

AUCTION

408 W. Washington, Dix, IL



September 24, 6pm

618.521.7818



FACTS:

408 W. Washington, Dix, IL

Year Built: 1941 Sq. Ft. 1571 Heat: Gas/Forced Air. Furnace new in 2004 Air: Central Water/Sewer: Dix
Garage: Approx. 24 x 40 Taxes: 1,408 ***Lot size: 1.5 Acres (Approx.) ***This property is several lots combined. On the east and west sides there is water and sewer because there were houses there before it was all combined as one property. It could easily have a home placed on both sides. Kitchen: 11'4 x 19 Bonus Room: 14'7 x 13
Dining Room/Living Room combined: 28 x 11 Master BR: 12 x 13 Master Bath: 13 x 8 BR 2: 12 x 12 Bath: 9 x 5
BR 3: (Upstairs) 16 x 16'8 Sitting Area (Upstairs): 16'7 x 13'6 Enclosed Porch: 14'6 x 8 Basement Rm1: 29 x 14'8
Basement Rm2: 14'8 x 20 Storage area in basement: 14'8 x 9

SELLER DISCLOSURES:

While this house is being sold AS-IS and standard disclosures are not required per state regulation as this property is part of an estate and sellers have not lived in the home, sellers wish to advise the following concerning the property:

Leaks: There have been a few places where the roof has leaked. Primarily where addition meets the original house. Damage is visible.

Termites: Home was inspected for termite damage by ACME, Mt. Vernon, IL (Donna Inman) on August 4, 2020. Termites and damage were found but has been treated and warranty and inspection report is available. Yearly treatment is recommended at an estimated cost of \$65.00.

AUCTIONEER'S NOTES:

In the photos you will notice window air units in the upstairs bedroom. Our staff worked in this room and noticed the air ducts seemed to cool pretty well without turning on the window unit. We did, however turn on the window unit (the white one) and it worked very well. The other one appears to be in need of repair.

This home is going to take some TLC. We encourage all interested parties to view the home prior to bidding.



*****Lot size: 1.5 Acres (Approx.) ***This property is several lots combined. On the east and west sides there is water and sewer because there were houses there before it was all combined as one property. It could easily have a home placed on both sides.**

NOTICE OF NO AGENCY

Name of Licensee: Kimberly Duncan

Name of Sponsoring Brokerage: Kim Duncan Auction & Realty

Property Address: 408 W. Washington, Dix, IL

Thank you for giving the above named Licensee the opportunity to:
Show the property to you, Take your bid, Guide you through the purchase agreement

In regard to the above mentioned property.

Licensee's Sponsoring Broker has previously entered into an agreement to provide certain real estate brokerage services through Licensee who acts as that clients designated agent. Therefore, Licensee will NOT be acting as your agent.

THIS NOTICE OF NO AGENCY IS REQUIRED BY STATE LAW

Kimberly Duncan

Licensee's Signature

08/04/2020

Date



AUCTION TERMS

408 W. Washington, Dix, IL

Sale Method: Property to be offered at absolute auction and will sell to the highest bidder.

Survey: No survey is provided

Possession: At closing

Taxes: Prorated to date of closing

Financing: Sale is NOT contingent on financing Make arrangements prior to bidding. THIS MEANS ALL INSPECTIONS, APPRAISALS OR ANYTHING ELSE LENDER REQUIRES MUST BE DONE PRIOR TO BIDDING. ONCE PROPERTY IS SOLD, WINNING BIDDER IS EXPECTED TO FOLLOW THROUGH OR LOSE EATNEST MONEY. PLEASE BID ACCORDINGLY.

Registration: In order to bid, potential bidders must provide bank letter of guarantee or verification Of funds, positive identification and read, agree and sign the terms of auction. Online bidders must register no later than 1 week prior to auction. Additional terms may apply for online bidders. Contact auction company for details.

Buyer's premium: A 10% buyer's premium will be added to high bid to become total contract price.

Earnest Money and Purchase agreement: Immediately following the close of bidding, the approved high bidder will deposit with Kim Duncan auction & Realty, \$1,000 earnest money and sign a purchase agreement with the seller. Balance due at closing no later than 45 days after signing of contract. In the event of default by the buyer, earnest money will NOT be refunded.

Conditions and Easements: Sale is subject to all easements, covenants and restrictions on record.

