

Real Estate Auction

Auction to be held at: Bradleys' Auction Barn In Kernan, IL. (#1456 E. 22nd Rd. Streator, IL)
Directions: 5 Miles East Of Streator, IL (On Rt. 18) To E. 22nd Rd/Kernan Rd., Then 1-½ Miles North
Home Location: #401 Gary St. In Leonore, IL

Sunday, May 22nd, 2016 At 1:00 P.M.

See photos at www.bradleyauctionsinc.com

Sells to the Highest Bidder at or Above a Minimum Starting Bid of \$7,000.00



2 Story/4-5 Bedroom Home

Located at #401 Gary St. in Leonore, IL

(2 Doors North Of "Smitty's Grill & Bar" - *Note Auction Location*)

This Real Estate Auction Will Be Conducted In Conjunction With A Large Auction Of Personal Property (Including The Contents Of The Sandra Tarr Home) At Bradleys' Auction Barn in Kernan, IL

Home Info: A 2 Story Frame Home with 4-5 Bedrooms (4 upstairs & 1 down), 2 Full Baths (1 upstairs & 1 down), Eat-In Kitchen with Cupboards, Large Living Room, Large Dining Room, Large Utility Room (23'x15') with Storage Space. The Home has Gas Forced Air Heat, Central Air Conditioning, City Water, Septic, Newer Windows, Vinyl Siding. The home is well Insulated and has a "New" Roof.

Garage Info: A 3 Car Attached Garage is Insulated and Heated, 2 Overhead Doors with Electric Openers

Lot Size: Approx. 50ft x 140 ft

Legal Description: The South 25ft. of Lot 25, and the North 25ft. of the South 50ft. of Lot 25 In Block 1 Of W. Fragenberg's Addition to Gary

Taxes: \$301.32/Year with 2 Exemptions PIN #'s 31-03-202-001 and 31-03-202-020

Viewing: The Home will be Open for Inspection on Wednesday May 4th from 4:00 to 7:00 PM or by contacting the Auctioneer

Terms: 10% Down Payment (non-refundable) on day of Auction, with the Balance Due on or Before June 21, 2016. Written purchase agreement to be entered into on 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. Property sells to the highest bidder at or above \$7,000.

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

Auctioneers' Note: This is a great opportunity to purchase this large home at Auction. View photos on our website and plan to inspect the home on May 4, 2016. Note the Auction Location (On May 22, 2016)



Seller: Sandra J. (Sandy) Tarr
Leonore, IL



Auctioneers

Bradleys' and Immke Auction Service - Kaufman Auction Service

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Streator, IL
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