

David R. Dlugie

Partner

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Practices

FOCUS: Real Estate

Commercial Mortgage-Backed Securities

Real Estate Acquisitions, Dispositions and Joint Ventures

Real Estate Development

Real Estate Finance and Lending

Structured Finance and Securitization

Industries

Family Offices

Finance and Financial Markets

Hospitality

Education

JD, University of Illinois College of Law

MAS, University of Illinois

BS, University of Illinois, *with highest honors*

Bar Admissions

Illinois

Community Involvements

American College of Mortgage Attorneys

American Bar Association

Chicago Mortgage Attorneys Association

Commercial Real Estate Finance Council

Illinois State Bar Association

The Chicago Bar Association, Real Property Committee

Financial institutions across the country rely on David Dlugie to handle their most critical commercial property and commercial loan matters, sometimes with extremely tight timelines. For clients that are financing or selling/buying/leasing real property, or acquiring or disposing of commercial real estate loans, he solves their financing and equity issues using negotiation skills honed through three decades of practice. David assembles teams across the firm that work with clients to achieve their goals on commercial real estate matters throughout the country on a timely basis.

Using market knowledge to speed negotiations

In real estate negotiations, David uses his market knowledge to find solutions that move parties toward a successful closing on a cost-effective basis. Aided by an accounting background, he uses his business acumen to assist in productive negotiations and help his client achieve their goals, leading to more efficient outcomes that leave all parties feeling like winners. David's clients commend his attentive approach, stating that his "incredible technical knowledge" and "business perspective" make him a "strong choice to represent lenders in real estate transactions (*Chambers USA* 2019).

David's business sense allows him to quickly identify, mitigate and resolve client issues as they arise. In large-scale transactions, he draws on Katten's 100-plus-lawyer Real Estate group to achieve results on even the most compressed time frames. One major private equity institution turned to David, for instance, when it needed to efficiently sell a portfolio of assets across the country that included eighteen office buildings, six hotels, three industrial properties and two retail properties in a short time frame. David assisted in the structuring and negotiation of thirteen transactions totaling over \$500 million in just four months. In another fast-moving deal, David represented another private equity institution in its purchase of five mezzanine loans across 219 properties. The deal entailed negotiations with eleven borrowers and total financing of more than \$3.6 billion. It closed in 33

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"I appreciate his sector knowledge, his availability to discuss complex issues and his work ethic." "He's very pragmatic."

*- Chambers USA 2023
(Illinois, Real Estate)
survey response*

days.

David also represented the financial services unit of an American conglomerate in its sale of a \$1.56 billion mortgage loan pool of 44 mortgage loans, which commenced and closed in 40 days, while simultaneously working on the sale of a \$560 million mortgage loan pool for the client with more than 260 mortgage loans. He also represented a Chicago-based lender and a financial institution in the origination of over 2,000 conduit mortgage loans across the country and the later securitization of such mortgage loans.

Recognitions

Recognized or listed in the following:

- *Best Lawyers in America*
 - Real Estate Law, 2010–2024
- *Chambers USA*
 - Real Estate, 2007–2023
- *Leading Lawyers Network*
- *Super Lawyers*
 - Illinois, 2007–2024
- *The International Top 100 Magazine*
 - Top 100 Lawyers in America, 2014
 - Top Five Lawyers in Illinois, 2014
- *The Legal 500 United States*
 - Recommended Attorney, 2007–2010, 2012, 2014–2023

News

- Katten Attorneys Named to 2024 Illinois Super Lawyers, Rising Stars Lists (January 25, 2024)
- Katten Attorneys Distinguished by *Best Lawyers®* (August 17, 2023)
- Katten Lauded in The Legal 500 United States 2023 (June 9, 2023)
- Katten Boosts Rankings in *Chambers USA Guide 2023* (June 1, 2023)