Kim Duncan Auction & Realty and Kim Duncan Auctioneer are agents for the Seller only.

Disclaimer and Absence of Warranties

All information contained herein and all related materials are subject to the terms and conditions outlined in the agreement to purchase. Announcements made by the auctioneer at the time of the sale will take precedence over any previously printed material or any other oral statement made. The property is being sold As-Is Where-Is and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information provided is believed to be accurate and true, but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the auction company or its agents. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and auction company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, etc. All decisions of the auctioneer are final and all announcements made day of sale by the auctioneer take precedence over printed material or spoken information made prior to sale.

ALL REAL ESTATE AUCTIONS CONDUCTED BY KIM DUNCAN AUCTION & REALTY ARE VIDEO RECORDED BEFORE, DURING AND AFTER AUCTION. BY ATTENDING, YOU AGREE TO THESE TERMS.

ACME EXTERMINATING COMPANY

1100 SO. 24TH STREET
MT. VERNON, ILLINOIS 62864
PHONE: 618/244-0348

TERMITE INSPECTION REPORT

READ THESE INSTRUCTIONS CAREFULLY BEFORE COMPLETING THIS FORM

1. Acme Exterminating Company case number shall be inserted in Item 1 by the lender or the pest control company.
2. When treatment is indicated in Item 8C, the insects treated will be named, the data on application method and chemicals used shall be entered in Item 10. Proper control measures may include issuance of warranty. Warranty information should also be entered below. Proper control measures are those which follow good acceptable industry practices.
3. If visual evidence is found, the insects causing such evidence will be listed in Item 8A and damage resulting from such infestation will be noted in Item 8D.
4. Areas that were inaccessible or obstructed (Item 7) may include, but are not limited to, wall covering, fixed ceilings, floor coverings, furniture or stored articles. The Pest Control Operator (PCO) should list, in item 7, those obstructions or areas which inhibit the inspection.
5. Item 8A may be checked when the PCO is not authorized to perform control measures by the owner/seller or control measures cannot be performed due to conditions beyond control, e.g., obstructions, weather, etc.
6. Visible evidence of conditions conducive to infestation from subterranean termites shall be reported on reverse of the form (earth-wood contact, faulty grades, insufficient ventilation, etc.).

3A. NAME OF INSPECTION COMPANY <i>Acme Exterminating Co.</i>	5A. NAME OF PROPERTY OWNER/SELLER	
3B. ADDRESS OF INSPECTION COMPANY (Include ZIP Code) <i>1100 So 24th Street Mt. Vernon, Illinois 62864</i>	5B. ADDRESS OF PROPERTY <i>408 W. Washington Dix. IL 62830</i>	
3C. TELEPHONE NUMBER (Include Area Code) <i>618-244-0348</i>	4. PEST CONTROL OPERATOR LICENSE NUMBER <i>051-025732</i>	5C. STRUCTURE(S) INSPECTED <i>home + garage</i>

FINDINGS

6. WERE ANY AREAS OF THE PROPERTY OBSTRUCTED OR INACCESSIBLE? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If "Yes" complete Item 7.)	7. OBSTRUCTIONS OR INACCESSIBLE AREAS (specify) (Read Item 11B before completing.) <i>Front concrete brick porch, back wood deck Side wood steps. Interior floor + wall covering. Basement on concrete slab</i>
8. BASED ON CAREFUL VISUAL INSPECTION OF THE READILY ACCESSIBLE AREAS OF THE PROPERTY (See Item 11A below completing):	
<input type="checkbox"/> A. Visible evidence of wood destroying insects was observed. No control measures were performed. Insects observed: _____	
<input type="checkbox"/> B. No visible evidence of infestation from wood destroying insects was observed.	
<input checked="" type="checkbox"/> C. Visible evidence of infestation was noted; proper control measures were performed. <i>Treated 8-4-20 Acme</i>	
<input type="checkbox"/> D. Visible damage due to <i>termites</i> has been observed in the following areas: <i>crawl space end of floor joist + living room wood floor. Termite shelter tubes under front porch area</i>	
<input type="checkbox"/> E. Visible evidence of previously treated infestation, which is now inactive, was observed. (Explain in Item 10.)	

