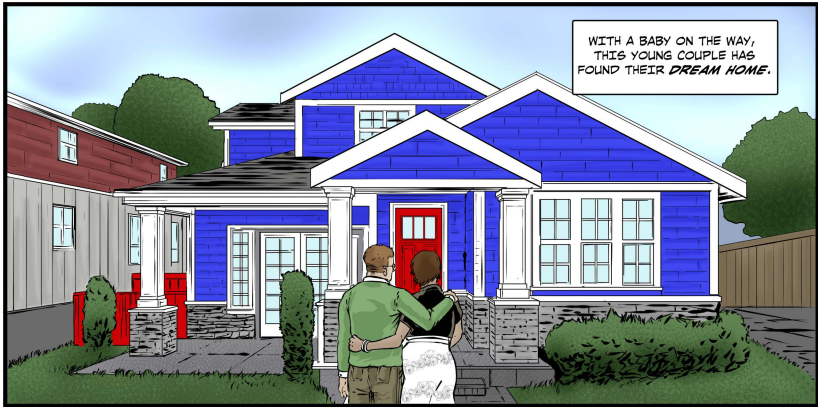


23
LEGAL

TRANSACTION TITAN



...TO THE RESCUE!!!



WITH A BABY ON THE WAY, THIS YOUNG COUPLE HAS FOUND THEIR *DREAM HOME*.

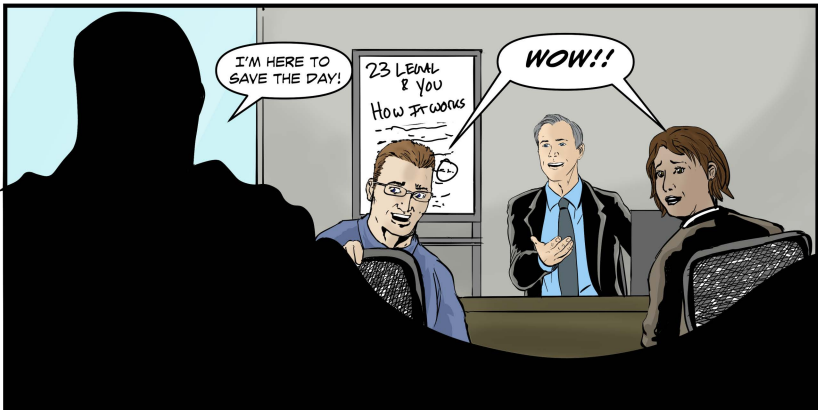


ALL RIGHT, LET'S DO THIS!



THIS IS EXCITING, BUT WHO'S GOT OUR BACK TO MAKE SURE EVERYTHING GOES RIGHT?

GOOD QUESTION...



I'M HERE TO SAVE THE DAY!

23 LEAD & YOU
How It works

WOW!!

BUYING A HOME IS A HUGE LIFE EVENT. YOU NEED EXPERT HELP TO GUIDE YOU THROUGH ALL THE POTENTIAL PROBLEMS, LIKE...

NEGOTIATING INSPECTION ISSUES AND WARDING OFF BAD GUYS LIKE...

MENACING MOLD!

TERRIBLE TERMITES!

WORRISOME WATER DAMAGE!



"MOVING YOUR LOAN PROCESSING TO ON-TIME CLOSURE..."



"...AND MAKING SURE EVERYTHING IS IN ORDER AND YOU KNOW WHAT TO DO, AND WHAT NOT TO DO."



"YOU'LL NEED MY SUPERPOWERS, FORGED THROUGH HELPING 300+ FAMILIES BUY HOMES EACH YEAR."

THEY INCLUDE...



"MY *SUPER SPECS*, FOR SPOTTING ANYTHING THAT COULD BE A PROBLEM"



"MY *PROBLEM SOLVING PEN*, TO ENSURE *EVERY DOCUMENT IS FILLED OUT PROPERLY.*"



"AND MY *SUPER PHONE*, ALWAYS HANDY TO SNAP PHOTOS..."

