

# PREMIER REAL ESTATE AUCTION

OCTOBER 7, 2017 AT 12:00 PM

AUCTION TIME: 12 NOON • REGISTRATION BEGINS AT 11:00AM • LOCATION: ON-SITE

## ICONIC 2-STORY PENTHOUSE MOST INCREDIBLE LAKEFRONT VIEWS IN CLEVELAND

TRUST BENEFICIARY ORDERS IMMEDIATE SALE



WINTON PLACE | 12700 LAKE AVENUE, SUITE 3005, LAKEWOOD, OH 44107

### BIDDING TO COMMENCE AT: \$225,000!

The Gold Standard in Cleveland Living! The most desirable residential condominium community in all of Greater Cleveland! Incredibly pristine, custom-finished, 5,404± square foot rooftop, waterfront, two-story penthouse condominium unit. This one-of-a-kind residence offers unobstructed and unparalleled views of the Cleveland skyline with magnificent sunrises and captivating sunsets every day! There is no other location or view that compares anywhere in Cleveland!

There are three bedrooms including two master suites, 3 full and 2 half baths. A wrap-around concrete patio is the perfect spot to soak in the serenity of Lake Erie, and the vistas to the east and west. The master bathrooms are adorned with marble and granite finishes and a shower/spa area with skylights! The main level Great Room is perfect for entertaining large groups with its open floor plan, floor-to-ceiling windows throughout and custom bar and fireplace area. The kitchen boasts solid granite

countertops, light hardwood cabinetry, and modern appliances. The dining room offers a cozy setting that overlooks the lake. An interior, custom built spiral staircase guides you to the spacious master suites which offer a warm respite for relaxation. Abundant closet space can be found around every corner! An ornate executive office with warm, wine-colored panels and brass trim is the perfect location to conduct business and close the next mega-deal! An interior elevator adds to the luxury and convenience of this masterfully designed lakefront residence.

FOUR permanent indoor parking licenses for your motor toys are included with this penthouse suite! These spaces are very limited, and this is the only unit to have as many dedicated spaces!

FIRST CLASS AMENITIES: Winton Place is one of the few locations that offers concierge service, secure, lighted, gated entry, 24-hour

lobby with televisions and attendant, key card access, full service hair and nail salon, laundry facilities, party room, conference center, tennis courts, basketball courts, huge indoor pool and sauna, fitness center, underground access to the award winning Pier W Restaurant, recreation area, park-like lawn overlooking our great Lake Erie, guest parking and MUCH, MUCH MORE!

LOCATION: Winton Place is located in the heart of the Lakewood Gold Coast. It is minutes from downtown Cleveland, the newly designed Edgewater Park, First Energy Stadium, Progressive Field, Quicken Loans Arena, Public Square, the Cleveland Convention Center and Medical Mart, Playhouse Square, World Class Museums, Cleveland Hopkins Airport, Little Italy, Cleveland State University, Case Western Reserve University, Cleveland Clinic, and dozens of other parks, theatres and recreation areas. Downtown travel is effortless with its proximity to RTA and public transportation.

OPEN HOUSES: SUNDAYS, SEPTEMBER 17th, 24th AND OCTOBER 1ST FROM 12 NOON TO 1:30 PM  
PLEASE CALL FOR AN APPOINTMENT: 216.861.7200

CASHIER'S CHECK REQUIRED TO BID: \$25,000 • 2017 ESTIMATED R.E. TAXES: \$22,212 ANNUALLY • MONTHLY ASSOCIATION DUES: \$4,272



