



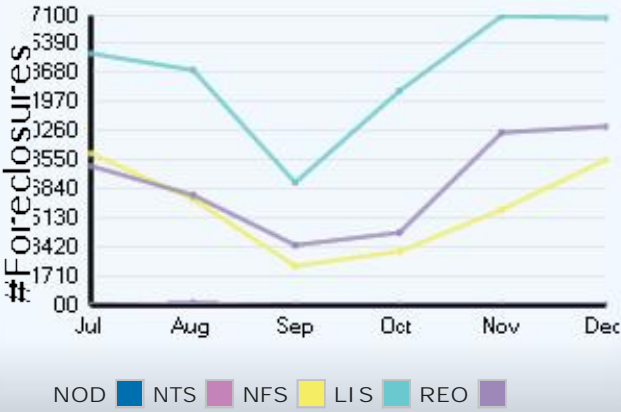
Amy Kite
760403727
410 Peterson Rd.
Libertyville, IL 60048

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*

February 2010 Vol. 4, Issue 6

6 month Illinois Foreclosure Trends



Illinois Foreclosure Activity Up in January

Foreclosure activity in Illinois increased in January to 18,120 properties with foreclosure filings, a 2 percent increase from December 2009 and up 25 percent from January 2009, according to the latest RealtyTrac® U.S. Foreclosure Market Report. "Illinois foreclosures were up slightly in January," said James J. Saccacio, chief executive officer of RealtyTrac. "The largest increase was in bank-owned properties, which jumped 17 percent for the month. Although home sales have begun to pick up significantly, the state's unemployment rate still remains above the national average. This is likely driving the increase."

Oregon Targets Piggyback Lenders To Stop Foreclosures

While many efforts to encourage mortgage modifications have been tried during the past three years, the state of Oregon has come up with something original and unique: It's moving forward with an idea that costs taxpayers nothing and will, er, motivate many lenders to write down loans. Passed in the Oregon house by a vote of 58 to 0, and in the state senate by unanimous consent, HB 3656 doesn't fool around with cash payments to lenders or other niceties. Instead, the deal is very simple: In a foreclosure action the right of a piggyback second lender to sue for a deficiency judgment is eliminated.

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



1 Pre-Foreclosure

S Wolf Rd
Des Plaines
IL, 60016

Market Value
\$136,658
Beds/Bath
0/1
Default Amount
\$N/A
Sq. FT
1,370

| Property Type | Address | Market Value | Default | Sq. Ft. |
|---------------|---|--------------|---------|---------|
| 2 Bank-Owned | Farwell Ave, Skokie, IL 60077 | \$260,757 | N/A | 1,026 |
| 3 Auction | Milan Ln, Hoffman Estates, IL 60169 | \$146,934 | N/A | 1,316 |

Auction Date: 5/11/10

FORECLOSURE TRENDS : DECEMBER 2009

| | NATL | IL | COOK CTY |
|------|---------|--------|----------|
| NODs | 96,765 | 0 | 0 |
| NTSs | 219,090 | 0 | 0 |
| NFSs | 79,810 | 8,540 | 5,844 |
| LISs | 151,344 | 16,928 | 9,428 |
| REOs | 196,460 | 10,504 | 6,473 |

Courthouse Auctions: Mining Foreclosure Gold

Every week, tens of millions of dollars worth of foreclosed real estate is sold nationwide at sheriff's sales and trustee's sales, and savvy investors are finding a few golden bargains mixed in with many lumps of coal at these public foreclosure auctions. Investor Gregory Metcalf in Orange County, Calif., said sometimes he'll scoop up five or six properties in a day. "This is a highly specialized area of real estate," warned Metcalf, who buys 500 to 600 properties a year. "You would be foolish not to get training to learn how to work courthouse auctions ... because if you make a mistake here you'll get killed."