

ESTATE AUCTION

To settle the estate of George F. Knaack the following home will be offered at auction. Sale will be held at **231 S. Sycamore St., Genoa, IL 60135.**

THURSDAY, AUGUST 26TH, 2010
6:00 PM SHARP



This property consists of a 2 story, 1900 +/- sq ft home with an upstairs apartment and situated on a 59 x 144 +/- lot, zoned improved. Main level has a large kitchen, 2 bedrooms, master bedroom with bath, large living room, & front porch. Oak hardwood floors are throughout the home and in beautiful shape. Upper level has kitchen with pantry, 2 bedrooms with nice size closets, living room, 1 bath w/shower and a hall closet for extra storage. Home has a full basement with outside entrance, utility room, furnace room, and storage area. City water & sewer, cable available. Property is located within walking distance to downtown, parks & churches. Mechanics include American Standard Boiler, 40 gal hot water heater, water softener, 30 amp fuses. 2nd Floor Apartment has 30 Amp C/B. Electric has 2 meters separating the downstairs and upstairs. Water & gas for both up & down are on same meter. House has wood siding, asphalt shingles & concrete drive. Outbuildings consist of a small yard barn, and a 2 story carriage house with loft storage, 30 amp fuses and a full concrete floor. Great garage with plenty more storage. All appliances stay with the home. **For more information or to schedule a private viewing contact Auctioneer Joe Wegener at 815-766-0756.**

Real Estate Terms: \$5,000.00 down day of sale with balance due on or before September 24th, 2010. Possession upon closing shall be in the usual manner. Title commitment will be available for inspection prior to auction. Prospective buyers should have financial arrangements completed prior to sale day. **NO CONTINGENCIES!** The property will be sold in its "AS-IS" condition without any warranties either expressed or implied. Sellers reserve the right to reject any and all bids.

ESTATE OF GEORGE F. KNAACK
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AUCTIONEER:

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