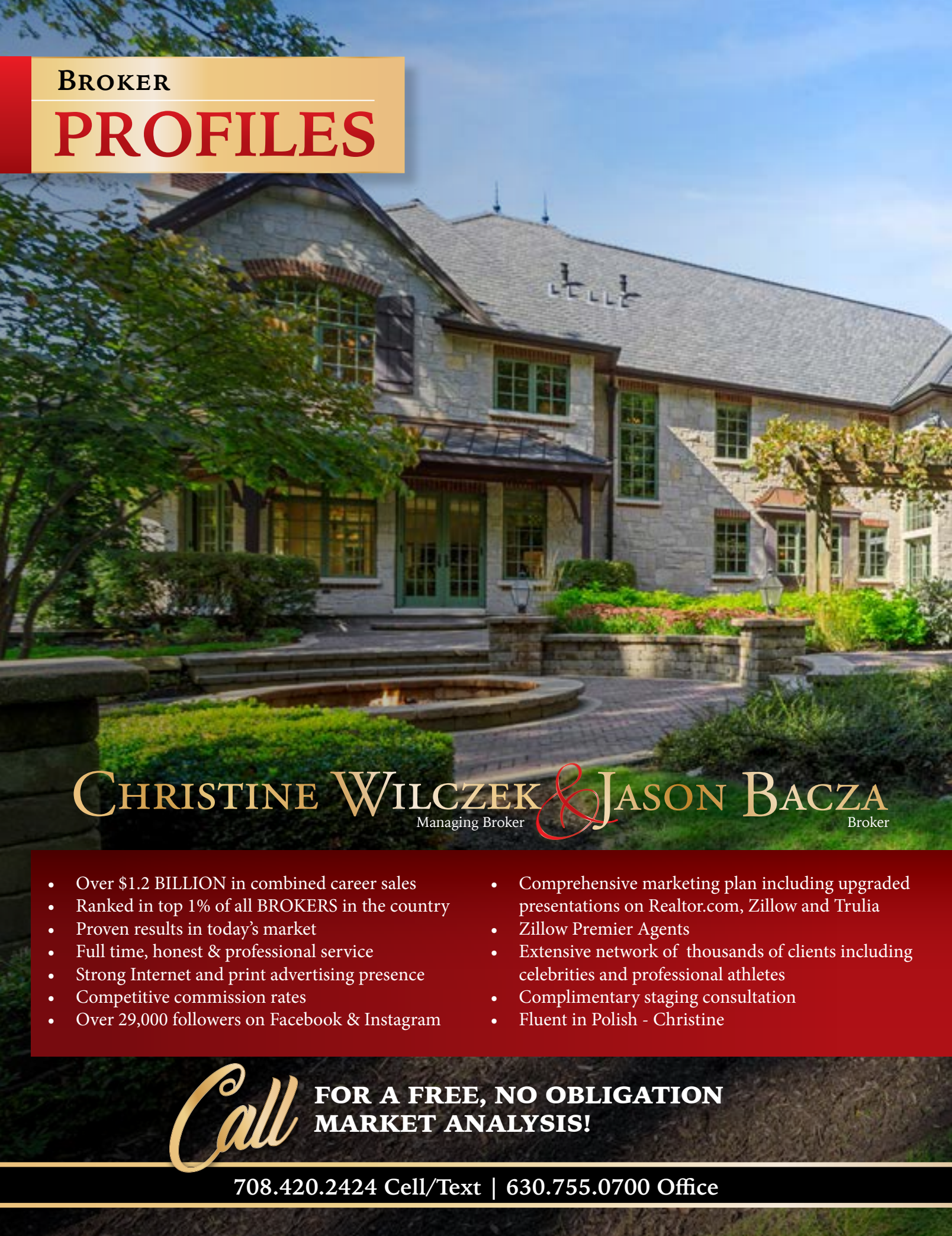


# HOME SELLER'S MAGAZINE

A large, two-story house with a curved driveway and garden at sunset. The house features a prominent curved portico with columns and arched windows. The driveway is paved with large stone tiles, and the garden is filled with greenery and purple flowers. The sky is a mix of orange and purple, indicating sunset.

CHRISTINE WILCZEK & JASON BACZA  
*Two of America's Top Brokers*



BROKER

# PROFILES

CHRISTINE WILCZEK & JASON BACZA  
Managing Broker Broker

- Over \$1.2 BILLION in combined career sales
- Ranked in top 1% of all BROKERS in the country
- Proven results in today's market
- Full time, honest & professional service
- Strong Internet and print advertising presence
- Competitive commission rates
- Over 29,000 followers on Facebook & Instagram
- Comprehensive marketing plan including upgraded presentations on Realtor.com, Zillow and Trulia
- Zillow Premier Agents
- Extensive network of thousands of clients including celebrities and professional athletes
- Complimentary staging consultation
- Fluent in Polish - Christine

*Call* **FOR A FREE, NO OBLIGATION  
MARKET ANALYSIS!**

708.420.2424 Cell/Text | 630.755.0700 Office



## YOUR REAL ESTATE TEAM

### **TRICIA KOBYLARCZYK - BROKER**

#### **LISTING COORDINATOR**

Tricia brings a wealth of real estate, staging and marketing knowledge to the Wilczek Bacza Group. Prior to joining the office, Tricia held positions as a Manager and Advertising Sales Manager at one of the area's largest media companies. Much of her passion for real estate and interior design developed when her late father began remodeling homes for a hobby. Her ability to visualize the potential of homes motivated her to pursue a real estate license.

.....

### **MEGAN AIKEN - BROKER**

#### **CLOSING COORDINATOR**

Megan is a licensed Real Estate Broker in the state of Illinois for the last three years. She comes to the team with knowledge of real estate transactions and what it takes to get them closed. Megan prides herself on her honest, reliable, and exceptional customer service to her clients. When Megan is not at the office you can find her at a sporting event cheering one of her four girls on!

.....

### **DAVID HANLEY**

#### **GRAPHIC DESIGNER**

David Hanley, the creative arm of the Wilczek Bacza Group since 2008 is a lifelong artist and a creative professional for over 25 years. "Design is still a daily challenge," says David. "Creating something compelling, clean, and streamlined is the ultimate goal for every piece, from a postcard to a magazine to a social media ad."

David is an integral part of the Wilczek Bacza Group and has designed hundreds of pieces and artfully crafted the Luxe team's brand over time. Having a graphic designer of David's caliber is one of the many ways that sets the Wilczek Bacza Group apart from our competition.

.....

### **FELIX MICIULIS - BROKER**

#### **BUYER BROKER**

Felix started his real estate journey at just 17 years old when he interned for The Wilczek Bacza Group through a high school program. Since then, he has fully circled back and is now working full time with the same powerhouse team. Born and raised in Lemont, Felix has grown up seeing and understanding local market trends. Previously, he worked in logistics, and he can easily maneuver through negotiations, fast paced environments. Felix has first hand experience in communication with clients and customers.

