

Exclusively
Palatine
Magazine



INSIDE THIS ISSUE...

March, April, & May 2005

Home Sales

Homes,

Homes, Homes

10 Things to Sell Your

Home Faster

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letter from the editor



SPRING Sales in Palatine did not disappoint...plenty of sales activity. Happy Buyers! Happy Sellers! Happy Realtors!

We're going into the Summer with a good balance – More selection in the home inventory, yet room for new properties. The still great interest rates are keeping the real estate market active.

In this issue, we are featuring five exciting properties, an exclusive interview with "my guys", Palatine/Inverness area home remodeling contractors (A Portrait of Remodeling Contractors), statistics on recent Palatine home sales (March – May), an article with suggestions for a quick home sale (10 Things To Do To Sell Your Home Faster), and an article on the Hot 2nd Home Market (How To Be Part of the Amazing Second Home Market!)

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

Have a safe, happy Summer,

Laura Weaver
RE/MAX Unlimited Northwest
Palatine/Inverness/Barrington/
Lake Zurich

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1315 W. WINDHILL



P A L A T I N E

Thirteen fifteen W. Windhill Dr. truly defines *Exclusively Palatine*. It is a custom built, four bedroom, all 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 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 way, adding to the outdoor atmosphere.



A more formal evening can be enjoyed in the dining room, which is accented by a tray ceiling. The living room also has a tray ceiling, and glass pain 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, 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 an extra 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 for hanging clothes, 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 \$849,000

CONTACT INFORMATION

Laura Weaver

847.359.0147

RealEstate@LauraWeaver.com



10

Things To Do To Sell Your Home Faster

- 1 Get rid of clutter.**

Ask someone who won't hold back to give you an honest opinion of what needs to go. Kitchen appliances all over the counters, stuff on the refrigerator door, collections...get rid of "stuff".
- 2 Wipe up dirt.**

Once you live in a house, the dirt becomes invisible. Dirt hanging off the ceiling fan, dirty bathrooms...Plus buyers don't want to see personal things.
- 3 Roll on a fresh coat of paint.**

Use neutral colors. You might like bright orange, but the majority of people don't want it.
- 4 Open the curtains and blinds.**

Let the sun shine in. The rooms look larger and have more energy.
- 5 Pump up curb appeal.**

Many agents will give their buyers an address to drive-by. If the outside doesn't look good, well, that's that. A new door mat works wonders, a new coat of paint on the front door adds freshness. Make sure your home's landscaping and lawn are well-manicured.
- 6 Make your Master Bedroom a haven.**

Replace dingy bedding and soiled carpeting. Make the Master Bedrooms look like a retreat, Someplace they want to spend some time.
- 7 Temporary relocate furry occupants.**

Make sure all pet items are out of sight. And the odor...have someone come in and do a sniff test for you.
- 8 Box up plastic kids toys.**

You don't want buyers tripping. Bright colored plastic is offensive and is an unpleasant accent.
- 9 Leave the house when it's being shown.**

Buyers don't want you to stay. They can't see how wonderful your home is because they're nervous about the seller being there.
- 10 Finish the projects that you've started.**

The buyer sees this as work he'll have to do.

Columnist: Laura Weaver



4523 TALL OAKS

You'll never guess you are in the northwest suburbs when approaching 4523 Tall Oaks in South Palatine/West Rolling Meadows. The secluded, wooded setting and all brick ranch makes you feel more like you've escaped to the country.

The home is extremely well built so we can pretty much begin anywhere and you'll be pleased, but the walk-out basement is something special, so let's start there. A large, carpeted recreation room complete with wet bar gives you a rare opportunity to design your own media area or game room. There's also a fourth bedroom on this level. Don't worry about getting cold because special heating has been installed in the floors. From here we can walk out to the paver brick patio.

As for the main level, you'll be pleased to see hardwood floors covering both the family room and the kitchen, which is accented by a breakfast area and includes all major appliances. The large deck off the main level offers a perfect place for entertaining or just taking in the nature that surrounds you. Enjoy yet another brick design in the family room, captured in the floor to ceiling wood burning fireplace. There's a nice sized living room, and separate dining room which is perfect for formal dinner parties. All three bedrooms have walk-in closets and yes, the master suite has a master bath along with a dressing area and vanity.

