

Don R. Wallick Auctions, Inc.

965 N. Wooster Avenue - Strasburg, Ohio 44680 - www.WallickAuctions.com

Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318



THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fair Avenue N.E. - P. O. Box 548
New Philadelphia OH 44663
Phone: (330) 364-4450 Fax: (330) 343-2976
Email: tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: September 22, 2009

REQUESTED BY: Ryan Wallick Wallick Auctions

PROPERTY ADDRESS: 4085 Apartment Dr. Midvale Ohio

PRESENT OWNER: Roberta J. Milligan, fka Roberta J. Chaney, Trustee of the Phyllis J. Chaney Revocable Trust dated April 30, 2001

VOLUME: 1314

PAGE: 1757

TRANSFER: September 11, 2009

PARCEL NO.: 27-00041.000

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REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2008 TAX DUPLICATE IN THE NAME OF

Roberta J. Milligan, fka Roberta J. Chaney, Trustee of the
Phyllis J. Chaney Revocable Trust dated April 30, 2001

PARCEL NO.: 27-00041.000

DESC. 1 8 3 PR 1 .265A

VALUATIONS:

LAND: 2530
BUILDING: 11370
TOTAL: 13900
AUV:

TAXES:

GENERAL TAXES: \$ 447.86
TAX REDUCTION: \$ - 123.90
10% ROLLBACK: \$ - 32.40
2 1/2% REDUCTION \$ - 7.39
HOMESTEAD CREDIT \$ - 178.86
TOTAL PER 1/2 YEAR \$ 105.31
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

Special Assessments: MWCD

Taxes for the year 2008 are paid.

Taxes for the year 2009 are undetermined but not yet due.

BY: Jessica Murphy

PRIOR FILE NO.

This information, including any lot dimensions shown, is derived solely from public records and the internet. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

COMMENTS/MEMO
 1. 1.83 PR 1 .265A
 2. 2.65A Landed 8.6% INT. 570 Landed 2.40 INT.

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 1. 1.83 PR 1 .265A
 2. 2.65A Landed 8.6% INT. 570 Landed 2.40 INT.

REASON FOR CHANGE	ANN	EQUAL	01/01/07	ANN EQUAL
LAND	5670			5670
MARKET IMPROV	29945			29945
TOTAL	35615			35615
LAND	2330			2330
IMPROV	10480			10480
TOTAL	12810			12810

LAND ID	ACRAGE	FCR	ADJUSTED	EXTENDED	INFLU	MARKET
USE ACTUAL	102.000	83	77.00	7850	05-15	5670
FCR						5670
TOTAL						5670

COMP. PRODUCTION DATA	1	2	3	4	CRST	BASE AREA	LEVEL	FIN AREA	VALUE
COMPANY	1				1.00	448	1.00	448	42350
FLOOR	2				1.00	448	2.00	448	46050
STAIR	3								
ATRIC	4								
CLAB									
BASEMENT									
CRAM/HR									
SLAB									
ROOFING									
TYPE									
MATERIAL									
FLOWING									
BATHS									
OTHER EXPOS									
PLUMBING									
ACCOMMODATIONS									
ROOMS									
BATHING ROOMS									
REC ROOM AREA									
FIREPLACE									
CONCRETE									
CONCRETE									
BRICK									
FOUNDATION									
INSULATION									
WALL									
APPELLANCES									

REPRODUCTION COST	PHYSICAL DEF.	FUNC. DEF.	SCORE	TRUE CASH VALUE
92210	70			25760
2200	70			250
2020	70			250
400	10			250
1400	10			250
TOTAL				29210

REPRODUCTION COST	PHYSICAL DEF.	FUNC. DEF.	SCORE	TRUE CASH VALUE
92210	70			25760
2200	70			250
2020	70			250
400	10			250
1400	10			250
TOTAL				29210

APPRAISER: CHANEY PHILLIS
 DATE: 06/07/91
 REASON FOR VALUATION: ANN EQUAL
 SALES AMOUNT: 0
 YEAR: 1905
 CONDT: FR
 BRIGH: FR
 HIGH AREA: 18X20
 ADD OMS: 360
 CONTACT: ANN EQUAL
 LISTED: REVIEWED

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PROPERTY ADDRESS: Apartment Dr. Midvale Ohio

PRESENT OWNER: Roberta J. Milligan, fka Roberta J. Chaney, Trustee of the Phyllis J. Chaney Revocable Trust dated April 30, 2001

VOLUME: 1314 **PAGE:** 1757 **TRANSFER:** September 11, 2009

PARCEL NO: 27-00366.000

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REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2008 TAX DUPLICATE IN THE NAME OF

**Roberta J. Milligan, fka Roberta J. Chaney, Trustee of the
Phyllis J. Chaney Revocable Trust dated April 30, 2001**

PARCEL NO.: 27-00366.000

DESC. 1 8 3 .056A

VALUATIONS:

LAND: 140
BUILDING: 0
TOTAL: 140
AUV:

TAXES:

GENERAL TAXES: \$ 1.61
TAX REDUCTION: \$ - .44
10% ROLLBACK: \$ - .12
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 1.05
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

Special Assessments: MWCD

Taxes for the year 2008 are paid.
Taxes for the year 2009 are undetermined but not yet due.

