

CRAWFORD COUNTY REAL ESTATE, INC.

1010 W. Main St.
Robinson, IL 62454

Website - crawford-county.com
Email - c cre@crawford-county.com

DIRECTIONS: 1405 N. Lincoln St.

Showing Instructions:

Show anytime



Approx. sq. ft.	900
Property Type	1 story
No. Rms.	4
	Bedrooms Bath
1st Floor	2 1
2nd Floor	
Basement	full 1
Foundation	brick & poured con.
Walls	plaster & drywall
Floors	hardwood
Porch	none
Roof	shingle
Windows	new replacement
Garage	1 car attached
Exterior	vinyl
Heat/AC	gas FA 90+/CA
Water Heater	30 gal gas
Street	paved
Alley	none
Termite Policy	none
School Dist.	Robinson
Water/Sewer	city/city
Size of Lot	65'x120'
Taxes	'23 \$1,964.29 (1 exemption)
Approximate Age	1943
Equalizer	\$156.00
Tax I.D. #05-4-27-030-003-000	



Price:	\$159,000
Address of Property	1405 N. Lincoln St.
	Robinson, IL 62454
Owner:	Susan D. Clark-Martin
Address:	
Phone:	
Listed by:	Dan Leggitt
Sign Wanted:	yes Key # 12 + lockbox

REMARKS: (All information believed correct, but not guaranteed.)

Beautiful home with finished basement close to schools, new concrete drive. It has been completely remodeled in last 2 yrs. with new kitchen, Quartz counter tops, marble backsplash & new paint. Home has been rewired, original hardwood refinished & blinds. Fenced backyard. Water spot on wall above fireplace from previous roof issue that has been resolved.

- LIVING ROOM:** 12.5x17', blinds, hardwood, new ceiling fan w/ light, woodburning fireplace, (chimney tuckpointed)
- KITCHEN:** 17.5x12', w/ dining area, range, refrigerator, dishwasher, garbage disposal, Quartz counter tops, marble backsplash, Maple cabinets self closing, hardwood floor
- BATH:** shower, new stool, medicine chest, new wood cabinet
- BEDROOM:** 12'x11', ceiling fan w/ light, refinished hardwood floor, lge. cedar lined closet, crown moulding, blinds
- BEDROOM:** 12'x10.5, ceiling fan w/ light, cedar lined closet, refinished hardwood floor, crown moulding, blinds
- HALL:** new cabinets & drawers
- BASEMENT:** 31x10.5, large family room, bedroom or rec room; **UTILITY/STORAGE:** 17'x11.5, water softener, washer/dryer remain; **BATH:** 8'x8', walk-in shower, vanity
- GARAGE:** 20'x12', 1 car attached, garage door opener, door to back fenced yard



ILLINOIS REALTORS® DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT 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.

Property Address: 1405 N. Lincoln St., Robinson, IL 62454

Seller's Disclosure (initial)

SM (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

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

SM (b) Records and Reports available to the seller (check one below):
 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): _____

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

Purchaser's Acknowledgment (initial)

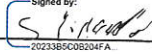
____ (c) Purchaser has received copies of all information listed above.
____ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.
____ (e) Purchaser has (check one below):
 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
 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)

DL (f) 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.

Seller  Date 3/18/2025 | 8:34 PM CDT Purchaser _____ Date _____
Seller _____ Date _____ Purchaser _____ Date _____
Agent Dan Leggitt Date 3/17/25 Agent _____ Date _____
(This disclosure form should be attached to the Contract to Purchase.)



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.
- SM (c) Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.
- SM (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)

- DL _____ (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.

Signed by:
Seller **Date** 3/18/2025 | 8:34 PM CDT
 Seller _____ Date _____
 Purchaser _____ Date _____
 Purchaser Dan Leggitt Date 3/17/25
 Agent _____ Date _____
 Agent _____ Date _____

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City, State, Zip Code: Robinson, IL 62454