



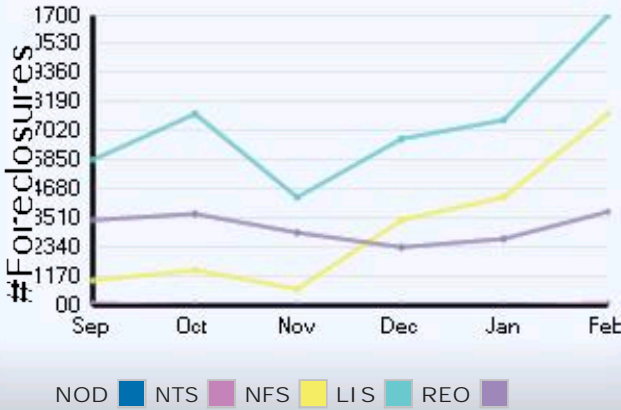
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Purchasing a home or investment property may require more than what your average agent can provide. Call a Real Estate Consultant and Investor who can provide resources to help you get what you want.

Foreclosure Market Trends *Report*

April 2009 Vol. 3, Issue 10

6 month Illinois Foreclosure Trends



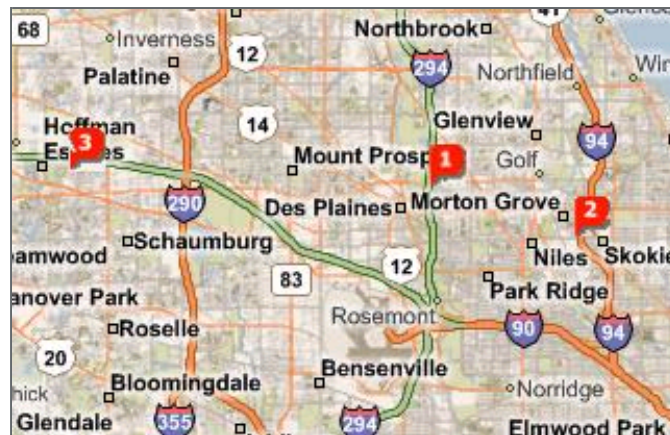
ILLINOIS FORECLOSURE ACTIVITY INCREASES 32 PERCENT IN FIRST QUARTER

Foreclosure filings were reported on 38,966 Illinois properties in the first quarter of 2009, a 32 percent increase from the previous quarter and 68 percent ahead of the level reported for Q1 2008, according to the latest RealtyTrac[®] U.S. Foreclosure Market Report. "Illinois foreclosures are the highest they've been since RealtyTrac first began reporting these numbers back in 2005," said James J. Saccacio, chief executive officer of RealtyTrac. "The state lost more than 230,000 jobs during the past year and saw one of the biggest declines in home sales in the country during 2008. These factors are keeping foreclosure activity here at peak levels."

Millions To Miss Out On New Mortgage Help Plans

I'd like to tell you otherwise. I'd like to say that the new Obama foreclosure prevention efforts will finally resolve the real estate mess and thus the housing mess, the banking mess and the insurance mess. I'd like to say that we finally have a visible marker that shows the very moment when the housing downturn came to an end. I can't do that. What I can say is that the Obama plan goes further, much further, than any government effort to date. It ought to be applauded. It will help large numbers of homeowners. But when you see claims that millions and millions of borrowers will benefit, look out.

Here are some of the most recent investment opportunities in the area.



1 Pre-Foreclosure

Abbey Ln
Des Plaines
IL, 60016

Market Value
\$180,000
Beds/Bath
0/1
Default Amount
\$N/A
Sq. FT
1,065

Property Type	Address	Market Value	Default	Sq. Ft.
2 Bank-Owned	Laramie Ave, Skokie, IL 60077	\$44,900	N/A	1,826
3 Auction	Jefferson Rd, Hoffman Estates, IL 60169	\$232,425	N/A	1,079

Auction Date: 5/22/09

FORECLOSURE TRENDS : FEBRUARY 2009

	NATL	IL	COOK CTY
NODs	79,818	0	0
NTSs	110,810	2	0
NFSs	41,842	7,693	4,797
LISs	80,764	11,671	5,941
REOs	105,009	3,729	2,043

Unemployment & Foreclosure: Connecting the Dots

News on the employment front is grim and getting grimmer. It's being widely reported that job losses are the highest they've been in 50 years. Actually though, that's not quite the whole story. The whole story is worse and explains why we will continue to face growing foreclosure numbers. Not surprisingly, every administration works to tweak the unemployment numbers to put the economy in the best possible light. The result is that whatever figures we get from the Bureau of Labor Statistics are correctly estimated for whatever it is that we're estimating. The problem is that we're not estimating how many people are actually out of work.