masudafunai

Keith W. Groebe

Senior Counsel, Chicago



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Keith Groebe represents businesses and investors throughout the U.S. in connection with industrial, commercial, corporate, agricultural, residential, entertainment and hospitality real estate. His clients include landlords, tenants, developers, lenders, investors, buyers and sellers. Keith is nationally recognized in the field of site selection, economic development incentive procurement and foreign direct investment (FDI), having been personally involved in over 360 FDI projects.

A veteran negotiator, outstanding writer and “big picture” advisor, Keith is committed to achieving his clients’ specific objectives on every matter. Clients appreciate that Keith takes their problems and challenges to heart, and that he demonstrates a vested, personal stake in the achievement of their goals. By understanding every facet of a deal and all relevant facts and contingencies, Keith anticipates and mitigates potential obstacles before any disruption occurs. With over four decades of practice, Keith welcomes the opportunity to tackle the most complex challenges his clients face. Detail-oriented and valued for his consistently meticulous work product, Keith remains focused on the end game, aggressively pursuing the best result for each client he serves.

A former Special Assistant to the Attorney General of Illinois, Keith has authored numerous articles and spoken locally and internationally on real estate issues such as site selection, economic development incentives and foreign investment in U.S. real estate. Keith is consistently recognized as a “Top Rated Lawyer” and “Super Lawyer”. Notably, he has achieved the distinction of being peer recognized with an AV Preeminent® Rating in Real Property Law for more than twenty-five consecutive years by Martindale-Hubbell.

Experience

Education

DePaul University College of Law, J.D., 1979

University of Illinois, B.A., 1975 and M.A. Political Science, 1976

Admissions

U.S. District Court, Southern District of Illinois

Illinois

U.S. District Court, Northern District of Illinois

U.S. Court of Appeals: 7th Circuit

United States Tax Court

Practice Areas

Real Estate

Corporate, Finance & Acquisitions

Languages

English

- Representation of the strategic purchaser of a $55,000,000 industrial coatings and adhesives producer in North Carolina.
- $60,000,000 acquisition by an American manufacturer of a Brazilian distributor.
- Establishment of a U.S. supplier's product distribution network in Latin America.
- Tax deferred sale of an A+ suburban industrial property to a privately held REIT and backside acquisition of three replacement industrial properties.
- Acquisition of a 19.5-acre parcel for redevelopment by the client for expanded manufacturing operations.
- Representation of a not-for-profit, tax-exempt client in the co-development of a 73-unit affordable senior housing project on Chicago's lakefront with equity raised from charitable contributions of land and cash, proceeds from the sale of Illinois Affordable Housing Tax Credits and proceeds from the sale of Illinois Donation Tax Credits, construction and permanent financing secured from a commercial lender, and permanent subordinate financing secured from the Illinois Housing Development Authority.
- Development of an automotive fluids processing facility, in Alabama to be rail served on a 10 acre plus parcel, including site selection, incentives negotiations, due diligence and contract negotiations.
- Securing a 60,000 square foot lease for a plastic injection molding and machine-tool manufacturer.
- Construction of a 50,000 square foot expansion of the world headquarters in north suburban Chicago of a world leading green space management equipment manufacturer.
- Representation of the owner in the largest tenant acquisition, financing and operation of a subsidized, affordable housing project in the United States.
- Procurement of industrial revenue bond financing for a re-adapted urban mixed-use project for retail and high-end residential.
- Loan workout takeover and development of a 200+ unit, single family residential development project.
- Owner representation of one of the premier thoroughbred racetracks and para-mutual wagering facilities in the United States in connection with the purchase, syndication, financing, operation and sale of the same.
- Multi-state, multi-agricultural property conduit investment acquisition for foreign syndicated investors.
- Site selection, procurement of economic incentives and development of a 90-acre environmentally and archeologically sensitive site in suburban Chicago for the

North American headquarters of an international high-tech industrial leader.

- Acquisition and subsequent conversion of three separately owned, adjacent hospitality properties into a multi-unit commercial condominium containing three separately flagged premium brand hotels.
- Acquisition and offshore syndication of a 1,000+ acre citrus production operation in California.
- Acquisition of the then largest previously undeveloped tract of land in northern Virginia.
- Development of a state-of-the-art metal forming facility in Dayton, Ohio.
- Tax-deferred sale of a regional suburban Chicago shopping center.
- $35 million relocation of the 195,000 square foot North American headquarters of a leading, international manufacturer of metalworking and metal fabrication machines in suburban Chicago on a 12-acre parcel.
- Representation of the seller in eight industrial property, $41 million sale to a publicly traded REIT.
- Disposition of a portfolio of premier public golf course properties in California.
- Liquidation by an offshore owner of a five-state, eleven shopping center portfolio.
- "True sale" of $30 million in real estate secured loans.
- Development in northwestern Illinois of a $130 million railroad rolling stock manufacturing facility.
- $68 million refinancing of a Chicago Lakefront apartment complex.
- Sale of an $11 million state-of-the-art distribution facility at Los Angeles International Airport.
- Real estate tax reduction and assessment challenges for a $300 million commercial property portfolio.
- Development, financing, organizational structuring, and preparation of condominium/ town home mixed-use development documentation.
- Represented a multinational high-tech company in the establishment of the world's largest artificial crystal production facility near Rockford, Illinois.
- Development of an approximately 800,000-square-foot multi-building consumer products equipment manufacturing facility in Lake Zurich, Illinois.
- Purchase of a 550 room hotel in suburban Chicago.
- Lender representation in the $500,000,000 financing of a 2,000+ key brand flagship hotel in downtown Chicago.

Memberships

- American Bar Association
- Chicago Bar Association
- Chicago Bar Association Subcommittee on Foreign Investment in U.S. Real Estate, past Chair
- Illinois State Bar Association

Distinctions

- Illinois *Super Lawyers*, 2005-2008
- AV Preeminent® Rating by Martindale-Hubbell