REALTOR®

# COMPARISON

| QUESTION                                                                                                              | CHRISTINE WILCZEK<br>& JASON BACZA                                                                                                                                                                                                                                         | Competing<br>REALTOR®<br>Response |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Are you a<br>full time REALTOR®?                                                                                      | <b>YES</b><br>We focus on Real Estate as<br>our only career.                                                                                                                                                                                                               |                                   |
| How many years of<br>full time experience<br>do you have?                                                             | <b>Christine - 26 Years</b><br><b>Jason - 21 Years</b>                                                                                                                                                                                                                     |                                   |
| What are your<br>personal websites?                                                                                   | <a href="http://www.LuxeTeam.com">www.LuxeTeam.com</a><br><a href="http://www.ChristineWilczek.com">www.ChristineWilczek.com</a><br><a href="http://www.LemontOnline.com">www.LemontOnline.com</a><br><a href="http://www.HomerGlenOnline.com">www.HomerGlenOnline.com</a> |                                   |
| What is your career<br>sales volume?<br>High sales volume can<br>translate into synergistic<br>opportunities for you. | <b>Over</b><br><b>\$1.2 BILLION</b><br>in combined career sales.                                                                                                                                                                                                           |                                   |
| Do you have a<br>marketing plan?                                                                                      | <b>YES</b><br>We have an aggressive and<br>comprehensive marketing plan that<br>will be tailored to your unique<br>property and situation.                                                                                                                                 |                                   |
| What is your annual<br>marketing budget?                                                                              | <b>\$390,000+</b>                                                                                                                                                                                                                                                          |                                   |
| How many referrals<br>do you receive?                                                                                 | <b>46% of our business</b><br>is based on referrals from previous<br>clients and other REALTORS®.                                                                                                                                                                          |                                   |

**FACT:****NOT ALL REALTORS® ARE EQUAL.**

**Please make sure that you are asking  
THE RIGHT QUESTIONS!**

*Please utilize this chart to determine the most qualified Broker  
to represent you in the sale of your property.*

| QUESTION                                                  | CHRISTINE WILCZEK<br>& JASON BACZA                                                                                                                      | Competing<br>REALTOR®<br>Response |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| How often do you<br>sell a home?                          | We average one sale<br><b>EVERY 2 DAYS</b>                                                                                                              |                                   |
| How many followers do<br>you have on Social Media?        | Over<br><b>29,000 Followers</b><br>on Facebook & Instagram                                                                                              |                                   |
| Are you bilingual?                                        | <b>YES</b><br>Christine is fluent in Polish.                                                                                                            |                                   |
| Do you believe in<br>staging a home?                      | <b>YES</b><br>We offer a complimentary staging<br>consultation.                                                                                         |                                   |
| Do you utilize<br>professional<br>photography/video/reels | <b>YES</b><br>All of our listings include professional<br>photographs.                                                                                  |                                   |
| Do you provide<br>brochures<br>for your listings?         | <b>YES</b><br>We provide comprehensive sales brochures<br>which include professional photography,<br>property features and<br>neighborhood information. |                                   |
| Do you have recent<br>client testimonials?                | <b>YES</b><br>We have hundreds of<br>testimonials.                                                                                                      |                                   |

# UNMATCHED MARKETING

Christine and Jason create dynamic multimedia campaign to market every listing. They will create a polished and professional presentation of your home to showcase to their network of thousands of qualified buyers including local celebrities and professional athletes.

## **MULTIPLE LISTING SERVICE (MLS)**

Approximately 40,000 Real Estate professionals including Brokers and appraisers will have access to your listing via this comprehensive site. Christine and Jason pride themselves on creating very detailed MLS listings that include all upgrades, features and highlights of the subject property.

## **SOCIAL MEDIA**

Christine Wilczek and Jason Bacza- Real Estate Brokers have over 29,000 total active followers on Facebook and Instagram. Buyers visit their pages regularly to see their newest listings, reels and videos. Christine and Jason run contests to further engage their followers on their pages.

## **EMAIL CAMPAIGNS**

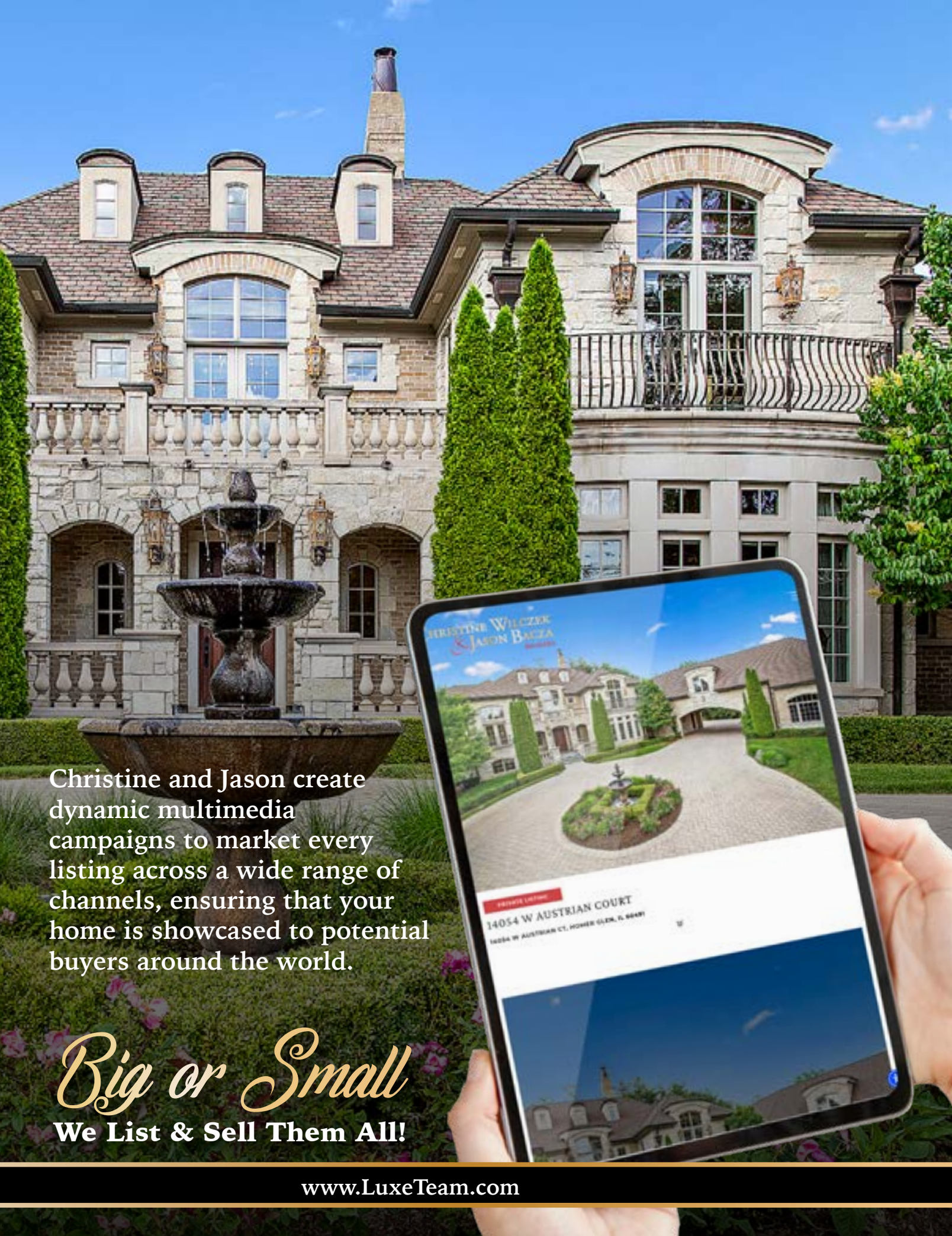
Property highlight sheets are sent via email to all REALTORS® in the state of Illinois. These detailed emails give your listing maximum exposure.

## **FOR SALE SIGN**

A yard sign is the #1 way to show your property is for sale. A Realty Executives – Christine Wilczek or Jason Bacza yard sign is one of the most trusted signs in the local market. When home buyers see the sign in your yard, they understand you're working with trusted Brokers who aggressively market their listings.

## **REALTOR® OPEN HOUSE**

REALTORS® are invited to an event at your property for an opportunity to preview your listing. Christine and Jason use raffles, lunches and unique gifts to generate strong traffic through your property.



