

BEHIND EVERY
SUCCESSFUL REAL
ESTATE DEAL IS A
WELL-PREPARED
LAWYER

Learn how *the*
LLM *in* REAL ESTATE LAW
can open doors
for your career



Spring 2012
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THE
JOHN MARSHALL
LAW SCHOOL
CENTER FOR REAL ESTATE LAW

EXPAND YOUR EXPERTISE

In the challenging field of commercial real estate, an LLM from John Marshall will prepare you to succeed at a higher level.

Take control of your career advancement by learning the transactional and business skills that will give you a clear advantage over other attorneys.

Hit the Ground Running

- Understand how the law actually plays out in commercial real estate transactions.
- Learn how to draft and negotiate transactional documents, such as commercial leases and purchase and sale agreements.
- Know how to spot legal risks common in commercial real estate transactions, such as tax issues and environmental risks.
- Understand how clients in the commercial real estate industry think and what they expect out of a transactional attorney.
- Be informed and up-to-date so you can advise clients on emerging issues in the commercial real estate industry, such as the nascent green movement.

Focus on the Fundamentals

Courses in the LLM program take a transactional approach to legal education. Students learn about real estate law in the context of the real estate industry and gain an understanding of the business objectives and concerns of real estate clients. Instruction comes from adjuncts who use practice materials—the forms real estate attorneys

actually use to document and close transactions, rather than casebooks with appellate decisions—for course materials. Students develop the ability to assess and evaluate risks and to ask the right questions to quickly cut to the heart of the issues.

The curriculum for the LLM was developed with input from an advisory board of practicing attorneys and real estate professionals and covers all substantive areas of commercial real estate law.

Experience Matters

The Real Estate Legal Practicum course provides students with a for-credit externship in a law firm, corporate law department, government office, or title company. Practicum students are supervised by an experienced commercial real estate attorney.

Special Seminar

Energy Development Projects: Three Actual Case Studies on Tuesdays from 6–8 p.m. with **Professor Fred Bosselman**, Emeritus at IIT/Chicago–Kent College of Law, and **Mark Burkland**, partner at Holland & Knight LLP.

Financial Aid is available.

Real Estate Law Classes Offered in Spring 2012

Environmental Controls and Concerns Affecting Real Estate

RE 609 (2 credits)

Required Course

Mondays, 6 to 9 p.m.

(9 weeks)

A survey of the various federal and state statutes, regulations, and judicial and administrative decisions with respect to environmental matters including, air, water, solid waste, and noise pollution abatement (including CERCLA and RCRA); an analysis of the impact of these environmental controls (both indoor and outdoor) upon land ownership, development, and financing; and the formation of plans and procedures to improve compliance with environmental laws and rules, including handling a remediation of contaminated property.

William Anaya, *partner at Arnstein & Lehr LLP, will teach this course.*

Seminar: Energy Development Projects: Three Actual Case Studies

RE 626 (2 credits)

Elective Course

Tuesdays, 6 to 8 p.m.

(14 weeks)

The energy marketplace is changing rapidly. The 'take-what-you-get' days are ending, and instead many customers can now choose from a broad range of energy sources, including energy conservation and efficiency. To reach these customers, a competitive market exists for both traditional and new kinds of energy projects, many of which raise novel and complex issues relating to siting, financing, and permitting. This course will focus on a selected few actual development projects, in order to see how lawyers can interact with developers facing the challenges of the new market.

Professor Fred Bosselman, *Emeritus at IIT/Chicago-Kent College of Law, and Mark Burkland*, *partner at Holland & Knight LLP, will co-teach this course.*

Leasing, Ownership, and Management

RE 605 (2 credits)

Required Course

Wednesdays, 6 to 9 p.m.

(9 weeks)

An in-depth study of the legal and business issues involved in the leasing, ownership and management of various types of commercial real estate properties. Particular emphasis will be placed upon negotiation and drafting of commercial leases. Skills exercises in negotiations, drafting, and review of documents reflect the transactional perspective of the course.

Professor Celeste Hammond, *The John Marshall Law School, and Virginia Harding*, *of counsel at Gould & Ratner LLP, will co-teach this course.*

Bankruptcy and Insolvency Laws Affecting Real Estate

RE 601 (2 credits)

Elective Course

Thursdays, 6 to 9 p.m.

(9 weeks)

An in-depth study of the impact of the federal and state bankruptcy and insolvency laws upon real estate development, finance, and workouts, focusing on the rights and remedies available to the debtor in bankruptcy and its creditors when a party to a real estate transaction becomes insolvent, including a bankruptcy filing by a landlord, a tenant, a ground lessor or lessee, party to a reciprocal operating and easement agreement, a borrower, or a contractor or subcontractor. Particular emphasis will be placed on the impact of a bankruptcy filing by a borrower on the remedies available to a mortgage lender, including enforcement of pre-petition agreements to lift the automatic stay, the use of "pre-packaged" bankruptcy plans, the "new value" exception to the absolute priority rule and enforcement of "springing guarantees."

