

EVON S. SOLMS

1020 Kasting Ln, Mundelein, IL 60060; Tele: 847-924-7515; Fax: 650-360-6670; E-Mail: essoims@att.net

EXPERIENCE

Attorney at Law Mundelein, Illinois

November, 2008-present

Self Employed

- Advise buyers and sellers on real estate transactions for residential and commercial developments; draft and negotiate contracts for acquisition of properties in the One Million Dollars or less price range, review and negotiate acquisition financing documents, prepare title searches and documentation for closings
- Draft and negotiate leases for commercial transactions
- Negotiate settlements for distressed residential or commercial properties.

JANKO GROUP LLC, Deerfield, Illinois

September, 2008-present

Legal Counsel for Residential Division

- 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 in the \$2M-\$20M price range, review and negotiate acquisition financing documents, prepare title searches and documentation for closings.
- Develop systems for management upon acquisition of properties.

DRH CAMBRIDGE HOMES, INC., Libertyville, Illinois

April, 1999 to March, 2008

Assistant General Counsel

- Represented developer in negotiation of land acquisition; 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 closed multiple tax exempt bond financings for public improvements in special service areas
- Attended 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 matters including contract law, architectural, engineering, marketing and advertising issues

HELLER FINANCIAL INC., Chicago, Illinois

June, 1997 to Nov., 1998

Senior Counsel

- Advised the real estate and asset based groups by counseling origination officers and the closing department on issues regarding securitization for CMBS market
- Counseled portfolio management on refinancing and re-issuance of letters of credit in bond financing
- 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

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 in the tax exempt bond financing which then used the proceeds to finance 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.

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 January, 1974; Major: Sociology/Psychology.

AFFILIATIONS

Civic:

- President, Oak Park Ski Club 2007-08; Trip Director 1998-99 & 2007-08 and counsel to Club since '90
- Member, 2001 of Mundelein High School Financial Advisory Committee
- Member, 1994-95 of the Oak Park River Forest High School Financial Advisory Committee to the Board of Education

Chicago Bar Association:

- 1995-99, Chairwoman of Contract and Closing Procedures Subcommittee for Real Property Law
- Member of CBA Executive Council for Real Property Law Committee
- Legislative Liaison to CBA Real Property Committee 1996-99
- Participated in CBA CLE seminars on environmental and real estate issues as speaker
- Published articles in CBA Real Property Quarterly on environmental and real property issues

Illinois State Bar Association: Member 1985 to present

Colorado State Bar Association: Member 1999 to present