Christine and Jason create dynamic multimedia campaigns to market every listing across a wide range of channels, ensuring that your home is showcased to potential buyers around the world.

*Big or Small*

**We List & Sell Them All!**

[www.LuxeTeam.com](http://www.LuxeTeam.com)

# UNMATCHED MARKETING

Christine and Jason's marketing approach is second to none, with top quality graphics and photography for every listing. Listing with Christine and Jason assures that the entire world will have access to your listing.

## PROFESSIONAL PHOTOGRAPHY

Your property will have a photo shoot done by a professional photographer. The photographs will be used for all marketing including brochures, websites, MLS, mailings and social media.

## PROFESSIONAL GRAPHIC DESIGN

Christine and Jason have a full-time, professional graphic designer on their team. Together, they create eye catching, high quality marketing pieces to showcase your property.

## BROCHURES

Premium quality, professional brochures are created for your property. These brochures are extremely thorough. The brochures include professional photography, property features and neighborhood information.

## DIRECT MAIL CAMPAIGNS

Oversized 8.5" x 11" full color postcards will be created by a professional graphic artist. These impressive post cards are mailed to thousands of potential buyers. Christine and Jason use carefully curated data to create mailing lists of highly qualified, prospective buyers.

## NETWORKING

Christine and Jason pride themselves on a collaborative approach to real estate. They have built an extensive network of relationships with other real estate professionals in the industry. Brokers regularly reach out directly to Christine and Jason for early access to their new and exclusive listings.

## SENTRILOCK™

Christine and Jason use only SentiLock Bluetooth® REALTOR® lock boxes. These lock boxes are built with the highest quality materials and engineered to withstand attack. Exclusive reporting features let Christine and Jason know who accesses your property and when. This system allows for secure key-less and temporary access for your home.

# CHRISTINE WILCZEK & JASON BACZA

**REALTY EXECUTIVES**  
ELITE

## JUST LISTED

*Another Luxury Home*

Incredible Homer Glen home with resort-like back yard

CHRISTINE WILCZEK & JASON BACZA  
Managing Broker & Broker

These Properties Feature Superior 6 or more beds, 3.5+ bathrooms, premium lot with private back yard & pool.

PRELIMINARY OFFER, 10/11/2018

CHRISTINE WILCZEK & JASON BACZA  
Managing Broker & Broker

Florence Street ~ Lemont

3.5 BATHS 2.5 CARS

## JUST LISTED

[www.LuxeTeam.com](http://www.LuxeTeam.com)

## INCREDIBLE Opportunity

HISTORIC LEMONT

## JUST LISTED

2 E. Custer St ~ Lemont  
5 BEDS | 2.5 BATHS | 2 CAR GARAGE

# \$350,000

CHRISTINE WILCZEK & JASON BACZA  
Managing Broker & Broker

# ZILLOW

## PREMIER AGENTS

### GET MAXIMUM EXPOSURE FOR YOUR HOME WITH ZILLOW



With a Premier Agent Direct, your listing will also appear in exclusive ads near the top of highly trafficked Zillow search pages to drive more views to your home.

### REACH EVEN MORE BUYERS ON FACEBOOK

Combine the reach of Zillow with Facebook, the leading social network, to gain even more exposure for your home. Premier Agents who are part of the Premier Agent Direct program have access to exclusive ad placements on Facebook that help your home stand out.

**272**

**MILLION**

active daily users in  
the U.S. and Canada

**14**

**MILLION**

movers are active on  
Facebook every month

**1 in 5**

**MOBILE MINUTES**

are spent on Facebook  
and Instagram

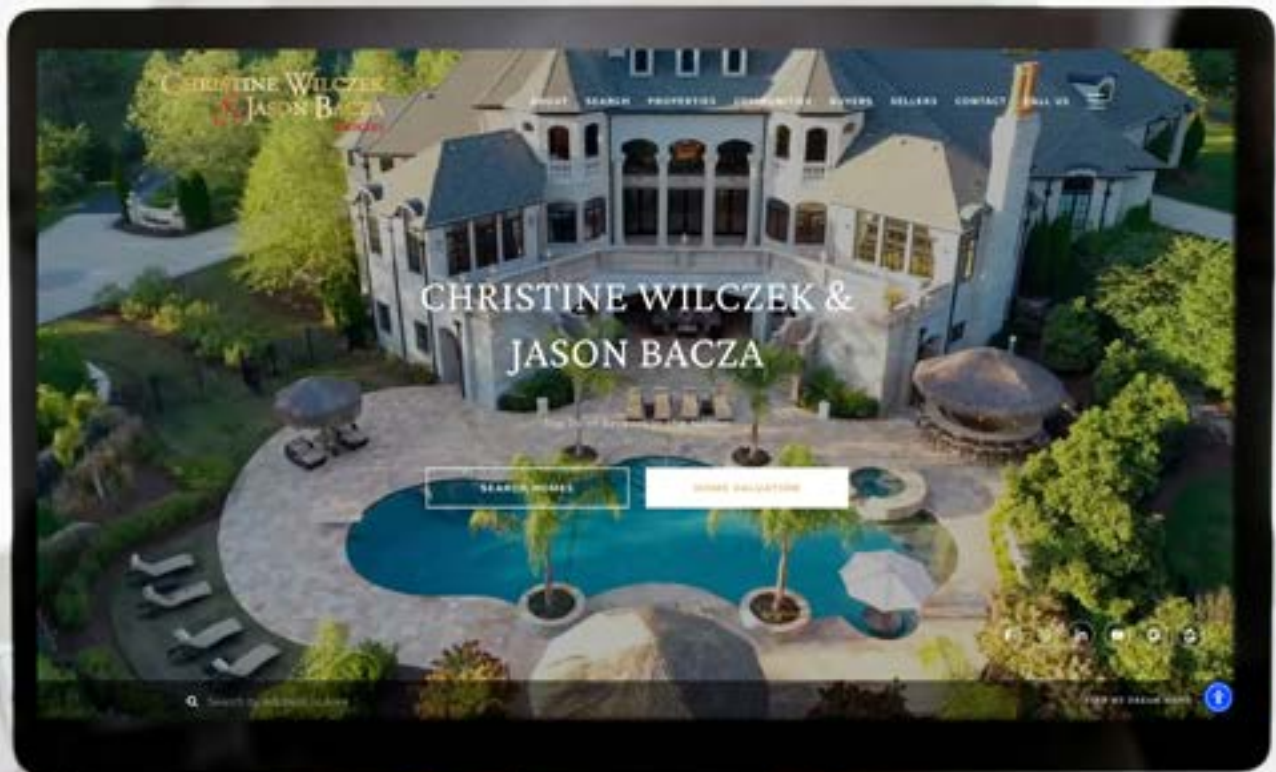


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## STATE OF THE ART WEBSITE

Over 5,000 unique monthly visitors visit our website to look for their next home. Our website serves as a base for not only looking for homes, but also for knowledge and guidance on getting the most value out of the home you are selling.

