

REAL ESTATE AUCTION

March 23, 2023

11133 SOUTH EDBROOKE AVENUE, CHICAGO, IL. 60628

TO BE OFFERED WITH RESERVE WITH THE SELLER

RESERVING THE RIGHT TO SELL THE PROPERTY

ABSOLUTE AT THE AUCTION

- PIN 25-22-103-013-000, 5,175 square foot site with one 4-unit building of 4,068 square feet
- Zoned: Rt-4
- Currently 3 units are rented and one unit available for owner occupancy or to rent
- All Units Separately Metered for Electricity
- Newer Electric Hot Water Heaters (two units serving two apts each)
- Low taxes! Currently only \$1,729.64!
- Walking distance to Gwendolyn Brooks College Preparatory Academy, Palmer Park and Cultural Center, 111th Street/Pullman Metra Electric Station, Proposed Red Line CTA Expansion Stop.
- Complete Due-Diligence Package available for \$25.00 from Orlan Group, LLC which includes site plan, leases, rent-roll, area information, tax bill, preliminary title commitment and real estate purchase agreement;
- Buyer's Premium of 7% Applies!

On-Site Inspections Sundays March 5, 12 & 19 from 1 to 4 pm and

Thursdays March 9 & 16 from 5 to 7 pm.

**Orlan
Group LLC.**

Real Estate Brokers & Auctioneers

312-504-8379

www.orlangroup.com

email: josh@orlangroup.com

Please Note: ALL INFORMATION HAS BEEN PROVIDED BY THIRD PARTY VENDORS AND IS NOT GUARANTEED. YOU SHOULD INSPECT THE PROPERTY YOURSELF TO VERIFY THE INFORMATION CONTAINED HEREIN. THIS PROPERTY IS BEING SOLD IN "AS-IS/WHERE-IS" CONDITION WITH NO REPRESENTATIONS OR WARRANTIES AS TO SUITABILITY FOR A PARTICULAR PURPOSE OR H



ABITABILITY EXPRESSED NOR IMPLIED











Auction Date, Time and Location

Thursday, March 23, 2023

Registration opens at 6:00 pm

Auction begins at 7:00 pm

Auction Location:

The Chicago Real Estate Institute/Hansen Realty

2711 North Halsted Street

Lower Level

Chicago, IL. 60614

TERMS OF SALE

Cashier's Check Required to Bid: All bidders registering at the auction will be required to present a cashier's check, made payable to **Orlan Group, LLC as Escrow Agent**, in the amount of \$8,500 in order to bid. Only the successful high bidder for the property will be required to deposit their cashier's check, which will form the initial part of their down-payment, at the conclusion of the bidding.

Buyer's Premium: A Buyer's Premium in the amount of seven percent (7%) will be added to the high bid amount and inserted into the Real Estate Purchase Agreement in order to determine the Final Sale Price of the property.

Agency Disclosure: Orlan Group, LLC, Joshua W. Orlan, (Brokers) and all other licensees employed by or associated with Broker represent the Sellers in the offering of properties available at the auction.

Auction Format: All bidding is open and public. In order to bid at the auction simply raise your hand, shout out your bid or ask a Bidder's Assistant to place your bid for you. Recognition of a Bidder's bid and the increment of bidding is at the sole discretion of the auctioneer.

With Reserve Offering: The property is being offered With Reserve subject to the decision by the seller to accept or reject the high-bid and the bid shall be irrevocable for a period of one (1) day after the auction. If the seller accepts the bid then the earnest money down-payment will be deposited in escrow and will be non-refundable. **THE SELLER IS RESERVING THE RIGHT TO ACCEPT THE HIGH-BID AT THE AUCTION ITSELF AND HAS EXPRESSED A DESIRE TO DO SO.**

Attorney's Review Recommended: Information provided in this brochure and all other materials related to the auction such as the Bidder's Information Package and the Real Estate Purchase Agreement should be carefully reviewed by an attorney prior to the auction. There is no time period for attorney review after the auction provided for in the Real Estate Purchase Agreement.

Auction Announcements: These Terms of Sale may be superseded by announcements made from the podium prior to the commencement of bidding and, if there are such announcements, they will be clearly identified as announcements intended to supersede the Terms of Sale.

Requirements of the successful High Bidder: The successful High Bidder for the property offered at the auction will be required to sign the Bidder's Card, which will be issued to them at registration, upon the conclusion of bidding acknowledging their bid, tender their cashier's check made payable to **Orlan Group, LLC, as Escrow Agent** as their initial down-payment and immediately sign the Real Estate Purchase Agreement. Failure to comply with any of these steps by the High Bidder may result in the property being re-bid at the auction.

