



VICTORIA C. BRESNAHAN

Partner

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CHICAGO

125 S. Wacker Drive, Suite 2900
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Vickie concentrates her practice of law in the area of commercial and residential real estate development, with an emphasis on condominium and complex residential Planned Unit Developments. She is experienced in complicated title and survey matters and leasing. She has represented local and national builders and developers as well as lenders in connection with a variety of development and entitlement issues, such as real estate tax parcel divisions and consolidations, retail and industrial center declarations and development agreements, and plats of subdivision. Vickie has contributed to the advancement of projects in Champaign, Cook, DuPage, Grundy, Kane, Kendall, Lake, McHenry, and Will Counties as well as northwest Indiana and parts of Wisconsin.

Vickie is also a regular speaker and seminar instructor on a variety of topics, including homeowner associations, residential and commercial condominiums, title insurance, and surveys. She has participated as a featured panelist and speaker for the IICLE's courses on "Condominium Projects in Crisis." and "Current Trends: Condos, Non-Condos & Mixed-Use Developments" and has recently spoken on the topics of commercial condominiums and condominium deconversions.

Prior to joining Meltzer, Purtill and Stelle LLC, Vickie served as title attorney and metro title counsel for Ticor Title Insurance Company (now a part of the Fidelity Title Insurance family). In her underwriting capacity, Vickie advised customers regarding complicated title and survey issues, condominium and mixed-use sites and construction and mechanic lien issues. Vickie was also responsible for advising and training other title officers and closers.

PRACTICE AREAS

Commercial Real Estate
Land Use, Zoning and Entitlement
Real Estate Construction and Finance
Condominium and Condo-Like
Development

EDUCATION

J.D., Dean's List, University of Illinois
Chicago School of Law
B.A., Dean's List, University of Illinois at
Urbana-Champaign (Illinois
Congressional Scholarship Recipient)

ADMISSIONS

Illinois
United States District Court for the
Northern District of Illinois

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More recently, Vickie joined Brian Meltzer in co-authoring “Chapter 5 — Condos and Common Interest Communities in Illinois — A Look Back and Suggestions for Going Forward” in the 2024 Edition of Illinois Condominium Law: Governance, Authority, and Controlling Documents for the Illinois Institute for Continuing Legal Education (“IICLE”).

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EXPERIENCE

A national homebuilder in connection with the acquisition and development of over 500 home sites, including a large amenity building.

A national homebuilder in connection with the acquisition and development of over 300 home sites in conjunction with a conservation easement, in DuPage County, Illinois.

A national homebuilder in conjunction with the developments of over 1000 home sites in age restricted communities in DuPage and Will Counties, Illinois.

The sale of all assets of a local developer to a national home builder, including the sale and purchase of 11 active communities in Cook, DuPage, Kendall, Kane and Will Counties, Illinois.

A local bank and a local developer in the withdrawal and sale of former condominium property, cost sharing and quiet title issues in Champaign and Kendall Counties, Illinois.

A national homebuilder in connection with the ongoing acquisitions and the development of over 100 project sites in Cook, DuPage, Grundy, Kane, Kendall, Lake, McHenry, and Will Counties.

Twenty-plus year project representing a local developer of rental, affordable housing, and for sale housing in a condominium and townhome development involving a ground lease in Cook County, Illinois.

A local developer in the conversion of over 1.5 million square feet of former warehouse space to an add-on commercial condominium, including a residential unit containing over 100 apartments and a national retail tenant, in the City of Chicago.

A local bank in the conversion of a strip mall to commercial condominium units anchored by the bank.

A local developer in the subdivision and sale of property developed with various stores, restaurants and a hotel.

A local developer in the subdivision of property and cost sharing agreements within the development and the neighbouring development in Lake County, Illinois.

Joint project by a national developer and local builder to redevelop portions of an existing mall into various stores, restaurants, senior living and residential apartments.

A national industrial and retail business in the sale of a warehousing facility in North Carolina.

A large national retail developer in the acquisition of various properties throughout Illinois, Indiana, Iowa, Louisiana, Michigan, Minnesota, North Dakota, Ohio, and Wisconsin.

MEMBERSHIPS

Chicago Bar Association

Illinois State Bar Association

PUBLICATIONS

"Condos and Common Interest Communities in Illinois — A Look Back and Suggestions for, Going Forward" in the 2024 Edition of Illinois Condominium Law: Governance, Authority, and Controlling Documents for the Illinois Institute for Continuing Legal Education, 2024"

"Condos and Common Interest Communities in Illinois – A Look Back and Suggestions for Going Forward", Co-Authored with Brian Meltzer, Illinois Condominium Law: Illinois Institute of Continuing Legal Education, 2021"

"Condominium Law: Commercial and Mixed-Use Developments," Speaker, Illinois Institute of Continuing Legal Education, 2016.

"Condominium De-Conversions," Speaker, Illinois Institute of Continuing Legal Education, 2016.

"Condominium Removal: Now You See It, Now You Don't," Speaker, Chicago Title Insurance Company, 2016.

"Condos and Common Interest Communities in Illinois: A Case of Arrested Development," Co-Authored with Brian Meltzer, Illinois Condominium Law: Illinois Institute of Continuing Legal Education, 2016.

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"Development Plans for New or Stalled Housing Developments," Co-Authored with Brian Meltzer, Illinois Condominium Law, Supplement: Illinois Institute of Continuing Legal Education, 2012.

"Development Plans for New or Partially Completed Housing Developments," Co-Authored with Brian Meltzer, Illinois Condominium Law: Illinois Institute of Continuing Legal Education, 2010.

"Condominium Law: Strategies for Condominium Projects in Crisis: The Secondary Mortgage Market — FHA, Fannie Mae, and Freddie Mac and Financing Unit Purchases," Panel Member, Illinois Institute of Continuing Legal Education, 2010.

"Condominiums in Crisis: The Secondary Mortgage Market - FHA, Fannie Mae and Freddie Mac and Financing Unit Purchases," Speaker, Illinois Institute of Continuing Legal Education, 2009.

"Condominiums: Buying and Selling," Speaker, Ticor Title Insurance Company, 2001.

"Homestead Considerations in Illinois," Title Today: Ticor Title Insurance, Fall 1998.

"Homestead Considerations in Illinois," CBA Journal Real Property Law Communicator, Spring 1999.

"Homestead Considerations in Illinois," Speaker, Ticor Title Insurance Company, 1999.

AWARDS

Leading Lawyer, Real Estate Law: Associations & Condominiums and Residential, 2015-2016

Recipient, Illinois Congressional Scholarship, University of Illinois, College of Liberal Arts