



## **Michael T. O'Connor**

Partner

Office: Chicago

[moconnor@kdlegal.com](mailto:moconnor@kdlegal.com)

p: 312-651-2424

f: 312-423-9303

Michael O'Connor is a Partner in the firm's Real Estate and Environmental Practice. He is a seasoned attorney with extensive experience in the acquisition, financing, leasing, and disposition of commercial, industrial, retail, and multi-unit residential properties. He has successfully structured a wide range of transactions, including CMBS, mezzanine financing, and equity participation, and advises clients on forming ownership entities for property development. Michael focuses on minimizing tax implications through strategies such as forward, reverse, and reverse/improvement Section 1031 exchanges, while also addressing complexities in real estate and transfer taxes.

In addition to his real estate expertise, Michael represents institutional lenders in financing transactions for acquisitions, construction, and operational needs across various industries. His practice includes drafting and negotiating leases for industrial facilities, national retailers, and restaurant operators, providing clients with comprehensive support for their real estate and financial objectives.

### **Education**

- J.D., Loyola University Chicago School of Law, Chicago, Illinois, 1988
- B.S. in Business Administration, Accounting, Indiana University, Kelly School of Business, Bloomington, Indiana, 1985

### **Bar & Court Admissions**

- Illinois, 1988

### **Practices**

- Financial Services
- Mortgage Lenders
- Commercial and Real Estate Lending
- Real Estate Services

- Health Care Finance

## Industries

- Construction
- Real Estate

## Representative Experience

- Represented developer in the acquisition, financing, construction, leasing and sale of 600,000 square foot cold storage facility for \$125,000,000.
- Represented purchaser in acquisition of 277 unit student housing facility for \$30,000,000.
- Represented purchaser in purchase of 31 retail sites for \$16,000,000 and subsequent leasing and sale of those sites for redevelopment.
- Represented seller in sale of parking garage for \$35,000,000.
- Represented developer in acquisition of numerous urban locations for redevelopment as multi-unit residential and condominium projects.
- Drafting and negotiating of all leasing for 450,000 square foot office complex.
- Represented seller in sale of business and related real estate for \$18,000,000.
- Represented several institutional lenders in real estate and asset-based loan transactions.
- Represented seller in recapitalization and subsequent sale of 27-hole golf course.
- Represented sellers in numerous forward, reverse and reverse improvement section 1031 tax deferred exchanges.
- Represented numerous landlords and tenants in leasing of office, industrial, cold storage and retail properties.
- Represented national restaurant chain in several sale/leaseback transactions of retail locations to institutional triple-net lease investors.

## Professional Associations

- Member, Chicago Bar Association
- Member, Illinois State Bar Association