

SPRING 2005

Exclusively

# Palatine

Magazine

**INSIDE THIS ISSUE...**

January & February 2005

**Home Sales**

Home

**Investments**

Portrait of

**an Attorney**



**Building**  
relationships one by one.  
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 **Charter One**

# letter from the editor



This is the PRIME TIME of the year for real estate sales in Palatine...now through the beginning of June: The best inventory selection and the most Buyers. A home priced fairly, that "shows" well, and does not have "considerations", can expect to go "under contract" within two weeks!

In this issue, we are featuring four impressive homes, an exclusive interview with one of the top attorneys in Palatine/Inverness (*A Portrait of an Attorney*), statistics on recent Palatine home sales, and an article on how remodeling can pay big dividends to Sellers at resale (*Home Investments*).

Please enjoy this Spring issue of "Exclusively Palatine" Magazine.

Best Wishes,

Laura Weaver  
Re/Max Unlimited Northwest  
Palatine/Inverness  
Barrington/Lake Zurich

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Exclusively Palatine

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# 1315 W. WINDHILL

## P A L A T I N E

**T**hirteen fifteen west Windhill Drive truly defines *Exclusively Palatine*. It is a custom built, four bedroom, brick home sitting in the most popular part of the community, an area that often gets mistaken for Inverness.

As you walk through the luxurious two-story foyer and eye the stunning staircase you'll know this home is something special. Nine-foot ceilings carry you through the main level of the home. Stop for a moment, and take in the feel of the kitchen, gorgeous ceramic tile floor, granite counters, a beautiful "Franke" double bowl undermount sink, convenient island, walk-in pantry, room for a computer and oversized breakfast area. A sense of awe draws you to the sliding glass doors that lead you to a huge deck, perfect for big parties or intimate,



moonlight dinners. A perfectly positioned pond sits just across the yard, adding to the outdoor atmosphere.

A more formal evening can be enjoyed in the dining room, which is accented by a tray ceiling and “Fredrick Raymond” chandelier. The living room also has a tray ceiling, and glass paned French doors carry you into the family room. Here the mood shifts to comfort and warmth driven by the presence of a brick fireplace. Those looking for added relaxation need to head downstairs to the full, English basement, a design that welcomes the sun to stay for as long as it likes. You’ll find 9’ ceilings, a wet bar, pergo dance floor/exercise area, game space and media center, not to mention the office area, large utility area and half bath. It may be the lowest level of the home, but it certainly ranks at the top when it comes to fun!

All four bedrooms are upstairs, including the amazing master suite. First, we begin with yet another tray ceiling, proving luxury does not escape any level of this home. Indulge yourself in the vaulted, spa bathroom with Jacuzzi garden tub and waterfall faucet, all accented by beautiful ceramic. Plus, space issues are erased thanks to his and her walk-in closets. There are two other full baths on this top floor, one connecting to the third bedroom, which makes for a nice guest area. All the bedrooms have walk-in closets.

As for the laundry room, it’s on the first floor and has an unusually large amount of counter space, perfect for folding. Plus, there’s a built-in ironing board, bar, sink and several cabinets. Combining all this with an oversized three car attached garage, and neighbors who have the same luxurious taste, means you’ve finally come home. Start thinking about enrolling your children in Hunting Ridge grade school, Plum Grove Junior High School or Fremd High School and call Laura Weaver today!

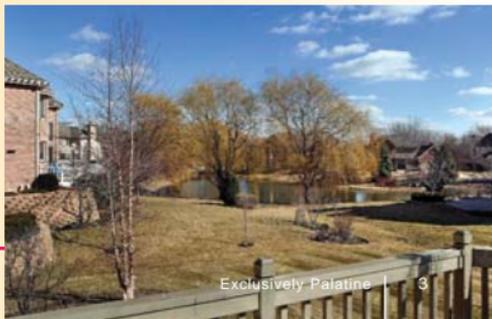
Offered at \$845,000

## **CONTACT INFORMATION**

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# HOME INVESTMENTS

By Laura Weaver

Remodeling can pay big dividends to Sellers at resale. Looking at the cost-to-construct for common remodeling projects, against the added value those projects bring at resale, is reason enough to go ahead with those projects you're considering.

