



"I Solve the Real Estate Guesswork"

Hi, I'm Patrick Dudzinski, and I'm here to save you all the stress of your upcoming real estate closing. From the moment your realtor has your house under contract, I will guide you with knowledgeable, cost-effective, comprehensive legal support that breaks through the unavoidable barriers ahead. In collaboration with your realtor, I represent you to remove all doubt of getting to the close, keeping you aware of the status of the transaction at every stage.

Why Choose Patrick Dudzinski:

My services are competitively priced and I offer a low flat fee. Most importantly, you pay this fee ONLY if you close on the sale of your home. I will guide you through the complex real estate transaction process and coordinate with everyone involved on your behalf. If you are selling your home, you need an experienced attorney to guide you through the process.

I CLOSE THE SALE, SO YOU CAN EXHALE

Get started today
with a free consultation.

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THE RIGHT ATTORNEY

FOR YOUR REAL ESTATE JOURNEY

Patrick Dudzinski
Attorney at Law

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**Let's face it,
selling a home can be
a daunting process.**

**Are you prepared for one of
the biggest transactions
you'll ever make?**

Chances are you're not aware of the
surprises the real estate process can
throw at you.

And even if you are,
how well prepared are you?

A real estate lawyer can solve the
guesswork and save you hell when it
comes to the complex process you will
face before the "close" ever happens.

From Contract to Closing, I:

- Review and explain your sale contract - and when necessary - modify it to protect your interest
- Respond to and negotiate all possible inspection issues
- Provide requested information and collaborate with the buyer's real estate brokers, attorney, lenders/ loan underwriters, and condo associations.
- Order a property search package, examine your home's chain of title, attempt to clear any legal exceptions to your property title, and issue title commitment
- Obtain lender payoffs, and prepare necessary tax transfer forms
- Obtain zoning and water certification
- Order survey & draft all closing documents, such as the affidavit of title, bill of sale, property conveyance deed, and closing statement, and calculate necessary credits and prorations
- Furnish you with copies all closing documentation, delivering your sale proceeds (Title Company check) or wiring funds to your bank account

