

Issue 15 March 2015

Real Estate

Market Monthly

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Presented By:
Donna J. Hahn

P-630.319.8602 F-630.596.9047
www.donnahahn.com

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Neighborhood Real Estate

Bolingbrook - Somerfield Subdivision

Address	Bedrooms	Square Feet	Bathrooms	List Price
Active Listings				
1477 Schoenherr Ave.	4	2,147	2.1	\$265,000
1469 Somerfield Dr.	4	2,800	2.1	\$350,000
759 Sapphire Dr.	4	2,250	2.1	\$279,900
750 Glenside Cir.	4	2,061	3.1	\$256,000
Under Contract				
783 Sapphire Dr.	3	1,401	3	\$199,900
1452 Waterside Dr.	4	2,061	2.1	\$249,950
1484 Schoenherr Ave.	3	1,748	2.1	\$191,500
1425 Schoenherr Ave.	4	3,100	2.1	\$344,000
1584 Somerfield Dr.	4	2,061	2.1	\$255,000
Closed				
None for this Month				

Plainfield - Pheasant Landing Subdivision

Address	Bedrooms	Square Feet	Bathrooms	List Price
Active Listings				
4710 Bluejay Ln.	3	1,577	2	\$170,900
4406 Wood Duck Ln.	3	1,572	1.1	\$149,900
Under Contract				
4718 Quail Dr.	2	1,577	3	\$175,000
4705 Sandpiper Ln.	3	1,652	2.1	\$199,000
4709 Mallard Ln.	3	1,577	2	\$152,320
4601 Mallard Ln.	3	1,577	1.1	\$154,900
Closed				
4514 Mallard Ln.	3	1,577	2	Call for Price
4506 Mallard Ln.	3	1,352	1.1	Call for Price
1309 Bluejay Ln.	3	1,400	2	Call for Price

Shorewood - River Oaks Subdivision

Address	Bedrooms	Square Feet	Bathrooms	List Price
Active Listings				
802 Madiera Dr.-PC	3	2,198	2.1	\$204,900
1106 Colonade Dr.	5	4,760	4.1	\$445,000
712 Ravinia Dr.	4	2,400	2.1	\$269,900
1114 Windsor Dr.	3	2,491	3.1	\$244,900
24611 Kaylee St.	4	1,716	2.1	\$205,000
1106 Valencia Dr.	4	2,700	2.1	\$259,000
1106 Ranchwood Dr.	3	1,758	2	\$184,900
Under Contract				
732 Raven Rd.	5	3,494	4.1	\$339,800
24552 States Ln.	4	Not available	2.1	\$449,900
Closed				
None for this Month				

Joliet - Lakewood Prairie Subdivision

Address	Bedrooms	Square Feet	Bathrooms	List Price
Active Listings				
1413 Bellflower Ln.	3	2,448	2.1	\$238,490
1415 Bellflower Ln.	4	2,769	2.1	\$289,990
1013 Woodiris Dr.	3	Not Available	2.1	\$190,000
909 Barberry Way	3	2,500	2.1	\$224,900
1508 Bellflower Ln.	4	2,764	2.1	\$329,910
1509 Bellflower Ln.	4	3,086	2.1	\$329,990
7801 Mossheather Ln.	5	3,971	4	\$400,000
1104 Jewelflower Ln.	3	1,800	2.1	\$179,000
Under Contract				
911 Angelica Cir.	4	3,997	2.1	\$264,900
1521 Bellflower Ln.	4	3,100	2.1	\$299,990
1510 Bellflower Ln.	4	3,322	2.1	\$329,990
Closed				
None for this Month				

~ = My Sales * = My Listing

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F = Foreclosure, NEW = New listing on Market, BOM = Back on Market, PC = Price Change
TEMP = Off the Market Temporally, BO = Bank Owned, SS = Short Sale
Source: Multiple Listing Service of Northern Illinois, February 2nd, 2015

Mortgage Minute with Steve Higgins

Source: Peoples Home Equity, Inc.

10 PROJECTS TO INCREASE THE VALUE OF YOUR HOME



Homeowners considering remodeling projects as a way to add value to their homes will find that some add more value, and better recoup their costs, than others.

