



Nicholas S. Legatos

PARTNER

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OVERVIEW

Nick has represented clients in commercial real estate deals and financing transactions for more than 20 years.

Nick counsels institutional and entrepreneurial developers, investors, and owners—including industrial, hotel, mixed-use, multifamily, and retail property owners and developers, among others—throughout the country in the areas of acquisition, development, disposition, debt and equity financing, joint ventures, and leasing. Nick has assisted with numerous joint ventures throughout the country involving an aggregate value of more than \$1 billion. In addition, he frequently works with owners in the drafting and negotiation of complex leases, declarations, development agreements, and reciprocal easement agreements.

Nick represents banks and other lenders in various complex finance and loan transactions. He has extensive experience representing lenders in mortgage lending with respect to industrial, mixed-use, multifamily, and retail properties. Nick also has significant experience in connection with a variety of healthcare facility-related loans, such as revolving lines of credit, term loans, and loans bridging to HUD loans involving HUD intercreditor arrangements. These loans have supported senior housing, skilled nursing, assisted living, independent living, memory care, acute care, and other similar facilities typically secured by real estate, Medicaid, Medicare, and other governmental receivables and business assets. Nick also represents financial institutions, receivers, servicers, and borrowers in all aspects of complex distressed property situations and workouts involving hundreds of millions of dollars of loans and property and has negotiated agreements addressing such workouts.

Industry

Real Estate, Development, & Construction

Services

Real Estate Investment
Corporate Real Estate
Banking & Finance
Hospitality
Cannabis
Retail Real Estate
Real Estate Finance

Additionally, Nick's practice has had a particular focus toward the hospitality industry. Nick has structured and negotiated numerous hotel acquisitions, dispositions, financings, joint ventures, and developments involving hotels located throughout the country.

Nick assists cannabis companies including multi-state operators, state-licensed cultivators, distributors, and dispensaries in the emerging and highly regulated cannabis industry with respect to various complex real estate and corporate transactions, acquisitions, sales, joint ventures, cross border issues, formation, and regulatory compliance.

Known as a trusted advisor, Nick builds long-term business relationships with clients and is often the first outside counsel called in any legal situation. In 2023, he joined Husch Blackwell out of enthusiasm for the firm's deep bench across a wide variety of practice areas. Nick regularly serves clients whose needs go beyond transactions, and he values having a full-service law firm where he can readily connect clients with talented colleagues.

Recognition

- *The Best Lawyers in America*®
 - Real Estate Law, 2024-2026
- Notable Gen X Leader in Law, *Crain's Chicago Business*, 2019
- *Leading Lawyer* in the categories of Real Estate Law: Commercial and Real Estate Law: Finance
- Rising Stars, *Illinois Super Lawyers*, 2009-2010

Education

- J.D., University of Illinois College of Law
 - *magna cum laude*
- B.A., Northwestern University
 - with honors

Admissions

- Illinois
- U.S. Bankruptcy Court, Northern District of Illinois

Community Leadership

- Hellenic American Leadership Council, Council Member
- National Hellenic Museum
- Illinois Hellenic Veteran's War Memorial, Counsel
- America Hellenic Educational Progressive Association, Member



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