

**ESTATE AUCTION
RESIDENTIAL REAL ESTATE
TO SELL ON PREMISES
MONDAY, APRIL 30, 2018 • 6 P.M.**



**12 WINTHROP TERRACE
JACKSONVILLE, IL**

GENERAL DESCRIPTION: Single-story frame dwelling; 3 bedrooms – bath – living room – kitchen – basement – vinyl siding – attached garage – unattached 30' x 28' garage – Lot approximately 72' x 155'.

NOTE: GREAT FIXER-UPPER OR FLIPPER!

VIEWINGS: 5 p.m. to 6 p.m. Mondays, April 16 & 23 or by appointment with auctioneers.

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

**SELLER: ELLEN WATKINS,
INDEPENDENT ADMINISTRATOR,
THEODORE RAYMOND WATKINS ESTATE
ATTORNEY: THOMAS L. VEITH
BELLATTI, FAY, BELLATTI & BEARD, LLP
816 W. STATE, JACKSONVILLE, IL 62650**



MIDDENDORF BROS.
AUCTIONEERS and REAL ESTATE
211 South West Street • Jacksonville, IL 62850-2431
217-243-5486 www.middendorfs.com



SALE TERMS: Upon conclusion of auction Sellers and Buyer shall execute a purchase agreement with Buyer to pay Five Thousand (\$5,000.00) dollars as down payment. Balance payable on or before May 30, 2018. Possession given upon final settlement. Sellers will convey by Administrators' 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:** Sellers to pay 2017 taxes due in 2018 and their portion of 2018 taxes due in 2019, which are to be prorated to date of closing. Sellers' portion to be paid by giving Buyer a credit against the purchase price based upon the best available information.

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

BRIEF LEGAL DESCRIPTION: The East Forty-eight (48) feet of Lot Three (3) and the West Twenty-four (24) feet of Lot Four (4) in Northlawn Subdivision to the City of Jacksonville, Situated in the County of Morgan and the State of Illinois.

REAL ESTATE TAXES: \$273.72 2016 paid in 2017 w/2 exemptions

2017 payable in 2018
\$1,834.62 w/owner occupied exemption (estimated w/current assessment)

ZONING: R-2

SCHOOL:
Jacksonville School District #117 – Eisenhower Elem.

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.