

Real Estate Auction

Located At: #208 S. Park St. (Northbound Rt. 23), Streator, IL.
1/2 Block South of the Jct. of Rt. 18 (Bridge St.) & Rt. 23 (Park St.)

Saturday, November 28, 2015 at 10:00 AM

See photos @ www.bradleyauctionsinc.com

3 - Unit Apartment Building Sells to the Highest Bidder at or above \$15,000.00!!



Building Info: A - 2 Story Frame Home with: 3 Apartment Units: (4 Room Unit on main floor w/ 1 Bedroom & 1 Bath, currently rented. 2 Bedroom Unit on 2nd Floor W/ 1 Bath & an efficiency apartment in Basement). All 3 Units come with Refrigerator & Stove also Electric Baseboard Heat.

Updates: The Building has several updates: Newer Roof, Thermopane Windows, Vinyl Siding & Electrical Updates (all within the last 10 years)

Legal Description: Lot 9 in Block 41 of the Original Town of Streator.

Lot Size: 57 Ft. x 140 Ft.

Taxes: \$3,110.36 / Year P.I.N. # 33-36-107-014

Inspection: The property will be open for Inspection on Saturday Nov. 21, 2015 from 1:00 to 3:00 p.m.

Terms: \$5,000.00 Down Payment (non-refundable) on day of Auction with the balance due on or before December 15, 2015. Written contract to be entered into on day of Auction. The property is being sold "AS-IS" with NO warranties, NO inspections, and NO contingencies.

Auctioneers' Note: This is a great opportunity to purchase this income producing property, that is in good condition, with 1-Unit currently rented. Walking distance to Downtown, Library, City Hall, Etc.

Seller's Attorney: James L. Keely
111 E. Jefferson St.
Ottawa, IL
(815) 433-1131

THIS IS A LIVE AUCTION, MUST BE PRESENT TO BID!

Seller: R. Jones



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