BY: Jessica Murphy

PRIOR FILE NO.

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PROPERTY ADDRESS: 21 MINNAPL COPZ
 UNIT: 5
 CITY: CHICAGO, IL 60606
 COUNTY: COOK

183-056A

PROPERTY ADD APARTMENT D3
 NEIGHBORHOOD: 21.00 Midvale Vls,ace
 VLS AREA:

VALUATIONS
 01/01/04
 ANN EQUAL

0-7/01/07
 ANN EQUAL

MARKET VALUE
 140

TOPOGRAPHY	UTILITIES	STREET/ROAD	NEIGHBORHOOD	BUILDING	REASON FOR CHANGE	ANN EQUAL	ANN EQUAL	ANN EQUAL
Level	Water	paved	Improved	Shellis	MARKET	LAND	IMPROV	TOTAL
High	Sewer	Improved	Improved	Improved	MARKET	LAND	IMPROV	TOTAL
Rolling	Gas	Improved	Improved	Improved	MARKET	LAND	IMPROV	TOTAL
Swampy	Electric	Sidewalk	Driv. Sid	Driv. Sid	MARKET	LAND	IMPROV	TOTAL
	Alley	Alley	Transfer	Transfer	MARKET	LAND	IMPROV	TOTAL

LAND DATA	ACREAGE/	SQ. FOOT/	BASE	FCR	ADJUSTED	EXTENDED	INFL	MARKET
USE	ACTUAL	PER	PER	RATE	RATE	VALUE	FCR	VALUE
SE	0.066	0.066	5000.00	160	2.60	140	140	140
TOTAL	0.066							

CONSTRUCTION DATA				PRICING TAUDE			
OCCUPANCY	# OF UNITS	LEVEL	NET	BASE	AREA	LEVEL	FIN
STORY HEIGHT	ACTUAL	BARH	3	2	3	4	AREA
Active	3	BARH	1	2	3	4	
Basement	1	Sub/101st					
Garage/HB	1	Hardwood/Plk					
Slab	0	None					
Booths	0	None					
Stairways	0	Central					
Halls	0	Hot Water/Steam					
Auto Bays	0	Air Cond					
Other Bays	0	Interior					
Other Features	0	Plaster/Drywall					
Accommodations	0	Brick					
Other	0	Exterior					

CONDITION	NOTE	FOUNDATION	WALL-1/2	CEILING	FLOOR	ROOF	MECHANICAL	ELECTRICAL	PLUMBING	PAINT	EXTERIOR	LANDSCAPE
1	USE	ST	CMS	GAU	YEAR	YEAR	COND	NEIGH	SIZE	AREA	ADD-ONS	RATE
	SHED	FORMAL	1.3	1	2000	8x10	80				S.V.	

TRANSFER	DATE	NAME OF PREVIOUS OWNER	SALVS AMOUNT	TT	V	LD	NOE	CONVEYANCE
1	06/07/01	CHERRY PERILLS	2	Y	Y	Y	2	50804

REPRODUCION COST	PRV	FUNG	BOON	TRTE	GRS
	DPF	DPF	TEP	TEP	VALUE

REPRODUCION COST	PRV	FUNG	BOON	TRTE	GRS
	DPF	DPF	TEP	TEP	VALUE

APPLICABLE: DATE: 01/01/07 REASON FOR VALUATION: ANN EQUAL CONTRACT: LISTED: REVISED:

