

Jessica Lingertat

Managing Partner



Connect with Jessica

(312) 899-1679

jlingertat@gouldratner.com

Services / Industries

Real Estate

Financial Services

Corporate

Hospitality, Food & Beverage

Bio

Known for her diplomacy and practical problem-solving, Jessica Lingertat approaches each transaction with a steady, collaborative hand. Her clients—including large-scale developers entering competitive markets and construction lenders funding varied projects—value her ability to balance risk and reward, structure creative solutions, and help deals cross the finish line with minimal friction.

Jessica steers financings and other transactions related to the construction, development and acquisition of offices, multifamily, industrial, retail and other large-scale properties. Her recent matters include:

- Representing single family and SFR developers in the acquisition and planning process for complex horizontal development projects
- Multiple industrial site acquisitions by national clients
- Complex construction financings and value-add loans
- Multi-site portfolio transactions involving the acquisition, disposition and/or financing of numerous properties.
- Transit-oriented development and vertical subdivision projects for multifamily and mixed use projects in Chicagoland area
- Sale-Leaseback Transaction for Restaurant Portfolio

In addition, Jessica serves as local Chicago and Midwest real estate counsel to national clients seeking on-the-ground due diligence, local legal opinion work and project guidance.

Deal Closer in Competitive Real Estate Markets

- To address clients' competitive pressures, Jessica creates an efficient deal environment for her lender clients, which include traditional banks and other lending institutions with significant real estate portfolios.

- Jessica has earned a reputation within Chicago's commercial real estate community as a practical deal closer who "finds practical solutions rather than causes [causing?] trouble," as her clients say. Along the path to closing, Jessica secures the full range of protections for clients while preserving their important business relationships.

Midwest Real Estate Leadership

In addition to her representation of real estate lenders, Jessica also advises and counsels investors, developers, operators, landlords and tenants. Her 25-year career includes significant experience in mortgage and construction loans, asset-based lending, operating lines of credit and other commercial loans, including those involving complex distressed assets.

One of Jessica's proudest professional moments has been helping new-to-market real estate companies successfully establish a foothold in competitive urban centers—a process that demands not just legal precision, but market insight, patience, and strategic guidance. That outward-facing mindset also defines her leadership within the firm, where she is committed to shaping the firm's direction, fostering collaboration across teams, and developing the next generation of talent with the same steady, solutions-oriented approach she brings to her practice.

Jessica is a member of CREW Chicago, REFF, Professional Women in Construction and ULI. Jessica was recognized in the 2023 and 2024 editions of *The Best Lawyers in America*®. She has been recognized as a "Top Women in the Law" by Chicago Daily Law Bulletin and *Chicago Lawyer Magazine* and as a "Notable Women in Law" by *Crain's Chicago Business* for 2020, 2022 and 2024. Jessica was also named a "Notable Gen X Leader in Law" for 2019 and 2022 and was inducted into *Midwest Real Estate News'* Commercial Real Estate Hall of Fame in 2018.

Credentials

Education

Marquette University Law School

University of Illinois at Urbana-Champaign

Bar Admissions

Illinois

Wisconsin

Affiliations

- CREW Chicago (Commercial Real Estate Executive Women)
- Real Estate Finance Forum
- Urban Land Institute (ULI)
 - Chicago District Counsel Advisory Board
- Professional Women in Construction

Speaking Engagements

- [Jessica Lingertat Spoke at the 2nd Annual Chicago Women in Commercial Real Estate Summit, January 4, 2021](#)
- [Jessica Lingertat Moderated a Panel at the Women in Real Estate Summit, February 20, 2020](#)
- [Jessica Lingertat Moderated Bisnow's Chicago 2018 Forecast, December 7, 2017](#)
- [Bisnow's Chicago 2018 Forecast](#), Moderator, December 2017

Events

- [Gould & Ratner Hosted the 2022 CREW Chicago Convention Reception, September 22, 2022](#)

Key Cases or Transactions

- Representation of owner, developer and manager of high end single family rental homes in startup related contracts.
- Representation of bank in refinance loan with funding for tenant improvement and capital expenditure construction elements.
- Representation of clients in the acquisition, sale and refinance of various commercial properties, including office, hotel, industrial and multi-family projects.
- Counsel to retail operator on real estate and business matters, including multi-site sale-leaseback transactions and asset sales.
- Local Counsel to a national client, a provider of hot and cold storage, purchasing 17 sites in a complex REIT transaction; assisted with lending, zoning, due diligence, local transfer and title survey issues.
- Representation of client in creation of vertical subdivision project.
- Representation of lenders and developers on multifamily housing projects as part of transit-oriented development in Greater Chicago Metropolitan Area.
- Counsel for a private lender in connection with large loans for specialty projects, including golf course project and interval-interest resort project.
- Handled workout for lender whose borrower discovered that its general contractor had diverted in excess of one million dollars in construction loan funds; helped to settle related title claim and resolve mechanics lien issues with borrower and title company.
- Counsel for mid-sized lenders and borrowers in connection with mortgage and construction loans, asset-based lending, operating lines of credit and other commercial loans.
- Counsel for regional and national home builders, both private and publicly traded, in the acquisition, entitlement, financing and development of residential communities in the Greater Chicago Metropolitan Area.
- Representation of developers in the acquisition and completion of distressed real estate projects.
- Due diligence counsel for real estate portions of large M&A transactions.

News

Nine Gould & Ratner Lawyers Recognized in the 2027 Edition of The Best Lawyers in America®, August 20, 2026

Sixteen Gould & Ratner Attorneys Named to Legal 500 City Elite List for Chicago, July 16, 2026

Gould & Ratner Re-Elects Managing Partners, February 11, 2026

Nine Gould & Ratner Lawyers Recognized in the 2026 Edition of The Best Lawyers in America®, August 21, 2025

Gould & Ratner Selects Managing Partners, February 12, 2025

Gould & Ratner Attorneys Named to 2025 Best Lawyers and "Ones to Watch" Lists, August 15, 2024

Three Gould & Ratner Partners Recognized by Crain's as "Notable Women in Law" for 2024, February 21, 2024

Gould & Ratner Selects Managing Partners, February 19, 2024

Gould & Ratner Named to 2024 U.S. News Best Lawyers and "Ones to Watch" Lists, August 17, 2023

Two Gould & Ratner Lawyers Named 2023 Illinois Real Estate Journal Awards Finalists, April 11, 2023

Gould & Ratner Selects Managing Partners, February 10, 2023

Gould & Ratner Lawyers Named to Crain's 2022 Notable Gen X Leaders in Law List, December 8, 2022

Gould & Ratner Named to 2023 U.S. News Best Lawyers and "Ones to Watch" Lists, August 18, 2022

Jessica Lingertat Named to CDLB and Chicago Lawyer Magazine's 2022 "Top Women in the Law" List, July 21, 2022

Gould & Ratner Named to 2022 U.S. News Best Lawyers and "Ones to Watch" Lists, August 20, 2021

Gould & Ratner Lawyers Named to Crain's 2020 Notable Women in Law List, September 8, 2020

Jessica Lingertat and David Michael Named to Crain's "2019 Notable Gen X Leaders in Law" List, May 30, 2019

Jessica Lingertat Inducted Into Midwest Real Estate News' 2018 Commercial Real Estate Hall of Fame, February 4, 2019

ULI Chicago Members Provide Technical Assistance for the North Avenue District, December 12, 2018

Possible Tax Changes Could Disrupt 1031 Exchanges, May 8, 2017

The Big Winners in Transit-Oriented Design, October 20, 2016

What Atlanta Can Learn From Chicago's Transit-Oriented Development, October 17, 2016