

**ONLINE ONLY AUCTION
BIDDING ENDING WITH A SOFT CLOST
AT 8 P.M. • MONDAY, JULY 20, 2020
BIDDING AT:**

**middendorfbros.hibid.com/auctions/current
RESIDENTIAL REAL ESTATE and
HOUSEHOLD FURNITURE & FURNISHINGS**



302 E. MICHIGAN, JACKSONVILLE, IL: Two-story seven-room frame dwelling; 3 bedrooms – den – bath – living room – dining room – kitchen – basement – gas furnace – carport – lot approximately 82'x140'.

HOUSEHOLD: Full bedroom suite – 2 twin bookcase beds – lg wood desk – LaZBoy recliner – Dining room table w/6 chairs – Buffet – China cabinet – Dinette table w/2 chairs on rollers – Washer – Elec dryer – glassware – kitchen dishes pots and pans – small kitchen appliances – collectables – albums – quilts – linens – Schwinn bicycle – older cameras – license plates – some tools – many items to sell not listed!

SALE TERMS and other information available at time of VIEWING

VIEWINGS: 5 p.m. to 6:30 p.m. Tuesdays, July 7 & 14 or by appointment with auctioneers.

View online at middendorfs.com, auctionzip.com #3493 or contact auctioneers.

SELLER: JEAN SHAFER



MIDDENDORF BROS.
AUCTIONEERS and REAL ESTATE
211 South West Street • Jacksonville, IL. 62650-2431
217-243-5486 www.middendorfs.com



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 August 20, 2020. Possession given upon final settlement. Seller will provide Title Insurance for the amount of purchase price and furnish Merchantable Deed. Procurement of financing shall be the sole responsibility of the Buyer and must be obtained before date of auction. TAXES: Seller to pay 2019 due in 2020. Seller to pay their portion of 2020 taxes due in 2021 prorated to date of closing, by giving Buyer a credit against the purchase price based upon the best available information.

NOTE: REAL ESTATE SUBJECT TO FIVE (5) PERCENT BUYER'S PREMIUM.

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

LEGAL DESCRIPTION: Lot Eight (8) in May Subdivision of Lots Two (2) and Three (3) in the Subdivision of Lot Five (5), except Seven (7) feet and Nine (9) inches off of the East end thereof, and Lots Two (2) and Three (3) in the Subdivision of Lot Six (6), except Seven (7) feet and Nine (9) inches off of the East end thereof; All in Block Six (6) in Lurton and Kedzie's Southern Addition to the Town; now City of Jacksonville, situated in the County of Morgan and State of Illinois.

REAL ESTATE TAXES: \$559.00 2019 payable in 2020 w/3 exemptions

SCHOOL:

Jacksonville School District #117 – South Elementary

GENERAL INFORMATION:

Eat-in Kitchen w/laundry area 21'6" x 10'8"

Dishwasher and gas stove

Dining room w/built-in storage 15'6" x 14'

Living room 13' x 12'

Bedroom 13' x 13' includes closet

Den/Office 10'4" x 9'9"

Bath 9' x 6'

Upstairs:

N bedroom 15'9" plus offset and closet

S bedroom 12'5" X 10'3" plus closet

Note: 2nd floor w/hardwood floors

Attic storage w/older whole house fan

BASEMENT:

Accessible from carport and inside house

Lennox gas f/a furnace

2-window air conditioners

40 gal. gas water heater

200 amp electrical service

CARPORIT:

Wood enclosure wall on north end & part on east end

Concrete steps to basement and kitchen

Wood landing w/steps with Acorn electric chair lift

Porch on SE and SW corners