

The logo for BIG (Braddock Investment Group) features the letters 'BIG' in a bold, dark blue, sans-serif font. The 'I' is slightly smaller and positioned between the 'B' and 'G'.The logo for Braddock Investment Group features the words 'BRADDOCK', 'INVESTMENT', and 'GROUP' stacked vertically in a dark blue, serif font. A vertical line is positioned to the left of the text.

## **Braddock Investment Group Inc Expands Services to Help Families Sell Inherited Chicago Properties**

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Braddock Investment Group Inc has expanded its probate and inherited property sale services throughout Chicago and surrounding suburbs, addressing the growing need for streamlined solutions when families need to sell house fast during probate. The expansion comes as more families face complex challenges when managing inherited real estate across multiple jurisdictions.

The expanded program eliminates traditional barriers that often delay inherited property sales, including the need for repairs, multiple showings, and lengthy closing processes. Families dealing with inherited properties frequently encounter unexpected complications, from deferred maintenance and property damage to disagreements among multiple heirs living in different states.

"When families inherit property, they're often dealing with grief while simultaneously navigating complex legal requirements and property issues," said Zach Shepard, President at Braddock Investment Group Inc. "Our expanded services provide a straightforward path forward, particularly for families with members scattered across different states who need to coordinate the sale of an inherited property in Chicago."

The probate process in Illinois can extend for months or even years, creating financial strain for heirs responsible for ongoing property taxes, insurance, and maintenance costs. Properties sitting vacant during probate proceedings face additional risks, including vandalism, weather damage, and deterioration that can significantly impact market value.

Common challenges facing heirs include properties requiring extensive repairs, hoarding situations, water damage from burst pipes, and problematic tenants. These issues become particularly burdensome when beneficiaries live out of state and cannot personally oversee property management or coordinate repairs.

The expanded service allows families to sell inherited homes in Chicago as-is, without investing time or money in repairs, cleaning, or staging. The company's streamlined process typically completes transactions within seven to ten days, compared to traditional sales that can take several months.

"We recently worked with five siblings who inherited their parents' Chicago home," explained Shepard. "Some lived locally while others were scattered across the country. Rather than coordinating repairs and managing a traditional sale from multiple locations, they chose our direct purchase option and completed the entire transaction quickly without any additional investment in the property."

The program addresses specific probate-related challenges, including properties with unclear titles, estates with multiple beneficiaries requiring consensus, and situations where executors need to liquidate assets quickly to settle estate debts or distribute inheritances.

Braddock Investment Group Inc specializes in purchasing properties directly from estates, eliminating traditional real estate commissions, closing costs typically paid by sellers, and the uncertainty of buyer financing falling through. The company handles all paperwork and coordinates with estate attorneys to ensure compliance with probate court requirements.

The expansion reflects growing demand from families seeking alternatives to traditional real estate sales during emotionally and logistically challenging times. Properties that might sit on the market for extended periods due to condition issues or probate complications can be sold quickly through the direct purchase program.

Braddock Investment Group Inc has been operating in the Chicago real estate market since 2009, focusing on providing cash purchases for properties in various conditions. The company specializes in complex real estate situations, including probate sales, properties facing foreclosure, and homes requiring significant repairs.

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## **Braddock Investment Group Inc**

*Braddock Investment Group Inc is a Chicago-based real estate investment firm helping homeowners sell properties fast for cash, as-is. Serving Chicago and nearby suburbs, Braddock provides fair, transparent offers with no repairs, fees, or commissions.*

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