9. DAMAGE OBSERVED ABOVE, IF ANY: (Check One)	10. ADDITIONAL COMMENTS (If necessary, continue on reverse.)
<input type="checkbox"/> A. Will be/has been corrected by this company.	<i>7 Block foundation. Garage wood siding on concrete slab, water damage bottom of garage walls.</i>
<input type="checkbox"/> B. Will be corrected by another company (see attached contract).	
<input type="checkbox"/> C. Will not be corrected by this company. Recommend that damage be evaluated by qualified building expert and that needed repairs be made.	

11. STATEMENT OF PEST CONTROL OPERATOR

- A. The inspection covered the readily accessible areas of the property, including attics and crawl spaces which permit entry. Special attention was given to those accessible areas which experience has shown to be particularly susceptible to attack by wood destroying insects. Probing and/or sounding of those areas and other visible accessible wood members showing evidence of infestation was performed.
- B. The inspection did not include areas which were obstructed or inaccessible at the time of inspection. (See instruction number 4 above.)
- C. This is not a structural damage report. Neither is this a warranty as to absence of wood destroying insects.
- D. Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.

12A. SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE <i>Alonna Luman</i>	12B. TITLE <i>owner</i>	13. DATE <i>8-4-20</i>
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ACME EXTERMINATING CO.

Date *8-4* 20*20*

P.O. Box 149
MT. VERNON, ILLINOIS 62864
Phone 244-0348

Issued to premises treated
*408 W. Washington
Blk. 11 62230*

Guarantee Warranty Bond

THE CHEMICALS used by the Acme Exterminating Company for Termite Extermination are guaranteed to be highly toxic to subterranean termites.

If an inspection should reveal re-infestation by subterranean termites in the timbers treated within one year from date of the original application then the Acme Exterminating Co. will re-treat the property where such re-infestation is found without cost to the holder of the Bond.

RENEWAL AND GUARANTEE PERIOD

The initial period of this guarantee shall commence on the date shown above in addition to the initial period you may thereafter at your sole option renew this guarantee annually upon receipt by the company of the annual renewal fee on or before each annual renewal date. The annual renewal fee shall be the amount designated below unless Acme Exterminating exercises its right to increase the annual renewal payment after the initial period of the contract by giving advance notice.

During the effective period of the guarantee Acme Exterminating will reinspect the premises annually. If the annual renewal payment is not made on or before the renewal date this guarantee shall terminate as of the renewal date on which the payment is due. This guarantee covers the premises as of the date of actual treatment, and in the event the premises are structurally modified, altered, or otherwise changed after date of the initial treatment this guarantee shall terminate unless a prior agreement shall have been entered into between you and the Company.

After one year bondholder can pay *\$6.50* per year and Acme Exterminating Co. will keep property rid of termites. *This warranty does not provide for the repair of damage caused by subterranean termites.*

Price.....

ACME EXTERMINATING CO.

By *Shirley Thomas*

NOTICE OF NO AGENCY

Name of Licensee: _____

Name of Sponsoring Brokerage: _____

Property Address: _____

Thank you for giving the above named Licensee the opportunity to:

In regard to the above mentioned property.

Licensee's Sponsoring Broker has previously entered into an agreement_ to provide certain real estate brokerage services through Licensee who acts as that clients designated agent_ Therefore, Licensee will NOT be acting as your agent.

THIS NOTICE OF NO AGENCY IS REQUIRED BY STATE LAW

Licensee's Signature

Date



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 1,021.72	PAY TO: BOB WATT COUNTY COLLECTOR 100 SOUTH 10TH STREET, RM MT VERNON, IL 62864
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INDEX # 02-14-278-006	1st 2018 INSTALLMENT	INDEX # 02-14-278-006	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
	510.86		510.86

