

SPRING 2005

Exclusively
Inverness
Magazine

INSIDE THIS ISSUE...

The Heart Of
McIntosh

1st Quarter 2005


Home Sales

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INVERNESS
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Your Community's Bank



letter from the editor



Spring is finally here and not a moment too soon. It's wonderful to see all the landscapes *spring* back with their vibrant colors and cheerful dispositions. It's hard to believe just a month ago we were watching the snow come down... once again.

With spring comes a feeling of possibilities and our featured properties offer great ones. First is this all-brick ranch situated on a beautiful 1.5 acre lot on Blackburn Drive. It has wonderful curb appeal and loads of potential for expansion. Second is a lot that offers Inverness at a more affordable price point. Here is someone's opportunity to build his or her dream home without breaking the bank.

If you are considering selling your home in the near future and would like to learn more about me and my team, I would encourage you to learn more about us and how we set ourselves apart from our competitors. Feel free to call me anytime at 847-963-0400.

Thank you for spending the time to view our magazine and I hope you enjoy this issue of *Exclusively Inverness*.

Chris Jacobs
Broker Associate
RE/MAX Countryside

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— 1043 BLACKBURN —

I N V E R N E S S

The beauty of Inverness is captured in this three-bedroom brick ranch on Blackburn Drive. Sitting on one of the nicest lots in the McIntosh neighborhood, and encompassing 1.5 acres, you are sure to be impressed by the surrounding beauty! Mature trees and an exquisite hilltop location promise a life of privacy.

Stepping inside you'll find beautifully refinished hardwood floors; proving good taste is a must. A large living room complete with wood-burning stone fireplace makes a nice first impression; as does the L-shaped dining room, both are perfect for entertaining. The family room is truly an "all

season" room; the many windows make it an inviting space year around. As for that much needed office space, not to worry, this buy on Blackburn also features a private den.

You're sure to be pleased with the size of the kitchen, complete with all major appliances and a ceramic tile floor. The three bedrooms have hardwood floors just as beautiful as those in the living room and dining room. The master suite especially stands out because of the private bath. It's gorgeous and completely remodeled with a designer's touch. A second full bath is also located near the bedrooms, perfect for teenagers, kids

or out of town guests.

Loads of laundry turns into loads of light work thanks to the main level utility room; complete with washer and dryer. It's conveniently located right off the two-car, side loaded, attached garage. There's plenty of room for those muddy shoes and wet umbrellas.

There are two different ways to reach the full basement; you can enter either through the main level of the home, or through a garage stairway. Once downstairs you'll see a second fireplace, also wood burning. A patio sits out back, which once again reminds you of just how much space this lot has!

Your children will attend Marion Jordan elementary school and Walter R. Sundling Junior High



School, both in District 15. As for high school, your teens will be attending William Fremd; a High School dedicated to, "...challenging and inspiring all students toward academic excel-

Continues on page 9.



Dollars & Sense:

CHILDREN

AND

MONEY



Eric Freckman CFP®

Common wisdom says that too much money can ruin a child. When parents have wealth, they want to pass it on to their children in a mutually beneficial way. Done in the correct way, wealth management can assist in

teaching integrity, patience, charity and a good work ethic. These principles benefit children of all ages from kids in preschool to adult children.

The first thing to do for younger children is to help them understand the value of a dollar. If they understand how much candy a dollar buys or how many dollars a new toy costs, they will begin to comprehend how money works. A weekly allowance is a great way to accomplish this goal. Once an appropriate amount has been determined, parents give the money to the child at the same time every week and then offer to take them to spend it. Inevitably a time will come when the child wants to buy something but has no money left. This is the time to introduce the principals of saving. Realizing the fun of achieving savings goals will motivate kids.

In the teenage years, finances are more difficult. There are so many more places to spend money. By this age, kids can handle more money and will have developed a sense of what things cost. Setting limits and then allowing teenagers to have some say in how clothing money is spent will allow them to make the choice between fewer expensive items or a greater number of less expensive items. Without a choice, they will select the more expensive items and feel they deserve more!

