



TRANSACTION

TITAN

**FOR
SALE**

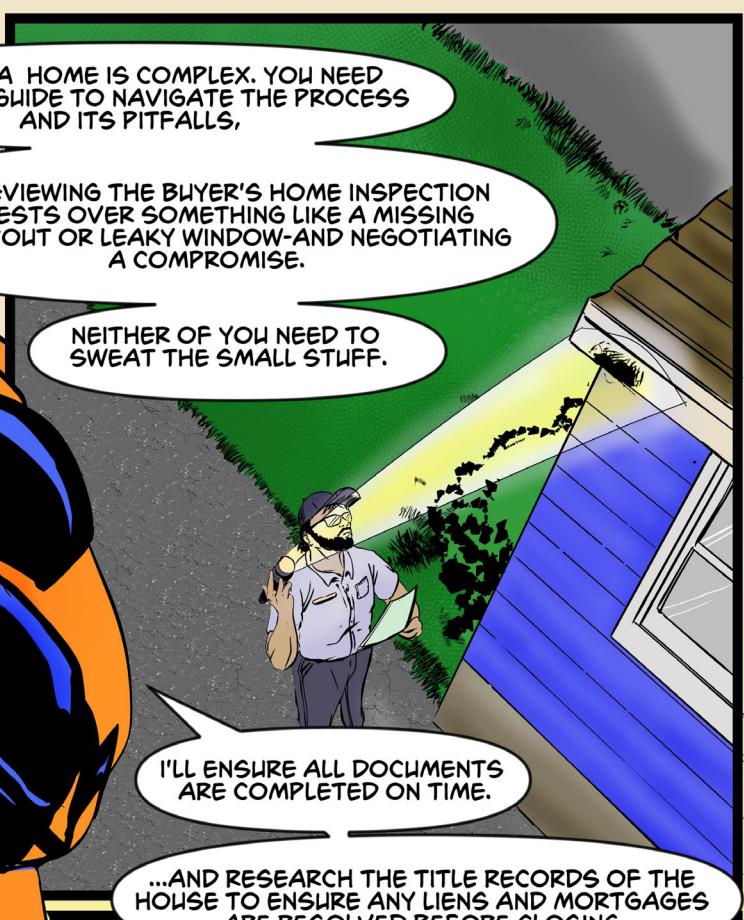




SELLING A HOME IS COMPLEX. YOU NEED A TRUSTED GUIDE TO NAVIGATE THE PROCESS AND ITS PITFALLS,

LIKE REVIEWING THE BUYER'S HOME INSPECTION REQUESTS OVER SOMETHING LIKE A MISSING DOWNSPOUT OR LEAKY WINDOW-AND NEGOTIATING A COMPROMISE.

NEITHER OF YOU NEED TO SWEAT THE SMALL STUFF.



I'LL ENSURE ALL DOCUMENTS ARE COMPLETED ON TIME.

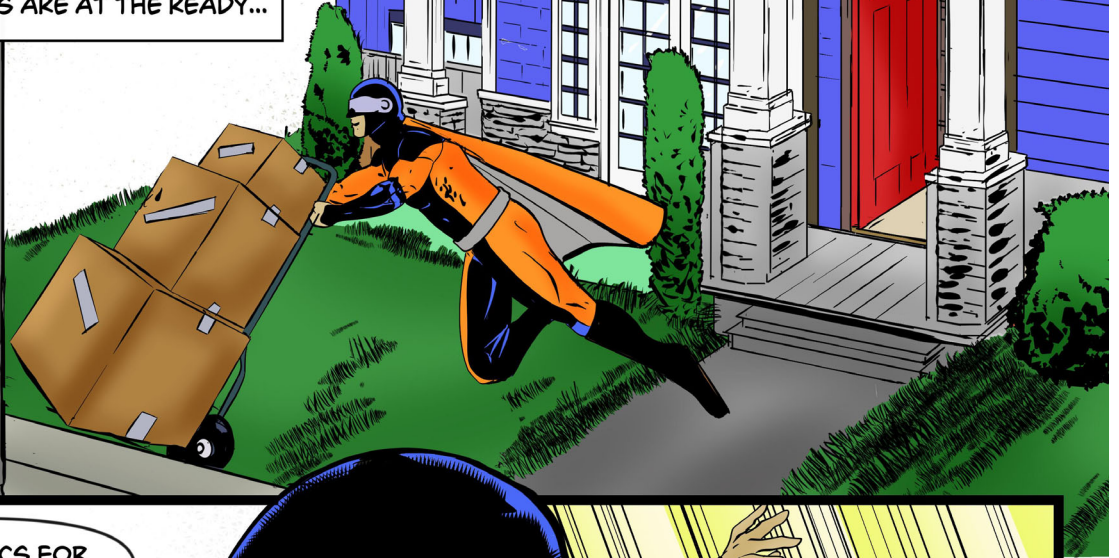
...AND RESEARCH THE TITLE RECORDS OF THE HOUSE TO ENSURE ANY LIENS AND MORTGAGES ARE RESOLVED BEFORE CLOSING.



I'LL MAKE SURE EVERYTHING GOES SMOOTHLY FOR YOUR SALE, SO YOU CAN FOCUS ON YOUR MOVE.



MY SUPERPOWERS ARE AT THE READY...



SUPER SPECS FOR SPOTTING PROBLEMS...

...AND MY SUPERPHONE, SO YOU CAN ALWAYS REACH ME!

...PROBLEM-SOLVING PEN FOR FILLING OUT DOCUMENTS...



MY MISSION IS ALWAYS THE SAME: TO HELP YOU.



THANKS,

**TRANSACTION
WY**

SO GLAD YOU'RE ON OUR SIDE!



ABOUT 23LEGAL

WE KNOW HOW INTIMIDATING "THE LAW" CAN BE. IN FACT, WHEN MOST PEOPLE THINK OF LAW OFFICES, THEY THINK OF STUFFY LEATHER CHAIRS, HUGE WOODEN DESKS AND POMPOUS LAWYERS WHO CHARGE OUTRAGEOUS FEES. THAT'S NOT US! WE BELIEVE THAT A GOOD LAWYER SHOULD HELP YOU, NOT STRESS YOU.

CHECK OUT OUR VIDEOS ON

You 

AND AT 23LEGAL.COM!



**THINKING
ABOUT BUYING A HOME?
CHECK OUT:**

**TRANSACTION
TITAN**

#1

HOW IT WORKS

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

23LEGAL:

- ☒ REVIEWS CONTRACT
- ☒ NEGOTIATES HOME INSPECTION AND CONTRACT PROVISIONS
- ☒ DISCUSSES ISSUES WITH THE SELLER
- ☒ CONTACTS THE BUYER'S ATTORNEY TO DISCUSS, NEGOTIATE, AND RESOLVE ISSUES
- ☒ ORDERS AND REVIEWS ASSOCIATION DOCUMENTS
- ☒ REVIEWS SURVEY AND TITLE WORK
- ☒ DRAFTS CLOSING DOCUMENTS, INCLUDING DEED AND BILL OF SALE
- ☒ MEETS WITH SELLER BEFORE CLOSING TO SIGN PAPERWORK
- ☒ ATTENDS CLOSING ON SELLER'S BEHALF

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 ESTATE ATTORNEY'S 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.



23 LEGAL
1600 GOLF ROAD, SUITE 1200
ROLLING MEADOWS, IL 60008
23LEGAL.COM
(847) 447-6004

