

# Real Estate Auction

**Located at:** #1108 E. Elm St., Streator, IL. **Directions:** From Casey's General Store (located on Rt.18/Main St. at the East Edge of Streator), Go West on Rt.18, 2 Blocks to Wisconsin Ave., Then 2 Blocks North to Elm and 1/2 Block West. (Just 1/2 Block West of Sherman School) Property is marked with auction signs.

**Saturday July 26, 2014 at 10:00 a.m.**

See photos @ [www.bradleyauctionsinc.com](http://www.bradleyauctionsinc.com)



## 2 BEDROOM HOME

**HOME INFO:** A Nice Single Story Frame Home with 2 Bedrooms, Living Room w/ Fireplace, Eat-in Kitchen, Full Bath w/ Tub & Shower, Utility Room, Full Basement. The Home has Gas/Forced Air Heat, Central Air Cond., Newer Roof (5 Yrs. Old), Maintenance Free Siding & Fenced Back Yard.

**GARAGE INFO:** A 1 Car Detached Garage w/ Attached Carport.

**Lot Size:** 50 Ft. X 140 Ft.

**LEGAL DESCRIPTION:** Lot 10 in Block 3 of Central Park Addition to the city of Streator. (Excepting all coal and mineral rights and the right to remove same)

**TAXES:** Current Taxes \$2,236.96 (2012 tax year payable in 2013)  
P.I.N: 33-25-420-010

**INSPECTION:** The Home will be Open for Inspection on Thursday July 10 from 4:00 to 7:00 pm. And Tuesday July 22 from 4:00 to 7:00 pm.

**REAL ESTATE TERMS:** 10% Down Payment, (Non-Refundable) on Day of Auction, With the Balance Due on or Before August, 25, 2014. Written Purchase Agreement to be Entered into on the Day of Auction. Property Taxes to be Pro-rated to the Date of Closing. Sale is Subject to Seller's Confirmation. The Property is Being Sold "AS-IS" With NO Warranties, NO Inspections, and NO Contingencies. Announcements on the day of auction to take precedence over all printed material

**NOTE:** Gas Stove, Washer & Dryer will stay with the Home.

**AUCTIONEER'S NOTE:** This is a nice / well kept home in a nice location. A great opportunity!

**SELLER'S ATTORNEY:** Jay Goold, 111 W. Locust St., Fairbury, IL  
Ph.(815) 692-4329

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

### Auctioneers

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