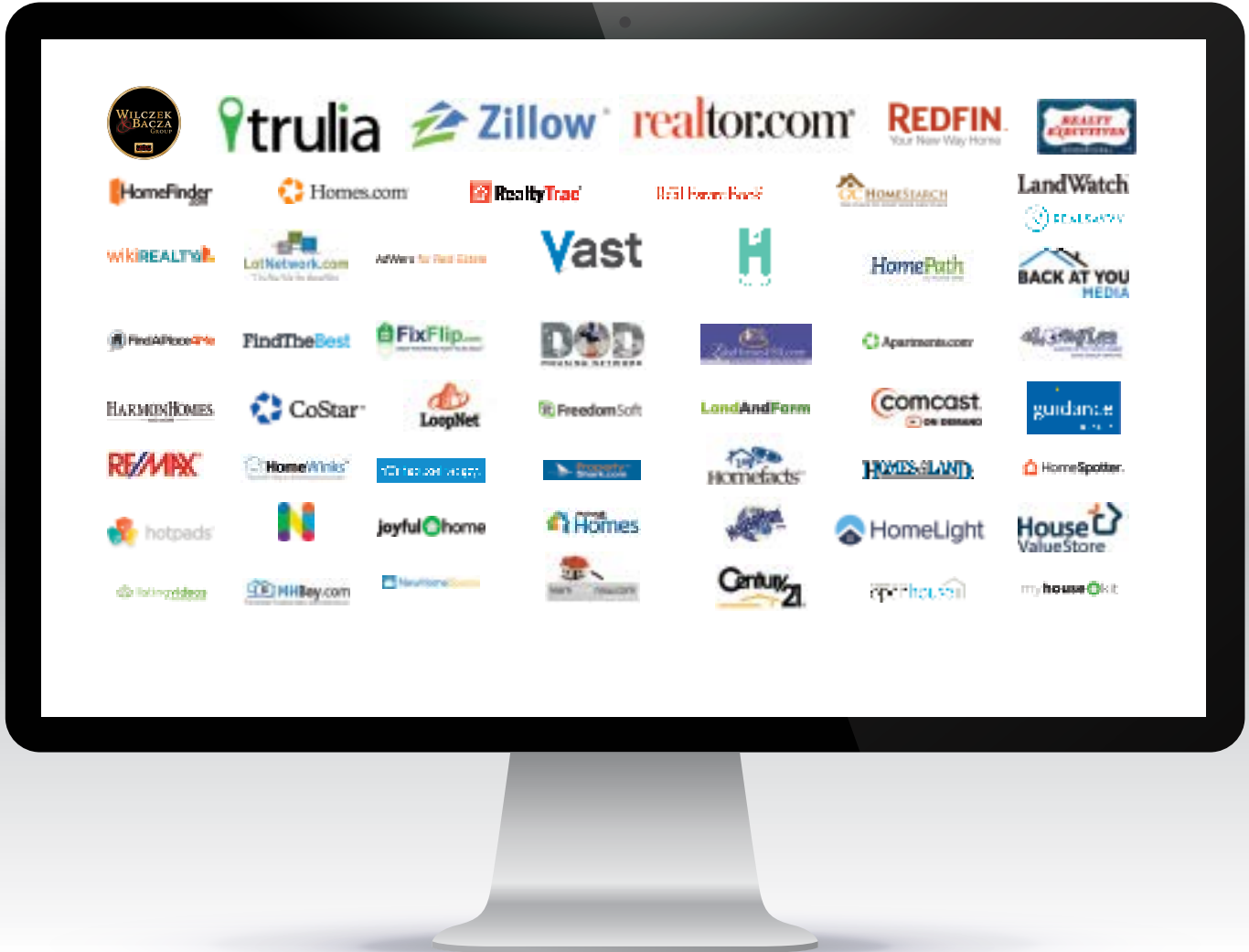


**FOR ALL OF YOUR REAL ESTATE NEEDS VISIT  
[www.LUXETEAM.COM](http://www.LUXETEAM.COM)**

[www.LuxeTeam.com](http://www.LuxeTeam.com)

# DIGITAL MARKETING

**YOUR HOME IS LISTED ON ALL OF  
THE TOP REAL ESTATE WEBSITES.**



Christine and Jason couple their aggressive marketing strategy with a broad reach on the worldwide web. They utilize websites, search engine optimization and social networking sites to assure the entire world has access to your listing.

In today's market, 90% of home searches start Online. The Christine Wilczek and Jason Bacza advantage is having your home prominently listed on all of the top real estate websites. Our team is constantly updating your listing to ensure your home is being marketed effectively Online.

## ONLINE MARKETING BY THE NUMBERS:

# 52

**MILLION**

People visit  
**REALTOR.com**  
every month.

# 28

**MILLION**

People visit  
**Trulia.com**  
every month.

# 200

**MILLION**

People visit  
**Zillow.com**  
every month.

# 110

**MILLION**

People visit  
**Homes.com**  
every month.

*Visit*  
**CHRISTINE & JASON ONLINE**  
**WWW.LUXETEAM.COM**

# 99%

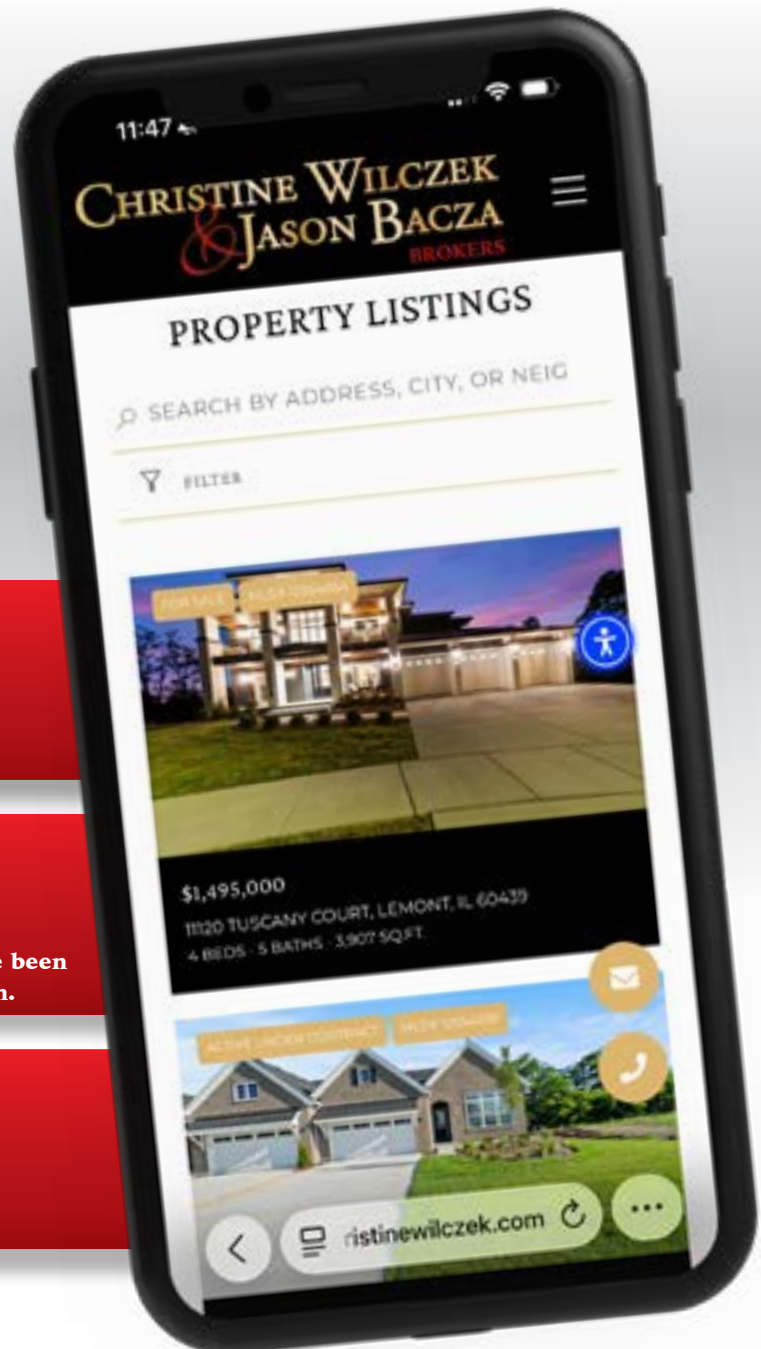
of millennials look for  
a home Online.