These ten projects make the biggest financial payoff upon resale, and most are on the exterior of the home:

- Steel entry door
- Manufactured stone veneer
- Siding replacement with fiber cement
- Garage door replacement – minor
- Vinyl siding replacement
- Wood deck addition
- Garage door replacement – major
- Minor kitchen remodel
- Wood window replacement
- Foam-backed vinyl siding replacement

HALF THE LOAN TERM IS A GREAT DEAL ALL THE TIME



Mortgage rates are at historic lows for all types of loans. However, the difference in interest rates for 30-year and 15-year mortgages is worth looking at. 15-year mortgages require higher monthly premiums for the same loan amount, but the shorter term brings real money back into your income stream faster, and with significant savings over 30-year mortgages. On the current, average home-sale price, savings are estimated at over \$100k for the term of the loan. However, those savings come with higher monthly payments, over \$600 for the average home purchase price.

GET (YOUR HOUSE) IN SHAPE THIS NEW YEAR



If staying inside this winter is driving you up a wall, then get yourself motivated by getting your house in shape. Start off with choosing a few projects, and planning them out to complete by the start of opening day. If you need a suggestion, start with the ones that will improve your home's value the most.

1. Make your walls feel like new with fresh paint or wallpaper
2. Tile in a backsplash in your kitchen
3. Brighten up your spirits with new lighting
4. Open a new door by replacing old ones
5. Relax in a new tub after installing it

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
Peoples Home Equity, Inc.
14190 S. Bell Rd. Homer Glen IL. 60491
Phone (630) 624-8038 | Fax (630) 735-2321
NMLS: 219589

Mortgage Minute Current Interest Rates

30 year fixed as low as 3.75% (4.012% APR)
30 year FHA as low as 3.625% (4.17% APR)
15 year fixed as low as 3.125% (3.56% APR)



PEOPLES HOME EQUITY, INC.
MORTGAGE LENDING



APR's vary with each individual loan.
Information Only, Rates subject to change without notice.

Maple-Mustard Chicken Thighs

Prep Time: 10 mins. Cook Time: 45 mins.

Ingredients:

- 4 large bone-in chicken thighs, skins removed (about 1 1/2 pounds)
- 2 tablespoons grainy French mustard
- 2 tablespoons Dijon mustard
- 1 clove minced garlic
- 1/2 teaspoon dried marjoram
- 2 tablespoons maple syrup

Directions:

Preheat oven to 375 degrees F.

Rinse chicken and pat dry. Combine mustard, garlic, marjoram and maple syrup in a small bowl. Spread about 1 1/2 tablespoons mustard mixture evenly on top of each chicken thigh, being careful to cover as much of the surface as possible to form a "crust." Arrange chicken in a glass baking dish. Bake for 45 to 50 minutes, or until mustard mixture has formed a crust and is slightly hardened, and juices run clear when the chicken is pierced.

Cut these recipe cards out to keep for your collection!

Bonus Recipe!

Roasted Cheddar Broccoli

Directions:

Cut 1 large head broccoli into long spears. Toss with 2 tablespoons olive oil on a baking sheet; season with salt. Roast at 450 degrees F until almost tender, 15 minutes. Toss 1/2 cup bread-crumbs (preferably panko) with 1 cup grated sharp cheddar, 1 bunch sliced scallions, 1 tablespoon olive oil and a pinch of nutmeg. Sprinkle on the broccoli and roast 15 more minutes.

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

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Need an Attorney?

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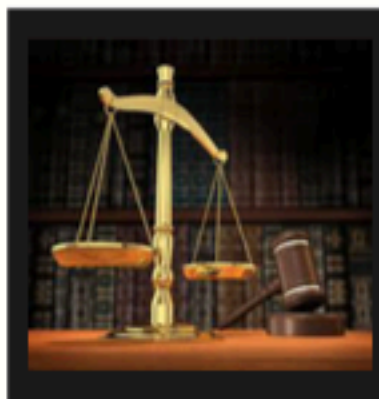
ATTORNEYS AT LAW

Connie J. Butcher
Attorney at Law

Law Offices of Trent & Butcher

Office - (630) 682-3100
Cell - (630) 605-7781
www.trentbutcherlaw.com
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--Keep cords off the floor and out of sight by attaching a couple binder clips to the back of your desk or entertainment center.