FOR ADDITIONAL INFORMATION, CALL MARK S. ABOOD

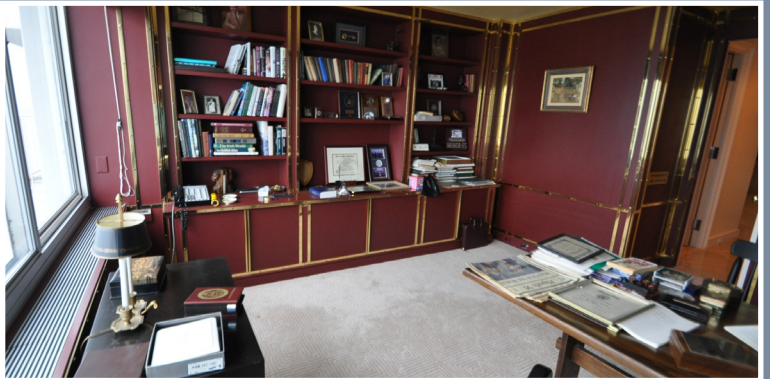
## 216.861.7200

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MICHAEL BERLAND, AARE, OH AUCTIONEER • MARK S. ABOOD, OH RE SALESPERSON







# BIDDER INFORMATION PACKET ORDER FORM

Please fill in all information on the form below. Enclose check payable to Chartwell Real Estate Auctions in the full amount for the packet(s) requested and mail, fax, or E-mail to Cameron Price, National Coordinator, 1350 Euclid Ave., Suite 700, Cleveland, Ohio 44115. If fax to: 216-861-4672. If E-mail to: CameronPrice@HannaCRE.com. You may also pay via Visa or MasterCard sending as above, Attention: Cameron Price. The Packet Contains: (1) property overview; (2) survey; (3) property disclosures; (4) real estate taxes; (5) legal description; (6) demographics and traffic counts; (7) permitted title exceptions; (8) purchase & sale agreement; (9) terms of sale; and (10) and other pertinent information regarding the respective property.

12700 Lake Avenue, Suite 3005, Lakewood, OH ..... \$20 \_\_\_\_\_

Shipping & Handling .....\$10 per packet (US) \$25 per packet (International)\_\_\_\_\_

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State/Province: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail Address: \_\_\_\_\_ Signature \_\_\_\_\_

Visa/MasterCard# \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Security Code (3 digits on back of card)\_\_\_\_\_

## TERMS OF SALE FOR OCTOBER 7, 2017 AUCTION

**AUCTION FORMAT.** All bidding is open and public. To bid during the auction, you need to raise your hand, shout out your bid or instruct an Auctioneer's Assistant to call out your bid for you.

**DOCUMENT PACKAGE.** A Bidder's Packet ("Packet") has been prepared and must be purchased by mail or at On-Site Inspections in order to bid on the property.

**ATTORNEY REVIEW RECOMMENDED.** All information contained in this brochure and all other auction-related material, such as the Packet, should be carefully reviewed by an attorney prior to the auction and is subject to and may be superseded by (1) the Real Estate Purchase Agreement to be signed at the auction, as well as by (2) announcements made from the podium prior to the commencement of bidding.

**AUCTION REGISTRATION.** All parties seeking to bid on the property at the auction must sign in at the registration table and show the possession of the required cashier's or certified check. All bidders will be required to sign a statement ("Bidder's Statement") prior to commencement of bidding that the bidder has inspected the property and sale documents.

**REQUIREMENTS OF THE HIGH BIDDER.** The High Bidder on the property will be required to immediately tender the required cashier's or certified check of: \$25,000 made payable to Barristers of Ohio, as Escrow Agent ("Escrow Agent") located at 6000 Parkland Blvd, 2nd Floor, Cleveland, OH 44124, Attn: Lisa Serre, telephone: 216-986-7625 and sign the Real Estate Purchase Agreement. The earnest money must be increased by cashier's or certified check to a total of 10% of the total purchase price, by 4:00 P.M., Friday, October 13, 2017 with funds delivered to the offices of the Escrow Agent.