# 80%

of homes in America have been  
viewed on Zillow.com.

# 52%

of home buyers find  
their home Online.



PROFESSIONAL

# PHOTOGRAPHY

A large indoor swimming pool with a wooden vaulted ceiling, a stone waterfall wall, and a hot tub. The pool is surrounded by a stone deck and has several fountains spraying water into the air. The text "Big or Small, we list & sell them all!" is written in a cursive font over the pool water.

*Big or Small,  
we list & sell them all!*

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# CHRISTINE WILCZEK & JASON BACZA



Previous Listing

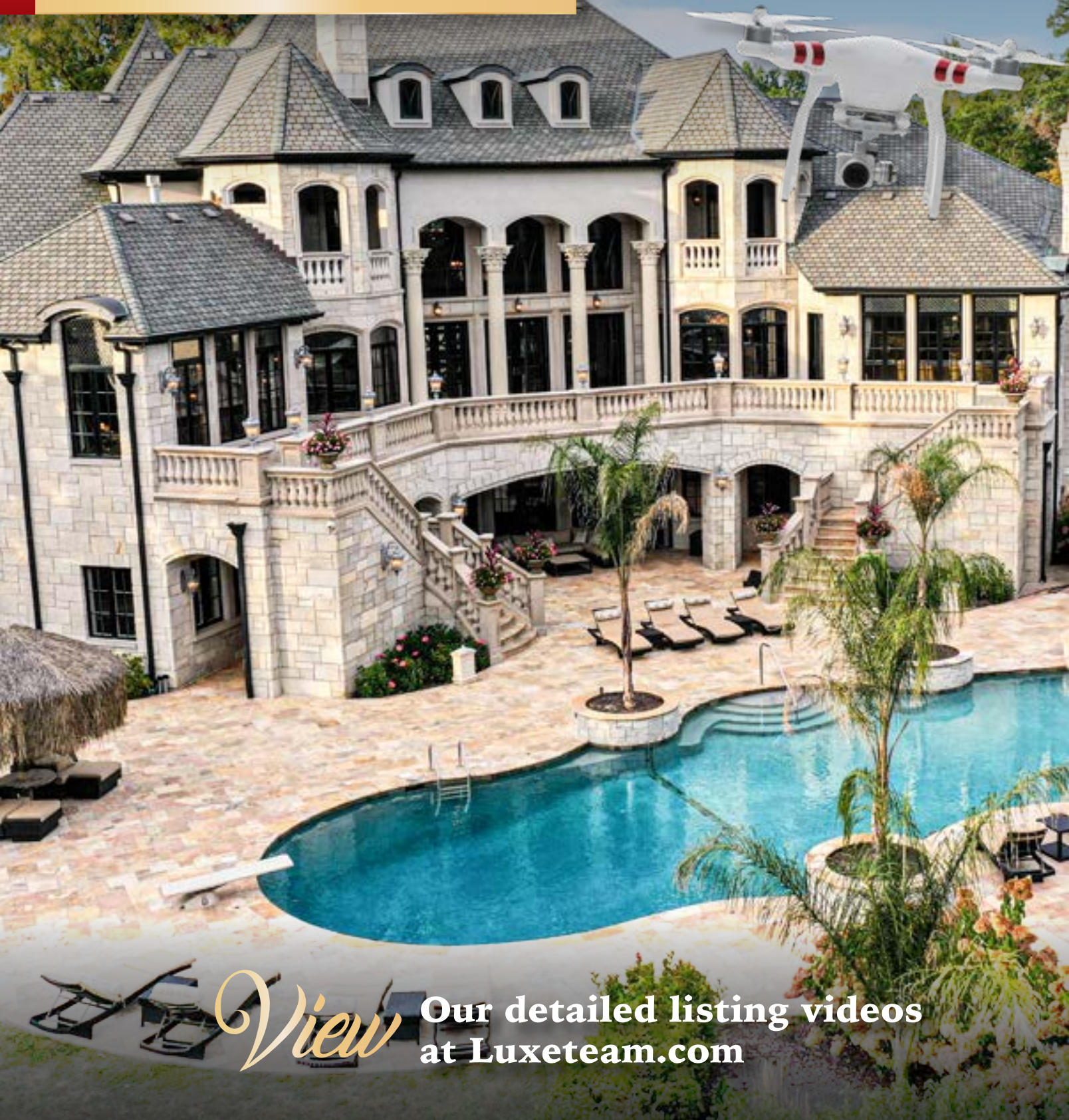


Wilczek - Bacza Listing



Christine & Jason believe in the importance of professional photography. They hire a professional photographer to photograph EVERY listing.

PROFESSIONAL  
**VIDEOGRAPHY**



*View*

Our detailed listing videos  
at [Luxeteam.com](http://Luxeteam.com)

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# CHRISTINE WILCZEK & JASON BACZA



Christine and Jason strive to provide the best in aerial cinematography and photography. They use the latest advancements in drone technology to insure the highest quality images and video.

SOCIAL

**MEDIA**

**SELL YOUR HOME  
FAST WITH OUR  
SOCIAL NETWORK.**



708.420.2424 Cell/Text | 630.755.0700 Office



CHRISTINE &  
JASON HAVE  
*Over* 29,000  
Followers  
on Facebook and Instagram

Social Media is the fastest growing medium for showcasing your home. Facebook and Instagram are the largest social media networks in the world with over **3.48 billion active users daily**. Christine Wilczek and Jason Bacza focus on growing their robust social network while maintaining a local focus.

*Follow Us*



wilczekbacza



wilczekbaczagroup



Christine-Wilczek-and-Jason-Bacza-Real-Estate-Brokers

CLIENT

# TESTIMONIALS

In June of 2022, we worked with Christine Wilczek and Jason Bacza from Realty Executives to sell our home in Palos Park, IL. It was a complex transaction with a difficult buyer but Christine and Jason got the job done seamlessly.

**We didn't realize we would need a Realtor any time soon after that but fast forward to September 2023 and we decided to sell our Townhome knowing that it was a difficult economy to sell in.** We called Christine and Jason and they assured us that they would sell our place prior to the completion of our new home. Again, they completed the task and we closed the sale in January 2024.

Their expertise in marketing and social media was more important than ever in this difficult selling environment and we believe without that engine working in the background, we would not have met our deadline.

Picking the right real estate agency can feel overwhelming. But if you knew what we now know, you'd not hesitate partnering with Jason, Christine and team. From the first visit through closing, they made us feel like their only client (though we weren't)...and they treated us like treasured friends. Our property certainly wasn't the priciest, but that didn't stop them from giving us 1st-class treatment.

They never panicked when prospective buyers threw us curveballs... they found us contractors when stuff needed to be fixed/updated... they didn't demand we upgrade everything, but were savvy to recommend cost-effective adjustments when we got consistent feedback.... they were there at all hours when we had questions...and their backroom team (thank you, Megan!) complemented them well in keeping us in the loop every step of the way.

**And because you're hiring a couple, you're getting two knowledgeable, experienced minds. We're huge fans,** deeply grateful to Jason, who served us our lead on the sale of our mom's home.

Steve Ford

We cannot stress how important regular communication is to us and they never let us down. Within minutes or less of sending an email, text or voicemail, they replied. They make you feel as if you are the only client that they are working on and how important your sale is to them.

They also have a great team supporting them. Tricia as Listing Coordinator and Megan as Closing Coordinator were the best to work with. They exhibited all of the same great traits and communication skills as Christine and Jason have.

