



Real Estate Auction
• selling 5 Properties •
auction of all 5 properties will be held at
the 649 W. Main location in Decatur, IL
Thursday, October 2, - 5:30 pm



649 W. Main, Decatur, IL
Tax ID: 04-12-15-181-009 2007 Taxes: \$2,727.70
2-unit apartment building



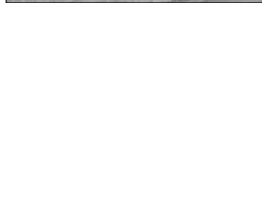
140 W. Leafland, Decatur, IL
Tax ID: 04-12-10-427-009 2007 Taxes: \$383.04
1 bedroom, 1 bath



2080 N. Maple, Decatur, IL
Tax ID: 04-12-03-384-003 2007 Taxes: \$360.60
1 bedroom, 1 bath



1634 N. Church, Decatur, IL
Tax ID: 04-12-10-234-014 2007 Taxes: \$1,214.16
Lot size: 42.4'x155.25' 3 bedrooms
100amp electric with breakers, recent new furnace,
recent new paint inside



1031-1033 E. William, Decatur, IL
Tax ID: 04-12-14-252-006 2007 Taxes: \$603.04
Lot size: 40'x152' 4 bedrooms
some recent new windows, roof, and vinyl siding.

*See photos, location map, detailed terms,
and further information at*

www.cottenauctions.com

Cotten Commercial Auctioneers, Inc.

Peoria, Illinois (309) 686-0558

Fax: (309) 674-8940

IL Lic# 444.000115

Terms of Sale on Real Estate: An earnest money deposit in the amount of \$2,000 in cash or guaranteed funds will be required on day of sale for each property, and the balance will be due at closing on or before October 23, 2008. **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. All sales are subject to the confirmation of the Seller. The properties will be offered individually and are being sold in an "as is" condition and "with all faults known and unknown". Any announcements made day of sale will take precedence over prior advertising and printed matter. Call Auction company to preview the properties.

**Real Estate
AUCTION
Thursday, October 2
DECATUR, ILLINOIS**

FIVE PROPERTIES IN DECATUR

**COTTEN AUCTIONS
PO Box 9606
Peoria, IL 61612-9606
RETURN SERVICE REQUESTED**

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