Barry Chatz, *partner at Arnstein & Lehr LLP, and Michael Gesas*, *partner at Arnstein & Lehr LLP, will co-teach this course.*

Fair Housing/Fair Lending Law

RE 633 (2 credits)

Elective Course

Thursdays, Noon to 2 p.m.

(14 weeks)

The study of federal, state, and local laws pertaining to discrimination in housing and lending, focusing on the theoretical and legal problems presented by the fair housing and lending laws as well as the practical aspects of handling a fair housing case and methods to comply with these laws, including the Community Reinvestment Act.

Clinical Professor Allison Bethel, *The John Marshall Law School*, will teach this course.

Drafting and Negotiation Skills Workshop

RE 608 (2 credits)

Required Course

Saturdays, 9 a.m. to Noon

(9 weeks)

This course will focus on developing skills in drafting and negotiation, utilizing a basic, but usually highly negotiated, real estate document (such as a joint venture agreement, loan modification agreement, or an office lease) to be negotiated for a hypothetical deal.

David Chernoff, *associate general counsel of the John D. and Catherine T. MacArthur Foundation*, will teach this course.

Real Estate Legal Practicum

RE 620 (2 credits)

Elective Course

This course will provide students a hands-on experience in commercial real estate practice. Under careful supervision of a full-time faculty member, the students will work with a member of the adjunct faculty in one of the various settings where real estate lawyers practice—law firms, title companies, corporations, or government. The course is structured to meet the needs of the individual student who has not had significant practice experience in the field of real estate law. Consultation with and approval by the director of the program is required for registration.



LLM in Real Estate Law graduates are practicing commercial real estate law with law firms, corporate law departments, title insurers, and government agencies throughout the country. A number of graduates have moved over to the business side of the real estate industry and are now developers and project managers.

Independent Research

RE 698 (2 credits)

Elective Course

Research on an issue of real estate law and formation of an original idea in connection therewith, culminating in a written work of publishable quality. Consultation with and approval by the director of the program is required for registration.



Faculty

Full-Time Faculty

Professor Arthur Acevedo
Clinical Professor Allison Bethel
Professor Susan Marie Connor
Professor Linda R. Crane
Professor Celeste M. Hammond
Professor Jason J. Kilborn
Professor Ann M. Lousin
Clinical Professor Damian Ortiz
Professor Michael P. Seng
Professor Scott A. Shepard
Professor Debra Pogrund Stark

Adjunct Faculty

William J. Anaya
Arnstein & Lehr LLP
Bennett P. Applegate
Applegate & Thorne-Thompson
Michelle M. Bella
Inka Partners Inc.

Fred P. Bosselman
*Professor of Law Emeritus
IIT/Chicago-Kent College of Law*

Sandra L. Bowen (LLM '99)

Mark E. Burkland
Holland & Knight LLP

David S. Carfello (JD '88)
NASD

Paul D. Carman
Chapman and Cutler LLP

Barry A. Chatz
Arnstein & Lehr LLP

David S. Chernoff
*John D. and Catherine T.
MacArthur Foundation*

Christopher Combest
Quarles & Brady LLP

Geoffrey M. Davis
Jenner & Block LLP

Paul J. Davis
Applegate & Thorne-Thompson

Karen M. Ercoli
General Growth Properties

Faye Feinstein
Quarles & Brady LLP

Jason A. Friedman
Friedman Properties, Ltd.

Peter M. Friedman
Holland & Knight LLP

Michael L. Gesas (JD '84)
Arnstein & Lehr LLP

Robert E. Gordon
Mayer Brown LLP

James C. Hagy
Rooftops Group LLC

Virginia M. Harding
Gould & Ratner LLP

Gerre Anne Harte (JD '11)
Illinois Attorney General

David M. Henderson
(JD '05, LLM '06)
Duggan Bertsch LLC

Harold J. Hicks (LLM '01)
Madigan & Getzendanner

Thomas A. Jaconetty
Cook County Board of Review

Reid A. Mandel
Katten Muchin Rosenman LLP

Jeffrey J. Mayer
Freeborn & Peters LLP

John H. Mays
Gould & Ratner LLP

Professor Evan McKenzie
University of Illinois at Chicago

Margery Newman (JD '83)
Deutsch Levy & Engel Chtd.

Arthur E. Pape
The Pape Law Firm

Jordan H. Peters (JD '72)
Freeborn & Peters LLP

Lorence H. Slutsky (JD '72)
*Robbins Schwartz Nicholas
Lifton & Taylor, Ltd.*

Howard M. Turner
Smith Amundsen LLC

Jon D. Van Gorp
Mayer Brown LLP



Professor Celeste M. Hammond is the director of the Center for Real Estate Law. Contact her at 7hammond@jmls.edu.



THE JOHN MARSHALL LAW SCHOOL

315 S. Plymouth Court, Chicago, IL 60604

**Now accepting applications
for the spring semester
beginning January 17, 2012.**

Financial Aid is available.

REAL ESTATE LAW at The John Marshall Law School



**For an application or program information,
or to attend an information session,
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