

David R. Dlugie

Partner

Real Estate

Chicago Office | +1.312.902.5274

david.dlugie@katten.com

Financial institutions across the country rely on David Dlugie to handle their most critical commercial property and commercial loan matters, sometimes with extremely tight timelines. For clients that are financing or selling/buying/leasing real property, or acquiring or disposing of commercial real estate loans, he solves their financing and equity issues using negotiation skills honed through three decades of practice. David assembles teams across the firm that work with clients to achieve their goals on commercial real estate matters throughout the country on a timely basis.

Using market knowledge to speed negotiations

In real estate negotiations, David uses his market knowledge to find solutions that move parties toward a successful closing on a cost-effective basis. Aided by an accounting background, he “is very good at understanding complex situations and can summarize them in a straightforward way (*Chambers USA* 2024)." David uses his business acumen to assist in productive negotiations and help his clients achieve their goals, leading to more efficient outcomes that leave all parties feeling like winners. His clients commend his attentive approach, stating that his “incredible technical knowledge” and “business perspective” make him a “strong choice to represent lenders in real estate transactions (*Chambers USA* 2019).

David's business sense allows him to quickly identify, mitigate and resolve client issues as they arise. In large-scale transactions, he draws on Katten's 100-plus-lawyer Real Estate group to achieve results on even the most compressed time frames. One major private equity institution turned to David, for instance, when it needed to efficiently sell a portfolio of assets across the country that included eighteen office buildings, six hotels, three industrial properties and two retail properties in a short time frame. David assisted in the structuring and negotiation of thirteen transactions totaling over $500 million in just four months. In another fast-moving deal, David represented another private equity institution in its purchase of five mezzanine loans across 219 properties. The deal

Practices

- Commercial Mortgage-Backed Securities
- Real Estate
- Real Estate Acquisitions, Dispositions and Joint Ventures
- Real Estate Development
- Real Estate Finance and Lending
- Structured Finance and Securitization

Industries

- Family Offices
- Finance and Financial Markets
- Hospitality

Education

- JD, University of Illinois College of Law
- MAS, University of Illinois
- BS, University of Illinois, *with highest honors*

Bar Admissions

- Illinois

Professional & Community Involvement

- American College of Mortgage Attorneys, Fellow
- American Bar Association
- Chicago Mortgage Attorneys Association
- Commercial Real Estate Finance Council
- Illinois State Bar Association
- The Chicago Bar Association, Real Property Committee

entailed negotiations with eleven borrowers and total financing of more than $3.6 billion. It closed in 33 days.

David also represented the financial services unit of an American conglomerate in its sale of a $1.56 billion mortgage loan pool of 44 mortgage loans, which commenced and closed in 40 days, while simultaneously working on the sale of a $560 million mortgage loan pool for the client with more than 260 mortgage loans. He also represented a Chicago-based lender and a financial institution in the origination of over 2,000 conduit mortgage loans across the country and the later securitization of such mortgage loans.

Recognitions

Recognized or listed in the following:

- *Best Lawyers in America*
  - Real Estate Law, 2010–2027
- *Chambers USA*
  - Real Estate, 2007–2026
- *Leading Lawyers Network*
  - Leading Lawyer, 2010–2025
- *Super Lawyers*
  - Illinois, 2007–2026
- *The International Top 100 Magazine*
  - Top 100 Lawyers in America, 2014
  - Top Five Lawyers in Illinois, 2014
- *The Legal 500 United States*
  - Recommended Attorney, 2007–2010, 2012, 2014–2025

News

- Katten Attorneys Recognized in 2027 *Best Lawyers* Guide (August 20, 2026)
- Katten Climbs in *Chambers USA* 2026 Rankings (June 4, 2026)
- Katten Attorneys Named to 2026 Illinois Super Lawyers, Rising Stars Lists (January 21, 2026)
- Katten Celebrates 101 Attorneys Honored by *Best Lawyers*® (August 21, 2025)

> ***"David Dlugie is an exceptional lawyer, who provides actionable and thoughtful [counsel]." "[He] understands Chicago real estate, he understands what the market is and he advocates for what is market."***
>
> ***Chambers USA* 2026 (Illinois, Real Estate) survey response**

