

# Real Estate Auction

Located at: #223 LaSalle St., Streator, IL.  
Directions: From the Jct. of Rt. 23 & Rt. 18 (in downtown Streator), Go South on Rt. 23 /  
Bloomington St. 3 Blocks to LaSalle St., Then 1-1/2 Blocks West to #223.

## Saturday, May 2, 2015 at 10:00 AM

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

### 3 Bedroom Home



**Home Info:** A 2 story / 3 Bedroom Home with: 3 Upstairs Bedrooms, Front Foyer, Living Room, Dining Room, Kitchen W/ Oak Cabinets (Refrig. & Stove Included), Full Bath W/ Shower (Downstairs), Full Bath W/ Tub/Shower (Upstairs), Full Basement, (partially finished), & Open Front Porch

**This Home Has:** Hot Water Heat, Vinyl Siding, Several Replacement Windows, Newer Roof (2008), Whole House Attic Fan, & Fenced Back Yard. The Interior is finished with beautiful oak woodwork, open staircase & pocket doors.

**Garage & Yard Shed:** A 2 Car Detatched Garage (20'W x 22'L) with vinyl siding, also a metal yard shed, (10' x 8')

**Legal Description:** Lot 21 in Berry's Addition to the City of Streator, IL.

**Taxes:** \$2,973.16 / Year (paid in 2014) with 1 exemption. Parcel # 33-35-215-004

**Inspection:** The Home will be open for Inspection on Saturday, April 18 From 1:00 to 3:00 P.M.

**Terms:** 10% down payment (non-refundable) on the day of Auction, with the balance due on or before June 3, 2015. Written purchase agreement to be entered into on 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 contingencies.

**Seller's Attorney:** Michael F. Gulo  
M.G. Gulo & Associates LTD  
#123 S. Monroe St.  
Streator, IL 61364  
Ph. (815) 672-2472

**Auctioneers' Note:** This is a nice/well kept Home in a good location, the seller has relocated, a great opportunity!! The Home sells with appliance included (Refrig., Stove, Washer & Dryer). Also Included: Sunquest 16 Bulb Tanning Bed, Multi-Station Work Out Bench, Elect. Treadmill, Dehumidifier, 3 Window A.C. Units & Yard Equipment.

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

## Seller: Robin Simmons



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