

Karen D. Anzalone

Partner

Structured Finance and Securitization

Charlotte Office | +1.212.940.3868

New York Office |

karen.anzalone@katten.com

Karen Anzalone concentrates her practice on structured finance, with a particular focus on transactions involving commercial mortgage-backed securities (CMBS). With over a decade of experience, Karen has developed a reputation for her strategic insight and her steadfast dedication to supporting her clients in pursuing their business objectives.

Sharp focus on the most intricate structures

Karen advises issuers, underwriters, servicers and loan sellers in a wide range of public and private CMBS transactions. She is valued for her ability to guide clients through complex transactions with clarity and efficiency, and she has extensive experience negotiating and drafting securitization offering documents, pooling and servicing agreements, underwriting agreements, mortgage loan purchase agreements, and other asset sale agreements. Her practice also includes advising on regulatory issues related to CMBS, including risk retention considerations and compliance matters.

While in law school, Karen served as an associate member of the *Pace Law Review*, rising to editor-in-chief.

Recognitions

Recognized or listed in the following:

- *Best Lawyers in America*
  - Ones to Watch
  - Securities/Capital Markets Law, 2023–2027
- *Chambers USA*
  - Capital Markets: Securitisation CMBS, 2026
- CRE Finance Council (CREFC)
  - 20 Under 40, 2026

Practices

- Capital Markets
- Commercial Mortgage-Backed Securities
- Corporate
- Financial Markets and Funds
- Private Credit
- Real Estate Finance and Lending
- Structured Finance and Securitization
- Structured Products and Derivatives

Industries

- Data Centers

Education

- JD, Pace University School of Law, *magna cum laude*
- MBA, Lubin School of Business at Pace University
- BA, Clemson University

Bar Admissions

- New York
- North Carolina

Karen D. Anzalone

Partner

News

- Katten Attorneys Recognized in 2027 *Best Lawyers* Guide (August 20, 2026)
- Katten Climbs in *Chambers USA* 2026 Rankings (June 4, 2026)
- CRE Finance Council Names Karen Anzalone in 2026 Class of '20 Under 40' (June 3, 2026)
- Karen Anzalone Featured in WiS Week 2026 Leadership Spotlight (March 30, 2026)
- Katten's Rising Leaders Named to 2026 *Best Lawyers: Ones to Watch*® List (August 21, 2025)
- Media Takes Note of Karen Anzalone's Arrival at Katten (August 11, 2025)
- Katten's Leading Structured Finance Team Adds Karen Anzalone (May 05, 2025)

Presentations and Events

- CRE Finance Council CMBS 101 (October 6, 2026) | *Speaker*
- CRE Finance Council CMBS 101 (September 29, 2026) | *Speaker*