David R. Dlugie

Partner

- Katten Receives High Marks in the Legal 500 US 2025 Guide (June 11, 2025)
- *Chambers USA* 2025 Ranks Katten as Leading Law Firm (June 5, 2025)
- Katten Attorneys Selected for 2025 Illinois Super Lawyers, Rising Stars Lists (January 31, 2025)
- Katten Attorneys Recognized as *Best Lawyers*® and *Best Lawyers: Ones to Watch*® Award Recipients (August 15, 2024)
- Katten Highly Ranked in Legal 500 United States 2024 (June 12, 2024)
- Katten Receives High Marks in *Chambers USA* Guide 2024 (June 6, 2024)
- Katten Attorneys Named to 2024 Illinois Super Lawyers, Rising Stars Lists (January 25, 2024)
- Katten Attorneys Distinguished by *Best Lawyers*® (August 17, 2023)
- Katten Lauded in The Legal 500 United States 2023 (June 9, 2023)
- Katten Boosts Rankings in *Chambers USA Guide 2023* (June 1, 2023)
- Katten Attorneys Selected to 2023 Illinois Super Lawyers, Rising Stars Lists (January 24, 2023)
- Katten Attorneys Recognized by *Best Lawyers*® (August 18, 2022)
- Katten Awarded Top Ranking in Structured Finance: Securitization in The Legal 500 United States 2022 (June 8, 2022)
- Katten Ranked Leading Law Firm by *Chambers USA* 2022 (June 1, 2022)
- Katten Attorneys Named to 2022 Illinois Super Lawyers, Rising Stars Lists (January 28, 2022)
- Katten Attorneys Listed in *The Best Lawyers in America*® (August 19, 2021)
- Katten Receives High Marks in Derivatives, M&A and Securitization in The Legal 500 United States 2021 Guide (June 10, 2021)
- Katten Boosts Rankings in *Chambers USA* 2021 (May 20, 2021)
- Katten Attorneys Chosen for 2021 Illinois Super Lawyers, Rising Stars Lists (January 29, 2021)
- Katten Attorneys Distinguished as Top Legal Talent in the 2021 *Best Lawyers in America* and *Best Lawyers: Ones to Watch* Lists (August 20, 2020)

David R. Dlugie

Partner

- Katten Rated Top Law Firm by *Chambers USA* 2020 (April 23, 2020)
- Katten Attorneys Selected to 2020 Illinois Super Lawyers, Rising Stars Lists (January 29, 2020)
- Katten Praised in The Legal 500 United States 2019 Guide (June 11, 2019)
- Katten Lauded Top Ranked Law Firm by *Chambers USA* 2019 (April 25, 2019)
- Super Lawyers Lists Honor More Than 50 Katten Attorneys in Illinois (January 24, 2019)
- Katten Distinguished by *The Legal 500 United States* (June 14, 2018)
- Katten Rated as Leading Law Firm by *Chambers USA* 2018 (May 3, 2018)
- Katten Attorneys Recognized in 2018 Illinois Super Lawyers, Rising Stars Lists (January 25, 2018)
- Katten Distinguished by *The Legal 500 United States* 2017 (May 31, 2017)
- Katten Recognized as Leading Law Firm by *Chambers USA* 2017 (May 30, 2017)
- Katten Attorneys Recognized in 2017 Illinois *Super Lawyers*, Rising Stars Lists (January 13, 2017)
- 79 Katten Attorneys Selected for *Best Lawyers in America*® 2017 (August 15, 2016)
- Eighteen Katten Practices and 70 Attorneys Recognized by *The Legal 500 United States* 2016 (June 17, 2016)
- *Chambers USA* 2016 Distinguishes 22 Katten Practices and 50 Attorneys (May 27, 2016)
- Forty-Seven Katten Attorneys Recognized in 2016 Illinois *Super Lawyers* List (January 8, 2016)
- 91 Katten Attorneys Recognized in *Best Lawyers in America*® 2016 (August 17, 2015)
- Katten Attains 22 Practice and 58 Attorney Rankings by *Chambers USA* 2015 (May 20, 2015)
- Fifty-Three Katten Attorneys Recognized in 2015 Illinois *Super Lawyers* List (January 12, 2015)

David R. Dlugie

Partner

- 85 Katten Attorneys Named to *Best Lawyers in America*® 2015 (August 18, 2014)
- Eight Katten Practices and Forty-Two Attorneys Recognized by *The Legal 500 United States* 2014 (July 3, 2014)
- *Chambers USA* 2014 Distinguishes 24 Katten Practices and 54 Attorneys (May 23, 2014)
- Fifty-Four Katten Attorneys Recognized in 2014 Illinois *Super Lawyers* List (January 13, 2014)
- 83 Katten Attorneys Lauded in *Best Lawyers in America*® 2014 (August 15, 2013)
- *Chambers USA* 2013 Recognizes 24 Katten Practices and 49 Attorneys (May 24, 2013)
- Sixty-Nine Katten Attorneys Included on 2013 Illinois *Super Lawyers* List (January 4, 2013)
- 80 Katten Attorneys Named to *Best Lawyers in America*® 2013 Guide (August 24, 2012)
- *Chambers USA* 2012 Distinguishes 19 Katten Practices and 45 Attorneys (June 7, 2012)
- Eighty-Six Katten Attorneys Named 2012 Illinois Super Lawyers (February 28, 2012)
- 75 Katten Attorneys Named to *Best Lawyers in America*® 2012 Guide (September 12, 2011)
- Katten Earns Recognition for 17 Practices and 44 Attorneys in 2011 *Chambers USA* Guide (June 10, 2011)
- Katten Represents Detroit Pistons in Sale of NBA Franchise (June 6, 2011)
- Katten Advises Detroit Pistons in Sale to Billionaire Investor Tom Gores (April 11, 2011)
- 70 Katten Attorneys Named to *Best Lawyers in America*® 2011 (August 9, 2010)
- Katten Lands 16 Practices and 39 Attorneys in *Chambers USA* Guide (June 24, 2010)
- Four Katten Practices Recommended by *Legal 500* in 2010 US Edition (June 14, 2010)
- 66 Katten Attorneys Named to 2010 List of *Best Lawyers in America*® (August 5, 2009)

