

Real Estate Auction

Located at: 712 E. 12th St., Streator, IL **Directions:** From the Jct. of Rt.18 (Main St.) & Rt.23 (S.Bloomington St.) in downtown Streator, Go South on Rt. 23 (1 mile) to 12th St. then East 7 Blocks to #712 (directly across from U.S.Foods parking lot). Property is marked with auction signs.

Saturday January 10, 2015 at 10:00 a.m.

See photos @ www.bradleyauctionsinc.com

SELLS ABSOLUTE WITH NO MINIMUM BID ---- COME PREPARED TO BUY!

2 - BEDROOM HOME



HOME INFO: A Single Story Home with: 2 Bedrooms, Full Bath W/ Tub / Shower, Eat-in Kitchen (W/ Stove & new Refrigerator), Dining Room, Living Room, Full Basement, Lg. Open Front Porch, Sm. Side Porch. Also a Lg. Wheelchair Ramp to Rear Kitchen Door. The home has a newer roof, newer vinyl siding, gas/forced air heat.

LEGAL DESCRIPTION: All of Lot 12 & Lot 13 (except the west 3.33' of Lot 13) in W.H. Dixons Subdivision (Lot 3).

TAXES: \$1,095.38/yr. with No Exemptions. PIN.: 33-36-328-024
33-36-328-025

INSPECTION: The Home will be open for Inspection on Sunday Dec. 28, 2014 from 1:00 to 3:00 pm. Or by contacting the Auctioneer @ (815) 674-2543.

REAL ESTATE TERMS: 10% Down Payment, (Non-Refundable) on Day of Auction, With the Balance Due on or Before February 9, 2015. Written Purchase Agreement to be Entered into on the Day of Auction. Property Taxes to be Pro-rated to the Date of Closing. The Property is Being Sold "AS-IS" With NO Warranties, NO Inspections, and NO Contingencies.

AUCTIONEER'S NOTE: This house is a great opportunity to buy at your price, a good location & great potential.

SELLER'S ATTORNEY: Matthew Krueger
Brassfield, Krueger & Ramlow Ltd.
203 Armory Court
Streator, IL
Ph.(815) 672-8878

This Is A Live Auction Must Be Present To Bid!!

**SELLER: Jon & Judy Collins
Streator, IL.**

Auctioneers

Bradleys' and Immke Auction Service

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