	<u>Job Cost</u>	<u>Resale Value</u>	<u>Cost Recouped</u>
Bathroom Remodel	\$12,236	\$14,535	118.8 %
Deck Addition	\$ 6,791	\$ 8,969	132.1 %
Window Replacement	\$ 9,312	\$13,589	145.9 %
Attic Bedroom	\$35,833	\$45,661	127.4 %
Family Room Addition	\$52,123	\$63,026	120.9 %
Roofing Replacement	\$11,356	\$15,322	134.9 %
Master Suite Addition	\$90,001	\$90,420	100.5 %
Major Kitchen Remodel	\$48,192	\$54,822	113.6 %
Basement Remodel	\$48,192	\$49,742	103.2 %
Sunroom Addition	\$30,490	\$28,749	94.3 %

Cost data for this report came from HomeTech Information Systems, a remodeling estimating software company. Costs are based on Chicago Area pricing.



## —1204 Groh Court—

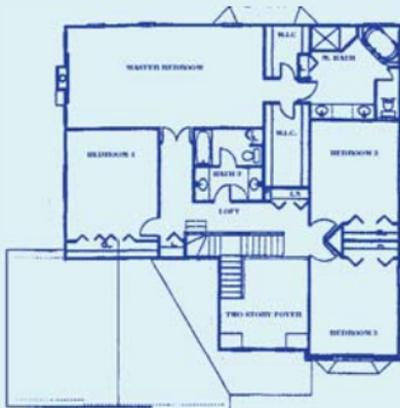
PALATINE

The neighborhood is just about complete, but it's missing you! Welcome to 1204 Groh Court; a beautiful brick and cedar, brand new four bedroom home, with first floor study.

Hardwood floors and cathedral ceilings are mere accessories compared to the gourmet kitchen. It promises to create a culinary craving inside even the novice chef. Rich cherry cabinets, beautiful granite counters and stainless steel appliances are the first to catch your eye, not to mention the luxurious island, walk-in pantry and huge eating area. The domestic diva inside you promises to break free and host the next holiday party!

The kitchen opens into a very spacious family room, which includes a beautiful floor to ceiling fireplace and a generous amount of sunshine, all perfect for that future holiday party we talked about. Company is sure to enjoy coffee and dessert in the nice sized living room or the separate dining room. The two-story foyer features two coat closets, great for all those bulky winter clothes. And there's a study on the main level as well, right across from a full bath. So there's always the option of turning it into a fifth bedroom for those loved ones who enjoy spending the night. The four main bedrooms are upstairs, and the master suite does have a spa style master bath, plus his and her walk-in closets. A beautiful bay window greets your guests when they arrive, and there's plenty of space for parking thanks to the three car attached garage.

Your current or future high school students will attend Fremd in District 211, and the grade school district is 15. If you're tired of imagining your new home while looking at someone else's furniture, take a ride to Groh Court in Palatine, and move into a new home of your own!



SECOND FLOOR



FIRST FLOOR

Offered at \$699,000

### CONTACT INFORMATION

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# Home Sales

# Palatine

## January & February 2005

Listed in alphabetical order by street name. Sales of single family homes \$300,000 and above.

