

AUCTION

17811 Casey Pike Lane



July 25, 9am

KimDuncanRealEstate.com



618.521.7818

NOTICE OF NO AGENCY

This notice of no agency is required by state law

Licensee: Kimberly Duncan

Brokerage: Kim Duncan Auction & Realty

Property Address: 17811 N. Casey Pike Lane, Mt Vernon, IL

Thank you for giving me the opportunity to show this property to you and take your bid or offer. This brokerage has entered into an agreement with the seller and acts as the sellers agent only. Therefore, I will not be acting as your agent.





Quick Facts

- * Year Built: 2006
- * Square Footage: 2,450
- * Square Footage Basement: 2,450
- * Lot Size: 2.5 Ac.
- * Heat: Propane/Forced Air
- * Septic: Aerator
- * Water: Northeast
- * Elementary School: Woodlawn
- * High School: Mt. Vernon
- * Taxes: \$5,883
- * Flooring: Hardwood
- * Countertops: Granite
- * Master Bedroom: 20 x 17.8
- * Master Bath: 10 x 14 (Also has Jacuzzi Tub)
- * Bedroom 2: 14.9 x 12.5
- * Bedroom 3: 14.9 x 12.5
- * Living Room: 22 x 31
- * Kitchen: 24 x 16
- * Garage: 35 x 36.4
- * Back Deck: 516 sq. ft.



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DUE DATE 09/05/19	PAY TO: BOB WATT COUNTY COLLECTOR 100 SOUTH 10TH STREET, RM 100 MT VERNON, IL 62864	DUE DATE 11/05/19	TOTAL TAX 5,883.90	PAY TO: BOB WATT COUNTY COLLECTOR 100 SOUTH 10TH STREET, RM MT VERNON, IL 62864
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INDEX # 06-04-200-011	1st 2018 INSTALLMENT	INDEX # 06-04-200-011	2nd 2018 INSTALLMENT
BACK TAX	<input type="checkbox"/> CHECK <input type="checkbox"/> CASH	INDEMNITY	<input type="checkbox"/> CHECK <input type="checkbox"/> CASH
INTEREST	AMOUNT COLLECTED	INTEREST	AMOUNT COLLECTED
	2,941.95	COSTS	2,941.95

1 06-04-200-011
FARRIS, PAULA J

17811 N CASEY PIKE LN
MT VERNON IL 62864

2 06-04-200-011
FARRIS, PAULA J

17811 N CASEY PIKE LN
MT VERNON IL 62864

DETACH AND SEND THIS COUPON WITH YOUR FIRST PAYMENT

DETACH AND SEND THIS COUPON WITH YOUR SECOND PAYMENT

BOB WATT - JEFFERSON COUNTY COLLECTOR

OFFICE HOURS 8:00 AM-4:30 PM
MONDAY-FRIDAY PHONE 618-244-8010

TIF EAV	PAY 2018 2019	INDEX NUMBER 06-04-200-011	CLASS CODE 0040	TAXES FOR REAL ESTATE TAX BILL	TAX CODE 77127		
1977 EQUALIZED	1	TAXING BODY	CURRENT YEARS RATE	% OF TOTAL	CURRENT YEARS TAX	INCREASE/DECREASE	PENSION AMOUNT
SENIOR CAP BASE		JEFFERSON COUNTY	0.699300	8.74%	514.40	-26.24	183.72
PRIOR YEAR TAX	6,194.52	SHILOH TOWNSHIP	0.125720	1.57%	92.48	-4.78	4.08
FAIR CASH VALUE	253,677	SHILOH ROAD	0.250800	3.13%	184.48	-15.40	4.53
ACRES OF LAND	2.50	W'LAWN EU209-GRADE ONLY	3.023680	37.80%	2,224.18	-102.70	121.74
ACRES OF FARMLAND		MT VERNON HI H201	2.599770	32.50%	1,912.36	-99.70	88.04
LAND VALUE	2,501	REND LAKE CO JC521	0.647760	8.09%	476.48	-34.90	10.84
+ BUILD. AND IMPROV.	79,747	REND LAKE CONS DIS	0.053310	0.66%	39.22	-2.46	5.07
- HOME IMP./ENTERPRISE		JEFFERSON FIRE DIS	0.401580	5.02%	295.40	-16.54	69.45
= TOTAL VALUE	82,248	C E BREHM MEM LIBR	0.196980	2.46%	144.90	-7.90	18.50
X MULTIPLIER	1.0281						

