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# Real Estate Auction

**Located At:** #1312 E. Main St. Streator, IL

**Directions:** From The Jc. of Rt. 18/Main St. & Otter Creek Rd. (At The East Edge Of Streator)  
Go West On Main St. 1/2 Block (On North Side)

**Saturday, October 29, 2016 At 10:00 A.M.**

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

## 3 - Bedroom- Brick Home



**Home Info:** A Nice Brick/Single Story Home, (1,269 Sq. Ft.) With: 3 Bedrooms w/Closets, Full Bath w/Shower, Lg. Eat-In Kitchen, Lg. Living Room, Dining Room, Enclosed Front Porch, Full Basement (3/4 Finished w/Rec Room, 1/2 Bath & Shower) The Home Has: Central Air Cond., G.F.A. Heat w/High Efficiency Furnace, New Roof In 2014 & Newer Replacement Windows. Pool Table & Bar In Rec Room Stay.

**Garage Info:** A Detached 2 Bay Garage 20' x 22' (New Roof in 2014)

**Lot Size:** 50 ft x 150 ft

**Year Built:** 1933

**Legal Description:** Lot 14 in Block 6 of Central Park Addition to Streator, IL.

**Taxes:** Currently Frozen Under The Senior Assessment Freeze. State Equalized Assessed Value \$22,715 PIN #: 33-25-434-014

**Inspection:** The Home will be Open for Inspection on Thursday October 13, 2016 From 4:00 to 7:00 P.M.

**Terms:** 10% Down Payment (non-refundable) on day of Auction, with the Balance Due on or Before December 13th, 2016. 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, and NO contingencies.

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

**Auctioneers' Note:** This Is A Nice/Well Kept Home In A Great Location. A Great Opportunity! View Photos On Our Website, Come To Inspect on 10/13 & Come Prepared To Buy On 10/29

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

**Seller:** James Brehman Estate  
Streator, IL



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