1695 W ARBOR	\$ 435,000	01/16/2005
98 BENTON COURT	\$ 665,000	02/25/2005
113 S BENTON ST	\$ 350,000	02/25/2005
221 S BENTON STREET	\$ 351,500	01/07/2005
1248 S BROCKWAY	\$ 679,000	01/10/2005
729 CONCORD WAY	\$ 515,000	01/28/2005
404 DIANE	\$ 565,000	02/17/2005
863 DORCHESTER	\$ 504,000	01/17/2005
309 N ELMWOOD CT	\$ 590,000	02/16/2005
115 S GREENWOOD AVE	\$ 315,500	02/18/2005
1123 S HIDDENBROOK TRAIL	\$ 570,000	01/21/2005
2405 HIGHLAND DRIVE	\$ 521,000	02/28/2005
145 E HOME	\$ 325,000	01/26/2005
91 W ILLINOIS	\$ 320,000	02/18/2005
1229 JACK PINE	\$ 675,000	01/31/2005
334 LONGACRES LANE	\$ 560,000	02/11/2005
372 LONGACRES LNE	\$ 395,000	01/24/2005
LOT 5 FAIR OAKS CT	\$ 657,221	01/24/2005
897 W LUKAS AVENUE	\$ 850,000	01/27/2005
1146 OLD MILL DRIVE	\$ 347,000	02/21/2005
1293 W QUAIL HOLLOW	\$ 618,000	01/26/2005
262 SHADY LANE	\$ 488,000	01/17/2005
1251 N SHERWOOD LANE	\$ 457,000	01/03/2005
4551 TALL TREES CT	\$ 600,000	02/25/2005
208 E TALL TREES LANE	\$ 650,000	02/10/2005
1115 THACKERAY DRIVE	\$ 319,700	01/14/2005
317 N WESTMINSTER LN	\$ 575,000	02/17/2005
1110 WILLOW	\$ 865,000	02/11/2005
3468 N WILSHIRE DRIVE	\$ 441,500	01/28/2005
143 E WOOD ST	\$ 735,000	01/14/2005

Multiple Listing Service of Northern Illinois. Information herein deemed reliable but not warranted.

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# Portrait Of AN ATTORNEY

I recently interviewed Mike Angelina, partner in the law firm of ANGELINA, PALMER, & CALZARETTA, P.C. Attorneys at Law.



MIKE ANGELINA

**Weaver:** How many years have you been practicing law and where did you go to school?

**Angelina:** Fourteen years. I went to Notre Dame for my undergraduate degree...

**Weaver:** WOW! I'm impressed!

**Angelina:** I was a "smart baseball player"! My wife says I don't give myself enough credit for graduating from such a great institution...I went to Chicago Kent Law School.

**Weaver:** What are the most important points in the "real estate" contract, for a Seller?

**Angelina:** I want to make certain that the Seller understands what they've agreed to, contractually. I explain the consequences of the home inspection...how their profit may change through credits or repairs. I explain closing costs. Sellers need to have an idea of how

much they're clearing, so that they know what they're working with. Again, I want to know that everything in the contract is as they understand it to be.

**Weaver:** What about the Buyer?

**Angelina:** I make sure they understand the importance of having a home inspection, and advise them as to how to handle the important issues that come up. I can counsel them on what Sellers are more likely to address, from a negotiating stand point.

I suggest that Buyers get a credit rather than have the Seller taking care of the issue.

**Weaver:** What's your biggest challenge in practicing real estate law?

**Angelina:** Probably the home inspection issues...the negotiations, whether I'm representing the Buyer or the Seller. It's a delicate balance. I suggest looking at it as a "business transaction", rather than letting emotions come into play.

**Weaver:** What gives you the greatest sense of satisfaction?

**Angelina:** The closing...the excitement at the end of the closing. It's a happy time!

**Weaver:** Are there problems that seem to come up repeatedly during "attorney review"?

**Angelina:** It seems to be mostly home inspection issues, or the mortgage contingency date...either too far out or not enough time.

**Weaver:** What changes do you foresee?

**Angelina:** It's always something...first it was underground storage tanks, then it was dryvit, then radon; now it's mold. Now that home inspectors need to be licensed, I believe we'll see less "issues".

**Weaver:** I know that real estate is your main focus, do you handle other facets of law?

**Angelina:** Yes...we do it all: estate planning, probate, corporations, business planning & formation, wills, civil litigation, divorce, personal injury, and criminal. Our firm does not drag things out in order to bill more hours...were very efficient, yet effective.