"...REPORT PROBLEMS, AND ANSWER *YOUR QUESTIONS.*"

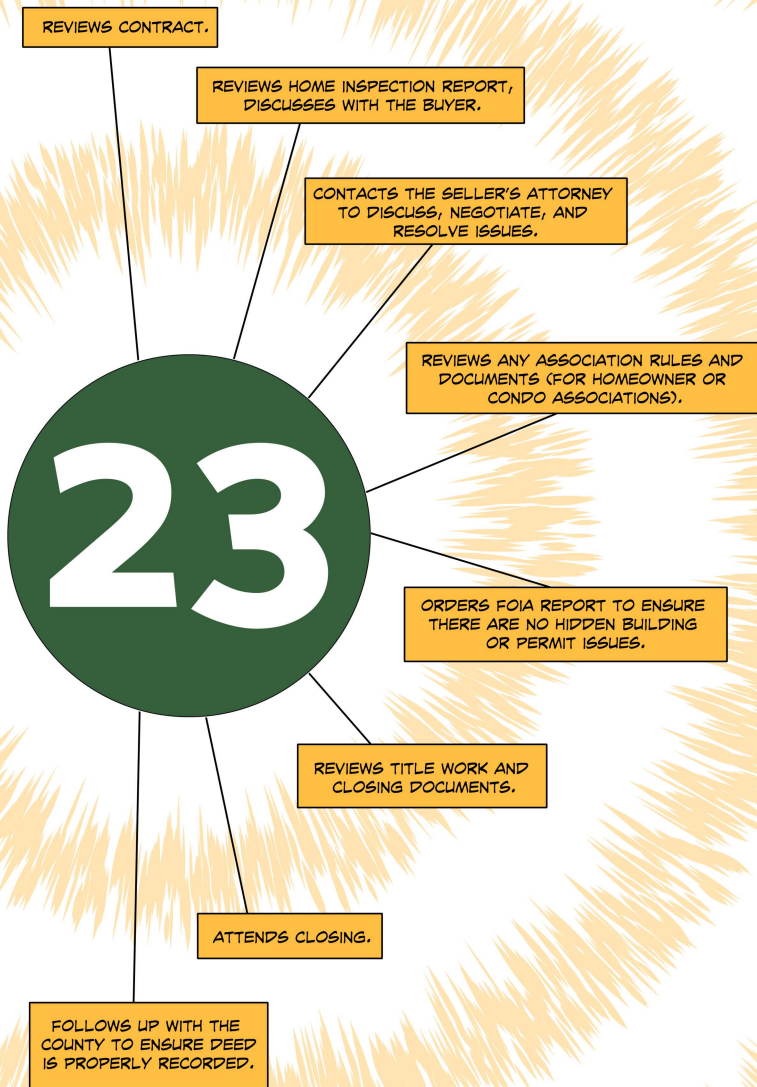


"AND MY MISSION IS TO ALWAYS: *HELP YOU.*"

THANKS,
**TRANSACTION
TITAN**



HOW IT WORKS



HOW IT WORKS

BUYER & SELLER SIGN REAL ESTATE CONTRACT
BUYER CONTACTS **BEN AND 23LEGAL**

23LEGAL:

- REVIEWS CONTRACT
- REVIEWS HOME INSPECTION REPORT, DISCUSSES ISSUES WITH THE BUYER
- CONTACTS THE SELLER'S ATTORNEY TO DISCUSS, NEGOTIATE AND RESOLVE ISSUES
- REVIEWS ANY ASSOCIATION RULES AND DOCUMENTS (FOR HOMEOWNER'S OR CONDO ASSOCIATIONS)
- ORDERS FOIA REPORT TO ENSURE THERE ARE NO HIDDEN BUILDING OR PERMIT ISSUES
- REVIEWS TITLE WORK AND CLOSING DOCUMENTS
- ATTENDS CLOSING
- FOLLOWS UP WITH THE COUNTY TO ENSURE DEED IS PROPERLY RECORDED

ALL SERVICES ARE INCLUDED IN A SINGLE FLAT FEE PAID AT CLOSING.



BEN WEAVER, FOUNDER, 23LEGAL

BEN IS THE KIND OF PERSON WHO BELIEVES IN HELPING OTHERS BECAUSE IT IS THE RIGHT THING TO DO. BEFORE HE BECAME A LAWYER, HE SERVED IN ZAMBIA FOR THE PEACE CORPS. BEN MAINTAINS CLOSE TIES TO THE COMMUNITY THROUGH MEMBERSHIP IN ROTARY CLUB OF ARLINGTON HEIGHTS AND THE ARLINGTON HEIGHTS CHAMBER OF COMMERCE. HE IS A MEMBER OF THE ILLINOIS STATE BAR ASSOCIATION AND THE ILLINOIS REAL STATE LAWYERS ASSOCIATION. MOST OF ALL, BEN LIKES TALKING TO PEOPLE TO GET AN UNDERSTANDING OF THEIR NEEDS. THIS PHILOSOPHY CARRIES OVER TO EVERYTHING WE DO:

WE REALLY LISTEN, AND WE REALLY CARE.

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