

Everything's ducky at Palatine apartments

APARTMENT WATCH | Residents enjoy calming views of birds on pond at bucolic setting

BY CELESTE BUSK
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When it comes to renting an apartment, Shauntell Harris employs a philosophy she calls "the three Ps."

"My apartment has to have the perfect location: be very peaceful, nice parking and be pet-friendly," she said.

That's exactly what Harris found at Williams Reserve Apartments in northwest suburban Palatine. The 320-unit rental development has 30 buildings on 30 acres of lush landscaping that includes a bucolic 3-acre on-site lake.

The rental complex also has a cache of luxury amenities included in the rent: outdoor heated pool with sundeck and gas grills, and a business center with computer, printer, fax machine and photocopier. There also is a clubhouse for residents with a 24-hour fitness center and a Cyber Cafe featuring two additional computers overlooking the pool and a complimentary coffee bar.

Harris moved from an apartment in the city to Williams Reserve Apartments in December, 2004. Harris is the company manager of computer programs for a telephone company, which moved its offices to Hoffman Estates six years ago. Harris followed suit and moved to nearby Palatine.

She found the rental development after visiting a co-worker's apartment at Williams Reserve. "It felt like a real home, so I decided to rent here as well," said Harris, 40, who has a one-bed-

room apartment that features a two-story loft and exposed brick in the living room.

"It has the perfect location. I'm only a 20-minute ride to work and there are plenty of mini-malls close by," said Harris, noting that Williams Reserve Apartments has a 20,000-square-foot on-site shopping center. "Plus, Woodfield Mall is less than 15 minutes away."

As far as being peaceful, Harris says her favorite thing about her residence is that her living room window overlooks a pond. She watches the ducks swim and enjoys the beautiful view, which she finds calm and peaceful.

When Harris originally moved to the development she had a cat, so being pet-friendly was important, too, although her cat died last year.

Harris says she also likes the clubhouse with the fitness facility and Cyber Cafe, which is a great place to meet with friends, get coffee, and use the Wi-Fi computers. Harris also pointed out that the walking trail and pool are especially great in the summer.

Apartments at Williams Reserve come with many standard amenities such as: patio or balcony; individual heating and air-conditioning systems; kitchen appliances (refrigerator, electric range, dishwasher); cable-ready master TV antenna outlets; pre-wired telephone outlets, and wall-to-wall carpeting.

Rents range from \$795 to \$950 for studios, \$895 to \$1,050 for lofts, and \$1,050 to \$1,545 for 1- to 3-bedroom apartments.



"It has the perfect location," said Shauntell Harris at Williams Reserve Apartments. | RICH HEIN-SUN-TIMES PHOTOS



QUICK PEEK

What: Williams Reserve Apartments, Palatine
Rents: Studio, lofts, 1-3 bedrooms from \$795-\$1,545
Amenities: Fitness center; business center; clubhouse; outdoor pool; sundeck; Cyber Cafe and on-site shopping center
Information: (847) 359-6677; www.rmk.com/Properties/WilliamsReserve

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EVERGREEN BANK GROUP 630-413-9580 http://www.EvergreenBankGroup.com						ABI MORTGAGE 847-585-1995 http://www.abimortgage.com						AMERICAN BANK & TRUST 312-388-2176/630-664-9377 http://ambankqc.com						AT HOME MORTGAGE GROUP 773-858-6414 http://www.AtHomeMortgageGroup.com					
30 yr fixed	4.875	0.000	\$914	20%	4.924	30 yr fixed	4.625	0.500	\$1300	20%	4.737	30 yr fixed	4.875	0.000	\$1050	20%	4.931	30 yr fixed	4.875	0.000	\$1730	20%	4.967
15 yr fixed	4.250	0.000	\$914	20%	4.333	15 yr fixed	4.000	0.875	\$1300	20%	4.248	15 yr fixed	4.250	0.000	\$1050	20%	4.345	15 yr fixed	4.250	0.000	\$1730	20%	4.407
5/1 ARM	3.875	0.000	\$914	20%	3.436	3/1 ARM	3.125	1.000	\$1300	20%	3.098	5/1 jumbo ARM	5.125	0.000	\$1050	20%	5.201	10 yr fixed	4.000	0.000	\$1300	20%	4.169
7/1 ARM	4.250	0.000	\$914	20%	3.702	5/1 ARM	3.375	1.000	\$1300	20%	3.194	5/1 ARM	3.625	0.000	\$1050	20%	3.700	5/1 ARM	3.625	0.000	\$1300	20%	3.720
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\$165,000 loan amount

Loan Program	Rate	Monthly Payment
1 yr ARM	4.84%	\$869.69
5/1 ARM	4.46%	\$832.11
15 yr fixed	4.45%	\$1,258.03
30 yr fixed	5.07%	\$892.83

Here's what the monthly loan payment would be on a home mortgage loan using the following programs at prevailing interest rates

\$485,000 loan amount

Loan Program	Rate	Monthly Payment
30 yr jumbo	5.89%	\$2,574.58

Source: Bankrate.com

	30 yr fixed	15 yr fixed	5 yr ARM
This week	5.07	4.45	4.46
Last week	5.08	4.43	4.47
Last year	5.29	4.86	5.24

Source: Bankrate.com, for more information visit www.bankrate.com. Bankrate's national averages are based on 100 largest institutions in the top 10 markets in the United States.

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