The windows are newer along with majors like the roof, furnace and water heater. This home is ready for you, thanks to neutral colors throughout. Plus, your children's schools are in district 15 and 211, both highly reputable.

Offered at \$645,000

CONTACT INFORMATION

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PALATINE Home Sales

March, April, & May 2005

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

1549 E ANDERSON DRIVE	\$ 345,000	04/19/2005
5803 ARLINGDALE DRIVE	\$ 555,000	05/03/2005
132 S ASH	\$ 390,000	05/23/2005
427 BENNETT	\$ 420,000	05/27/2005
216 N BENTON ST	\$ 379,500	03/17/2005
238 N BENTON	\$ 369,500	03/30/2005
303 N BENTON	\$ 405,000	05/31/2005
189 BOARDWALK DRIVE	\$ 580,000	03/22/2005
248 E BRIARWOOD	\$ 431,000	05/31/2005
861 S BROCKWAY ST	\$ 335,000	05/05/2005
1077 N CARDINAL DR.	\$ 309,000	03/18/2005
928 CARMEL DRIVE	\$ 399,900	05/10/2005
412 E CARPENTER	\$ 415,000	04/29/2005
618 E CARPENTER	\$ 435,000	04/08/2005
652 E CARPENTER	\$ 422,000	03/11/2005
755 W CARRIAGEWAY CIRCLE	\$ 515,000	04/27/2005
740 CARRIAGEWAY COURT	\$ 480,000	05/23/2005
220 S CEDAR STREET	\$ 311,000	05/16/2005
48 S CEDAR	\$ 345,000	05/10/2005
230 CEDARWOOD	\$ 362,500	04/06/2005
1226 E COOPER	\$ 389,000	05/05/2005
1013 N COUNTRY LANE	\$ 320,000	05/25/2005
216 N CRESCENT	\$ 486,000	05/06/2005
178 E CUNNINGHAM DRIVE	\$ 302,750	04/28/2005
310 W DANIELS	\$ 326,000	05/05/2005
29 N DAVID	\$ 320,000	03/28/2005
563 E DELGADO DRIVE	\$ 468,500	05/03/2005
539 EASY STREET	\$ 578,000	05/27/2005
710 W ECHO LANE	\$ 340,000	04/29/2005
540 ECHO	\$ 445,000	05/18/2005
1567 EDGEWATER LANE	\$ 483,000	03/14/2005
437 N EVERETT	\$ 333,000	05/18/2005
830 EXNER CT	\$ 433,000	03/29/2005
852 N FAIRWAY DRIVE	\$ 448,000	03/01/2005
291 E FOREST LANE	\$ 535,000	05/11/2005
336 N FREMONT	\$ 360,000	04/25/2005
54 E GARDEN AVE	\$ 418,000	05/05/2005
813 W GILBERT ROAD	\$ 425,000	03/11/2005
168 S HALE STREET	\$ 370,000	04/21/2005
520 S HALE	\$ 330,000	04/15/2005
561 S HALE	\$ 306,000	03/17/2005
1547 N HAVEN COURT	\$ 617,500	05/23/2005
20073 N HAZEL CREST RD	\$ 350,000	03/03/2005
119 HEATHERLEA DRIVE	\$ 312,000	03/24/2005
764 W HELEN ROAD	\$ 592,000	05/17/2005
355 W HELEN	\$ 322,000	04/27/2005
82 W HELLEN	\$ 315,000	03/28/2005
7125 HICKORY LN	\$ 410,000	03/29/2005
1075 S HIDDEN BROOK TRAIL	\$ 899,000	03/01/2005
935 HIDDEN HILL LANE	\$ 540,000	03/11/2005

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

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If your property is currently listed with another real estate Broker, please disregard this message.

