

## Michael S. Kurtzon

Member

### Chicago

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Suite 2300  
Chicago, IL 60606



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### Areas Of Practice

Real Estate  
Real Estate Finance  
Real Estate Workouts

### Industries

Financial Industry Group  
Representation of Financial  
Institutions in Bankruptcy &  
Workout Matters  
Insurance Industry Group  
Real Estate Finance, Development  
and Facilities

### Bar Admissions

Illinois, 1973

### Education

University of Chicago, J.D.  
Cornell University, A.B.

Michael Kurtzon has more than 35 years of experience in providing legal services to the real estate industry.

Mr. Kurtzon counsels institutional real estate lenders on a national basis in a variety of complex lending matters including loan workouts and restructurings. He regularly represents real estate development companies in residential and commercial construction and development projects, including mixed-use projects, land acquisitions and development, financing and documentation for condominiums, and other for-sale housing projects. He also represents real estate investors and owners in acquisitions and dispositions of properties, securitized debt financings, and negotiation of architectural and construction agreements, as well as landlords and tenants in leasing transactions.

Mr. Kurtzon's work encompasses many types of transactions, including project and securitized financings, and purchases and sales of hotels, office buildings, apartment complexes and shopping centers. He has extensive experience representing parties in the formation of joint ventures and other business combinations.

Mr. Kurtzon is well regarded for his knowledge of the real estate industry and frequently writes and speaks about his area of practice. Past speaking topics include construction lending, syndicated loan transactions, condominium law, construction law, and the Interstate Land Sales Full Disclosure Act and workouts of troubled projects.

### Experience

- Represented lead lender in a \$120 million syndicated construction loan for a mixed use "town center" project.
- Represented lead lender in mixed-use Chicago project.
- Represented lead lender in a \$115 million credit facility for development of a downtown Chicago office building.
- Represented Canadian opportunity fund in a \$80 million acquisition and securitized financing of office park.
- Represented lead lender in a syndicated construction loan for a \$75 million high-rise mixed-use condominium/retail project.
- Represented California investment company in acquisition financing and sale of a \$35 million office building.

Michael S. Kurtzon (Cont.)

- Represented parking garage company in section 1031 deferred tax-free exchange of multiple properties.
- Represented developer of mixed-use condominium and retail project.
- Represented Chicago area investment company in the acquisition of more than 2,000 rental units in a series of transactions.

## Seminars & Speeches

*Commercial Real Estate Financing 2018*, Practising Law Institute, Chicago, Illinois  
April 19-20, 2018

*Commercial Real Estate Financing 2017*  
April 6-7, 2017

*Guarantees in Real Estate Loans*, Practising Law Institute  
April 10, 2015

*Legal Issues Impacting Real Estate*, 12th Annual Commercial Real Estate Forecast Conference, Chicago, Illinois, panel member  
January 22, 2014

*Restructuring Troubled Condo Projects: Workout Issues*, Law Seminars International (Moderated a panel discussion)  
April 25, 2008

## Publications

"Guaranties in Real Estate Loan Transactions"  
April 2017  
*Commercial Real Estate Financing*, chapter

## News

*Leading Lawyers* Lists Michael Kurtzon as a Top 10 Real Estate Lawyer in Illinois  
February 24, 2016

Mike Kurtzon Quoted in *Law360* Article on Banks Easing Their Commercial Real Estate Lending Terms  
May 16, 2014

Corporate Finance, Real Estate Groups Host Invited Guests at 2014 Bricks and Ivy Ball  
April 24, 2014

Mike Kurtzon Authors Article for *Real Estate Law360*  
December 23, 2013

Mike Kurtzon Quoted in *Law360* Article on Chicago Foreclosure Ordinance  
September 23, 2013

Michael Kurtzon—Panelist at 11th Annual Commercial Real Estate Forecast Conference  
January 18, 2013

Kurtzon Named to *Midwest Real Estate News* 2012 Hall of Fame  
January 4, 2013

## Memberships & Involvement

- American College of Real Estate Lawyers
- American College of Mortgage Attorneys

Michael S. Kurtzon (Cont.)

- Chicago Mortgage Attorneys Association
- Chicago Bar Association Real Property Finance Committee
- American Bar Association Section on Real Property, Probate and Trust Law

## **Awards & Recognition**

Named a Leading Real Estate Lawyer by *Chambers USA*, 2011-2021

Named a "Top Ten" Illinois Leading Lawyer in Real Estate in 2016 and 2017 by *Leading Lawyers Network*, Law Bulletin Publishing Company

Named an Illinois Leading Lawyer in the area of Real Estate: Associations & Condominiums, Real Estate: Commercial and Real Estate: Finance by the *Leading Lawyers Network*, 2003-2017. Law Bulletin Publishing Company

Recognized in *Illinois Super Lawyers*<sup>®</sup> for Real Estate: Business, 2011-Present

Recognized in *Law & Politics* as an Illinois Super Lawyer for Real Estate, 2005-2010

Recognized in *The Best Lawyers in America*<sup>®</sup> for Real Estate Law, 1983-Present. Copyright 2015 by Woodward/White, Inc., Aiken, SC

Recipient of an AV<sup>®</sup> Preeminent<sup>™</sup> Rating by *Martindale-Hubbell*