

## Timothy J. Hammersmith

Principal, Chicago

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### Chicago

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Tim Hammersmith is an experienced real estate lawyer focused on the sale, purchase, new construction and leasing of commercial, industrial, retail, multi-family dwelling and other types of real property. He also advises on real estate-related tax matters, litigation and dispute resolution. In his third decade of practice, Tim represents domestic and international businesses and individuals with a primary focus on supporting and facilitating their operational objectives and underlying business goals.

Tim represents both landlords and tenants with respect to a variety of leasing matters, not only including lease negotiations, but also regarding complex construction/tenant build-out contracts. Additionally, Tim advises on real estate litigation involving disputes over title, property boundaries, easements, rights of ingress and egress, title insurance matters and landlord tenant contract disputes. Tim also provides tax counsel on real property tax matters, including contesting real estate tax assessments on commercial, industrial and multi-family investment grade properties and representing not-for-profit entities in the area of real estate tax exemptions, representing industrial use clients in obtaining real estate tax incentives, as well as advising on real estate tax leasehold issues.

Tim is consistently valued for his ability to get clients into the right property where they can quickly, efficiently and legally conduct their businesses. Clients also appreciate that Tim understands the importance of helping them maximize the return on assets in the event of a disposition. Because Tim has been involved in resolving a range of real estate litigation and disputes, he brings a wider viewpoint to real estate transactions and often better positions his clients throughout the negotiation process. Likewise, Tim's depth of substantive knowledge and



### Education

The John Marshall Law School, J.D.,  
1993 - Member Law Review

University of South Florida, B.S. Finance,  
1987

### Admissions

Illinois

Florida

Wisconsin

### Practice Areas

Real Estate

Litigation

experience in real estate transactions allows him to better represent his clients in disputes and litigation matters concerning real property issues.

A frequent author and lecturer on real estate issues such as site selection and real estate development incentives, landlord/tenant matters and tax challenges, Tim has served as an adjunct professor for the John Marshall Law School in Chicago. Prior to attending law school, Tim worked for almost three years for First Florida Bank in Tampa, Florida in cash management and treasury operations.

## Experience

- 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 10,000 to 200,000 square feet.
- Procured economic development assistance, job training assistance and real and personal property tax abatements and other incentives in Indiana, Tennessee and Illinois for industrial manufacturing and wholesale warehouse/distribution companies.
- Represented the sole shareholder of a North American franchisor of supermarket-based food service counters in the sale of the company to a publicly-traded Japanese food service company for \$257 million.
- Represented clients in numerous transactions that included the negotiation and implementation of Development Agreements and other Infrastructure Agreements in Illinois and other jurisdictions related to the establishment, procurement and use of Tax Increment Financing (“TIF”) and other similar infrastructure financing/incentive programs for the development of industrial use property. Represented clients in the procurement and negotiation of other jurisdiction specific incentives related to the development of industrial use property and infrastructure.
- Assisted numerous sellers of industrial use property throughout the U.S.
- Seller representation of 40 acres of land encumbered with a long-term ground lease and used in connection with a nationally recognized amusement facility.
- Guided 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.
- Major international corporation representation in the sale of a 275,000-square-foot office building in California.
- Nationwide food processing company representation in the acquisition of a 25,000 square-foot cold storage facility in

New Jersey.

- Owner representation 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.
  - Advised 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, property boundary and easement disputes, landlord-tenant disputes, forcible entry and detainer and condemnation.
  - Seller representation in the disposition of a premier public and private golf course property in California.
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### **Memberships**

- Association of Industrial Real Estate Brokers
  - Chicago South Chamber of Commerce
  - Florida State Bar Association
  - Illinois State Bar Association
  - Real Estate Investment Association
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### **Distinctions**

- *Leading Lawyers*, 2012-2020