

# REAL ESTATE AUCTION

## Selling 40 Properties

### Wednesday, May 17th

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 18 owners represented in this offering. Many of these homes are producing income with tenants in place; some are vacant and ready to rent; others are fixer uppers. Some homes could 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.

**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](http://www.COTTENauctions.com)  
sale conducted by

**Cotten Commercial Auctioneers, Inc.**  
Peoria, Illinois Phone (309) 686-0558 LIC# 044000115

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

#### properties in

- Peoria
- Bartonville
- Farmington
- Henry

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

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

## FIRSTCLASS MAIL

*This online brochure version **May 12, 2006, 8:30am**  
updates to brochure are noted in blue*

#### 37) 102 LaFayette

Bartonville  
Tax ID: 17-26-252-004  
2004 Taxes: \$ 1,722.98  
Lot Size: 50' x 150' plus extra lot  
4 bedrooms, 1 bath. 2-car garage. Central air.  
Recent new roof. Rented for \$650/month.  
**Adjacent** to commercial zoning on Garfield.  
occupied



#### 38) 207 Keller

Bartonville  
Tax ID: 17-25-201-015  
2004 Taxes: \$ 1,722.86  
Lot Size: 57.83 x 158.5  
3 bedrooms, 1 bath. 1-car garage.  
Central air. Rented for \$650/month.  
occupied



#### 39) 90 N. Main St., Farmington, IL

Tax ID: 05-04-02-418-003  
2004 Taxes: \$ 1,539.40  
5-unit apartment building. (2) 3BR units at \$700 and \$620; (1) 2BR unit at \$575; (2) 1BR units at \$400 and \$500. Landlord pays all utilities. (3) gas forced air furnaces; 100amp electric. **Fully rented at \$2,795/mo.**  
**Cilco level payment \$608/month**



#### 40) 514 N. 2nd St., Henry, IL

Tax ID: 03-16-426-001  
2004 Taxes: \$ 1,314.86 Lot Size: 20'x160'  
4-unit brick apartment building; separate electric meters; landlord furnishes hot water heat; (2) 2 BR units rent for \$395; (2) 1BR units rent for \$350. **Average gas, disposal, water service per month is \$442.**



**1) 604 E. Archer**

Peoria  
Tax ID: 14-33-428-009  
2004 Taxes: \$ 1,142.54  
Lot Size:  
3 bedrooms, 1 bath,  
presently rented for \$650/month,  
but will be vacant May 31st



occupied

**2) 933 W. Willcox**

Peoria  
Tax ID: 14-34-209-034  
2004 Taxes: \$ 1,511.06  
Lot Size:  
2 bedrooms, 1 bath.



vacant

**3) 715 W. Brons**

Peoria  
Tax ID: 14-32-433-031  
2004 Taxes: \$ 979.42  
Lot Size:  
3 bedrooms, 1 bath;



vacant

**two houses on one lot  
for one price, includes:**

**715-1/2 W. Brons**

Peoria  
1 bedroom, 1 bath  
[rented for \\$295/month](#)



[occupied](#)

**4) 2647 W. Nebraska**

Peoria  
Tax ID: 14-31-382-026  
2004 Taxes: \$ 1,412.56  
Lot Size:  
3 bedrooms, 1 bath. Central air.  
rented for \$675/month, PHA



occupied

**5) 2014 N. Sheridan**

Peoria  
Tax ID: 14-33-351-010  
2004 Taxes: \$ 1,650.28  
Lot Size:  
4 bedrooms, 2 full baths,  
100amp electric with breakers;  
high efficiency furnace with  
central air; hardwood floors



vacant

**6) 1712 N. Broadway**

Peoria  
Tax ID: 18-05-227-018  
2004 Taxes: \$ 1,160.98  
Lot Size: 50'x121.6'  
3 bedrooms, 2 baths; 1 car  
garage; recent new water heater,  
furnace, plumbing, 100a service;  
master bedroom has private bath;  
many recent upgrades.



