace. Usable basement.



Rented for \$400/month. m/m occupied

34) 2030 W. Hayes

Peoria
Tax ID: 18-18-477-001
2005 Taxes: \$ 160.06
Lot Size:
1 bedroom, 1 bathroom.
Gas forced air furnace; usable basement.
Rented for \$350/month. m/m occupied



35) 801 S. Shelley

Peoria
Tax ID: 18-17-126-027 and 028
2005 Taxes: \$ 511.86
Lot Size: 50' width
4 bedrooms, 1 bath. Gas forced air furnace; 100amp electric. Includes 803 S. Shelley vacant lot.
Rented for \$250/month m/m occupied



36) 911 S. Louisa

Peoria
Tax ID: 18-17-134-023
2005 Taxes: \$ 365.98
Lot Size:
2 bedrooms, 1 bathroom. Gas forced air furnace. Inside remodeled a year ago.



vacant

37) 809 S. Olive

Peoria
Tax ID: 18-17-153-017
2005 Taxes: \$ 287.62
Lot Size: 50'x100'
2 bedrooms, 1 bathroom. Gas forced air furnace; 100amp electric.
Rented for \$350/month m/m.



occupied

38) 1030 S. Blaine

Peoria
Tax ID: 18-17-153-017
2005 Taxes: \$ 264.28
Lot Size: 30' x 75'
1 or 2 bedrooms, 1 bathroom.
Gas forced air furnace; 60amp electric. Rented for \$300/month.



occupied

39) 1103 S. Greenlawn

Peoria
Tax ID: 18-17-156-017
2005 Taxes: \$ 376.82
Lot Size:
3 bedrooms, 1 bath.



vacant

40) 2816 S.W. Jefferson

Peoria
Tax ID: 18-17-326-002
2005 Taxes: \$ 326.80
Lot Size:
2 bedrooms, 1 bath.



Rented for \$300/month

occupied

41) 1530 W. Kettelle

Peoria
Tax ID: 18-08-376-006
2005 Taxes: \$ 255.94
Lot Size:
3 bedrooms, 1 bath. Recent new bath, roof, furnace, electric, plumbing, and windows.



vacant

42) 1219 W. Millman

Peoria
Tax ID: 18-08-452-011
2005 Taxes: \$ 431.84
Lot Size:
3 bedrooms, 1 bath. Gravity gas conversion furnace; 100amp w/ breakers; new roof in 2003.
Rented for \$450/mo. occupied



Additional Properties Added to this Auction

46) 1405 S. Livingston

Peoria
Tax ID: 18-18-404-024
2005 Taxes: \$ 504.36
Lot Size:
3 bedroom, 1 bath



vacant

47) 1309 S. Arago

Peoria
Tax ID: 18-18-402-017
2005 Taxes: \$ 384.33
Lot Size:
3 bedrooms, 1 bath



occupied

48) 409 Voris

Peoria
Tax ID: 18-03-329-010
2005 Taxes: \$ 957.88
Lot Size: 35'x83'
Separate furnaces and gas meters,
tenants pay gas, electric, water,
sewer. Duplex rented for \$300/month
each unit. 100% occupied for last
7 years.



Property has existing code violations related to leaking box gutters; soffit panels need repair, and rust stains on siding need to be corrected.

Gas forced air furnaces for each apartment; 100 amp fused service; natural woodwork throughout; upper unit has 1 bedroom plus den, lower has 1 bedroom.