1 02-14-278-006 4248
BRYANT, GERALDINE TRUST

408 W WASHINGTON ST
DIX IL 62830

2 02-14-278-006 4248
BRYANT, GERALDINE TRUST

408 W WASHINGTON ST
DIX IL 62830

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 02-14-278-006	CLASS CODE 0040	TAXES FOR REAL ESTATE TAX BILL	TAX CODE 73029	
1977 EQUALIZED 3,130	TAXING BODY	CURRENT YEARS RATE	% OF TOTAL	CURRENT YEARS TAX	INCREASE/DECREASE	PENSION AMOUNT
SENIOR CAP BASE 15,241	JEFFERSON COUNTY	0.699300	9.33%	95.34	1.78	34.05
PRIOR YEAR TAX 1,005.00	ROME TOWNSHIP	0.337930	4.50%	46.06	-1.34	0.34
FAIR CASH VALUE 73,899	ROME ROAD	0.478740	6.38%	65.26	0.94	
ACRES OF LAND	DIX VILLAGE	0.165700	2.21%	22.58	0.28	
ACRES OF FARMLAND	ROME COMMUNITY E2	1.967030	26.24%	268.16	7.88	20.59
LAND VALUE	MT VERNON HI H201	2.599770	34.68%	354.42	6.20	16.31
+ BUIL. AND IMPROV. 22,376	REND LAKE CO JC521	0.647760	8.64%	88.30	-0.20	2.01
- HOME IMP/ENTERPRISE	JEFFERSON FIRE DIS	0.401580	5.35%	54.74	0.76	12.87
= TOTAL VALUE 23,960	C E BREHM MEM LIBR	0.196980	2.62%	26.86	0.42	3.43
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	IST DUE DATE 09/05/19	2ND DUE DATE 11/05/19
- DISABLED/VETERANS	IST INSTALLMENT 510.86	2ND INSTALLMENT 510.86
- RETURNING VETERANS	INTEREST	COSTS
+ FARMLAND	FIRST INSTALLMENT PAID 09/04/2019	SECOND INSTALLMENT PAID 09/04/2019
+ FARM BUILDINGS		
= NET TAXABLE 13,633		
X RATE 7.494790		
= CURRENT TAX 1,021.72		
+ BACKTAX		
= TOTAL TAX 1,021.72	AMOUNT COLLECTED 510.86	AMOUNT COLLECTED 510.86

BILLING ADDRESS BRYANT, GERALDINE TRUST 408 W WASHINGTON ST DIX IL 62830
PROPERTY ADDRESS 408 E WASHINGTON DIX IL 62830
OWNER'S NAME BRYANT, GERALDINE TRUST
LEGAL DESCRIPTION J B HARMON ADDITION LOT 12 & 13
1S 2E
Book Page Date / /

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 85.08	PAY TO: BOB WATT COUNTY COLLECTOR 100 SOUTH 10TH STREET, RM MT VERNON, IL 62864
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INDEX # 02-14-278-005	1st 2018 INSTALLMENT	INDEX # 02-14-278-005	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
	42.54		42.54

1

02-14-278-005 4248
BRYANT, GERALDINE TRUST

408 W WASHINGTON ST
DIX IL 62830

2

02-14-278-005 4248
BRYANT, GERALDINE TRUST

408 W WASHINGTON ST
DIX IL 62830

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 02-14-278-005	CLASS CODE 0040	TAXES FOR REAL ESTATE TAX BILL	TAX CODE 73029	
1977 EQUALIZED 236	TAXING BODY	CURRENT YEARS RATE	% OF TOTAL	CURRENT YEARS TAX	INCREASE/DECREASE	PENSION AMOUNT
SENIOR CAP BASE	JEFFERSON COUNTY	0.699300	9.33%	7.94	0.12	2.83
PRIOR YEAR TAX 83.94	ROME TOWNSHIP	0.337930	4.51%	3.84	-0.12	0.02
FAIR CASH VALUE 3,405	ROME ROAD	0.478740	6.39%	5.44	0.06	
ACRES OF LAND	DIX VILLAGE	0.165700	2.20%	1.88	0.02	
	ROME COMMUNITY E2	1.967030	26.23%	22.32	0.58	1.71
	MT VERNON HI H201	2.599770	34.67%	29.50	0.42	1.35
	REND LAKE CO JC521	0.647760	8.65%	7.36	-0.04	0.16
	JEFFERSON FIRE DIS	0.401580	5.35%	4.56	0.06	1.07
	C E BREHM MEM LIBR	0.196980	2.63%	2.24	0.04	0.28
LAND VALUE 792						
+ BUILD. AND IMPROV. 312						
- HOME IMP./ENTERPRISE						
= TOTAL VALUE 1,104						
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