vacant

**7) 2912 N.E. Madison**

Peoria  
Tax ID: 14-35-306-005  
2004 Taxes: \$ 303.68  
Lot Size: 32'x full depth of lot  
2 bedrooms, 1 bath;  
hot water heat; 100a  
service with breakers;



vacant

**8) 538 Sloan**

Peoria  
Tax ID: 14-35-155-031,030,032  
2004 Taxes: \$ 1,128.42  
Lot Size: 3 lots  
Unfinished fixer-upper with  
5 bedrooms, 2 bath. Has new  
siding and windows; new roof;  
new furnace.



vacant

**9) 2610 W. Howett**

Peoria  
Tax ID: 18-07-382-004, and  
18-07-382-003  
2004 Taxes: \$ 491.76  
Lot Size: 2 lots  
3 bedrooms, 1 bath.  
New furnace in 2005; new  
windows in 2003. 100amp  
electric with breakers



vacant

**10) 2313 W. Howett**

Peoria  
Tax ID: 18-07-453-037  
2004 Taxes: \$ 398.12  
Lot Size: 30' x 125'  
2 bedrooms, 1 bath, usable  
basement, masonry exterior;  
Rented for \$325/mm to a long  
term tenant.



occupied

**11) 2112 W. Howett**

Peoria  
Tax ID: 18-07-482-033  
2004 Taxes: \$ 325.66  
Lot Size: 30' x 125'  
Unfinished fixer-upper with  
4 bedrooms, 2 baths.  
100A service with breakers;  
some new siding.



vacant

**12) 2126 W. Proctor**

Peoria

Tax ID: 18-18-229-006

2004 Taxes: \$ 514.54

Lot Size: 30'x125'

2 bedrooms, 1 bath, 1 car garage; new siding and furnace in 2003 rented for \$400/month



occupied

**13) 2423 W. Antoinette,**

Peoria

Tax ID: 18-18-204-021

2004 Taxes: \$ 338.70

Lot Size: 36' x 132'

2 bedrooms, 1.5 baths.

100A with breakers; gas forced air; new waterheater; fenced yard; long term tenant, rented for \$375/mm



occupied

**14) 2 010 W. Garden**

Peoria

Tax ID: 18-18-282-005

2004 Taxes: \$ 812.52

Lot Size:

3 bedroom, 2 bath. Gas forced air; 2 car garage.



vacant

**15) 2311 W. Starr,**

Peoria

Tax ID: 18-18-258-019

2004 Taxes: \$ 618.76

Lot Size:

Duplex with separate gas, electric, and water services—tenants pay all utilities 2-bedroom unit rents for \$350; 1-bedroom rents for \$325. All brick exterior. vacant, and in ready to rent condition.



**16) 1406 S. Faraday**

Peoria

Tax ID: 18-18-428-012

2004 Taxes: \$ 407.08

Lot Size:

3 bedrooms, 2 baths. 100amp electric with breakers; central air.



See virtual tour at [cottenauctions.com](http://cottenauctions.com)

vacant, and in move-in condition

**17) 1613 S. Arago**

Peoria

Tax ID: 18-18-452-021

2004 Taxes: \$ 520.24

Lot Size:

1 bedroom, 1 bath. Recent new water heater and 100amp electric service.



vacant by end of April

**18) 2508 W. Fremont**

Peoria

Tax ID: 18-18-333-009

2004 Taxes: \$ 407.08

Lot Size:

1 bedroom, 1 bath. Recent new furnace. rented for \$375/month



occupied

**19) 2505 W. Latrobe**

Peoria

Tax ID: 18-18-330-029

2004 Taxes: \$ 546.30

Lot Size: 40' x 127'

3 bedrooms, 1.5 baths. Gas forced air furnace; 100A electric w/breakers; new water heater; 1/2 house has new roofing; some new windows; fenced yard; rented for \$475/mm



occupied

**20) 2816 W. Seibold, Peoria**

Tax ID: 18-19-106-008

2004 Taxes: \$ 574.80

Lot Size: 60' x 127'

3 bedrooms, 2 baths.; 100A electric w/breakers; new 90% eff. furnace; new water heater; hardwood floors; blacktop drive; fenced yard; newer roof; master BR has walkin closet and private bath; Rented for \$475/mo. occupied.



occupied

**21) 2423 S. Oregon**

Peoria

Tax ID: 18-19-155-020

2004 Taxes: \$ 622.82

Lot Size: 68' x 127'

