



## **Charles K. Blood**

Associate

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Charles Blood is an Associate in the firm's Real Estate and Environmental Practice. He advises clients on a wide array of commercial real estate matters including acquisitions and dispositions, financing, 1031 like-kind exchanges, commercial leasing. His work spans diverse property types, including multi-tenant residential buildings, industrial facilities, warehouses, retail spaces, shopping centers, and farmland. Mr. Blood is dedicated to guiding clients through every stage of a transaction, from negotiation and documentation to due diligence and closing.

Charles brings a practical and strategic approach to his practice, shaped by his previous experience as a clerk for the Honorable Christopher Lawler in the Cook County Circuit Court's Law Division. During his tenure, he gained valuable insight into complex legal disputes, sharpening his ability to identify risks and craft solutions that align with his clients' objectives.

### **Education**

- J.D., Chicago Kent College of Law, Chicago, Illinois
- B.S. in Finance, University of Missouri, Columbia, Missouri

### **Bar & Court Admissions**

- Illinois, 2022

### **Practices**

- Business Services
- Mergers and Acquisitions
- Privately and Closely-Held Businesses
- Commercial and Real Estate Lending
- Real Estate Services

### **Industries**

- Real Estate

### **Representative Experience**

- Represented local lenders in negotiating, documenting, and closing various real estate, equity, and asset-based loan transactions.
- Structured and documented real estate financing terms for private investors using a mix of traditional mortgages and equity funding for multi-layered organizational structures.
- Represented various landlords and tenants in drafting and negotiating numerous industrial, restaurant, shopping center, retail, and office leases for commercial property in the Chicago metropolitan area and surrounding suburbs.
- Represented regional developer in all aspects of property acquisition including negotiation, due diligence, documenting, financing, closing, and management of a real estate portfolio consisting of over a dozen multi-tenant residential properties.
- Represented property owner in the sale of agricultural land and reinvestment of approximately \$17 million of sale proceeds through a tax-deferred Section 1031 like-kind exchange.

### Civic Involvement

- Board Member, Legal Aid Chicago Ambassadors Board