

AUCTION

Approximately .45 Acres Residential Land

Suggested Opening Bid:

\$162,500

Property Highlights:

- Lot Size: Approx. .45 Acres (120' x 165')
- 2017 Taxes: \$3,703
- PIN #: 0603103070040000
- 2017 Taxes: \$2,021
- PIN #: 0603103070050000
- Zoning: R-1
- Traffic Count: 13,500 VPD

For Additional Info:

AuctionWorks
A Division of AW Properties Global
707 Skokie Blvd., Suite 649
Northbrook, IL 60062

Diana M. Peterson
President & CEO



23905 & 23909 W. Main Street, Plainfield, IL 60544

Prime location at Route 59 and Route 126. There is a home currently on the property which can be torn down. Potential uses can be commercial, retail with a zoning change required.

****PLEASE DO NOT DISTURB THE TENANTS****

Office: 847-509-2757
Mobile: 312-218-6102
E-mail: dianap@awproperties.com
www.awproperties.com

City of Chicago Limited Business License #2304441
Illinois Real Estate Brokerage Firm #481.012139
Diana M. Peterson Illinois R.E. Broker #471.004909
Diana M. Peterson Illinois Auction License #441.002068

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AUCTION DETAILS

Online Auction: Online bidding will begin at 11:00 a.m. CST on July 15, 2019 and end at 11:00 a.m. CST on July 17, 2019. Visit www.awproperties.com to register in advance and to place your bid online.

Pre-Auction Bids Encouraged: Many of our properties sell pre-auction and are no longer available on auction day. If you are interested in this property, please contact us today via phone (847-509-2757) or email (dianap@awproperties.com) to discuss placing a pre-auction bid.

Reserve Auction: This is a reserve auction, subject to seller confirmation.

Buyer's Premium: A Buyer's Premium equal to six percent (6%) of the High Bid will be added to the High Bid. The High Bid plus the Buyer's Premium will equal the Total Purchase Price.

2% Cooperating Broker's Commission: Two percent (2%) of the Winning Bid amount will be paid at closing to a qualified Licensed Real Estate Broker ("Broker") who duly registers with Auctioneer at least two (2) business days in advance of their Buyer placing a bid and whose registered Buyer's offer is accepted by the Seller and closes on the Property, provided the Broker is not prohibited by law from being paid such commission. Such commission shall be paid by Auctioneer to Broker from the 6% Buyer's Premium. To qualify for a commission, the Broker must register their Buyer at www.awproperties.com. This registration must be received by the close of business two (2) business days prior to the Buyer placing a bid. Commissions will be paid only after closing and Seller receipt of proceeds. Brokers are not required to attend the closing. If a cooperating Broker has not met all of these requirements, no commission will be paid to the cooperating Broker, even if the cooperating Broker's Buyer purchases the Property. No oral registrations will be accepted. Under no circumstances whatsoever will any commission be paid if the sale does not close for any reason and/or if the Buyer's Premium is not paid to Auctioneer.

As Is, Where Is Sale: This property is being sold in as is, where is and with all faults and limitations condition and without warranties as to the fitness of the property for a particular use.

Auction Terms and Conditions: Refer to the Auction Terms and Conditions for further details.