PALATINE Home Sales

Continued from pg. 6

March, April, & May 2005

908 W HIDDEN HILL LANE	\$ 510,000	05/23/2005
1087 S HIDDENBROOK TRAIL	\$ 735,000	04/08/2005
1119 S HIDDENBROOK TRAIL	\$ 580,000	03/28/2005
1905 N HIGH GROVE LANE	\$ 308,500	03/28/2005
5505 HIGHLAND	\$ 630,000	05/02/2005
826 W ILLINOIS AVE	\$ 532,000	04/19/2005
2368 IRENE	\$ 305,000	05/16/2005
609 W KENILWORTH	\$ 365,000	03/29/2005
425 KERRY	\$ 492,500	05/06/2005
93 W KING ARTHUR COURT	\$ 388,000	04/28/2005
117 W KING ARTHUR	\$ 330,000	05/31/2005
1393 KING EDWARD	\$ 310,000	04/14/2005
1509 E LAKE LOUISE	\$ 338,000	04/08/2005
687 E LENOX LN	\$ 514,000	05/16/2005
723 LONGVIEW LANE	\$ 447,000	05/06/2005
218 N LYTTLE DR.	\$ 300,000	04/20/2005
621 E MILL VALLEY	\$ 519,000	04/14/2005
1580 W NORTH STREET	\$ 537,000	05/16/2005
2148 OLD HICKS ROAD	\$ 330,000	05/31/2005
1044 OLD MILL	\$ 387,500	04/15/2005
435 W PALATINE RD	\$ 365,000	03/10/2005
1097 N PALOS	\$ 677,000	03/08/2005
1004 S PARKSIDE DRIVE	\$ 416,000	04/08/2005
451 W PARKSIDE DRIVE	\$ 428,750	03/24/2005
425 W PARKSIDE	\$ 400,000	05/12/2005
803 W PARTRIDGE DRIVE	\$ 375,000	04/28/2005
1074 N PENNY LANE	\$ 579,000	03/23/2005
829 W PEREGRINE DRIVE	\$ 565,000	04/29/2005
564 E PRINCETON STREET	\$ 348,000	05/11/2005
1514 E REYNOLDS DRIVE	\$ 325,000	05/09/2005
19 E RUSSET WAY	\$ 400,000	04/02/2005
1050 S SADDLE RIDGE	\$ 765,500	04/29/2005
1279 SHORESIDE COURT	\$ 655,000	04/29/2005
610 STEPHEN	\$ 323,750	03/30/2005
419 STUART LANE	\$ 434,500	05/05/2005
548 E TAHOE TRAIL	\$ 374,000	04/29/2005
556 E TAHOE TRAIL	\$ 388,500	04/27/2005
2301 S THORNTREE	\$ 420,000	04/27/2005
184 TIMBERLANE DRIVE	\$ 350,000	04/11/2005
164 W TOWER PLACE	\$ 415,000	03/02/2005
444 S WARREN	\$ 310,000	04/14/2005
246 W WELLINGTON DRIVE	\$ 610,000	04/14/2005
713 WHITCOMB	\$ 335,000	04/21/2005
1144 WHYTECLIFF	\$ 464,500	05/25/2005
125 N WILKE ROAD	\$ 445,000	04/29/2005
717 S WILLIAMS AVE	\$ 635,000	03/22/2005
464 WILLIAMS	\$ 629,000	04/12/2005
893 W WILLOW STREET	\$ 755,000	05/31/2005
465 N WILLOW WOOD DR.	\$ 395,000	05/27/2005
419 N WINSTON	\$ 365,000	04/15/2005
1570 E WOOD STREET	\$ 722,000	03/16/2005
1055 W WOOD STREET	\$ 779,000	03/11/2005

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

Portrait Of

REMODELING CONTRACTORS



I recently interviewed two of the most reliable, talented, competitively priced Remodeling Contractors in the Northwest Suburbs, Dave Nagawiecki and Dave Wattenberg, DJW Construction Co.

Weaver: How long have you two been "updating" and "remodeling" homes? Oh...and what's the difference between updating and remodeling.

Dave Wattenberg: 25+ years each. Remodeling is basically making structural changes. Updating is taking out existing finishes and replacing with new finishes...new tiles, paint, new cabinets, etc. Updating normally doesn't require a permit, whereas remodeling does.

Dave Nagawiecki: Updating doesn't change the function of the room. Remodeling could be moving windows, doors, appliances, etc to change the function or use of space.

