

Patrick J. Cullerton

THOMPSON COBURN LLP

Patrick J. Cullerton practices in Thompson Coburn's Real Estate Tax Assessment Practice Group.

Patrick has over 18 years of experience in representing clients in every aspect of obtaining the lowest real estate tax liability allowed by law. He has extensive experience in conducting hearings in court and administrative agencies involving complex real estate tax issues and negotiating with assessing officials. Patrick also assists the firm's clients by providing advice on real estate tax consequences in complex purchase and leasing transactions to avoid overpaying in tax pro-rations.

Patrick has significant experience in court and administrative adjudication of tax exempt status for charitable and religious organizations before local Boards of Review and the Illinois Department of Revenue.

On two recent occasions, Patrick worked with the Chicago Bar Association to convince the Illinois General Assembly to reform the tax appeal provisions of the Illinois Property Tax Code. These reforms granted increased judicial and administrative remedies previously unavailable to Illinois taxpayers.

Noteworthy

- **Illinois Super Lawyers**
Selected for inclusion in Illinois Super Lawyers® 2009 edition.

Primary Practice Areas

- Real Estate Tax Assessment
- Government Relations

Licensure

- Illinois (1990)
- U.S. District Court, Northern District of Illinois (1990)

Education

- **Loyola University of Chicago**
J.D. (1990)
- **Eastern Illinois University**
B.A. (1986)

Professional Affiliations

- **Chicago Bar Association**
Chairman Tax Assessment Sub-committee (2006-2007)
Legislative Liaison (2005-2006)
- **Institute of Professionals in Taxation**



Representative Clients

- 3M Corporation
- AIMCO
- Cargill Incorporated
- Chicago Faucet Company
- Children's Memorial Hospital
- Equity Residential
- Experian Information Solutions
- Extended Stay America Hotels
- First Bank
- First Industrial Realty
- GE Corporation
- Hewitt Associates
- Illinois Hospital Association
- Intercontinental Hotels
- Kellogg Company
- LaSalle Investment Management
- Lionstone Group
- Manulife Financial
- Maytag/ Whirlpool Corporation
- TransUnion, LLC
- United States Post Office
- Vanguard Health (MacNeal & Weiss Memorial Hospitals)

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Speaking Engagements

- "Real Estate Tax Appeal & Assessment Process," Advanced Real Estate Purchases and Sales Seminar, Law Seminars International (March 2007)
- "Doing Your Due Diligence," FagelHaber LLC Seminar (May 2003)

Distinction

Over the past several years, Patrick has represented numerous clients to achieve market value reductions in excess of \$1 billion, resulting in real estate tax savings in excess of \$100 million. These representations include:

- Obtaining \$31 million reduction in market value of a single-tenant office complex by demonstrating the difference in the marketplace for such properties compared to multi-tenant properties, resulting in tax savings in excess of \$2 million.
- Won an appeal after a lengthy contested hearing, resulting in market value reduction of a truck terminal over \$2 million, resulting in over \$900,000 in tax savings.
- Representation in a \$220 million acquisition of a hospital group, resulting in less than \$40 million allocation to taxable real estate.
- Successful representation of more than 20 million square feet of manufacturing and warehousing space, resulting in tax savings in excess of \$50 million.
- Successful representation of full- and limited-service hotels representing more than 4,500 rooms, resulting in tax savings in excess of \$10 million.
- Successful representation of more than 250 apartment buildings comprising more than 7,000 units, resulting in tax savings in excess of \$15 million.
- Successful representation of charitable and religious institutions in achieving tax exempt status.
- Successful representation in obtaining tax incentives for industrial properties, resulting in tax incentives in excess of \$12 million.