

**Timothy J. Hammersmith**  
Principal

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Tim Hammersmith, Chair of the firm's Real Estate Practice Group, represents sellers and purchasers of industrial, retail, multi-family dwelling, general commercial properties and lease matters on behalf of both landlords and tenants. Mr. Hammersmith also has extensive experience in real estate taxation, including contesting real estate tax assessments on commercial, industrial and multi-family investment grade properties, representing not-for-profit entities in the area of real estate tax exemptions, advising clients on real estate tax incentives, as well as on real estate tax leasehold issues.

Mr. Hammersmith is a frequent author and lecturer on real estate issues such as taxation, site selection and real estate development incentives and landlord/tenant matters. He co-authored the "Real Estate Tax and Government Incentives" and "Site Selection" chapters for the Illinois Institute for Continuing Legal Education's 2004 edition of *Commercial Real Estate*. He served as part of the Civic Federation Task Force II to assist in reshaping the Illinois real estate tax assessment appeal process. Mr. Hammersmith has served on the Illinois State Bar Association's State and Local Taxation Section Council, and he was Chair of the Section Council from 1997 to 1998. For three years, he also served as an adjunct professor for the John Marshall Law School in Chicago. In 2009, Leading Lawyers Network recognized Mr. Hammersmith as a top Commercial Bankruptcy attorney in Illinois.

Mr. Hammersmith is admitted to practice in Illinois and Florida. He received his J.D. from John Marshall Law School in 1993, where he was a member of the *John Marshall Law Review*. In 1987, he graduated from the University of South Florida with a B.S. in Finance.

#### REPRESENTATIVE MATTERS

- Represented numerous companies in the leasing and build out of office use property in the states of Illinois, Ohio, New York and California, among others, ranging in size from 5,000 to 200,000 square feet.
- Represented numerous sellers of industrial use property throughout the U.S.
- Represented the seller of 40 acres of land encumbered with a long term ground lease and used in connection with a nationally recognized amusement facility.
- Represented numerous manufacturing and warehouse/distribution companies in the purchase, development and leasing of facilities ranging in size from 10,000 to 500,000 square feet.
- Represented a major international corporation in the sale of a 275,000 square feet office building in California.
- Represented nationwide food processing company in the acquisition of a 25,000 square feet cold storage facility in New Jersey.
- Procured economic development assistance, job training assistance and real and personal property tax abatements in Indiana and Illinois for industrial manufacturing and wholesale distribution companies.

- Represented owners of commercial, industrial and multi-unit residential properties in real estate tax assessment reduction matters throughout Illinois.
- Assisted an industrial user in obtaining bulk-restriction and height zoning variances for a major manufacturing facility in Illinois.
- Represented national and international shippers, freight forwarders and carriers in leasing matters.
- Handled numerous real estate-related litigation matters, including, but not limited to, title disputes, landlord-tenant disputes and condemnation.
- Represented the seller in the disposition of a premier public and private golf course property in California.