

# Madison, IL



# Real Estate Auction

## Wed., June 30, 2010

## @ 10:00 am

OPEN HOUSE: 1 Hour Prior to Auction

Address: **1805 4th St.  
Madison, IL 62060**

ROOM	DIM	FLOORING
Living	14 x 21	Carpet
Dining	10 x 15	Carpet
Kitchen	9 x 12	Laminate
Family		
Mst Bedrm	13 x 14	Carpet
2 Bedrm	9 x 14	Carpet
3 Bedrm	9 x 13	Carpet
Full Bath		
Utility		
Bonus Rm	7 x 9	Carpet

Rooms: 7  
Bedrooms: 3  
Total Baths: 2  
Full Baths: 2  
3/4 Baths: 0  
Half Baths: 0

Fin Bsmt Rooms: 0  
Fireplaces: 0  
Garage: None  
Driveway: Gravel

Sq. Ft. Above: 1,540  
Sq. Ft. Below: 0  
Total Finished: 1,540  
Year Built: 1930

Style: 2 Story  
Exterior: Vinyl  
Roof: Comp Shingle

Heat: Forced Air  
Fuel: Gas  
A/C: Central Air  
Elec: 100 Amp  
Wtr: Public  
Wtr Htr: Gas  
Swr: Public  
Basement: Full

Elem Sch: Madison Dist 12  
Mid Sch: Madison Dist 12  
High Sch: Madison

Land/Acres:  
Lot Size: 37.5 x 139.8  
Frontage: 37.5  
Lot/Site Features:  
Pool:

Appliances: Gas Stove

County: Madison Township: Section:  
Parcel ID No: 21-2-19-25-16-402-032 Taxes:  
Zoning: Exemptions:

REMARKS: **OPENING BID \$10,000!!** Nice Home in Madison ready to be made a home. This home has had updates and is in move-in ready condition. Updates since 2006 include new roof, siding, windows, carpet and flooring. Home offers lots of closet space and storage space with its full basement. Don't miss this opportunity to find a nice affordable home. Over for more pictures.

Professional Real Estate Auctions by:



Toll Free: 1-877-566-8751  
Adam Jokisch  
618-530-8751 (mobile #)

[www.adamsauctions.com](http://www.adamsauctions.com)



The enclosed information was obtained from sources considered reliable, however, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/landlord and auction company make no representation as to the environmental condition of the property and recommended that the purchaser/tenant obtain an independent investigation.

Owner: Deborah J. Perkinson

**Terms:**  
\$3,000 down day of sale  
on Real Estate  
**Bal ance due in 30 days**  
**10% Buyers Premium**

Any announcement made day of sale takes precedence over any printed material.  
List subject to change with out notice.  
LIC # 044000169

**1805 4th St., Madison, IL**

