

## ESTATE AUCTION

WED., OCTOBER 24, 2018 • 4:30 P.M.

TO SELL ON PREMISES AT

308 E. MICHIGAN, JACKSONVILLE, IL



**RESIDENCE (to sell 6 p.m.):** Single-story four-room frame dwelling; 2 bedrooms – living room – kitchen – full bath – attached garage. Lot approximately 52' x 200'.

**VIEWINGS:** 5 p.m. to 6 p.m. Mondays, Oct. 8 & 15 or by contacting auctioneers.

**HOUSEHOLD:** Frigidaire refrigerator - Kenmore washer - Gibson elec. dryer - kitchen dishes, pots & pans - linens – jewelry – pictures – Brother portable sewing machine – Hoover & Bissell sweepers - some yard tools – **FURNITURE:** drop front desk w/hutch – sm rolltop desk – full bed – dresser & nightstand - single bed – tv stand – lighted curio cabinet – stacking tables – sofa – kitchen table w/4 chairs – cedar chest – other items to sell not listed! View at middendorfs.com, auctionzip.com #3493, or contact auctioneer.

**TERMS OF PERSONAL PROPERTY – CASH.** Buyer number issued, and check accepted upon presentation of photo identification.

**HAZELLE A. FAWKES ESTATE**  
DEBORAH KUNATH, EXECUTOR  
ATTORNEY: EDDIE CARPENTER  
305 W. STATE, JACKSONVILLE, IL 62650



**MIDDENDORF BROS.**  
AUCTIONEERS & REAL ESTATE  
217-243-5486 [www.middendorfs.com](http://www.middendorfs.com)



**SALE TERMS:** Upon conclusion of auction Seller and Buyer shall execute a purchase agreement with Buyer to pay Ten (10) percent as down payment. Balance payable on or before November 21, 2018. Possession given upon final settlement. Seller will convey by Executor's Deed and furnish Title Insurance for amount of purchase price. Procurement of financing shall be the sole responsibility of the Buyer and must be obtained before date of auction. **TAXES:** 2018 taxes due in 2019 to be prorated to date of closing. Seller's portion paid as a credit against the purchase price. Buyer to assume 2019 and subsequent taxes.

**PROPERTY SELLING "AS IS"** without representation or warranty, expressed or implied. Sale subject to price acceptance of Seller.

**LEGAL DESCRIPTION:** Part of Lots One (1), Two (2), Three (3), and Four (4) in the subdivision of Lot Six (6) in Block Six (6) in Lurton and Kedzie's Southern Addition to the city of Jacksonville, described as follows: Beginning at a point 163 feet 8 inches West of the Southeast corner of Lot Four (4) in said subdivision and running thence North 200 feet, thence West 51 feet 10 inches, thence South 200 feet, thence East 51 feet 10 inches to the place of beginning, Morgan County, Illinois.

**REAL ESTATE TAXES:**

2017 payable in 2018 \$795.86 w/2 exemptions

**SCHOOL:** Jacksonville School District #117 – South Elementary

**ZONING:** R-3

**GENERAL INFORMATION:**

Living room 14'4" x 12'4"  
Kitchen 12'7" x 12'4"  
SE bedroom 14'4" x 9'4" plus closet  
NE bedroom 12'5" x 10'4" plus closet  
Bath 8'9" x 4'8"  
Gas boiler furnace (in floor)  
Replacement windows  
Aluminum siding and soffit  
Attached garage w/utility area  
garage 17'6" x 11'5"  
utility area 11'5" x 7'5"  
40 gal. gas water heater  
100 amp breaker system  
House on concrete slab

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.