Weaver: What areas do you specialize in?

Dave Wattenberg: Bathrooms, Kitchens, Rec Rooms in Basements, Room Additions, 2nd floor Additions, Decks, Screened Porches...we're starting on a 800 sq ft custom Garage next week!

Dave Nagawiecki: We provide the total package: Dave has extensive carpentry skills, and I am a licensed electrician with extensive mechanical experience. We use very few, and select sub-contractors and only those that can perform their task extremely well in a timely manner. We do all the framing, structural drywall, tile, trim...so we're on the job each day.

Weaver: What kind of work is most often requested?

Dave Wattenberg: Over the last two years, more Kitchens than anything.

Dave Nagawiecki: Baths, Rec Rooms, and some Screened Porches. Most people like their house, they need a little more space, or they want to make their home even better.

Weaver: What's the normal time-frame expected to remodel a Kitchen or Bathroom?

Dave Nagawiecki: When you get into a large Master Bath, the more details, the longer the time. Kitchens...A gut-job takes 4-6 weeks, that's about the same for a Master Bath.

Dave Wattenberg: Updating a small-regular

Bathroom can take as little as a week.

Weaver: What obstacles do you run into?

Dave Nagawiecki: Waiting for special order materials. We stress to our clients at our pre-job meetings that these selections need to be made very early in the project. "Exotic" items chosen at the last minute can set a job back weeks or months.

Dave Wattenberg: Another obstacle...you never know what lurks behind the walls until you open them! We've encountered carpenter ants, mice, chipmunks, rot and mold. That can definitely set a job back!

Weaver: During the demolition, de-construction, de-mess, what do owners normally do? Temporary move out??

Dave Wattenberg: In over 25 years, only one customer has moved out. Most people don't realize how much disruption to their private life, it can cause. When you're used to having coffee in your pajamas, reading the newspaper, and guys are coming thru, it's an adjustment. Most do adjust well, keeping the end result in mind.

Dave Nagawiecki: We explain early-on how we plan to keep the disruption as minimal as possible, and to keep their homes as weather-proof as possible. We always recommend removing all valuables, and anything not replaceable, just in case.

Weaver: From your experience, what do you personally think gives a home the biggest bang-for-the-buck?

Dave Wattenberg: #1 Kitchens #2 Bathrooms #3 Finished Basements

Dave Nagawiecki: You figure with Basements you're getting all that extra square footage...it's a cheap space to finish. It makes a difference in the homes value.

Weaver: What do you see as current trends?

Dave Wattenberg: Painted trim, doors, etc vs. stained, Hardwood floors, hard surface counters.

Dave Nagawiecki: Big windows, a lot of "color", heated floors, and stone surfaces.

Weaver: Any tips for home owners thinking about remodeling?

Dave Nagawiecki: If you're planning on doing major remodeling, start at the top of the home, and work your way down.

Weaver: Got time to remodel my Kitchen??

Dave Wattenberg: You get the cabinets, we'll make the time!!

DJW Construction Company
847-526-9964





421 N. ABBEY HILL LANE

The curb appeal at 421 Abbey Hill Lane is just the beginning. Inside you'll find a newer three-season Florida room with Pergo floors, skylights, ceiling fan and beautiful sliding glass doors that lead you right to the paver patio. The backyard yearns to expand, but is secured by a privacy fence, which creates the perfect amount of privacy since you have a hot tub built into your freshly stained deck! Jump in and unwind!

The spacious kitchen has granite counters and oak cabinets not to mention hardwood floors. All your appliances are included and crave to be used by the busiest of families. This room is sure to draw in big crowds; especially since it carries you right into the Florida room we've been talking about.

Crown molding and stunning French doors connect the living room to the family room. Both areas are comparable in size and style. However, the family room might trump the living room since it does have a brick fireplace complete with upgraded mantel.

Four bedrooms, two bathrooms and a half bath start the long list of basic necessities you'll find in this house. The master suite does have its own ultra-spa bathroom, featuring a garden tub Jacuzzi, large separate shower, duel sinks and skylight. That combined with a walk-in closet puts any couple at ease.

