

Issue 28
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Real Estate

Market Monthly



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Presented By:
Donna J. Hahn and Alex Hahn
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TeamHahn

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Neighborhood Real Estate

Plainfield - Pheasant Landing Subdivision

Address	Bedrooms	Square Feet	Bathrooms	List Price
Active Listings				
4710 Osprey Ln.	3	1,577	2	\$195,900
1518 Pheasant Landing Dr.	3	1,577	2	\$194,900
4702 Swan Ct.	3	1,832	3.1	\$259,900
Under Contract				
4713 Sandpiper Ln.	3	1,577	1.1	\$168,000
4709 Mallard Ln.	3	1,577	2	\$197,900
4701 Bluejay Ln.	3	1,500	2	\$223,000
4703 Osprey Ln.	3	1,577	3	\$224,000
Closed				
4505 Skylark Ln.	3	1,577	2	Call for Price

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Team Hahn

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*= My listing

F= Foreclosure, NEW= New listing on Market, PC= Price Change
SS= Short Sale, BO= Bank Owned

Source: Midwest Real Estate Data March 24th, 2016

Bolingbrook - Somerfield Subdivision

Address	Bedrooms	Square Feet	Bathrooms	List Price
Active Listings				
808 Glenside Cir.-PC	5	2,365	3.1	\$332,900
1602 Glenside Dr.	3	1,748	2.1	\$220,000
1538 Somerfield Dr.	3	1,800	2.1	\$250,000
738 Sapphire Dr.	3	1,400	3	\$234,900
792 Glenside Cir.	4	2,147	2.1	\$279,000
784 Glenside Cir.	4	2,250	2.1	\$289,900
1417 Glenside Dr.	4	3,592	3.1	\$389,000
Under Contract				
1456 Schoenherr Ave.	4	1,860	2.1	\$195,000
1468 Sage Dr.	4	2,626	3.1	\$299,999
759 Dalton Ln.	3	N/A	2.1	\$265,000
3 Scarlet Ct.	3	1,748	2.2	\$239,900
1465 Schoenherr Ave.	4	2,818	4	\$369,000
1445 Waterside Dr.	4	1,981	3.1	\$265,000
1486 Somerfield Dr.	4	3,400	2.1	\$344,900
Closed				
1526 Schafer Ave.	3	1,401	2.1	Call for Price
1425 Glenside Dr.	4	2,626	2.1	Call for Price
1470 Glenside Dr.	4	2,100	3.1	Call for Price
755 Dalton Ln.	4	2,180	2.1	Call for Price
1414 Glenside Dr.	4	2,805	2.1	Call for Price
1547 Somerfield Dr.	4	2,250	2.1	Call for Price
1441 Schoenherr Ave.	5	3,085	3	Call for Price

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Mortgage Delinquencies Fall to Lowest in at least 16 years



It's pretty well-known that Americans have cleaned up their act since the devastation of the mortgage crisis. But by one measure, U.S. credit is the best since the dot-com era.

In March, the rate of 30-day delinquencies, 1.95%, was the lowest since just before 2000, data provider Black Knight said Friday. (The company doesn't have data before 2000.)

The overall home loan delinquency rate, which tracks loans which are 30 or more days past due but not yet in foreclosure, fell to 4.08% in March, the lowest since March 2007, according to Black Knight.

The number of properties in the foreclosure process fell to a total of 631,000, the lowest since October 2007, and new foreclosures continue to be made up mostly of homeowners who've gone through foreclosure before. (That can happen when a loan goes into foreclosure, reverts to performing, then goes into foreclosure again.)

There's still plenty of pockets of distress in housing markets around the country, though. Here are the five states with the highest levels of "non-current" homeowners.

States with most late payments Rate

Mississippi	10.80%
New Jersey	9.07%
Louisiana	8.89%
New York	7.87%
Maine	7.77%

Mortgage Minute is Presented By:



"As a mortgage banker I have a vast variety of loan programs available, and can design financing that fits each individual situation. When purchasing a home I want my clients to completely understand the mortgage process and recognize their financial decisions both today and in the future."

Steve Higgins | Senior Mortgage Banker
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NMLS: 219589



Current Interest Rates

- 30 year fixed as low as 4.0% (4.251% APR)
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- 15 year fixed as low as 3.375% (3.506% APR)



Information Only, Rates subject to change without notice.



