

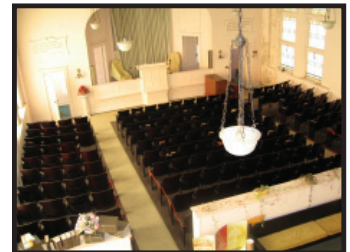


# Real Estate Auction & Personal Property

2,500 Sq. ft. Building & 9,600 Sq. ft. Parking Area  
on 2 Lots & Personal Property

## Saturday, April 7, 2007 – 10 AM CDT

**Auction location:** 209 East Court St. in Paris, IL. **Directions to Auction Site:** From the Court House in downtown Paris on Main St./IL Rt. 1 North turn east on Court St., travel 2 city blocks to property on the north side of Court St.



**Property Description:** The former First-Church-of-Christ-Scientist in Paris, IL. Approximately 2,500 square foot red brick structure with stain-glass windows. The building has 4 large columns on the street front entrance. Inside the structure there is seating for 170 on the ground floor and 25 in the balcony both in wooden theater style chairs. Also, there is a small stage with access from both sides and an entrance from the outside. This building has two bathrooms and several storage closets on the ground floor. Downstairs there are several smaller rooms, an office with outside entrance, storage closets and a furnace room.

**Legal Description:** Lots 4 & 5 in J. Mayo's 1st addition to town of Paris, IL, 209 East Court Street.

**Open House:** Saturday, March 31 at 10-11:30 AM or contact Auction Company for a private viewing.

**Auction Procedure:** Real estate will sell first at 10 AM, followed by personal property.

**Personal Property:** Hammond C3 drawbar organ, tube powered, preset keys, 61 note manuals, 25 note bass pedals, Percussion rocker tabs, console cabinet with finished back & fold down lockable top, balcony mounted Leslie speaker; (2) pulpit chairs; 10' deacons bench; small library table; ornate end table; (12) school desk chairs; (2) round school tables; (2) high-backed alter chairs; antique wooden bookcase, glass doors, 2 bottom drawers; (2) wooden glass doors bookcase; painted wooden glass doors

bookcase; (7) bentwood children chairs; (2) small library desks; glass showcase; Bogen PA system, 2 mics, 2 speakers; (2) end-tables; (2) occasional chairs; (2) fern stands; (2) table lamps; (2) hall trees; metal filling cabinet & safe; office desk; office chair; office lamp; wooden podium; (2) reed bottom chairs; old piano & bench; wooden step-ladders; (2) push mowers; many miscellaneous items.

**Terms for Personal Property:** Cash or check. Photo ID required to register for a Buyer's number. Not responsible for accidents or articles left after day of Sale. Neither Auctioneers nor Owners guarantee condition of Merchandise in this Sale. Due diligence is the responsibility of the bidder/buyer.

**Real Estate Terms and Conditions:** Down payment of Ten percent (10%) down payment on the day of the auction upon signing a purchase agreement immediately following the close of the auction. The remaining balance will be due in 30 days at the closing with delivery of deed. Property is being sold subject to any easements or right of ways of public record. Buyer(s) will receive full possession at the time of closing. Buyer(s) should keep in mind that your bidding is not conditional to financing, so make certain that you have arranged financing if you need it.

**Acceptance of bid prices:** The successful bidder(s) will be required to sign purchase agreements at the auction site immediately following the close of the auction. Title: Sellers will offer title insurance on the property being offered in the auction.

**Legal Questions:** Legal questions may be directed to attorney Fred Kreckman of Anderson Law Offices in Paris, IL. (217)-465-3535

**Agency:** Moss Auction Team and their staff are exclusive agents for the Sellers.

**Auction Company Note:** Announcements on Sale day take precedence over printed material or any other oral statement made.

**Disclaimer and Absence of Warranties:** The property is being sold on an "as is, where is" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Sellers or the Auction Company. Each potential buyer is responsible for conducting his or her own independent inspections, investigations and inquiries concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Sellers or the Auction Company. The auction procedure, conduct, and bid increments are at the direction and discretion of the Auctioneer. The Sellers and the Auctioneer reserve the right to preclude any persons from bidding if there is any question as to the person's credentials, fitness, etc. Auctioneer has final decision on all matters pertaining to this auction.

**Sellers: The First Church of Christ, Scientist of Boston, MA**



**Moss Auction Team, LLC**

Paris, IL 217-465-4500

Larry Moss IL lic.#040000147 Matt Moss IL lic.#040000148



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