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Buying or Selling a Home?

HIRE AN ATTORNEY FOR A TROUBLE-FREE TRANSACTION

WHETHER A YOUNG FAMILY is buying a larger home for its children, empty-nesters are downsizing after the kids leave for college, or a sale is necessary to move somewhere else for a new job, hundreds of people sell their homes in Illinois every day. For most of our clients, their home is the most valuable asset that they own and the largest investment they will make in their lives. This being the case, doesn't it make sense to obtain help from a professional when you buy or sell your home?

A qualified real estate attorney can help you make sure that your home is ready to sell before you put it on the market. The attorney can sit down with you and review various documents that you have, including the deed, the survey, and the mortgage. The attorney will also help you put all the legal paperwork together so that you can sell the property without a last-minute "gotcha" popping up.

If a contract is already written for your attorney's review, he or she can make sure that things are in proper order and that the contract contains all of the important items. Your attorney can help you through the home inspection and mortgage approval process. In addition, your lawyer is there to guide you through issues such as asbestos, flooding, mold, and radon problems. If such problems arise during the process, your lawyer is your advocate and has ethical duties to do the right thing for you, even if that means advising you to cancel the transaction.

Although most closings are straightforward, the process can become complicated, and under either circumstance, an experienced lawyer will be a big advantage to you. The lawyer will take care of the details, including making sure that all the existing loans that are secured by the property are paid off, that all the appropriate disclosures have been made, that all the conditions of the contract have been

complied with, and that the paperwork accurately reflects the deal. In addition, your attorney will handle any last-minute matters that may arise.

You may be surprised at how inexpensive the lawyer's services are when compared to the total amount of money involved in a sale of property. Perhaps the best way to think of a real estate lawyer is as an insurance policy that will help the largest deal you may ever make to go smoothly and without a hitch.

This article is not intended to constitute legal advice or the provision of legal services. 



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Joseph Lucas has been a Barrington resident and active in various community organizations for more than 25 years. Lucas Law and its attorneys have also been successfully engaged

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