If you are looking for a great Realtor team, I highly recommend them. Why bother with any other team...there is a reason why they are so successful and highly recognized in the industry.

They are the truly best!!!  
Steve and Liz DiLiberto



# CHRISTINE WILCZEK & JASON BACZA

On Another Level - Exceptional Real Estate Broker and Support Team! We recently worked with Christine Wilczek and Jason Bacza from Realty Executives Elite Team to sell our home, and we could not be happier with the experience and outcome. **From start to finish, Christine and Jason demonstrated the highest professionalism, market expertise, and true dedication that truly exceeded our expectations.**

They truly are on another level of real estate brokers. Christine made the entire process seamless and stress-free. She never pressured us and was always honest and trustworthy. Christine started by providing a thorough market analysis and an expert pricing strategy that resulted in an extremely quick and very profitable sale. Their knowledge of the local market was truly impressive. Communication with Christine and her team was instantaneous. Everyone was always available to answer our questions, provide updates, and offer valuable advice. Their responsiveness made us feel like a top priority throughout the entire process, which is something I greatly appreciated. One of the many standout qualities of Christine, was her eye for staging to sell.

**Another standout quality was her negotiation skills. She negotiated on my behalf with finesse, ensuring I got the best deal possible.** The attention to detail and calmness was impressive and undoubtedly contributed to a successful and record sale. She was patient, understanding, and always had a positive attitude, even during our stressful moments. Additionally, Christine demonstrated a deep understanding of marketing strategies.



They employed a range of techniques, from professional and exceptional photography and amazing drone videography that showcased our property in the best light possible. Our house stood out from all the rest on the market. This resulted in a high level of interest and multiple offers in a short period. In the end, our property sold quickly and at a price that exceeded our expectations, and I know I have Christine to thank for that. I highly recommend Christine Wilczek to anyone in need of a dedicated and knowledgeable real estate broker. Her commitment to her clients and the expertise in the field make her a top and only choice in the industry. I am confident that you will be equally satisfied with their exceptional service. Thank you, Christine Wilczek and Jason Bacza, for your outstanding work!

Grace and Andy Anasinski

## CLIENT

# TESTIMONIALS

Despite the difficult housing market and popularity of Lemont, Christine and Jason helped us find our perfect home. Not only do they know the industry extremely well and give fantastic advice, but they are incredibly personable and always were reliable and available to answer all of our questions. They were both always readily available, easy to reach, and quick to respond with any questions or concerns we ever had. **We did not expect to find our perfect home in such a short period of time, and we truly could not have done it without the support,** guidance, and true compassion of Christine and Jason. We highly recommend Christine and Jason to all buyers or sellers! Thank you both again for helping us find our dream home!!

Daniel Kolb



Christine and Jason are an elite team of realtors that provide a level of service not matched by anyone else. Everything they do is top notch whether that's preparing a home for sale, or listening to you when you're shopping for a new home.

**They have a huge book of clients and homes that can help you on both sides of the transaction.**

They know the towns they sell in, they are personable and professional at the same time, and in general are outstanding people. It's thanks to this team that we were able to move into our home, and it's been the best decision we've made to date from a personal and family perspective. You shouldn't work with anyone else besides Jason and Christine if you are searching or selling a home in the Chicagoland area!

M. Pegnes



Christine and Jason are by far the best agents we could have asked for through the selling process. They were incredibly responsive and communicative every step of the way. Their team (broker, videographer, photographer) were all respectful and timely with their work. **We could not be more thrilled with the urgency of this agency in ensuring our home sold quickly and easily.**

Carly McKeague

# CHRISTINE WILCZEK & JASON BACZA



I couldn't be more impressed with Christine Wilczek & Jason Bacza. They recently sold my home, and the entire experience exceeded my expectations. From start to finish, they were professional, thoughtful, and attentive to every detail. **What stood out most was how they went above and beyond—handling tasks I hadn't even considered and making the process seamless for me.** Their expertise and care gave me complete confidence, and I truly felt supported every step of the way. If you're looking for real estate professionals who combine skill with genuine dedication, Christine and Jason are the team you want by your side.

Bob Persak

.....



We had such a wonderful experience! My mom used Christine for her home, and we truly have nothing but amazing things to say. They walked her through every step of the process, making everything feel smooth and stress-free... She's patient, knowledgeable, and always available to answer questions. On top of that, **she's a big supporter of the community and small businesses, which speaks volumes about her character.** We highly recommend her to anyone looking for a dedicated and caring realtor!

Dorothy Lantz

.....

Christine and Jason were a dream to work with. They and their entire team were professional, responsive and knowledgeable. We lived in our home for 28 years so selling was a scary endeavor. **I know I asked a lot of dumb questions but they were patient and thorough in helping us through the process.** We trusted them to have our backs and they stepped up in every possibly way. I would recommend Christine and Jason to anyone selling, or buying, a home. They're the BEST!

Dori and Michael

EXPERT

# STAGING

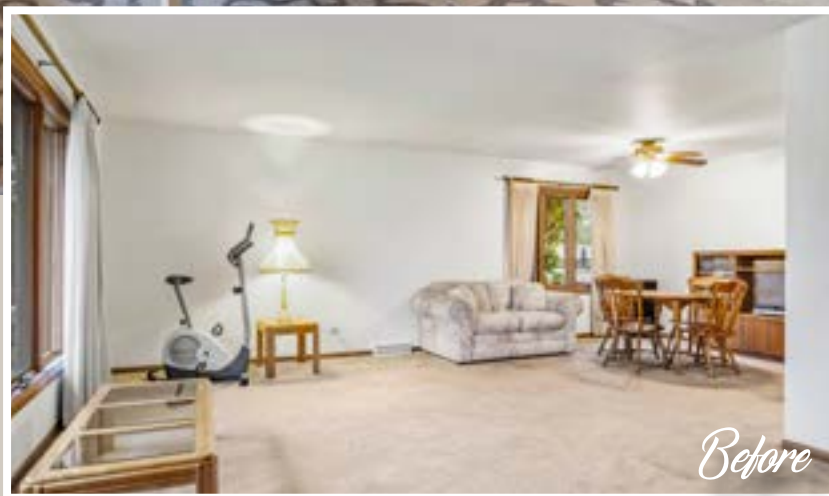


*After Digital Staging*

**Y**ou know a thing or two about curb appeal. No one has to sit you down to explain the importance of the “first impression.” You get it. After a thorough cleaning and primping, your home has never looked better. You may just move your REALTOR® to tears of joy as they enter your listing.

Later. Much later. So why isn't your home selling? Sometimes even the most beautiful, well-appointed abodes need a little extra help that goes beyond another sweep of the broom or pillow fluffing. Many savvy REALTORS® are embracing the concept of “home staging” to give their listing a competitive edge in this aggressive market.

While it's necessary for homeowners to do the due diligence involved with readying a home for market, deconstructing the home of many of the owners' personal elements will greatly enhance sales potential, according to Julea Joseph, home stager, interior stylist and owner of Reinventing Space.



*Before*

Ultimately, what buyers are looking for in your home (aside from decor, layout and amenities) is to be able to see themselves in your home.

Oftentimes, instead of seeing the home for what it is, buyers will get mired in the elements of the home that reflect the owners' personality. “We are all proud of our collections and we want to display them in our homes. But what starts to happen is those collections can become very distracting to a buyer if they are overdone.” Joseph said. “If there are excessive family photographs strewn throughout the home, guess what a buyer is going to look at? They will fail to notice all the lovely architectural and functional elements unique to the home. It's human nature.”