2 bedrooms, 1bath; new gas furnace; some new plumbing, and new bath tub with ceramic tile surround.



vacant

**22) 1713 S. Charles**

Peoria

Tax ID: 18-18-378-023

2004 Taxes: \$ 223.90

Lot Size: 60' x 132'

3 bedrooms, 1 baths.



vacant

**23) 1619 S. Griswold**

Peoria

Tax ID: 18-18-379-017

2004 Taxes: \$ 507.22

Lot Size:

3 bedrooms, 1 bath. Gas forced air furnace. 1-1/2-car garage



vacant

**24) 1709 S. Griswold**

Peoria  
Tax ID: 18-18-379-022  
2004 Taxes: \$ 432.32  
Lot Size:  
4 bedrooms, 1 bath. Garage.  
Extra lot.



vacant

**25) 1320 W. Adrian Hinton**

Peoria  
Tax ID: 18-08-188-001  
2004 Taxes: \$ 324.86  
Lot Size: 33' x 175'  
2 bedrooms, 1 baths.  
New furnace; 100A service; new roof;  
new bath, kitchen cabinets, flooring,  
plumbing; water heater.  
Rented for \$400/month. Occupied



**26) 1530 W. Kettelle**

Peoria  
Tax ID: 18-08-376-006  
2004 Taxes: \$ 244.26  
Lot Size:  
3 bedrooms, 1 bath. Recent new bath,  
roof, furnace, electric, plumbing, and  
windows.  
[was rented for \\$375/month](#)  
[Now vacant](#)



**27) 1808 W. Millman**

Peoria  
Tax ID: 18-08-352-033  
2004 Taxes: \$ 601.66  
Lot Size:  
3 bedrooms, 1 bath.



vacant.

**28) 1827 W. Kettelle**

Peoria  
Tax ID: 18-08-305-022  
2004 Taxes: \$ 474.66  
Lot Size: 30'x126'  
13 bedrooms, 2 full baths. 1 car garage.  
central air.  
Recently rented for \$500/mo.



vacant

**29) 1814 W. Smith**

Peoria  
Tax ID: 18-08-304-009; and  
18-08-304 -010  
2004 Taxes: \$ 538.98  
Lot Size: 60' x 126'  
3 bedrooms, 1.5 baths.



vacant

**30) 1717 W. Butler**

Peoria  
Tax ID: 18-08-351-046  
2004 Taxes: \$ 393.24  
Lot Size:  
3 bedrooms, 1 bath.  
rented for \$325/month



occupied

**31) 1301 W. Howett**

Peoria  
Tax ID: 18-08-386-019  
2004 Taxes: \$ 503.96  
Lot Size: 50' x 120'  
3 bedrooms, 2 baths.  
steam heat w/ newer boiler; 100A  
electric; full usable basement;  
walkin closets; faux fireplace;  
lead glass picture window



vacant

**32) 1717 W. Howett**

Peoria  
Tax ID: 18-08-356-019  
2004 Taxes: \$ 168.54  
Lot Size: 28' x 126'  
4 bedrooms, 1.5 baths.  
gas forced air furnace;  
100A electric w/breakers



vacant

**33) 1828 W. Lincoln**

Peoria  
Tax ID: 18-17-101-017  
2004 Taxes: \$ 565.84  
Lot Size:  
3 bedrooms, 1 bath.  
1 car garage plus off-  
street parking; new roof overlay,  
new water heater, carpet in 2004



vacant

**34) 1208 W. George**

Peoria  
Tax ID: 18-17-202-003  
2004 Taxes: \$ 282.32  
Lot Size:  
4 bedrooms, 1 bath.  
partially rewired.  
2-car garage



vacant

**35) 1119 S. warren**

Peoria  
Tax ID: 18-17-159-002  
2004 Taxes: \$ 698.54  
Lot Size:  
3 bedrooms, 1 bath.



vacant

**36) 3205 S.W. Jefferson**

Peoria  
Tax ID: 18-17-308-018  
2004 Taxes: \$ 405.46  
Lot Size:  
3 bedrooms, 1 bath,  
100A electric with breakers



vacant