If you have questions regarding the following please call:
Name/address change/assessments
Lost bill/payment information
Tax rates/redemptions

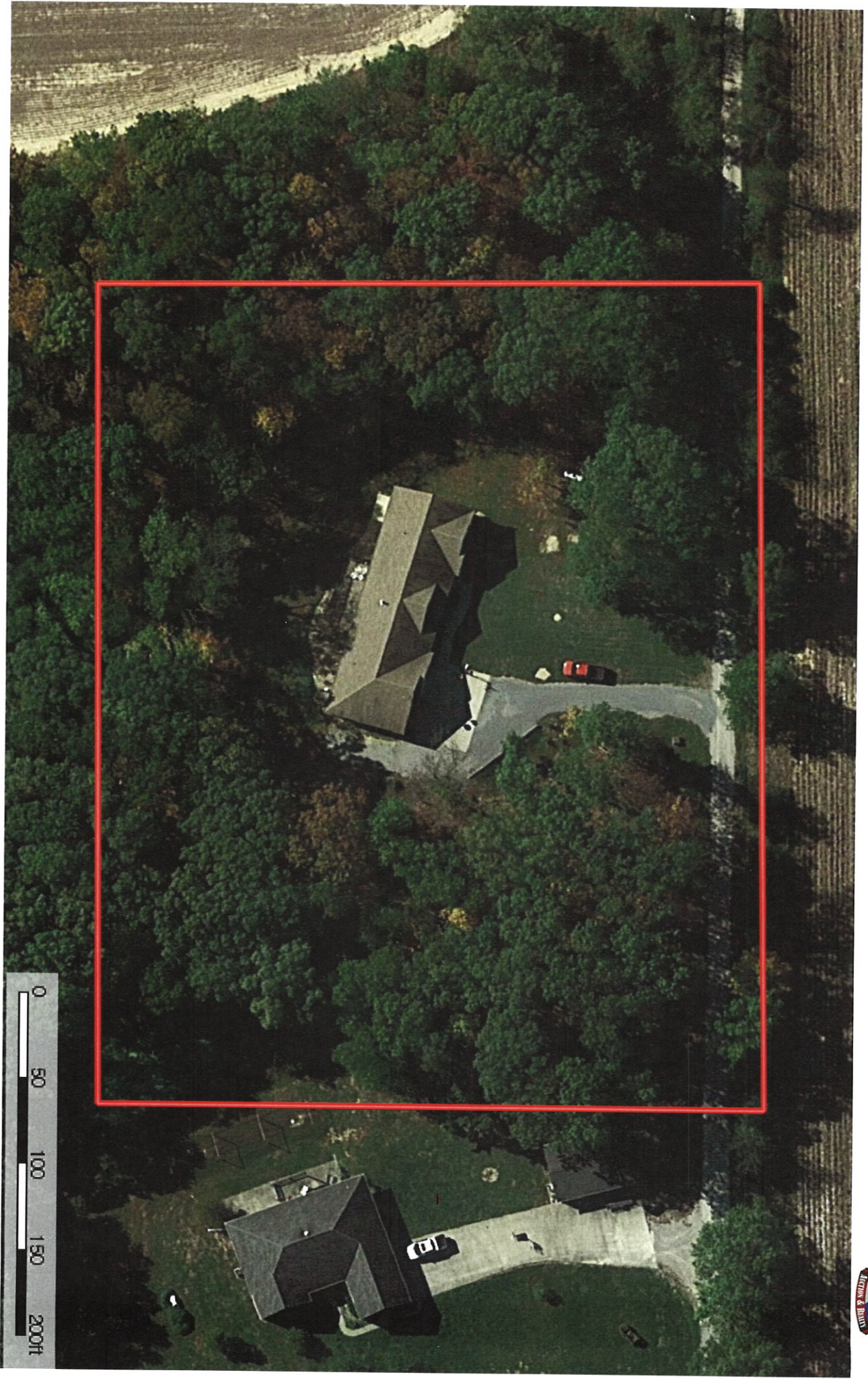
Supervisor of Assessments 618-244-8016 ext #7
County Collector/Treasurer 618-244-8010
County Clerk 618-244-8020 ext #3