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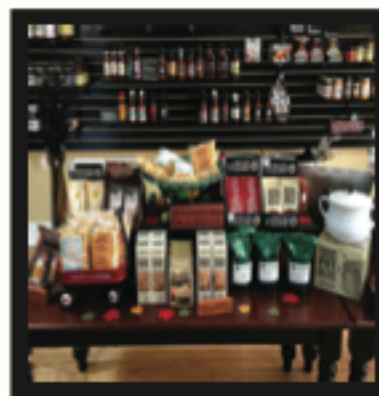
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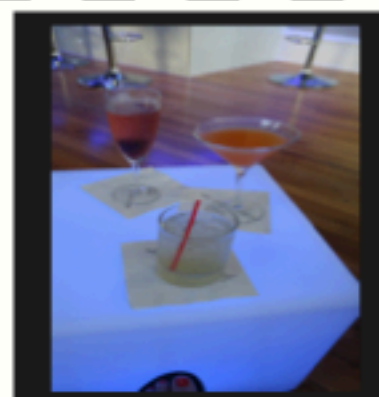
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Culinary Corner



Veggie Burgers with Mushrooms

Prep Time: 15 mins. Cook Time: 10 mins.

Ingredients:

- 1 15 -ounce can kidney beans, drained and rinsed
- 1 small red onion, shredded and squeezed dry (about 1/2 cup)
- 1/3 cup chopped walnuts
- 1 small carrot, finely diced
- 1 cup plain or whole-wheat breadcrumbs
- 2 scallions, white and green parts, finely chopped
- 2 tablespoons chopped fresh parsley
- 2 teaspoons Worcestershire or soy sauce
- Kosher salt and freshly ground pepper
- 3 tablespoons extra-virgin olive oil
- 3 cups assorted mushrooms, sliced
- 4 English muffins, split and toasted
- Mayonnaise and/or mustard, for garnish
- Baby spinach or arugula, for garnish

Directions:

Smash the beans in a bowl with a potato masher or fork until slightly chunky. Add the onion, walnuts, carrot, 1/2 cup breadcrumbs, scallions, parsley and 1 teaspoon Worcestershire sauce. Season with salt and pepper and mix with your hands until combined.

Spread the remaining 1/2 cup breadcrumbs on a plate. Form the bean mixture into 4 patties; lightly coat with the breadcrumbs, shaking off any excess. Heat 2 tablespoons olive oil in a large nonstick skillet over medium-high heat. Add the patties and cook until golden and slightly crisp, 2 to 3 minutes per side. Transfer the burgers to a plate.

Heat the remaining 1 tablespoon oil in the same skillet over medium heat. Add the mushrooms and the remaining 1 teaspoon Worcestershire sauce; season with salt and pepper and cook until the mushrooms are slightly wilted, 3 to 4 minutes. Serve the burgers on the English muffins with mayonnaise and/or mustard, baby greens and mushrooms.

To find these recipes and more great ideas visit: www.foodnetwork.com

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previous purchases or
gift cards. Cannot be
combined with other offers.



Do It Yourself {D.I.Y.}

How to Spray Paint Furniture



Spray paint can bring a splash of color and new life to an old piece of furniture. You don't want to use it on an expensive antique, but a beat up garage sale find can take on a funky new look.

Step 1: Examine the Furniture

Take a close look at the piece. Identify any flaws in the original paint or damage to the wood. This will tell you the extent of the prep work the piece needs. You can even do this step right at the garage sale.

Step 2: Prepare the Surface

Protect the area where you're working by laying down a drop cloth or newspaper. If there are scratches, gouges or nail holes in the wood, sand away any paint covering the area and fill the flaw with wood fill. When that dries, sand the entire surface of the stool, roughing it up a bit to accept the paint, and working the wood fill flush with the wood. If the original paint is chipping or peeling, use a paint scraper or wire brush to clear

away any loose material. Where the old paint meets the bare wood, sand smooth the border to make an invisible transition. Clean the surface with a dry rag and then a tack-cloth to remove any dust from the sanding.

Step 3: Buy the Right Paint

Buy the spray paint appropriate for the material you're working with. Consider if the piece will be kept indoors or outdoors, and if there is a potential for it to come into contact with water. Follow the directions on the spray paint can. Usually you have to shake it up for a minute before you spray.

Step 4: Spray Carefully

Hold the can upright about a foot and a half or two feet from the surface. Start spraying. Move the can back and forth. Never linger on one area or the paint will pool and drip. Paint at an even speed in an even pattern, overlapping each pass to create smooth coverage. Believe it or not, especially if you're painting a large surface, your finger is going to get tired holding down the button on the can. Don't change hands in mid pass. Paint an entire side or face of the piece at one time and do one coat of the whole stool in one session. Allow the first coat to dry and apply a second in the same way.

Two coats should be enough. When the second coat is dry, look for any thin spots or places you missed and apply a third coat if needed. Wait 24 hours before you put anything on the top of your new table. Although the paint feels dry before that, you don't want it to mark up the bottom of your remote.

read more at: <http://www.doityourself.com/stry/how-to-spray-paint-furniture>

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