

**ONLINE AUCTION of RESIDENTIAL REAL ESTATE
ENDS TUES. NOV. 16, 2021 • 6:30 P.M.
Go To: middendorfbros.hibid.com then click on current auctions**



RESIDENCE LOCATED AT 104 E. SUPERIOR, MURRAYVILLE, IL: Single story frame dwelling: 2 bedrooms – 1 bath – living room – kitchen – laundry room – carport.

**VIEWINGS: 5 p.m. to 6 p.m. Thursday, November 4 and 12 noon – 1 p.m. Monday, November 8 or by contacting auctioneer.
View at middendorfs.com, auctionzip.com ID#3493 or contact auctioneers.**

SALE TERMS: Upon conclusion of auction Sellers and Buyer shall execute a purchase agreement with Buyer to pay Ten (10) percent as down payment. Balance payable on or before December 16, 2021. Possession given upon final settlement. Sellers will provide Title Insurance for the amount of purchase price and convey by Warranty Deed. Procurement of financing shall be the sole responsibility of the Buyer and must be obtained before date of auction. **TAXES:** Buyer to assume 2021 taxes due in 2022 and subsequent taxes.

PROPERTY SELLING “AS IS” without representation or warranty expressed or implied. Sale subject to price acceptance of Seller.

LEGAL DESCRIPTION: Lot Fifty-two (52) in the Original Plat of Murrayville., County of Morgan, State of Illinois.

REAL ESTATE TAXES: \$ - 0 - (w/3 exemptions) 2020 paid in 2021. All exemptions remain with property for 2021 taxes payable in 2022.

SCHOOL: Jacksonville School District #117

GENERAL INFORMATION:

Frigidaire refrigerator - GE electric range – Frigidaire washer – Kenmore electric dryer – gas f/a furnace – central air – 30 gal gas water heater – 60 amp fuse box – vinyl siding – carport is 15’ x 30’.
Lot is 90’ x 190’ except 20’ x 70’ out of the southwest corner.

Information contained herein was obtained from private and public sources and is subject to individual verification. No liability for its inaccuracy, errors or omissions is assumed by the Seller or their agents.

**JOHN & EMMA BAKER, OWNERS
ATTORNEY: CHARLES E. McNEELY**



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