

Timothy J. Hammersmith

Principal, Chicago

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Tim Hammersmith is an experienced real estate lawyer and Chair of the firm's Real Estate practice. He is focused on the sale, purchase, new construction and leasing of commercial, industrial, retail, multi-family dwelling and other types of real property. Tim also advises on real estate-related tax matters, litigation and dispute resolution. In his third decade of practice, he 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 University of Illinois Chicago School of Law, (f/k/a 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

Languages

English

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

In May of 2018, Tim lectured on U.S. law to undergraduate law students at Waseda University School of Law. 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.

Experience

- Tax deferred sale of a cold storage industrial facility and backside acquisition of multiple replacement properties.
- Purchase of 7 acres of vacant land, entitlement and new construction of a 128,000 square foot industrial warehouse/distribution, assembly, product demonstration and support facility to serve as North American Headquarters in Suburban Chicago.
- \$2.6 million sale of previous North American headquarters in suburban Chicago.
- \$12 million acquisition of property in San Diego, California.
- Purchase of 16 acres of land and development of a 100,000 square foot facility for a foreign metrology and laser machine manufacturer.
- Represent European-based manufacturer in the purchase and entitlement of 136 acres of vacant land for the development of a North American manufacturing facility.
- Acquisition of a cold storage facility in New Jersey for a nationwide food processing company.
- Disposition of premier public and private golf course properties in California.
- Sale of a foreign owned 275,000-square-foot office building in southern California.
- 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, Wisconsin, Tennessee and Illinois for industrial manufacturing and wholesale warehouse/distribution companies.
- 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.

- 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.
- 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.

Memberships

- American Bar Association
 - Florida State Bar Association
 - Illinois State Bar Association
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Distinctions

- *Leading Lawyers*, 2012-2024