

CAHOKIA, IL

REAL ESTATE AUCTION

Wed., January 25, 2017 @ 10 am

Attention Investors & Rehabbers!



OPEN HOUSE: One Hour Prior to Auction

**Address: 448 Godin Avenue
Cahokia, IL 62206**

**Auction Held:
437 Godin Avenue**



Rooms: 4 Bedrooms: 2 Total Baths: 1 Full Baths: 1 3/4 Baths: 0 Half Baths: 0	Fin Basement Rooms: None Fireplaces: None Garage: None Driveway: Grass
Style: 1 Story Exterior: Aluminum Roof: Shingle	Sq. Ft. Above: 1,008 Sq. Ft. Below: 0 Total Finished: 1,008 Year Built: 1935
Heat: Forced Air Fuel: Gas A/C: None Electric: Circuit Breaker Water: Public Water Heater: Gas Sewer: Public Basement: Full, Unfinished	Elem Sch: Cahokia Unit #187 Mid Sch: Cahokia Unit #187 High Sch: Cahokia
	Total Land/Acres: .238 Total Lot Size: 80 x 130 Features: Fenced Pool: None

County: St. Clair Township: 01 Section: 35
Parcel ID No.: 01-35.0-314-023 2015 Taxes: \$1,149
Parcel ID No.: 01-35.0-314-024 2015 Taxes: \$142
Zoning: Single Family Exemptions: None

REMARKS: Home on two lots in Cahokia, IL is looking for an investor or rehabber to bring new life to this older home. The home offers a kitchen, a living room, and a large master bedroom at the back of the home as well as a 2nd bedroom. After completion, this could make a good starter home or rental property. It is the responsibility of the buyer to independently verify any and all information regarding any/all components of the home including the HVAC.

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Owner: Jeannetta Clara Watson

TERMS:

**\$3,000 DOWN DAY OF SALE
ON REAL ESTATE
BALANCE DUE IN 30 DAYS
10% BUYERS PREMIUM
OR \$1,000 MINIMUM**

ANY ANNOUNCEMENT MADE DAY OF SALE TAKES PRECEDENCE OVER ANY PRINTED MATERIAL. LIST SUBJECT TO CHANGE WITH OUT NOTICE. LIC # 044000169

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