



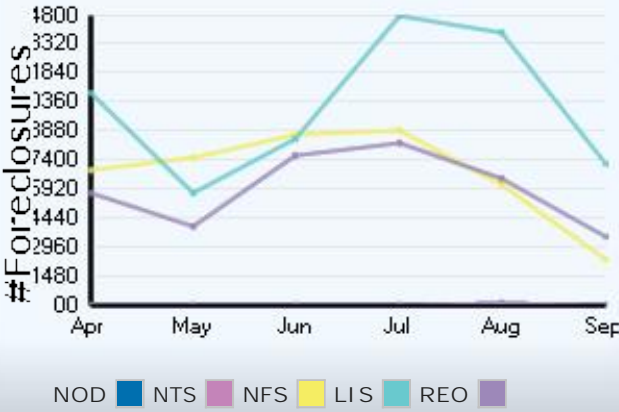
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Purchasing a home or investment property may require more than what your average agent can provide. Call a Real Estate Consultant and Investor who can provide resources to help you get what you want.

Foreclosure Market Trends *Report*

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6 month Illinois Foreclosure Trends



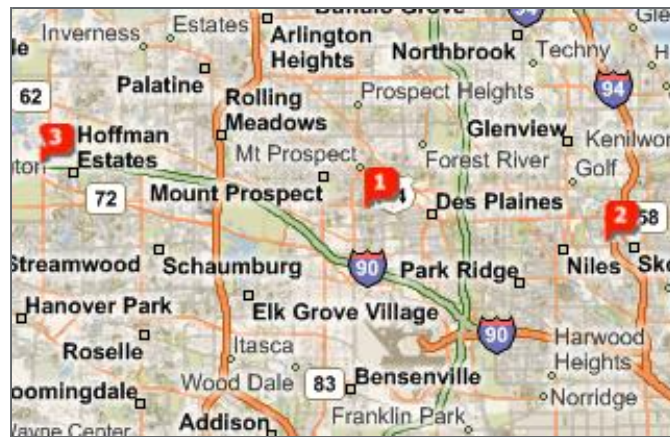
Illinois Foreclosure Activity Rises 56 Percent in October

Illinois reported 19,946 properties with foreclosure filings for October, up 56 percent from the previous month and 57 percent above the level reported in October 2008, according to the latest RealtyTrac® U.S. Foreclosure Market Report. "Illinois reported another hike in foreclosure activity in October as the state remained one of the worst affected areas in the country," said James J. Saccacio, chief executive officer of RealtyTrac. "The latest spike in activity is largely the result of a new law that went into effect in the spring, giving distressed borrowers an extended time to save their homes. Now that the grace period has ended, many of those homeowners are

Low Rates & Court Cases Spur Foreclosure Demand

During the past few days real estate investors have been treated to the lowest mortgage rate on record, a tasty early December special of just 4.71 percent according to Freddie Mac. Not freaky financing with costly gotcha clauses and hidden penalties, but plain vanilla 30-year fixed-rate loans with 0.7 points. As the expression goes, get 'em while they're hot. A bunch of recent court rulings is likely to change the long-term outlook for real estate financing, meaning that now might be a very good time to buy and finance — even in some situations if property values continue to slide lower during the coming year.

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



1 Pre-Foreclosure

Ashland Ave
Des Plaines
IL, 60016

Market Value
\$569,000
Beds/Bath
5/3
Default Amount
\$N/A
Sq. FT
0

Property Type	Address	Market Value	Default	Sq. Ft.
2 Bank-Owned	Niles Center Rd, Skokie, IL 60077	\$238,636	N/A	1,303
3 Auction	W Smethwick Ln, Hoffman Estates, IL 60169	\$117,339	N/A	0

Auction Date: 12/30/09

FORECLOSURE TRENDS : SEPTEMBER 2009

	NATL	IL	COOK CTY
NODs	61,769	0	0
NTSs	103,054	0	0
NFSs	37,960	2,305	569
LISs	68,284	7,225	3,493
REOs	93,676	3,448	972

Are Short Sales Really the Next BIG THING?

If you believe the hype, it appears that the next phase of the housing market recovery is going to rely heavily on short sales to help remove distressed properties from the home sales pipeline. A "short sale" is a sale where the bank accepts as full value a price that's less than what's owed on the property. The debt is forgiven (although not always without some tax consequences), a foreclosure is avoided, a buyer gets a good deal on a property, the bank saves thousands of dollars in legal fees and the real estate agent makes a commission. Elegant. Practical. Simple. But as we'll see later, not really quite so simple.