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- HOMESTEAD	1ST DUE DATE 09/05/19	2ND DUE DATE 11/05/19
- DISABLED/VETERANS	1ST INSTALLMENT 42.54	2ND INSTALLMENT 42.54
- RETURNING VETERANS	INTEREST	COSTS
+ FARMLAND	FIRST INSTALLMENT PAID 09/04/2019	SECOND INSTALLMENT PAID 09/04/2019
+ FARM BUILDINGS		
= NET TAXABLE 1,135		
X RATE 7.494790		
= CURRENT TAX 85.08		
+ BACKTAX		
= TOTAL TAX 85.08	AMOUNT COLLECTED 42.54	AMOUNT COLLECTED 42.54

BILLING ADDRESS BRYANT, GERALDINE TRUST 408 W WASHINGTON ST DIX IL 62830
PROPERTY ADDRESS
OWNER'S NAME BRYANT, GERALDINE TRUST
LEGAL DESCRIPTION 1S 2E J B HARMON ADDITION LOT 11
Book Page Date / /

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 61.02	PAY TO: BOB WATT COUNTY COLLECTOR 100 SOUTH 10TH STREET, RM MT VERNON, IL 62864
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INDEX # 02-14-278-007	1st 2018 INSTALLMENT		INDEX # 02-14-278-007	2nd 2018 INSTALLMENT	
BACK TAX	1ST 30.51	<input type="checkbox"/> CHECK <input type="checkbox"/> CASH	INDEMNITY	2ND 30.51	<input type="checkbox"/> CHECK <input type="checkbox"/> CASH
INTEREST		AMOUNT COLLECTED	INTEREST		AMOUNT COLLECTED
			COSTS		

1 02-14-278-007
RILEY, DIANA K BRYANT

400 W WASHINGTON
DIX IL 62830

2 02-14-278-007
RILEY, DIANA K BRYANT

400 W WASHINGTON
DIX IL 62830

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 02-14-278-007	CLASS CODE 0040	TAXES FOR REAL ESTATE TAX BILL		TAX CODE 73029	
1977 EQUALIZED 2,054	TAXING BODY		CURRENT YEARS RATE	% OF TOTAL	CURRENT YEARS TAX	INCREASE/DECREASE	PENSION AMOUNT
SENIOR CAP BASE	JEFFERSON COUNTY		0.699300	9.34%	5.70	-44.18	2.03
PRIOR YEAR TAX 535.70	ROME TOWNSHIP		0.337930	4.52%	2.76	-22.50	0.02
FAIR CASH VALUE 2,442	ROME ROAD		0.478740	6.39%	3.90	-30.38	
ACRES OF LAND	DIX VILLAGE		0.165700	2.19%	1.34	-10.54	
	ROME COMMUNITY E2		1.967030	26.25%	16.02	-122.72	1.23
	MT VERNON HI H201		2.599770	34.67%	21.16	-164.44	0.97
	REND LAKE CO JC521		0.647760	8.65%	5.28	-41.90	0.12
	JEFFERSON FIRE DIS		0.401580	5.34%	3.26	-25.52	0.76
	C E BREHM MEM LIBR		0.196980	2.62%	1.60	-12.50	0.20
LAND VALUE 792							
+ BUILD. AND IMPROV.							
- HOME IMP./ENTERPRISE							
= TOTAL VALUE 792							
X MULTIPLIER 1.0281							

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Tax rates/redemptions 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	IST DUE DATE 09/05/19	2ND DUE DATE 11/05/19
- DISABLED/VETERANS	IST INSTALLMENT 30.51	2ND INSTALLMENT 30.51
- RETURNING VETERANS	INTEREST	COSTS
+ FARMLAND	FIRST INSTALLMENT PAID 09/04/2019	SECOND INSTALLMENT PAID 09/04/2019
+ FARM BUILDINGS		
= NET TAXABLE 814		
X RATE 7.494790		
= CURRENT TAX 61.02		
+ BACKTAX		
= TOTAL TAX 61.02	AMOUNT COLLECTED 30.51	AMOUNT COLLECTED 30.51

BILLING ADDRESS RILEY, DIANA K BRYANT 400 W WASHINGTON DIX IL 62830
PROPERTY ADDRESS 400 E WASHINGTON DIX IL
OWNER'S NAME RILEY, DIANA K BRYANT
LEGAL DESCRIPTION J B HARMON ADDITION LOT 14 1S 2E
Book Page Date / /

** CORRECTED TAX BILL **