Increase of Down-payment: The down-payment must be increased to equal ten percent (10%) of the Total Purchase Price, if applicable, within five (5) business days of Seller acceptance of the bid. This increase must be made by cashier's check or wire transfer to the Escrow Agent, Personal or corporate checks for the increase of the down-payment will be accepted only at the time and place of the auction and not afterward.

Closing Date: The standard closing date is **APRIL 20 2023** as specified in the Real Estate Purchase Agreement at which time the buyer will pay the remaining amount of the total purchase price. Should the Buyer close this purchase on Friday, March 31, 2023 the Seller shall credit at closing an amount equal to one-half of one percent (1/2%) of the Total Purchase Price. Please see the Real Estate Purchase Agreements for details.

Title Insurance: The Purchaser shall receive marketable Title, free from all liens and encumbrances, except for customary permitted encumbrances or Title exceptions as specified in the Real Estate Purchase Agreement.

Inspection of the Property: Your inspection of the property is encouraged and expected. Those inspecting the property assume all risks associated with any inspection.

As-Is, Where-Is: The property is being sold "As-Is, Where-Is" with no representations or warranties for a particular usage implied or guaranteed.

Conduct of the Auction: Neither Seller, Seller's agent nor Broker, Broker's agent nor Auctioneer are permitted to bid at the auction. Conduct and increments of bidding are at the direction and discretion of the Auctioneer. Seller and Broker and Auctioneer reserve the right to refuse admittance to, or expel anyone from, the auction for interference with auction activities, canvass, nuisance, soliciting or other reasons deemed necessary by the Seller, Broker or Auctioneer. In the event of a dispute between bidders the Auctioneer shall make the final decision to recognize the final High Bid, to re-offer or to remove the property from the auction. If disputes should arise following the auction the Auctioneer's record shall be conclusive in all respects. Because of the pace of the bidding the Auctioneer may not be able, and therefore is not obligated, to recognize nor record each of the bidders at any bid level during the open-outcry except for the High-Bidder. Auctioneer will use reasonable efforts to register persons bidding at the auction but cannot represent nor warrant that all auction bidders have been properly registered.

Broker Participation Invited: A referral fee in the amount of one percent (1%) of the high-bid will be paid by the Seller to the real estate broker acting as a buyer's broker whose client pays for and closes on

the property. In order to qualify for this fee the real estate broker must (a) be licensed in the State of Illinois (b) register the client by email with a letter as an attachment and signed by both the broker and the Client; (c) insure that this is executed and received prior to any contact between the Client and Orlan Group, LLC. prior to March 18, 2023. The address to be used is josh@orlangroup.com and; (d) attend an open house with the Client during one of the regularly scheduled open houses and register at that open house with the client; (e) attend the auction with the Client and sign-in with the Client at registration. A complete file of all broker registrations will be maintained by Orlan Group, LLC. Referral fees will be paid upon the closing of the sale by the Seller and only after receipt of all commissions by Orlan Group, LLC. No referral fees will be paid by Seller if the cooperating broker, broker's agent or a member of the broker's immediate family is participating in the purchase of the property. An affidavit will be required to be signed certifying that the broker is not acting or participating in any way as a principal. No sub-agency shall be offered to a broker by Orlan Group, LLC. There can be NO EXCEPTIONS to this procedure and no oral registrations will be accepted. If a referring broker has not met all of the above requirements no referral fee will be paid.

Disclaimer: THE INFORMATION CONTAINED HEREIN IS SUBJECT TO INSPECTION AND VERIFICATION BY ALL PARTIES RELYING UPON IT. THE SELLERS, THEIR AGENTS, ORLAN GROUP, LLC AND INSITE COMMERCIAL REALTY ASSUME NO LIABILITY FOR ITS INACCURACY, ERRORS OR OMISSIONS. ALL SQUARE FOOTAGE, ACREAGE, DIMENSIONS AND TAXES IN ALL MARKETING MATERIALS ARE APPROXIMATE. THIS OFFERING MAY BE WITHDRAWN, MODIFIED OR CANCELLED WITHOUT NOTICE AT ANY TIME AND IS SUBJECT TO PRIOR SALE. THE SELLER MAY ADD OR REMOVE PROPERTIES BETWEEN BIDDING ROUNDS AT THE AUCTION. THIS IS NOT A SOLICITATION TO RESIDENTS OF ANY STATE WHERE THIS OFFERING IS PROHIBITED BY LAW.