## GENERAL INTERIOR TIPS

- Add a fresh coat of interior paint in light, neutral colors
- Shampoo carpeting, replace if necessary
- Clean and wax hardwood floors, refinish if necessary
- Clean and wash kitchen/bathroom floors
- Wash all windows, vacuum blinds, wash window sills
- Clean the fireplace
- Clean out and organize closets, add extra space by packing clothes and items you will not need until later
- Remove extra furniture, worn rugs, and items you do not use; keep papers, toys, etc. picked up especially on stairways
- Repair problems such as loose doorknobs, cracked molding, leaking taps and toilets, squeaky doors, closets or screen doors
- Install higher wattage light bulbs throughout
- Declutter and remove personal family photos



The last thing a seller wants is their home decor leaving an impression on the buyer. Instead of your home being “the one with all the Lladros (figurines) or “the one with all the duck decoys,” you want it to stand out on its own merits. You want your home to be known as “the one with the exquisite crown molding” or “the one with the custom cherry wood flooring.”

Christine Wilczek, Broker Associate of Realty Executives Elite in Lemont, specializes in the ultra-competitive luxury home market. “You only have 30 seconds to make an impression on a buyer. A home has to look its best in the first day it’s listed. As part of my services, I do a complete walk-through of the home and determine what improvements or finessing needs to be done, I give the homeowners my suggestions and, if needed, recommend they work with a home stager.... It’s a proactive measure to ensure the property is ready from day one. In my experience a staged home greatly increases the likelihood of a sale.” Wilczek noted.

One of the most common challenges Wilczek encounters with her listings is improper furniture placement. Too much furniture can make rooms appear smaller than they are and it can disrupt the flow of the room. Conversely, a sparsely furnished room can be too depersonalized, leaving a lot of guesswork as to how a room can be arranged. “Sometimes a home will be very decor-specific and we’ll work to neutralize it. Or it can be as simple as repainting walls with more modern colors,” Wilczek said.



## KITCHEN

- Make sure appliances are spotless inside and out
- Make sure all appliances are in perfect working order
- Clean often forgotten spots -- top of the refrigerator and under sink
- Wax or sponge floor to brilliant shine, clean baseboards
- De-clutter all counter space, remove counter top appliances
- Organize items inside cabinets, pre-pack any thing you will not be using before you move

# EXPERT STAGING



Enter the home stager. Joseph works directly with REALTORS® as well as homeowners. She provides an initial evaluation and determines whether or not a complete or partial staging is required. "It really depends on the house or marketplace. Sometimes I just work with the public area of the home. In other instances I'll go as far to stage the entire home - down to the closets and medicine cabinets," Joseph said.

For instance, in older homes where closet space is at a premium, complete staging is often required to fully optimize and showcase limited storage space.

If painting or repairs need to be done, Joseph works with a select group of vendors who can get the job done professionally and expediently. Otherwise the homeowner can opt to do it themselves.

Then if it's adding decor, Joseph makes recommendations for accessories and can either shop for her clients or rent them from her personal inventory. When furniture is needed, she works with a furniture rental company. "I like to use a lot of what the homeowner already has. In many cases, it comes down to putting things away or in storage and rearranging furniture to showcase a room's focal point," Joseph said.

Both Joseph and Wilczek said there is an emotional element that comes with depersonalizing your home. Although some homeowners are reluctant to do so, they ultimately see the bigger picture and are amazed by how quickly their homes can be transformed.

Costs of staging services vary. A designer with an assistant can be in the ballpark of \$200 per hour, with a typical staging ranging from two to three hours. Extras such as painting, additional accessories and furniture rental are all ala carte. The stager lends their keen understanding of not only the marketplace, but their expertise on how to orchestrate the look and fluidity of a home.

"I provide this service to my clients at no additional charge because it's a great tool that tremendously fosters sales," Wilczek said.

**CHRISTINE WILCZEK AND JASON BACZA PROVIDE A FREE STAGING CONSULTATION AS PART OF THEIR MARKETING PLAN. CALL FOR AN APPOINTMENT TODAY! 630.755.0700**

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## LIVING ROOM

- Make it cozy and inviting, discard chipped or worn furniture and frayed or worn rugs

## DINING ROOM

- Polish any visible silver and crystal
- Set the table for a formal dinner entertaining here

## MASTER BEDROOM

- Organize furniture to create a spacious look with well-defined sitting, sleeping, and dressing areas

## BATHROOMS

- Remove all rust and mildew
- Make sure tile, fixtures, shower doors, etc. are immaculate and shining
- Make sure all fixtures are in good repair
- Replace loose caulking or grout
- Make sure lighting is bright, but soft



## CURB APPEAL

- Mow lawn and trim shrubs
- Edge gardens and walkways
- Weed and mulch
- Sweep walkways and driveway, remove branches, litter or toys
- Add color and fill in bare spots with plantings
- Remove mildew or moss from walls or walks with bleach and water or other cleaner
- Take stains off your driveway with cleanser or kitty litter
- Stack woodpile neatly
- Clean and repair patio and deck area
- Remove any outdoor furniture that is not in good condition
- Make sure pool or spa sparkles
- Replace old storm doors
- Check for flat-fitting roof shingles
- Repair broken windows and shutters, replace torn screens, make sure frames and seams have solid caulking
- Hose off exterior wood and trim, replace damaged bricks or wood
- Touch up exterior paint, repair gutters and eaves
- Add a new front door mat and consider a seasonal door decoration
- Shine brass hardware on front door, outside lighting fixtures, etc.
- Make sure doorbell is in good working order

# PHILANTHROPY

## *Giving Back* TO THE COMMUNITY

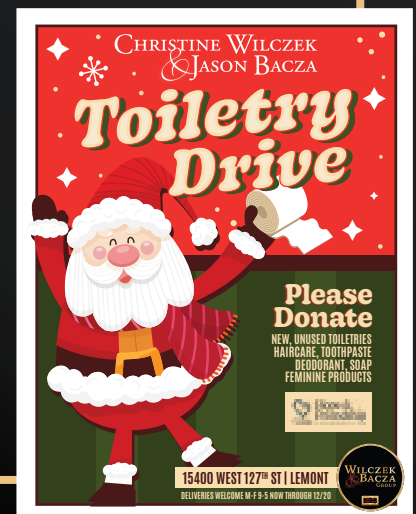
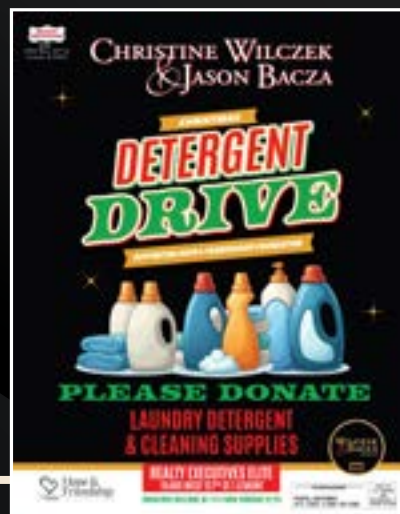
Christine and Jason believe in giving back to the communities in which they work. They proudly support the following charities and organizations:



### CLOTHING DRIVES

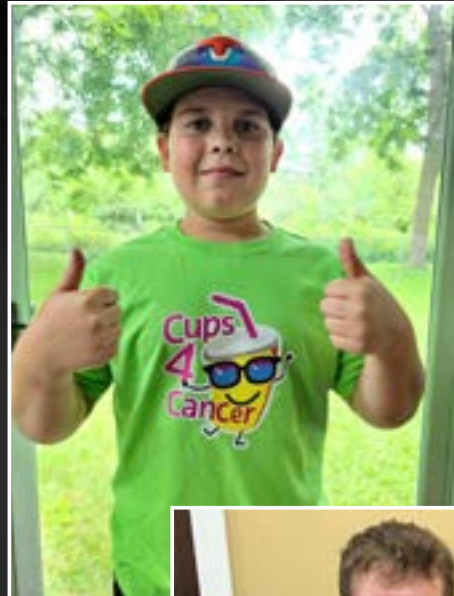
Christine and Jason create clothing drives for local families in need.