**AUCTION PROCEDURE.** The property is being offered with reserve. Bidding to commence at \$225,000.

**\*THE PROPERTY IS OFFERED ON AN "AS-IS, WHERE-IS" BASIS WITH ALL FAULTS AND WITH NO REPRESENTATIONS OR WARRANTIES BY SELLER.**

The authorized signatory of the Seller will be at the auction. The final high bid will be accepted at the time and place of the auction. The final high bid must be irrevocable until 4:00 P.M., Eastern Time, five business days after the actual date of auction.

**CLOSING DATE.** The property will close on or before November 14, 2017 at the Offices of the Barrister's Settlement and Title, at which time Purchaser shall pay the balance of the Purchase Price. Time is of the essence.

**BUYER'S PREMIUM.** The property at auction will provide that the Purchaser pay to the Seller as part of the total purchase price a premium (fee) equal to the following percentage of the high bid or offer price:

12700 Lake Ave., #3005, Lakewood, OH.....10%  
The buyer's premium will be added to the high bid or offer price in the Real Estate Purchase Agreement to determine the Total Purchase Price. Financing, if any, is calculated on the Total Purchase Price.

**FINANCING.** This property is not offered subject to Purchaser obtaining financing.

**CONDUCT OF THE AUCTION.** Neither Seller, nor Auctioneer is permitted to bid at the auction. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. Announcements made from the podium supersede printed material. Auction is open to registered bidders and invited guests. In the event of a dispute between bidders, the Auctioneer shall make the final decision to accept the final bid, to re-offer and re-sell the property, or to remove the property from the auction. If any disputes should arise following the auction, the Auctioneer's records shall be conclusive.

**AGENCY DISCLOSURE.** Hanna Commercial Real Estate, Chartwell Auctions, LLC, Michael Berland Auctioneer, ("Brokers/Auctioneer(s)") and all parties associated with Brokers /Auctioneers, represent the Seller in this sale.

**BROKER PARTICIPATION.** A referral fee equal to 2% of the High Bid Price will be paid by the seller from the seller's proceeds of sale to the Real Estate Broker acting as a buyer broker, who's Client pays for and closes on the property. To qualify for the referral fee, the real estate agent must: (a) be a licensed real estate broker who will abide by the Association of Realtors Code of Ethics; (b) register the Client by fax: 216-861-4672, attn.: Cameron Price, on company letterhead, and confirm the buyer-broker arrangement (Registration) with the Broker, Auctioneer prior to October 2, 2017, (c) inspect the property with their prospect; and (d) attend the auction and bid with or for the Client. All Registrations accepted will be acknowledged by Auctioneer. Each participating broker must bring their written acknowledged Registration to the auction for verification. No Broker will be recognized on a Client who has previously contacted or been contacted by the Seller, their representatives or Auctioneer. Referral fees will be paid upon closing by Seller and receipt of all commissions by Auctioneer. No referral fees will be paid by the Seller, if the broker, the broker's agents, or a member of the broker's immediate family is participating in the purchase of the property. An affidavit will be required certifying that the broker is not participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. There can be no exceptions to this procedure and no oral Registrations will be accepted. Brokers are hereby notified that the Seller has provided a dual commission arrangement for the sale of the property.

**DISCLAIMER.** The information contained herein is subject to inspection and verification by all parties relying on it. This sale is being conducted subject to the Terms of Sale and the Real Estate Purchase Agreement. No liability for its inaccuracy, errors or omissions is assumed by the seller or broker/auctioneer. ALL ACREAGE, SQUARE FOOTAGE, AND DIMENSIONS ARE APPROXIMATE. This offering may be withdrawn, modified, or canceled without notice at any time. Property is subject to prior sale. This is not a solicitation or offering to residents of any state or jurisdiction where prohibited by law.



**Chartwell Real Estate Auctions**  
 1350 Euclid Avenue, Suite 700  
 Cleveland, OH 44115  
 216.861.7200 / Fax: 216.861.4672  
 ChartwellAuctions.com  
 Michael Berland, AARE, OH Auctioneer  
 Mark S. Abood, OH RE Salesperson

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