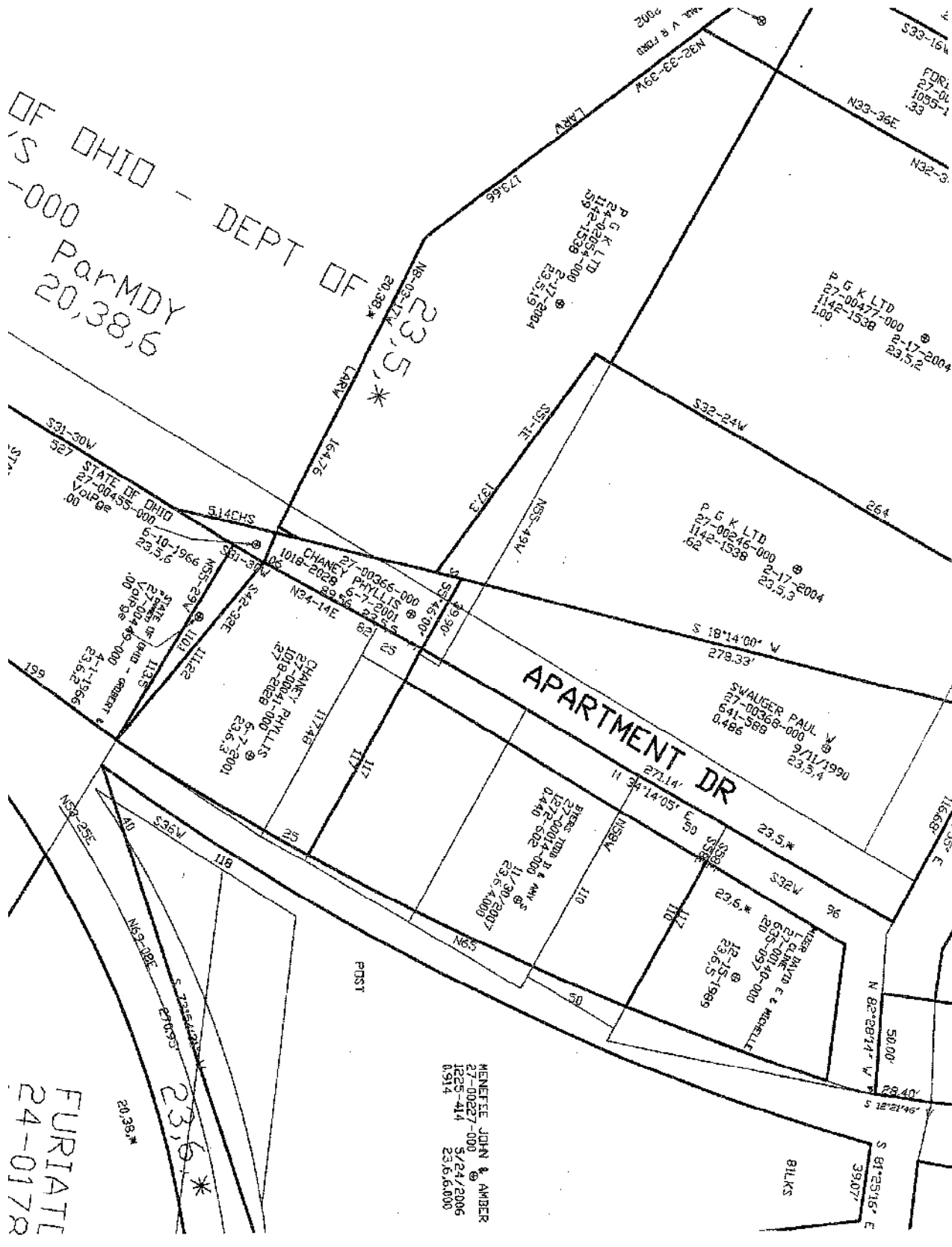
REPRODUCION COST: PRV: FUNG: BOON: TRTE: GRS: VALUE

OF OHIO - DEPT OF
S' PARMDY
-000 20,38,6
23,5,*

FURIATE
24-0172
23,6,*

HENEFFE JOHN & AMBER
27-00227-000
1225-414
5/24/2006
23,6,6000
0,914

APARTMENT DR



P. G. K. LTD
27-00477-000
1142-1538
2-17-2004
23,5,2

P. G. K. LTD
27-00246-000
1142-1538
2-17-2004
23,5,3

SWALIGER PAUL W
27-00368-000
641-588
9/11/1990
0,486
23,5,4

MICHAEL BAYARD E & MICHELLE
27-00146-000
20-091-091
2-15-1989
23,6,5

SHIRLEY TERRY H. & ANNE S
27-00014-000
1272-502
11/30/2007
23,6,5,1000
0,440

CHANCEY PHYLLIS
27-00541-000
1018-8088
5-7-2001
23,6,3

STATE OF OHIO
27-00445-000
6-10-1966
23,5,6
27-00445-000
1138
4-1-1966
23,5,2
STATE OF OHIO
27-00445-000
6-10-1966
23,5,6
STATE OF OHIO
27-00445-000
6-10-1966
23,5,6



AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 4085 APARTMENT DR MIDVALE
Buyer(s): _____
Seller(s): CHANEY ESTATE

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____
AGENT(S) BROKERAGE
The seller will be represented by _____, and _____
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) DON WALLACE and real estate brokerage PISSOGA MARTINE LUTY will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD Roberta J. Melliga 10/5/09
DATE

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) RLW Agent has informed the seller of the seller's obligations under 42 U.S.C.4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>X Roberta J. Mulligan</u>	<u>10/5/09</u>	_____	_____
Seller	Date	Seller	Date
<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Purchaser	Date	Purchaser	Date
<u>_____</u>	<u>10/5/09</u>	<u>_____</u>	<u>_____</u>
Agent	Date	Agent	Date

Auction Conducted By:
Don R. Wallick Auctions, Inc.
Auctioneers: Don R. Wallick
Brennan R. Wallick
Ryan W. Wallick

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