



Ira J. Swidler

Partner

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Chicago

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Practices

FOCUS: Real Estate

Real Estate Finance
and Lending

Real Estate
Development

Real Estate Equity and
Investments

Industries

Hospitality

Private Client Services

Family Offices

Recognition

Super Lawyers, Illinois,
2005–2006, 2008–
2019

Legal 500, 2013–2015

Education

JD, University of Illinois
College of Law

BS, University of
Illinois
Accountancy

Bar Admissions

Illinois

Ira J. Swidler concentrates his practice in the representation of commercial, hotel and residential developers, real estate funds, insurance companies, commercial banks, finance companies and other institutional investors and lenders in connection with real estate development, acquisitions and dispositions, venture formation, leasing, and conventional, construction, securitized and mezzanine financing.

Ira is experienced in the development and financing of multi-owner, mixed-use projects and mortgage financing to tenant-in-common borrowers.

Selected Experience

- Acquisition and financing of office building in downtown Chicago.
- Acquisition of commercial condominium project in Phoenix, Arizona.
- Acquisition of portfolio of industrial properties in Elk Grove Village, Illinois.
- Acquisition of portfolio of marina properties.
- Acquisition of portfolio of membership campgrounds.
- Acquisition of, and construction financing for, office and retail project in St. Charles, Illinois.
- Acquisitions of shopping centers in the Phoenix/Scottsdale area.
- Acquisition and financing of portfolios of recreation vehicle parks and manufactured home communities.
- Acquisition and financing of office building in downtown Seattle.
- Mortgage financing for portfolio of automobile parts distribution facilities.
- Mortgage financing for warehouse/distribution center in Chicago.
- Mortgage financing for office building and garage in Chicago.
- Mortgage financing for high-rise apartment building in Chicago.
- Sale of five-star hotel in New York.
- Formation of venture between developer and hotel operator, and negotiation of development and management agreements with hotel operator, for five-star hotel in Los Angeles.



- Development of apartment and retail building in Chicago.
- Formation of ventures between developer and institutional investor for university student housing.
- Mortgage financing to TIC borrowers for hotel in Alexandria, Virginia.
- Negotiation of agreements with hotel operator for condo/hotel in Snowmass, Colorado.
- Negotiation of agreements with hotel operator for hotel-branded residential condominium development in Los Angeles.
- Mortgage financing to TIC borrowers for luxury hotel in Austin, Texas.
- Mortgage financing to TIC borrowers for shopping center in Chicago.

Memberships

- American Bar Association
- The Chicago Bar Association

Advisories

- Federal Reserve Adds Legacy CMBS to TALF (May 20, 2009)
- Expansion of TARP to Newly Issued CMBS Creates Opportunities for TARP Investors, Commercial Mortgage Lenders and Property Owners (May 4, 2009)
- Treasury Unveils Public-Private Investment Program for Legacy Assets (March 26, 2009)
- Proposed Addition of CMBS to TALF May Create Opportunities for Commercial Mortgage Loan Originators, Servicers, Borrowers and Investors (March 12, 2009)