



Fred Richards III

Partner

Chicago
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PRACTICES

- Real Estate

EDUCATION

- University of Notre Dame Law School, J.D., 1991
- University of Southern California, B.A., 1988

ADMISSIONS

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

AFFILIATIONS

- American Bar Association
- Association of Defense Trial Attorneys
- Chicago Bar Association

EMPLOYMENT

- Thompson Coburn LLP, Partner
- Allen A Lefkovitz & Associates, P.C., Partner
- Arnstein & Lehr, LLP, Partner
- Sears, Roebuck & Co., Counsel
- Rooks, Pitts & Poust (n/na Dykema Gossett), Associate
- Greene and Letts, Associate Attorney

COMMUNITY

- Chicago Park District
- Angel City Links Alumni Scholarship, Former Chairman

Fred represents clients in the sale and acquisition of complex properties and develops innovative strategies to significantly minimize the real estate tax liability of prospective transactions and existing real estate.

Fred has extensive experience representing clients that own or operate all types of commercial, industrial and special purpose properties, as well as national hotel chains.

As a member of Thompson Coburn's highly connected Real Estate Tax Assessment group, Fred has led successful tax appeals on behalf of national corporations and hospitality entities and appeared before assessors and Boards of Review throughout Illinois and other jurisdictions.

Fred regularly advises clients on the real estate tax consequences of the sale and purchase of complex properties, including shopping centers, hotels, condominium developments and vacant land. He works with the special asset groups of major financial institutions to analyze portfolios of bank-owned properties and minimize tax liability. Fred has obtained significant assessment reductions for:

- One of Chicago's largest single-tenant buildings, resulting in tax savings of over \$17 million.

- The REO departments of several Chicagoland banks, in some instances resulting in tax savings in excess of \$40 million and a reduction in market value of over \$500 million.

Fred has previously served as in-house counsel for a major retailer. He has also handled premises and product liability matters throughout the United States and Puerto Rico, and at a previous firm managed the litigation work of over 100 local attorneys.

Fred has volunteered consistently over the years for the Chicago Park District. He developed and directed a youth program and organized and managed a co-ed adult volleyball league. He is also the founder and former chairman of an alumni scholarship program for graduates of a Los Angeles-based nonprofit that prepares young African American men for college and life achievement.

At Thompson Coburn, Fred has helped to promote inclusion, serving on

both the Firm's Diversity Committee and the Thomas F. Eagleton Scholarship Committee.

Recognitions

- Listed in Illinois Super Lawyers, 2013-2020; 2022 (by Thomson Reuters)

Presentations

- "Understanding the Tax Appeal Process in Illinois and Training to be an Astronaut, Which is Easier?"; BMO Harris Bank 2017
- "Diversity and Inclusion in the Workplace"; CNA's African American Employee Resource Group (AAERG) 2010
- "Valuing Residential Property in a Down Economy"; 2010
- "What Every Lawyer Should Know About the Real Estate Tax"; TCFH Seminar, 2008

Publications

- "Real Estate Tax Appeal Analysis and Valuation Perspective for the Property Owner"; 2010
- "Ocean Dumping: An International and Domestic Perspective"; *Notre Dame Journal of Legislation*, 1991