

EVON S. SOLMS

LEGAL EXPERIENCE

ATTORNEY, Mundelein, IL

Current-Semi-retired

Represent entities on complex legal issues for investment in real estate in \$100,000-\$60 Million price range including structuring, negotiating and drafting agreements for land acquisition and sales, development of multiple parcels of land for residential housing, advising on acquisition of municipal tax exempt bonds, advising on loan modifications and foreclosure for homeowners, conducting residential sales for buyers and sellers, and examining title as title agent for Chicago Title Insurance Company and TICOR Title Insurance Company.

JANKO GROUP LLC, Deerfield, Illinois
Private Real Estate Investor Group

Sept, 2008-Retired Dec, 2014

General Counsel

- Represent investor group in negotiation of distressed property for residential and commercial developments from bankruptcy court, lenders and sellers; draft and negotiate contracts for acquisition of properties and municipal bonds in the \$2M-\$60M price range, conduct due diligence reviews, review and negotiate acquisition financing documents.
- Manage outside legal counsel on complex commercial developments.
- Represent landlord on commercial leases and subleases for commercial, hotel and industrial properties, including legal issues in management, environmental and insurance matters.
- Develop systems for due diligence matters and management upon acquisition of properties.

DRH CAMBRIDGE HOMES, INC., Libertyville, Illinois
Residential Developer in Chicago Metro Area Wholly Owned by Publicly Traded Company

April, 1999 to March, 2008

Assistant General Counsel

- Represented developer in negotiation of land acquisition in excess of \$50M; drafted real estate contracts, annexation and development agreements, cost sharing agreements, easements, covenants and restrictions and indemnification agreements; reviewed plats and plans for subdivision development; due diligence investigations including reviewed title reports, recorded documentation and cleared title encumbrances, reviewed environmental assessments and intergovernmental agreements
- Reviewed, negotiated and drafted municipal tax exempt bond financings in excess of \$100M for public improvements in special service areas
- Participated in zoning and annexation hearings
- Counseled and managed contract administrator and closing department
- Prepared homebuyer contracts and riders; conducted training programs on contract law, mortgage fraud and Illinois compliance laws for sales staff
- Counseled client on numerous corporate governance matters including contract law, architectural, engineering, marketing, fair housing, RESPA and advertising issues

HELLER FINANCIAL INC., Chicago, Illinois
Private lender with \$4B Real Estate Mortgages per annum

June, 1997 to Nov., 1998

Senior Counsel

- Advised the real estate and asset based origination officers in commercial real estate and the closing department on issues regarding securitization for CMBS market

- Counseled portfolio management on refinancing and re-issuance of letters of credit in taxable bond financings
- Drafted application and loan documents for IRC Section 42 low income housing program, negotiated partnership agreements for acquisition of Section 42 tax credits
- Advised on management issues for real estate and asset based loans
- Reviewed corporate facilities leasing and vendor contracts
- Conducted training programs for employees on secured lending and real estate issues
- Managed outside counsel in 50 states

MUCH SHELIST FREED DENENBERG AMENT BELL & RUBENSTEIN, Chicago, Illinois
Mid sized law firm of 60 lawyers. 1987-1997

Senior Associate

- Advised and negotiated contracts for sale of commercial real estate and businesses
- Advised on environmental issues regarding lead paint and underground storage tanks
- Reviewed and negotiated commercial leases for lessors and lessees
- Revised and negotiated loan documents for asset and real estate based transactions
- Represented developers syndicating limited partnerships with low income housing tax credits coupled with HUD or Fannie Mae subsidies and guarantees
- Structured tax deferred exchanges of like-kind properties

ILLINOIS HOUSING DEVELOPMENT AUTHORITY, Chicago, Illinois 1984-1987
State housing agency issuing tax exempt bonds for development of new or rehabilitated multifamily housing projects by private developers.

In-house Counsel

- Represented client, drafted and negotiated the issuance of state of Illinois tax exempt bond financings in excess of \$300M which proceeds financed federal and state subsidized multifamily rehabilitation and new construction loans for affordable multi-family residences; drafted rules and regulations for Illinois Section 42 low income housing tax credit program; drafted single family mortgage loan documents in compliance with tax exempt financing; and negotiated and drafted loan participation agreements for multi-lender low income housing programs.

Prior Legal Experience: Paralegal for VMS Realty in Chicago, Illinois abstracting leases for commercial, residential and retail businesses, 1985; paralegal for Baker and McKenzie, large law firm, Chicago, Illinois in US corporate department from 1977-1981.

NON-LEGAL EXPERIENCE

LAKE COUNTY BOARD OF REVIEW, Waukegan, Illinois October, 2009-to December, 2014
Real Estate Tax Appeals for County Government

Alternate Board of Review Member, Qualified as hearing officer pursuant to Illinois state statute and exam given by Illinois Dept of Revenue and appointed by the Lake County Board

EDUCATION

LOYOLA UNIVERSITY OF CHICAGO SCHOOL OF LAW, Chicago, Illinois
Juris Doctor -- January, 1985; Member of *Loyola Law Journal*; tutored legal writing students.

UNIVERSITY OF ILLINOIS, Champaign-Urbana, Illinois, B.A ; Major: Sociology/Psychology.