

**ESTATE AUCTION**  
**TUES. NOV. 14, 2017 • 3:30 P.M.**  
**TO SELL ON PREMISES**  
**AT 71 GROUSE DR.,**  
**CHATHAM, IL**



**RESIDENCE (to sell 6 p.m.):** 1 story frame brick home on crawl space: 3 bedrooms - 3 full baths - open living/dining room - kitchen - laundry/utility room - aluminum soffitt - 2 car attached garage.

**VIEWINGS:** 5 p.m. to 6 p.m. Wednesdays, October 25 and November 1 or by appointment with auctioneer.

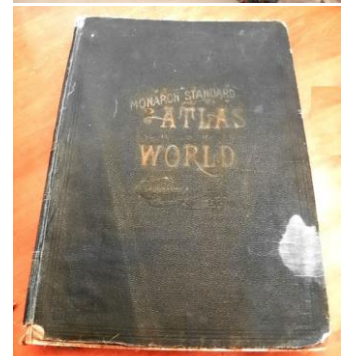
**GLASSWARE - HOUSEHOLD:** full bed - RCA flat screen tv - lamps - some folding tables - plant stand - Singer sewing machine in cabinet - kitchen dishes, pots and pans - serving cart - artwork and frames - ceramic pieces - Corningware **COLLECTIBLES:** large 17 pc. hand-painted ceramic nativity scene - Dolls (Effanbee, Madame Alexander, Blumenkinder, porcelain & ceramic), others - doll clothes and books - vanity set **LG. OLD SAFE** (late 1800's) **STORAGE SHED** on skids 8'x12' (to sell after the house) - other items not mentioned!

**TERMS - CASH.** Buyer number issued and check accepted upon presentation of photo identification. For pictures view at middendorfs.com or auctionzip.com ID #3493 or contact auctioneer.

**OPAL MARIE LOVING ESTATE**  
**SHERRY LOVING EXECUTOR**



**MIDDENDORF BROS.**  
**AUCTIONEERS & REAL ESTATE**  
 217-243-5486 www.middendorfs.com



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**BRIEF LEGAL DESCRIPTION:** L26 Quail Meadow Est 3<sup>rd</sup> & 4<sup>th</sup> Add & L26A .015AC Pt of Tot Lot 2 Quail Meadow Est 5<sup>th</sup> Add 12-14-6

## **REAL ESTATE TAXES:**

2016 paid in 2017 \$1,596.86 w/3 exemptions

## **GENERAL INFORMATION:**

Bedrooms:

Master bedroom 17'4" x 15'5"

Master bath 11'5" x 9'9" and walk-in closet 6'11" x 4'9" NE 14'10" x 11' plus closet

NW 15' x 11'6" w/walk-in closet

Full bath 9'4" x 4'9" w/walk-in shower (handicap accessible)

Full bath 6'10" x 6'4"

Kitchen 16'4" x 9'10"

Whirlpool 30" range/Roper microwave/Kenmore side-by-side refrigerator/Roper dishwasher

L-shaped living room/dining room

Dining area 11'7" x 10'3", large china cabinet

Living room w/ wood burning converted to gas fireplace 27'9" x 12'9"

Back hall 11'3" x 6'2"

Front hall 31'4" x 3'4"

Laundry room 7'11" x 5'1" GE washer/Whirlpool gas dryer

50 gal. gas water heater

Gas f/a furnace (approx. 5 yrs old) and central air

Roof (approximately 3 yrs old)

200 amp electric service

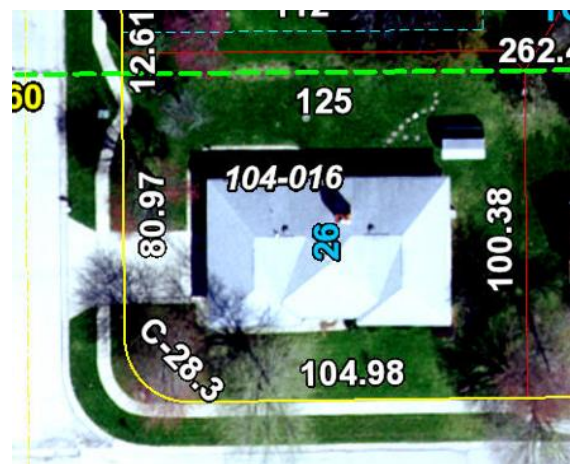
Anderson windows

Open front porch

Covered rear patio

ONE-OWNER HOME BUILT BY LOVING CONSTRUCTION

Home contains approximately 2032 square feet of living space and was built in 1985-1986.



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.

**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 December 14, 2017. 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: 2017 taxes due in 2018 to be prorated to date of closing and Seller's share will be paid by giving buyer a credit against the purchase price based upon the best available information. Buyer to assume all subsequent taxes.

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