--Add a board and wheels to the bottom of a wire basket and you have yourself a rolling storage cart. This would be great for books, yarn, craft material, toys, or just about anything you can think of.

--Pin your plastic bags to the wall inside your pantry. Not only will our bags be easily accessible but it will free up some space on your shelves.

--Use a dish drainer to organize a child's art center. Stack books or blank paper between the prongs. Store markers, crayons, and pencils in the utensil caddy.

--Using pvc pipe and some rope you can easily add a second clothing bar to you closet. Perfect for small apartments or if you have little kids that can't quite reach the top bar. Another idea would be to use a tension shower curtain rod allowing you to adjust the height as needed

--Hang baskets on towel bars to take advantage of unused wall space. The baskets can be attached with zip ties or S hooks. This is a perfect idea for storing extra hand towels in the bathroom, organizing kids' toys, keeping craft items together, or even storing items in the garage.

--Install a shelf above the door for extra bathroom storage. This would also be great in the garage, bedroom, or even storing items in a toddlers room that you need to be out of your child's reach.

--Glue old book spines to a box for hidden storage. Leave the front cover on one of the books and the back cover on another to use as the sides of your box. This would be perfect for spare remotes, cables, router, or anything else you wish to keep out of site but accessible.

--Glue magnets to the back of your kids drinking glasses to keep them within your kids reach and to keep you from washing several glasses every day.

--Screw eye screws into a wooden hangers to organize earrings and necklaces.

--Recycle baby wipe cases to store game pieces. So much better than using the bulky boxes that the games originally come in. You could also spray paint them to match your decor.

--Organize all of those little items with labeled Altoids tins.

Find this article and more:

<http://diyshp.blogspot.com/2013/08/50-insanely-clever-organizing-ideas.html>

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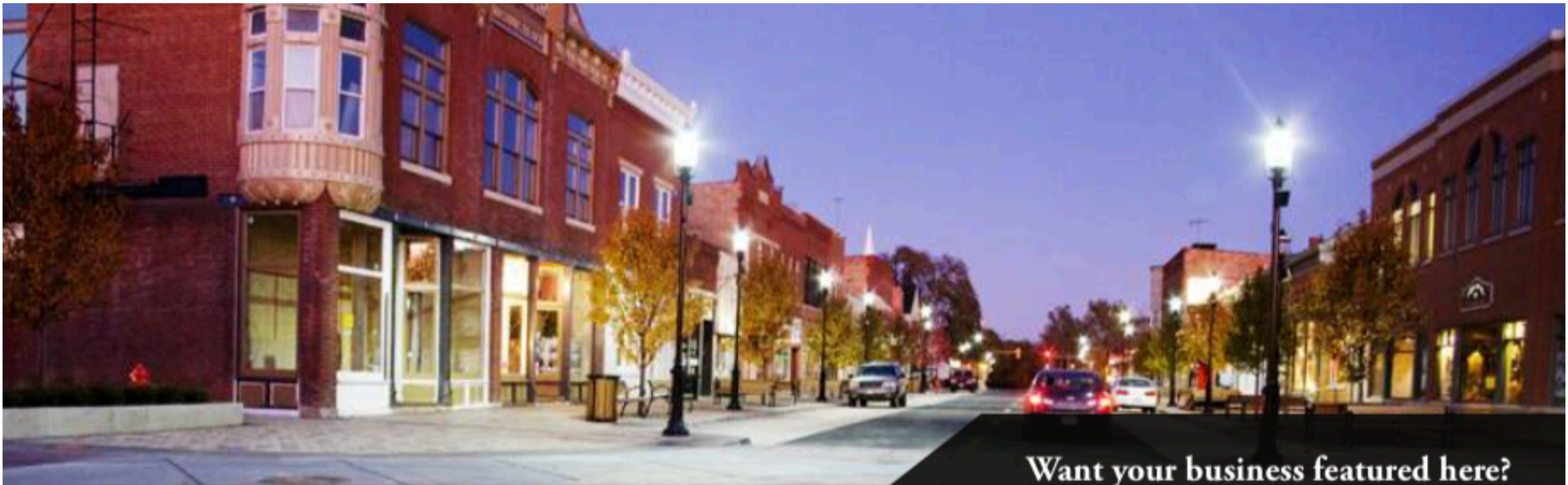
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