

# Sullivan & Son

## AUCTION



### **WARSAW, IL REAL ESTATE**

AUCTION TO BE HELD AT 1220 SYCAMORE ST., WARSAW, IL

**FRIDAY, SEPTEMBER 21 • 4 PM**

**LEGAL DESCRIPTION** - Block Nineteen (19) in English and January's subdivision of English Addition to the City of Warsaw; Also Block Four (4) in Coolidge's Addition to the City of Warsaw, Hancock County, IL.

**GENERAL INFORMATION** - Located at 1220 Sycamore St., Warsaw, IL, this property is improved with a 2 story home with 3 bedrooms, 2 baths, living room, dining room, kitchen, basement, garage and 2 out buildings. This home is situated on 2½ acres with beautiful shade trees. This is a very solid home but needs some updating. Schedule an appointment to view this property by contacting Will Sullivan at 217-242-4503.

**TERMS OF SALE** - 15% of the bid price to be paid on day of sale with the balance due on or before October 22, 2012, upon delivery of deed. Title Insurance will be provided by the Sellers. The 2012 real estate taxes which will be due and payable in 2013 will be prorated to the date of closing. Immediately following the sale of the Real Estate the successful buyer will be required to enter into a written contract with the Sellers. A copy of said contract may be inspected prior to the auction by contacting Michael L. Neff, Attorney for Sellers, 309-924-1211.

**ALSO SELLING ANTIQUES, HOUSEHOLD  
ITEMS & (3) AC WD TRACTORS**

**FOR MORE INFORMATION AND PHOTOS,  
VISIT OUR WEBSITE**

**[www.SullivanSonAuction.com](http://www.SullivanSonAuction.com)**

**JOSEPHINE A. MASON ESTATE  
SULLIVAN & SON AUCTION, LLC.**

PO BOX 68 Carthage, IL 62321 - Phone 217-743-5200

Mike Sullivan-IL LIC.#440.000469 Will Sullivan-IL LIC.#441.001720