The lower level of the home has been professionally transformed into the ultimate recreation room. Bang your drums or create some office space. Regardless of your activity, this area promises to accommodate you.

The roof is just two years old and your young scholars can walk or bike to Fremd High School, Hunting Ridge Grade School and Birchwood Sports Complex. Call Laura today!

Offered at \$539,000

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FIRST FLOOR

1204 GROH COURT
PALATINE

The neighborhood is just about complete, but it's missing you! Welcome to 1204 Groh Court; a beautiful brick, brand new four-five bedroom home with three full baths.

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 before. 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 and a fireplace. 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 Marion Jordan grade school in district 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!

Offered at \$699,000

CONTACT INFORMATION

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SECOND FLOOR

EXPERT CORNER:

How to be part of

the AMAZING SECOND HOME MARKET!

Have you ever fantasized about owning a cottage by the sea, or a chalet in the mountains.... a place you can appreciate WHILE its appreciating? Your fantasy becomes reality when you consider tax advantages and future appreciation. Today's continued low rates and numerous new loan programs have created an ideal climate for buying your second home.

Chicago and suburban home values have skyrocketed thus creating equity wealth. The answer to how to purchase your second home lies in your current home's equity. This equity can be used for the purchase of your second home (vacation home) or investment property. By purchasing your second home now for retirement later, you can lock in the price today!

Creating family memories are a high priority for many clients. You will be able to enjoy the home several weeks throughout the year with family and

friends, and possibly rent it out with a management company for additional revenue when not using the property.

Find a home in close proximity to as many activities and attractions as possible. This will allow for better overall appreciation and ability to rent if desired, down the road.

I have assisted numerous clients with the financing process for their second home purchase. It is exciting when we track the appreciation of these homes. Many have more than doubled in the past 5 years!

Remember, your home is the collateral for the equity line loan. It is important to choose the best property for your budget and your long-term financial health.

Contact me for your confidential consultation to discuss how to add your dream home to your real estate portfolio.

Columnist: ELIZABETH CROCILLA-LAGASSE
PRESIDENT, EXPERT MORTGAGE

expert

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



Elizabeth LaGasse
President



Marc LaGasse
Vice President

LOOKING FOR A GREAT VACATION SPOT?

DOOR COUNTY-Sturgeon Bay, Wisconsin



A MOON GLOW ON THE LAKE

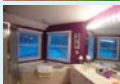
Charming Cottage with 200' shore footage on Lake Michigan: 2 Bedroom/1 Bath (shower only). *Cathedral ceiling Great Room with stone wood burning fireplace. *Complete, full Kitchen. *Hardwood floors. *Deck overlooks lake and private sandy beach. *Twinkling star filled nights. *Unlimited long distance phone calls. *Fax machine. *Cable TV/VCR and 80 videos. *Purified water system. *Outdoor furniture and swing. *CD player with tapes & CD's. *Charcoal grill. *Heat. *Sleeps 5 (1 queen/twin bunks/& queen sofa sleeper in Liv Rm). Linens and bath towels furnished. No smoking. No pets. 2005 Rates \$990 week (June-October)/\$550 3 day weekend. (Mid-Aug-Oct)

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A BLUE MOON

Secluded 350 steps to Lake Michigan Beach. *3 Bedroom/2 Bath 2-Story sleeps 8 (including sofa Bed in Great Room). *2 large screened porches surrounded by woods. *Balcony access from 2 Bedrooms. *Upscale décor and amenities. *Full Kitchen with Breakfast Bar and large Dining Area. *Ultra Bath/Spa with double sinks. *Temper-Pedic like topped mattresses. *Master and Great Room each have TV with DVD & VCR. *Linens and towels provided (bring your own beach towels). *Gas grill. *Laptop/Desk Area. *Fireplace. *Washer and dryer. *Walk to restaurants, convenient/liquor store, bakery, coffee/ice cream shop. *No smoking. *No pets. 2005 Rates \$1900 per week (Sat to Sat) June thru August / \$800 3-day weekends. (No weekends mid June thru mid August)



CALL LAURA TO SCHEDULE YOUR VACATION!

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