*To pay online: Go To - jeffersoncountyillinois.com **PREPAY CUSTOMERS PAY IN OFFICE OR CALL 618-244-8010

- HOMESTEAD	5,000	1ST DUE DATE 09/05/19	2ND DUE DATE 11/05/19
- DISABLED/VETERANS		1ST INSTALLMENT 2,941.95	2ND INSTALLMENT 2,941.95
- RETURNING VETERANS		INTEREST	COSTS
+ FARMLAND		FIRST INSTALLMENT PAID 08/30/2019	SECOND INSTALLMENT PAID 08/30/2019
+ FARM BUILDINGS			
= NET TAXABLE	73,559		
X RATE	7.998900		
= CURRENT TAX	5,883.90		
+ BACKTAX			
= TOTAL TAX	5,883.90	AMOUNT COLLECTED 2,941.95	AMOUNT COLLECTED 2,941.95

BILLING ADDRESS FARRIS, PAULA J 17811 N CASEY PIKE LN MT VERNON IL 62864
PROPERTY ADDRESS 17811 N CASEY PIKE LN MT VERNON IL 62864
OWNER'S NAME FARRIS, PAULA J
LEGAL DESCRIPTION W1/2 N1/2 N1/2 E1/2 SE NE
Book _____ Page _____ Date / /

17811 Casey Pike Lane
Illinois, AC +/-



 Boundary

Kimberly Duncan
P: 618-521-7818

kimduncanauctionservice.com



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



ILLINOIS REALTORS®
DISCLOSURE OF INFORMATION ON RADON HAZARDS
 (For Residential Real Property Sales or Purchases)



Radon Warning Statement

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling showing elevated levels of radon in the seller's possession.

The Illinois Emergency Management Agency (IEMA) strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and mitigated if elevated levels are found. Elevated radon concentrations can easily be reduced by a qualified, licensed radon mitigator.

Seller's Disclosure (initial each of the following which applies)

- _____ (a) Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain).
- _____ (b) Seller has provided the purchaser with the most current records and reports pertaining to elevated radon concentrations within the dwelling.
- BM (c) Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.
- _____ (d) Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

Purchaser's Acknowledgment (initial each of the following which applies)

- _____ (e) Purchaser has received copies of all information listed above.
- _____ (f) Purchaser has received the IEMA approved Radon Disclosure Pamphlet.

Agent's Acknowledgement (initial IF APPLICABLE)

- KD (g) Agent has informed the seller of the seller's obligations under Illinois law.

Certification of Accuracy

The following parties have reviewed the information above and each party certifies, to the best of his or her knowledge, that the information he or she has provided is true and accurate.

Seller <u>Blair</u>	Date <u>June 11, 2020</u>
Seller _____	Date _____
Purchaser _____	Date _____
Purchaser _____	Date _____
Agent <u>King</u>	Date <u>6/11/2020</u>
Agent _____	Date _____

Property Address: _____

City, State, Zip Code: _____



Illinois REALTORS®
RESIDENTIAL REAL PROPERTY DISCLOSURE REPORT
(765 ILCS 77/35)

NOTICE: THE PURPOSE OF THIS REPORT IS TO PROVIDE PROSPECTIVE BUYERS WITH INFORMATION ABOUT MATERIAL DEFECTS IN THE RESIDENTIAL REAL PROPERTY. THIS REPORT DOES NOT LIMIT THE PARTIES' RIGHT TO CONTRACT FOR THE SALE OF RESIDENTIAL REAL PROPERTY IN "AS IS" CONDITION. UNDER COMMON LAW, SELLERS WHO DISCLOSE MATERIAL DEFECTS MAY BE UNDER A CONTINUING OBLIGATION TO ADVISE THE PROSPECTIVE BUYERS ABOUT THE CONDITION OF THE RESIDENTIAL REAL PROPERTY EVEN AFTER THE REPORT IS DELIVERED TO THE PROSPECTIVE BUYER. COMPLETION OF THIS REPORT BY THE SELLER CREATES LEGAL OBLIGATIONS ON THE SELLER; THEREFORE SELLER MAY WISH TO CONSULT AN ATTORNEY PRIOR TO COMPLETION OF THIS REPORT.

