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Real Estate Auction

Property Located at: #2 Thomas Drive Streator, IL. At the corner of Thomas Drive & Highland Place

Directions: From the Jct. of Rt. 18/Main St. & Otter Creek St. (on the east edge of Streator), go North on Otter Creek St. (1 mile) to E. First St., Then 4/10 mile East to Thomas Dr. & 1/2 block South. (property is marked with auction signs)

Sunday, August 17, 2014 At 1:00 P.M.

See photos @ www.bradleyauctionsinc.com



3 - Bedroom Brick / Ranch Home, on Large Corner Lot

Home Info.

A nice Brick/Ranch style home (1,949 Total Sq. Ft. of Living Area) with: 3 Bedrooms, 1-1/2 Bathrooms (main floor), Eat-In kitchen (with built-in: Cabinets, Dishwasher & Gas Stove Top), Lg. Living Room w/ Fireplace, (gas log), Dining Room, Enclosed Breezeway to Garage. The home has a full Basement with: Full Bathroom w/ Shower & a large Finished Room with Fireplace. The home is equipped with: Hot Water Heat, Central Air Conditioning, Water Softner System, 100 Amp. Electrical Service w/ New Breaker Box. Also a cement Patio Area (rear). The home has City Water & Private Septic.

Garage Info.

A 24Ft. x 24 Ft. Garage w/ Hanging Gas Heater (attached to the house through enclosed breezeway)

Yard Shed

8'W x 12'L Wooden yard shed

Taxes

\$4,141.84 / year (2013 tax year) with 1 exemption
Parcel Number: 34-30-103-013

Legal Description

Lot 13 in Block 1 of Edge Town Acres Subdivision (commonly known as Thomas Addition)
Lot Size: 184Ft.W x 100Ft. D
Year Built: 1959

Inspection

The home will be open for inspection on: Thursday July 31, 2014 from 5:00 to 7:00P.M. & Monday August 4, 2014 from 5:00 to 7:00P.M.

Terms

10% down payment (non-refundable) on the day of auction, with the balance due on or before September 16, 2014. Written purchase agreement to be entered into on day of auction, property taxes to be prorated to the date of closing. This property is being sold subject to sellers confirmation. The property is being sold "As-Is" with NO warranties expressed or implied, NO Contingencies & NO inspections provided.

Auctioneers' Note:

This is a nice home in a good location. Look it over and come prepared to buy.

**This is a live auction,
must be present to bid!**

Seller's Attorney

M.G. Gulo & Associates LTD
#123 S. Monroe St.
Streator, IL 61364
Ph. (815) 672-2472

Seller reserves the right to reject any and all bids.

Sellers: The Eugene Missel Trust
& The Dorothy Missel Trust | Streator, IL



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