David R. Dlugie

Partner

- Katten Lands 14 Practices and 37 Attorneys in *Chambers USA* Guide (June 12, 2009)
- Katten Lands 14 Practices and 32 Attorneys in *Chambers USA* Guide (June 13, 2008)
- Partners Mark Simon and David Dlugie Quoted in *Chicago Lawyer* on Continued Impact of the Subprime Crisis (December 2007)
- Katten Lands 15 Practices and 28 Attorneys in *Chambers USA* Guide (June 15, 2007)
- Firm Attorneys Mentioned in *Chicago Daily Law Bulletin* for Role in Sale of St. Louis Blues (July 6, 2006)
- Katten Represents Sellers in Sale of National Hockey League's St. Louis Blues and Operating Rights to the Savvis Center (July 3, 2006)

Publications

- Delaware Bankruptcy Court Dismisses Chapter 11 Petition of Mezzanine Borrower as Filed in Bad Faith (January 24, 2012)
- Chicago City Council Amends Vacant Building Ordinance to Address Mortgage Lender Concerns (November 8, 2011)
- Newly Amended Vacant Building Ordinance Imposes Greater Obligations on Mortgage Lenders (August 31, 2011)
- IRS and Treasury Issue Guidance for Modification of Securitized Commercial Mortgages (September 22, 2009)
- GGP Opinion Leaves Unanswered Questions (August 28, 2009)
- US Treasury Names Asset Managers and Launches Legacy Securities Program (July 13, 2009)
- Treasury Releases Rule on TARP Executive Compensation and Corporate Governance (June 19, 2009)
- The GGP Case—What It Means for Lenders (June 3, 2009)
- Federal Reserve Adds Legacy CMBS to TALF (May 20, 2009)
- TARP Capital Purchase Program Expanded to Include Mutual Holding Companies (April 16, 2009)
- Treasury Unveils Public-Private Investment Program for Legacy Assets (March 26, 2009)
- Federal Reserve Launches TALF, Removes Executive Compensation Limits and Revises Terms (March 18, 2009)

- Proposed Addition of CMBS to TALF May Create Opportunities for Commercial Mortgage Loan Originators, Servicers, Borrowers and Investors (March 12, 2009)
- Treasury's New Capital Assistance Program to "Stress Test" and Provide Billions to Banks (March 3, 2009)
- Stimulus Act Expands Executive Compensation Restrictions for TARP Recipients (February 26, 2009)
- Federal Reserve and Treasury Provide TALF Pricing, Haircuts and Other Further Revised Terms (February 12, 2009)
- Treasury Department Unveils New Financial Stability Plan (February 10, 2009)
- Treasury Releases Additional Executive Compensation Guidance for TARP Capital Purchase Program (January 27, 2009)
- TARP Capital Purchase Program Expanded to Include Qualifying S Corporations (January 16, 2009)
- Federal Reserve Announces Revised TALF Terms (December 23, 2008)
- Federal Reserve Supports Consumer ABS Issuance by Creating Term Asset-Backed Securities Loan Facility (TALF) (December 1, 2008)
- Privately Held Financial Institutions Offered TARP Capital Purchase Program Funds (November 18, 2008)
- Treasury Secretary Paulson TARP Update (November 12, 2008)
- US Banks and Thrifts Offered Billions of Federal Funds Under Treasury's Capital Purchase Program (October 15, 2008)
- Analysis of the TARP: Challenges and Opportunities for Your Business (October 13, 2008)
- Summary of Final Legislation — Emergency Economic Stabilization Act of 2008 (EESA)/Troubled Asset Relief Program (TARP) (October 13, 2008)
- Emergency Economic Stabilization Act of 2008/Troubled Asset Relief Program (TARP) (September 29, 2008)
- Implications of the Lehman Bankruptcy Entities on Multi-Lender Financings (September 2008)

Presentations and Events

- Today's CMBS Landscape (April 10, 2013) | *Panelist*

- 2007 Real Estate Law Conference (October 4, 2007) | *Panelist*
- Commercial Mortgage Securities Association (June 12–14, 2006)