Property Address: _____
 City, State & Zip Code: _____
 Seller's Name: _____

This Report is a disclosure of certain conditions of the residential real property listed above in compliance with the Residential Real Property Disclosure Act. This information is provided as of _____, 20____, and does not reflect any changes made or occurring after that date or information that becomes known to the seller after that date. The disclosures herein shall not be deemed warranties of any kind by the seller or any person representing any party in this transaction.

In this form, "am aware" means to have actual notice or actual knowledge without any specific investigation or inquiry. In this form, a "material defect" means a condition that would have a substantial adverse effect on the value of the residential real property or that would significantly impair the health or safety of future occupants of the residential real property unless the seller reasonably believes that the condition has been corrected.

The seller discloses the following information with the knowledge that even though the statements herein are not deemed to be warranties, prospective buyers may choose to rely on this information in deciding whether or not and on what terms to purchase the residential real property.

The seller represents that to the best of his or her actual knowledge, the following statements have been accurately noted as "yes" (correct), "no" (incorrect), or "not applicable" to the property being sold. If the seller indicates that the response to any statement, except number 1, is yes or not applicable, the seller shall provide an explanation, in the additional information area of this form.

	YES	NO	N/A	
1.	___	<input checked="" type="checkbox"/>	___	Seller has occupied the property within the last 12 months. (No explanation is needed.)
2.	___	<input checked="" type="checkbox"/>	___	I am aware of flooding or recurring leakage problems in the crawl space or basement.
3.	___	<input checked="" type="checkbox"/>	___	I am aware that the property is located in a flood plain or that I currently have flood hazard insurance on the property.
4.	___	<input checked="" type="checkbox"/>	___	I am aware of material defects in the basement or foundation (including cracks and bulges).
5.	___	<input checked="" type="checkbox"/>	___	I am aware of leaks or material defects in the roof, ceilings, or chimney.
6.	___	<input checked="" type="checkbox"/>	___	I am aware of material defects in the walls, windows, doors, or floors.
7.	___	<input checked="" type="checkbox"/>	___	I am aware of material defects in the electrical system.
8.	___	<input checked="" type="checkbox"/>	___	I am aware of material defects in the plumbing system (includes such things as water heater, sump pump, water treatment system, sprinkler system, and swimming pool).
9.	___	<input checked="" type="checkbox"/>	___	I am aware of material defects in the well or well equipment.
10.	___	<input checked="" type="checkbox"/>	___	I am aware of unsafe conditions in the drinking water.
11.	___	<input checked="" type="checkbox"/>	___	I am aware of material defects in the heating, air conditioning, or ventilating systems.
12.	___	<input checked="" type="checkbox"/>	___	I am aware of material defects in the fireplace or wood burning stove.
13.	___	<input checked="" type="checkbox"/>	___	I am aware of material defects in the septic, sanitary sewer, or other disposal system.
14.	___	<input checked="" type="checkbox"/>	___	I am aware of unsafe concentrations of radon on the premises.
15.	___	<input checked="" type="checkbox"/>	___	I am aware of unsafe concentrations of or unsafe conditions relating to asbestos on the premises.
16.	___	<input checked="" type="checkbox"/>	___	I am aware of unsafe concentrations of or unsafe conditions relating to lead paint, lead water pipes, lead plumbing pipes or lead in the soil on the premises.
17.	___	<input checked="" type="checkbox"/>	___	I am aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premises.
18.	___	<input checked="" type="checkbox"/>	___	I am aware of current infestations of termites or other wood boring insects.
19.	___	<input checked="" type="checkbox"/>	___	I am aware of a structural defect caused by previous infestations of termites or other wood boring insects.
20.	___	<input checked="" type="checkbox"/>	___	I am aware of underground fuel storage tanks on the property.
21.	___	<input checked="" type="checkbox"/>	___	I am aware of boundary or lot line disputes.
22.	___	<input checked="" type="checkbox"/>	___	I have received notice of violation of local, state or federal laws or regulations relating to this property, which violation has not been corrected.
23.	___	<input checked="" type="checkbox"/>	___	I am aware that this property has been used for the manufacture of methamphetamine as defined in Section 10 of the Methamphetamine Control and Community Protection Act.

Note: These disclosures are not intended to cover the common elements of a condominium, but only the actual residential real property including limited common elements allocated to the exclusive use thereof that form an integral part of the condominium unit.

Note: These disclosures are intended to reflect the current condition of the premises and do not include previous problems, if any, that the seller reasonably believes have been corrected.