

VICTORIA C. BRESNAHAN | PARTNER

Commercial Real Estate, Land Use, Zoning and Entitlement, Real Estate Construction and Finance,
Condominium and Condo-Like Development



Vickie concentrates her practice in commercial and residential real estate development, with an emphasis on condominium and complex residential planned unit developments. She is experienced in complicated title and survey matters, as well as leasing, and has represented local and national builders, developers, and lenders in connection with a variety of development and entitlement issues.

Vickie is also a regular speaker and seminar instructor on a variety of

topics, including homeowner associations, residential and commercial condominiums, title insurance, and surveys. She has participated as a featured panelist and speaker for IICLE courses and has recently spoken on the topics of commercial condominiums and condominium de-conversions.

Prior to joining MPS, Vickie served as title attorney and metro title counsel for Ticor Title Insurance Company (now part of the Fidelity Title Insurance family). In her underwriting capacity, Vickie advised customers regarding complicated title and survey issues, condominium and mixed use sites, and construction and mechanic lien issues. She was also responsible for advising and training other title officers and closers.

CONTACT

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EDUCATION

- J.D., Dean's List, University of Illinois Chicago School of Law
- B.A., Dean's List, University of Illinois at Urbana-Champaign (Illinois Congressional Scholarship Recipient)

ADMISSIONS

- Illinois
- United States District Court for the Northern District of Illinois

"Entrepreneurial lawyers join for our entrepreneurial style. Clients sign up because nobody likes bureaucracy."

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EXPERIENCE

- A national homebuilder in connection with the acquisition and development of over 300 home sites in conjunction with a conservation easement in DuPage County, Illinois.
- A national homebuilder in conjunction with the development of over 100 home sites in an age restricted community in Will County, Illinois.
- A local developer in connection with the annexation, assemblage, and acquisition of over 100 acres in Cook County, Illinois, including the exchange of parcels with the municipality and township.
- The sale of all assets of a local developer to a national home builder, including the sale and purchase of 11 active communities in Cook, DuPage, Kendall, Kane, and Will Counties, Illinois.
- A local bank and local developer in the withdrawal and sale of a former condominium property, cost sharing, and quiet title issues in Champaign and Kendall Counties, Illinois.
- A local developer of rental and for sale housing in a condominium development involving a ground lease in Cook County, Illinois.
- A local developer in the conversion of over 1.5 million square feet of former warehouse space to an add-on commercial condominium, including a residential unit containing over 100 apartments and a national retail tenant in the city of Chicago.
- A local bank in the conversion of a strip mall to commercial condominium units anchored by the bank.
- A local developer in the subdivision and sale of property developed with various stores, restaurants, and a hotel.

MEMBERSHIPS

- Chicago Bar Association
- Illinois State Bar Association

AWARDS

- Leading Lawyer, Real Estate Law: Associations & Condominiums and Residential, 2015-2016
- Recipient, Illinois Congressional Scholarship, University of Illinois, College of Liberal Arts

PUBLICATIONS

- "Condos and Common Interest Communities in Illinois – A Look Back and Suggestions for Going Forward," Co-Authored with Victoria Breshahan, Illinois Condominium Law: Illinois Institute of Continuing Legal Education, 2021
- "Condominium Law: Commercial and Mixed Use Developments," Speaker, Illinois Institute of Continuing Legal Education, 2016.
- "Condominium De-Conversions," Speaker, Illinois Institute of Continuing Legal Education, 2016.
- "Condominium Removal: Now You See It, Now You Don't," Speaker, Chicago Title Insurance Company, 2016.
- "Condos and Common Interest Communities in Illinois: A Case of Arrested Development," Co-Authored with Brian Meltzer, Illinois Condominium Law: Illinois Institute of Continuing Legal Education, 2016.
- "Development Plans for New or Stalled Housing Developments," Co-Authored with Brian Meltzer, Illinois Condominium Law, Supplement: Illinois Institute of Continuing Legal Education, 2012.

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PUBLICATIONS CONT'D

- "Development Plans for New or Partially Completed Housing Developments," Co-Authored with Brian Meltzer, Illinois Condominium Law: Illinois Institute of Continuing Legal Education, 2010.
- "Condominium Law: Strategies for Condominium Projects in Crisis: The Secondary Mortgage Market — FHA, Fannie Mae, and Freddie Mac and Financing Unit Purchases," Panel Member, Illinois Institute of Continuing Legal Education, 2010.
- "Condominiums in Crisis: The Secondary Mortgage Market - FHA, Fannie Mae and Freddie Mac and Financing Unit Purchases," Speaker, Illinois Institute of Continuing Legal Education, 2009.
- "Condominiums: Buying and Selling," Speaker, Tigor Title Insurance Company, 2001.
- "Homestead Considerations in Illinois," Title Today: Tigor Title Insurance, Fall 1998.
- "Homestead Considerations in Illinois," CBA Journal Real Property Law Communicator, Spring 1999.
- "Homestead Considerations in Illinois," Speaker, Tigor Title Insurance Company, 1999.

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