

Dean M. Victor Special Counsel

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Dean Victor is a litigation attorney and special counsel with Foley & Lardner LLP. Dean has over 30 years of experience representing clients in a wide range of real estate-related litigation, focusing on property tax appeal litigation, financial institution litigation, general real estate litigation, and construction litigation.

Property Tax Appeal Litigation

Prior to joining the firm in 2001, Dean served as an Assistant State's Attorney for Cook County in the Real Estate Tax Division, where he represented various county offices in all aspects of real estate taxation and gained valuable insight and experience with property tax assessments and the appeal process. Dean has successfully challenged thousands of tax appeals, resulting in significant tax savings for clients in Illinois and across the country, including Wisconsin, Michigan, Utah, and Florida.

Dean's clients range from family businesses to national companies and not-for-profit organizations. The properties that Dean has represented before the various assessment agencies consist of office buildings, apartment buildings, factories, warehouses, hotels, airport hangars, health care facilities, and shopping centers. In addition to tax appeal litigation, Dean advises clients on other aspects of property taxation, including tax incentives, tax exemptions, and tax sales.

Financial Institution Litigation

Dean has extensive experience representing secured lenders and special servicers in various disputes with their borrowers, including issues involving loan workouts and enforcement. He regularly advises large, midsize, and small banks, financial institutions, and commercial mortgage-backed securities (CMBS) special servicers.

Dean's loan enforcement and workout experience spans many sectors, including retail shopping centers, hotels, multi-family real estate, health care facilities, industrial, and manufacturing. Dean works with his clients to determine the most effective way to recover debt through all facets of creditors' rights litigation, including

foreclosure, receivership, loan workouts, and actions against guarantors.

General Real Estate and Construction Litigation

Dean routinely advises developers, lenders, landowners, lessors, and lessees in a wide range of litigation related to real estate, including quiet title actions, condemnation, land use, and landlord-tenant disputes. He also has extensive experience representing owners, lenders, contractors, and subcontractors in private and public construction disputes.

Representative Experience

- Litigated property tax appeal for shopping center resulting in annual tax savings in excess of US\$500,000.
- Litigated property tax appeal for apartment building complex resulting in annual tax savings in excess of US\$1m.
- Litigated property tax appeal for hotel resulting in annual tax savings of US\$250,000.
- Represented a national construction company in enforcing mechanics' lien rights.

Practice Areas

- [Business Litigation & Dispute Resolution](#)
- [Financial Institutions](#)
- [Litigation](#)

Education

- John Marshall Law School (J.D., 1992)
- University of Wisconsin – Madison (B.A., 1989)

Admissions

- Illinois