Christine and Jason have collected thousands of new articles of clothing for local families.



# Community IN ACTION

Christine & Jason proudly participate in their community by donating their time and resources to create a lasting impact.



## CUPS 4 CANCER

Austin Bielski, a young man with a heart of gold created the CUPS 4 CANCER lemonade stand and donates 100% of his profits to The Pediatric Oncology Treasure Chest Foundation.

Over the last 8 years, Austin has raised \$50,107 for this wonderful organization. We are proud to sponsor Austin and his annual CUPS 4 CANCER lemonade stand. Our graphic artist, DH Imaging Group, worked with Austin to create a custom logo design, and Christine and Jason sponsor all of his custom cups, T-shirts, supplies and marketing.



# RECIPES



## CHUCK ROAST CHILI

- |                                                                  |                                              |
|------------------------------------------------------------------|----------------------------------------------|
| 2 ½ – 3 lbs boneless beef chuck roast, cut into bite-sized cubes | 1 14.5-oz can crushed tomatoes               |
| Salt and pepper, to generously season                            | 2 chipotle peppers in adobo                  |
| 1 large onion, diced                                             | 1 ½ cups beef broth                          |
| 1 large red bell pepper, diced                                   | 2 tbs tomato paste                           |
| 5 cloves garlic, minced                                          | 1 tbs coconut sugar                          |
| 2 tbs chili powder                                               | 1 tbs molasses (optional)                    |
| 1 tsp cumin                                                      | 1 15-oz can kidney beans, rinsed and drained |
| 1 tsp paprika                                                    | 1 15-oz can pinto beans, rinsed and drained  |
| 1 14.5-oz can fire-roasted diced tomatoes                        |                                              |

- Season the chuck roast with salt and pepper.
- Heat oil in a large pot or Dutch oven over medium-high.
- Sear the meat in batches. Remove the meat from the pot and set aside.
- Add more oil to the pan and cook the onions until translucent, about 4 to 5 minutes. Add the garlic, bell pepper, chili powder, cumin, and paprika, and cook for another 1 to 2 minutes.
- Add the remaining ingredients (diced tomatoes, crushed tomatoes, chipotle peppers, beef broth, tomato paste, coconut sugar, molasses), except for the beans, and bring to a slow boil.
- Return the seared meat to the pot, reduce to a simmer, and cover. After two hours, add the kidney beans and pinto beans. Continue to simmer for another hour without the lid.
- Serve and ENJOY!



## PERFECT ROAST CHICKEN

- 1 5 - 6 LB roasting chicken
- 1 large bunch fresh thyme
- 1 lemon, halved
- 1 head garlic, cut in half crosswise
- 2 tbs butter, melted
- 1 Spanish onion, thickly sliced
- 1 cup chicken stock
- 2 tbs all-purpose flour
- Kosher salt
- Freshly ground black pepper

- Preheat the oven to 425 degrees.
- Remove the chicken giblets. Rinse the chicken inside and out and pat dry.
- Place the chicken in a roasting pan just large enough to hold the chicken and vegetables. Liberally salt and pepper the inside of the chicken.
- Stuff the cavity with the bunch of thyme, both halves of the lemon, and all the garlic. Brush the outside of the chicken with the butter and sprinkle again with salt and pepper.
- Tie the legs together with kitchen string and tuck the wing tips under the body of the chicken. Scatter the onion slices around the chicken.
- Roast the chicken for 1-1/2 hours, or until the juices run clear when you cut between a leg and thigh. Remove to a platter and cover with aluminum foil
- Remove all the fat from the bottom of the pan, reserving 2 tablespoons in a small cup. Add the chicken stock to the pan and cook on high heat for about 5 minutes, until reduced, scraping the bottom of the pan. Combine the 2 tablespoons of chicken fat with the flour and add to the pan. Boil for a few minutes to cook the flour. Strain the gravy into a small saucepan and season it to taste. Keep it warm over a very low flame while you carve the chicken.
- Slice the chicken onto a platter and serve immediately with the warm gravy.

# CHRISTINE WILCZEK & JASON BACZA



## ANDREW'S PEACH COBBLER

5 peaches, peeled, cored and sliced (about 4 cups)  
3/4 cup granulated sugar  
1 tbs vanilla extract  
1/4 tsp salt  
1 cup granulated sugar  
2 tsp baking powder  
1/4 tsp salt  
3/4 cup milk  
ground cinnamon

For the batter:  
6 tbs butter  
1 cup all-purpose flour

1. Add the sliced peaches, sugar, vanilla and salt to a saucepan and stir to combine.  
\*(If using canned peaches, skip steps 1 & 2 and follow the directions starting at step 3)
2. Cook on medium heat for just a few minutes, until the sugar is dissolved and helps to bring out juices from the peaches. Remove from heat and set aside.
3. Preheat oven to 350 degrees. Slice butter into pieces and add to a 9x13 inch baking dish. Place the pan in the oven while it preheats, to allow the butter to melt. Once melted, remove the pan from the oven.
4. In a large bowl mix together the flour, sugar, baking powder, and salt. Stir in the milk, just until combined. Pour the mixture into the pan, over the melted butter and smooth it into an even layer.
5. Spoon the peaches and juice (or canned peaches, if using) over the batter. Sprinkle cinnamon generously over the top.
6. Bake at 350 degrees for about 38-40 minutes. Serve warm, with a scoop of ice cream, if desired.



## BIG MAMA'S CHOCOLATE CHIP COOKIES

1 cup unsalted butter, melted until browned and brought back to room temperature  
2 1/2 cups all-purpose flour (plus more only if the dough seems to need it; adding one tbs at a time)

1 tsp baking soda  
1/2 tsp kosher salt  
1 cup + 2 tbs dark brown sugar  
1/2 cup granulated sugar  
1 tbs vanilla extract  
2 large eggs  
12 oz semi-sweet chocolate, roughly chopped

- 1: Place the butter in a small saucepan over medium-high heat and cook for 3 to 4 minutes – stirring almost constantly – until the butter has browned. Pour the brown butter into a heatproof bowl. Place the bowl in the refrigerator for 1 hour. Once the butter is at room temperature, you're ready to get baking!
- 2: Preheat your oven to 375 degrees (F).
- 3: In a medium-sized bowl whisk together the flour, baking soda, and salt; set aside.
- 4: In a large bowl using a mixer combine both sugars, vanilla, and browned butter; cream on medium-speed until light and fluffy; about 2 minutes. Add in the eggs, one at a time, beating for 15 seconds after each addition. Turn mixer off.
- 5: Using a wooden spoon or sturdy rubber spatula, gently fold in the flour, stirring only until the flour begins to disappear. Fold in the chocolate chunks.
- 6: Roll 3 tablespoon sized scoops of dough between your palms to form a ball then place on prepared sheet (make sure to leave enough room for spreading).
- 7: Place baking sheets in preheated oven, and bake for 9 to 10 minutes, or until golden at the edges but still soft in the middle. Let cookies cool for 10 minutes on the baking sheet before transferring to a wire wrack to cool completely.



# WHAT'S YOUR PROPERTY WORTH?

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**ELITE**



Please disregard if your property is currently listed,  
as it is not our intention to solicit another Broker's listing.

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