The teen years are also a great time to open a personal checking account for children. They can begin to learn how compounding interest works. A credit card with a very low spending limit is also reasonable for teenagers who are employed. Teaching them about staying out of debt is so effective at this age. If parents buy everything children want, they are more likely to go into significant debt in their 20's or the parents will find themselves still supporting them.

To establish charitable awareness, parents can encourage teenagers to give away a certain amount of money each year to charities they find worthy. The child will show the parents why they feel the cause is important and why this specific organization is deserving. This process will also help them realize that money can be used to assist those who are less fortunate.

As the teenagers reach adulthood, the issues really get complicated. Questions arise regarding financial assistance for the first house. Should parents help to buy a car? What about a significant annual gift? I believe that motive needs to be considered when money is given. Parents never want to send the message that the child has failed in some way. They can offer significant help with information regarding mortgages or car loans. Just paying for these items would only create dependence. If parents do give adult children a gift of \$11,000, the annual limit, it is best if no strings are attached. One child might fund a Roth IRA or savings account while the other puts a down payment on a \$40,000 car. A gift is a gift.

These are just a few things that can help parents address the issue of kids and money. If you have any specific questions regarding these or other matters, please feel free to email me at eric.freckman@lpl.com

Eric Freckman, CFP®, is a registered representative with and offers securities through Linsco/Private Ledger Member NASD/SIPC



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Contact to schedule a free no obligation consultation.



Linsco Private Ledger
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Home Sales

Inverness

1st Quarter 2005

Listed in alphabetical order by street name.

1936 ASHBURY LANE	\$ 347,000	03/08/2005
1932 ASHBURY	\$ 422,000	03/31/2005
1556 W BALDWIN ROAD	\$ 525,500	02/25/2005
1603 BALMORAL LANE	\$ 675,000	03/07/2005
195 BARRA	\$ 594,500	03/02/2005
1329 CARLISLE	\$ 1,200,000	03/16/2005
1655 CLOVER DRIVE	\$ 1,325,000	03/08/2005
119 CRAIGIE	\$ 490,000	03/17/2005
480 CUMNOCK ROAD	\$ 642,000	03/31/2005
1580 DURHAM DR.	\$ 1,187,500	01/31/2005
2120 W GREENOCK ST	\$ 549,000	03/18/2005
769 HALBERT LANE	\$ 547,000	01/30/2005
2200 INVERRAY	\$ 670,000	01/15/2005
215 INVERWAY	\$ 1,200,000	03/01/2005
2211 W PALATINE ROAD	\$ 285,000	02/15/2005
1980 PHEASANT TRAIL	\$ 727,000	01/20/2005
568 PLYMOUTH	\$ 1,100,000	01/10/2005
80 S POTEET AVENUE	\$ 489,200	03/15/2005
1050 RIDGEVIEW DR LOT 121	\$ 708,333	01/13/2005
1051 RIDGEVIEW DR LOT 209	\$ 890,989	01/14/2005
357 ROBERTS ROAD	\$ 588,000	02/17/2005
1336 SHIRE CIRCLE	\$ 460,000	01/17/2005
1447 SHIRE CIRCLE	\$ 355,000	02/01/2005
1422 VALLEY LAKE DRIVE	\$ 483,500	01/13/2005
146 WARKWORTH LANE	\$ 426,000	03/09/2005

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

SOLD

SHOULD YOUR PROPERTY BE A FEATURED HOME?



Chris Jacobs
Broker Associate

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- ✓ Weekly written reports
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Buyer Specialist



Heidi Doering
Buyer Specialist



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Continued from page 2.

lence, positive social development, mutual respect, and lifelong learning.” (www.fhs.d211.org)

The curb appeal here is amazing and the potential to add on – endless. Build a deck, or a second floor, or let your imagination run wild.