**Weaver:** Great! Thanks so much for your time.

**Angelina:** You're welcome. Good questions!



# ≡ 1547 N. Haven Ct. ≡

P A L A T I N E

W elcome to 1547 N. Haven Court in North Palatine. From the moment you pull up to this home you'll know it is something special.

Step through the front door into an impressive 2-story foyer with an oak banister rising to the second floor. This is just one of the many reasons you'll want to call this one home.

This property offers a wonderful and spacious gourmet eat-in kitchen. Features include rich cherry cabinetry, fabulous granite countertops and stainless steel appliances. There is also a bright and cheery breakfast area that opens to the spacious family room. There will be no disappointments here!

There are so many great features throughout 1547 N. Haven it will be hard to pick your favorite. The private first floor study, is perfect for finishing up those projects that follow you home, or use as a fifth bedroom. With a full bath right across the hall, it's ideal for an aging parent. Enjoy the wood burning, gas starter fireplace in the family room for those cold winter evenings.

The master retreat will certainly be one of the new homeowners favorite. This space will make you feel like the king of your castle. A tray ceiling accents the room, while the luxury full bath with whirlpool tub will be a welcome indulgence after a long day. There is also his and hers walk-in closets for plenty of wardrobe space.

Don't miss this opportunity for one of Palatine's finest.

Offered at \$639,900

## CONTACT INFORMATION

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2 YEARS NEW



# 322 N. Bothwell

P A L A T I N E

Charm, elegance and history mixed with modern day upgrades – that's what you'll find as you drive down Bothwell Street. The home we want you to focus on is especially unique because of such rich restoration work. Take for instance, the formal entry which features the home's original glass door! It's a beautiful piece. Hardwood floors on the entire first level and thick crown molding bring character to the home that you'll never find in new construction. Plus, the newly restored woodwork throughout is just amazing, truly something that can only fully be appreciated when seen in person.

The newer gourmet kitchen does have an island and opens right into the family room. You'll be able to entertain guests not only here, but also in your spacious living room that even has a fireplace, beautiful built-in shelving and classic windows. The formal dining room is graced with the same type of historical charm that first greeted you in the entry. A study or fifth bedroom is also located on this level of the home, complete with walk-in closet. The four main bedrooms also have walk-in closets, and are found upstairs. There is also a 2+ car garage, with floored second story, and loads of room in the full basement.

An early morning sunrise or a peaceful evening supper is rare for busy families these days, but when you do get the opportunity to enjoy one of them you may want to head outside. The deck on this home is big and beautiful! Not to mention the oversized brick, paver patio and fenced in yard.

Space, freedom and pride in owning a piece of history is what you feel when owning a classic on Bothwell. Let Laura Weaver help you make it happen!

Offered at \$568,000

## CONTACT INFORMATION

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## EXPERT CORNER:

# Mortgage Buzz

Women play a larger role in the housing market today than ever before, due to delayed marriage, higher divorce rates, lower remarriage rates, greater longevity and increasing labor force participation.

As a result, women are also involved in making financial decisions whether they are married or single. Over the 18 years I have been a mortgage professional the increase in women making these important decisions has been up 80%.

While the final home buying and mortgage financing decisions that

women make are not vastly different from those of men, what is different are the ways women collect information and make decisions. Research shows that women believe they learn the most about the home buying process from someone that has already bought or upgraded a home (or second home) -- and they prefer learning from other women.

As a result, good real estate and mortgage companies are adjusting to this trend and recognizing the important fact that women like to talk to women. **The elite companies already knew this!**

**Columnist:** ELIZABETH CROCILLA-LAGASSE  
PRESIDENT, EXPERT MORTGAGE

Next issue: **how to turn your home's equity into cash flow**

A close-up portrait of Elizabeth LaGasse, a woman with voluminous, wavy brown hair and a friendly smile. She is wearing a dark blazer over a light-colored top. The background is a soft, out-of-focus grey.

# expert

MORTGAGE

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◀◀ CHECK OUT LIZ'S ARTICLE ON PAGE 12.



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LAURA'S NOTES

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