

# SAMUEL J. SCHUMER | PARTNER

Commercial Real Estate, Commercial Tenant Leasing, Banking and Finance, Commercial Litigation



Sam concentrates his practice in the commercial real estate and lending industries. He regularly represents real estate developers, landlords, tenants, property managers, contractors and tradesmen, national homebuilders, banks, investment funds, and private lenders in all aspects of their businesses. This includes handling courtroom litigation matters, negotiating deal terms, and drafting real estate and lending transactional documents.

Sam's typical litigation matters involve contract disputes, business torts, commercial loan enforcement (including foreclosures and machinery/equipment repossession), construction and mechanics lien disputes, and landlord/tenant matters. On the transactional side, Sam negotiates, structures, and drafts lease documents, purchase and sale agreements, loan documents, and back-end lending deals, such as deed in lieu of foreclosure agreements and note/mortgage assignments and sales.

Sam began his legal career at a mid-size law firm in Chicago before joining MPS as an associate in 2011. The firm elevated Sam to partner in 2016.

## CONTACT

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## EDUCATION

- J.D., University of Illinois Chicago School of Law
- B.A., University of Colorado

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## ADMISSIONS

- Illinois
- United States District Court for the Northern District of Illinois
- United States Court of Appeals for the Seventh Circuit

“Going to court isn't the only route to resolving a dispute. We're well-versed in all types of alternative dispute resolution, and have helped many clients achieve favorable results in arbitration and mediation.”

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## EXPERIENCE

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- Served as counsel for an investment fund in the acquisition, enforcement, and settlement of a commercial loan portfolio secured by mixed-use, retail, and multifamily real estate collateral located in the City of Chicago. This matter involved the preparation of loan sale and assignment instruments, the full spectrum of foreclosure litigation pleadings and motions, and settlement and release documents.
- Represented a Fortune 500 automotive supplier in a lease audit dispute with its landlord arising out of capital vs. operating expense categorization, insufficient allocation of real estate tax credits, and other improper pass-through expenses.
- Served as first-chair trial counsel for an NYSE-listed national homebuilder in the defense of construction warranty claims asserted by homeowners.
- Represented a local real estate developer, as landlord, in the negotiation and drafting of a triple net retail lease agreement pertaining to a mixed-use building in Chicago.
- Litigated a multi-lawsuit debt enforcement matter on behalf of a regional bank that triggered the filing of several litigation proceedings, including actions for breach of guaranty, foreclosure of a retail center in a Chicago suburb, a wide-array of post-judgment enforcement proceedings, and fraudulent transfer/veil-piercing actions against the several obligors and their affiliates.
- Served as counsel for a local real estate developer in litigation against a general contractor arising out of faulty work rendered in connection with a restaurant buildout in Chicago.
- Represented a multinational investment fund in the eviction of a restaurant tenant on the retail level of a premium office tower located in the Chicago Loop.
- Handled all aspects of a multi-million dollar deed in lieu of foreclosure transaction for a private lender involving a retail center in a Chicago suburb.

## MEMBERSHIPS

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- Chicago Bar Association

## AWARDS

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- Rising Star, Super Lawyers, 2014-2022
- Emerging Lawyer, Leading Lawyers, 2015, 2016, 2018, 2019, 2021

### Schaumburg

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### Chicago

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