

Seth R. Madorsky

Partner

Real Estate

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Real estate developers, investors and operators who face uniquely complex challenges often turn to Seth Madorsky to provide strategic advice. Whether the challenges arise from complex structuring needs, sophisticated counterparties or multiple stakeholders with competing interests, or working with real estate assets within highly regulated industries, Seth is known for his practical advice and sure-handed management of his client's affairs.

From idea to investment to operation

Seth's clients work with him not only for his business-smart handling of complex and often heavily structured transactions, but also for his judgment and breadth of knowledge and experience.

Clients often seek Seth's counsel when considering forays into new markets or investment types, and then rely on him in bringing their new investment strategy to fruition. Seth brings together colleagues in tax, securities, environmental and other practice areas to present his clients with a formidable team to tackle substantive, market and operational challenges.

Representative Experience

- Represented one of the nation's largest off-site airport parking company, which operates approximately 40 parking facilities adjacent to airports throughout the country, in the sale of the company through an auction-sale process.
- Represented a company that develops, owns and operates senior living communities in the $450 million sale of its rental property portfolio.
- Represent a philanthropic individual in the formation of a real estate investment fund sponsor that closed its second fund with more than $400 million in committed capital.

Practices

- Private Equity and Real Estate Fund Formation
- Real Estate
- Real Estate Acquisitions, Dispositions and Joint Ventures
- Real Estate Development
- Real Estate Leasing Transactions

Industries

- Family Offices

Education

- JD, Cornell Law School
- BA, University of Michigan, *with honors*

Bar Admissions

- Illinois

Professional & Community Involvement

- American Bar Association
- Illinois State Bar Association
- Pension Real Estate Association
- The Chicago Bar Association

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- Represented a joint venture of senior living community investors and operators in the disposition of a portfolio of licensed and regulated senior living communities across several states.
- Represented a real estate development company in the formation of a $400 million joint venture with a state pension fund.
- Represented a real estate development company in a 99-year ground lease and data center development with a Fortune 500 public company.
- Represented a national hospital system in the sale/leaseback of a portfolio of hospitals in multiple states and in forming a joint venture with a university to own and operate a hospital and research center.
- Represent a real estate developer and operator in the negotiation of more than 100 office and retail space leases in more than 16 office buildings located throughout downtown Chicago.
- Represent an institutional investor in leasing 387,000 square feet of industrial space to a third-party logistics provider.
- Represent a realty group in the leasing and development of a build-to-suit warehouse facility in West Chicago.

Recognitions

Recognized or listed in the following:

- *Chambers USA*
  - Real Estate Law, 2014–2019
- *Best Lawyers in America*
  - Real Estate Law, 2023-2027
- *Super Lawyers*
  - Illinois, 2006, 2008–2025
- *The Legal 500 United States*
  - Recommended Attorney, 2012, 2015, 2020

News

- Katten Attorneys Recognized in 2027 *Best Lawyers* Guide (August 20, 2026)
- Katten Advises Vi Living in Sale to LCS (May 2026)
- Katten Celebrates 101 Attorneys Honored by *Best Lawyers*® (August 21, 2025)

> ***"Seth Madorsky's recent experience includes high-profile real estate developments. Peers describe him as 'very practical,' and note his ability to 'step into difficult negotiations and refocus everyone on what really matters.'"***
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> ***Chambers USA* 2019 (Illinois, Real Estate) survey response**

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- 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 Attorneys Named to 2024 Illinois Super Lawyers, Rising Stars Lists (January 25, 2024)
- Katten Attorneys Distinguished by *Best Lawyers*® (August 17, 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 Attorneys Named to 2022 Illinois Super Lawyers, Rising Stars Lists (January 28, 2022)
- Katten Attorneys Chosen for 2021 Illinois Super Lawyers, Rising Stars Lists (January 29, 2021)
- Katten Attorneys Selected to 2020 Illinois Super Lawyers, Rising Stars Lists (January 29, 2020)
- 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 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 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)
- *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)
- 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)

- *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)
- Eighty-Six Katten Attorneys Named 2012 Illinois Super Lawyers (February 28, 2012)
- Katten Represents Tishman Speyer, Pritzker Realty Group in High-Profile Real Estate Transactions (February 2011)

Presentations and Events

- 14th Annual Winter Forum on Real Estate Opportunity & Private Fund Investing (January 18–20, 2017) | *Participant* | *Opportunities and the Economics of Deals Within Alternative CRE Asset Classes: A Roundtable Discussion*
- 13th Annual Winter Forum On Real Estate Opportunity & Private Fund Investing (January 20–22, 2016) | *Moderator* | *Millennials: The Next Big CRE Investment Opportunity? & Jumping on Untapped Potential Within the Baby Boomer Market*
- Law Seminars International, Fifth Annual Conference on Commercial Real Estate Leases (October 6–7, 2014) | *Speaker*