

# RYAN DEHEER

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## PROFESSIONAL SUMMARY

Analytical and process-driven **Real Estate Compliance Professional** with a background in quasi-judicial property tax appeals and multi-site real estate management. Expert in **lease interpretation, landlord/tenant obligations**, and **contractual enforcement**. Proven track record of managing complex portfolios, identifying maintenance deficiencies, and utilizing critical analysis to resolve high-stakes disputes. Adept at navigating legal frameworks and maintaining strict compliance with regulatory standards.

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## CORE COMPETENCIES

- **Lease Administration & Interpretation:** Expert at analyzing commercial contracts and identifying maintenance indemnification.
  - **Compliance & Enforcement:** Skilled in drafting formal correspondence and "demand-style" documentation to ensure site standards.
  - **Portfolio Management:** Managed high-volume caseloads (80+) requiring meticulous tracking and regulatory adherence.
  - **Dispute Resolution:** Experienced Hearing Chairperson capable of mediating between conflicting parties based on evidence and code.
  - **Technical Knowledge:** Deep understanding of Illinois Real Estate Law, property valuation, and site inspection protocols.
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## PROFESSIONAL EXPERIENCE

### LAKE COUNTY BOARD OF REVIEW | Waukegan, IL

*Alternate Member / Hearing Chairperson* | Sept 2019 – Present

- **Quasi-Judicial Oversight:** Serve as the presiding officer for property tax appeal hearings, interpreting state statutes and local codes to render binding decisions on property valuations.
- **Evidence Analysis:** Review complex case files involving property site conditions, exterior maintenance, and structural integrity to determine landlord/owner compliance with valuation standards.
- **Legal Collaboration:** Work directly with the CCAO to prepare defensive case files for State-level appeals, ensuring all documentation meets rigorous legal evidentiary standards.
- **Process Optimization:** Maintain strict adherence to Board of Appeal rules, ensuring high-volume hearing schedules are managed with 100% accuracy and regulatory compliance.

## **BAIRD & WARNER REAL ESTATE** | Libertyville, IL

*Licensed Realtor / Real Estate Consultant* | May 2018 – Present

- **Contractual Negotiation:** Execute and interpret complex real estate sales contracts, specifically identifying repair requirements and vendor obligations.
- **Vendor & Maintenance Oversight:** Coordinate specialized inspections for roofing, parking lots, and building systems; act as the primary liaison between property owners and contractors to ensure repair scopes meet contractual deadlines.
- **Risk Mitigation:** Manage critical timelines and documentation for financing and closing, ensuring all "due diligence" requirements are satisfied to protect client assets.
- **Portfolio Analysis:** Monitor regional market activity to ensure property assets are valued and maintained within competitive tolerances.

## **COMMUNITY ALTERNATIVES UNLIMITED / SEARCH, INC.** | Chicago, IL

*Program Case Manager (QIDP)* | Aug 1999 – May 2018

- **High-Volume Caseload Management:** Managed a portfolio of up to 80 individual cases, ensuring 100% compliance with DHS, HIPAA, and CARF regulations.
- **Contractual Advocacy:** Negotiated service contracts with the State of Illinois; monitored third-party provider compliance to ensure all "landlord-equivalent" service obligations were met.
- **Documentation & Reporting:** Developed standardized templates for annual planning and monthly tracking, maintaining detailed correspondence files and audit-ready records.
- **Conflict Resolution:** Served as the primary point of contact for inter-agency disputes, utilizing "root cause" analysis to resolve service delivery failures.

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## **EDUCATION & CERTIFICATIONS**

- **Bachelor of Science in Humanities** | Shimer College (Emphasis on Critical Analysis & Problem Solving)
- **Illinois Real Estate License** | Active (Maintenance of Continuing Education requirements)
- **Certified Hearing Officer** | Lake County Board of Review (Department of Revenue Examination Qualified)

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## **TECHNICAL TOOLKIT**

- **Software:** Database & Case Management Systems, CRM, Microsoft Office Suite (Advanced Excel/Project Tracking).
- **Legal/Real Estate:** Lease Language Analysis, Demand Letters, Property Valuation, Site Inspection Coordination.