CONTACT INFORMATION

Chris Jacobs

847.963.0400

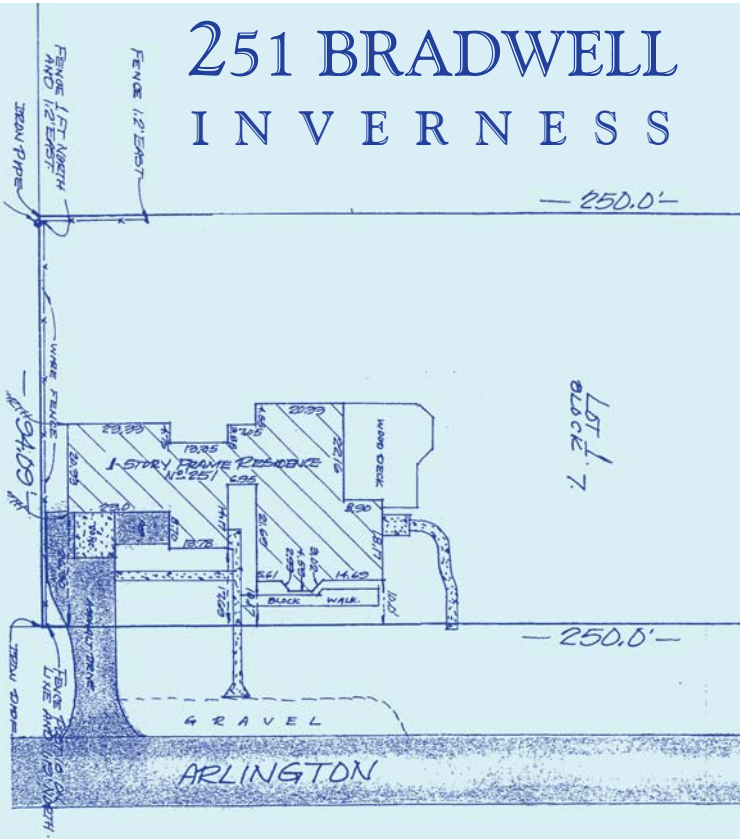
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LOT FOR SALE

251 BRADWELL INVERNESS



I N V E R N E S S

Here is a great opportunity to build your dream home without breaking the bank. This property is 94x250 and is a corner lot. The existing home is being sold in "as-is" condition. For more information call Chris Jacobs today.

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IRON PIPE

80.0'
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BRADWELL

ROAD

ROAD

COMMONLY KNOWN AS 251 BRADWELL ROAD,
INVERNESS, ILLINOIS

CONTACT INFORMATION

Chris Jacobs
847.963.0400

Chris@TheChrisJacobsTeam.com

UNDERSTANDING YOUR CREDIT SCORE

What do lenders look at when deciding whether to approve a loan or not? While there may be several kinds of credit scores, the most commonly used are credit bureau risk scores created by FairIsaac. These are frequently called FICO scores.

A score is a number that informs a lender how likely a borrower is to repay a loan or make payments on time. The score is calculated by a mathematical equation that evaluates many types of data from your credit report. Comparing this information to the patterns of past credit reports identifies your level of credit risk.

Listed below are the five categories of information on a credit report that FairIsaac scores evaluate:

PAST PAYMENT HISTORY (35% of your score)

- Payment information on specific types of accounts (credit cards, retail accounts, mortgage, etc.)
- Presence of adverse public records (bankruptcy, suits, liens, etc.)
- Severity of delinquency (amount due and how long overdue)
- Number of accounts paid as agreed

AMOUNT OF CREDIT OWED (30% of your score)

- Amount owed on accounts
- Number of accounts with balances
- Proportion of credit lines used

LENGTH OF ESTABLISHED CREDIT (15% of your score)

- Time since accounts opened
- Time since account activity

SEARCH & ACQUISITION OF NEW CREDIT (10% of your score)

- Number of recently opened accounts
- Number of recent credit inquiries
- Time since inquiries
- Time of re-established positive credit history

TYPES OF CREDIT ESTABLISHED (10% of your score)

- Number of various types of accounts (credit cards, retail accounts, mortgage, etc.)

Furthermore, your lender will receive four “reason codes” when your score is delivered. These explain the reason(s) your score was not higher. These reason codes are also helpful in helping you determine whether your credit report may contain errors and how you may improve your score over time.

Sources: FairIsaac and Co., Inc. 2000

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- ↳ Loans up to \$2 million

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Tom Cramer
Home Loan Consultant
1250 S. Grove Ave.
Barrington, IL 60010
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(847) 308-7012 Cell
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