

AUCTION

selling 5 income properties in Peoria, Illinois
Saturday, December 18, 2004

*Auction sales will be held at each individual property.
Each property will be open one hour before auction time.*

Starting with:

3007 N.E. Adams St. at 9:30 A.M.

This residence features 3 or 4 bedrooms and 1.5 baths and is presently rented for \$400 per month.

- 2003 Real estate taxes: \$641.06
- PIN 14-35-305-014
- Legal Description: FAIRHOLM ADD EXT'D SW 1/4 SEC 35-9-8E NE 32' LOT 2 BLK C, in the City of Peoria, Peoria County, Illinois.
- The property is zoned C-2 commercial.



916 W. Smith St. at 11:00 A.M.

This property features 2 bedrooms and 1 bath. It is presently vacant, but was rented for \$375 per month.

- 2003 real estate taxes: \$269.50
- PIN 18-08-418-004
- Legal Description: BROTHERSONS ADD EXT'D SE 1/4 SEC 8-8-8E E 25' OF W 50' LOT 2 BLK 1, in the City of Peoria, Peoria County, Illinois.
- Zoned: R-4 single family.



2424 W. Antoinette at 12:30 P.M.

This property features 2 or 3 bedrooms and one bath. It is presently rented for \$400 per month.

- 2003 real estate taxes: \$191.36
- PIN 18-18-251-004
- Legal Description: MARTIN & BUNNS ADD NE 1/4 SEC 18-8-8E LOTS 14-15 BLK 1, in the City of Peoria, Peoria County, Illinois
- Zoned: R-4 single family



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Peoria, Illinois (309) 686-0558 IL #044000115

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2426 W. Antoinette at 12:45 P.M.

This property features 2 bedrooms and one bath. It is presently vacant, but was rented for \$375 per month.

- 2003 real estate taxes: \$166.25
- PIN 18-18-251-003
- Legal Description: MARTIN & BUNNS ADD NE 1/4 SEC 18-8-8E LOT 16 BLK 1, in the City of Peoria, Peoria County, Illinois
- Zoned: R-4 single family



2104 S. Idaho at 2:00 P.M.

This property features 3 or 4 bedrooms and one bath. It is presently rented for \$450 per month.

- 2003 real estate taxes: \$304.99
- PIN 18-19-108-001
- Legal Description: SOUTH PARK ADD NW 1/4 SEC 19-8-8E LOTS 19-20 BLK 5, in the City of Peoria, Peoria County, Illinois
- Zoned: R-4 single family



Terms of Sale on all Properties: A \$2,000 earnest money deposit will be required on each property purchased and the balance in cash at closing on or before January 18, 2005. Title will be conveyed by warranty deed. Seller will furnish a guaranty title policy in the amount of the purchase price and title will be conveyed by warranty deed. Taxes and rentals will be prorated to date of closing. Any tenant's deposits will be credited to the Buyer at closing. Possession at closing subject to rights of parties in possession. The successful bidder will enter into a contract of purchase immediately at the conclusion of each auction sale. A copy of the sales contract will be posted on the premises for review before the auction sale. Sale is subject to confirmation of the Seller. The properties are being sold in an "as is" condition. **Each of the properties will be open for inspection one hour before its auction time.**

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