



JOHN D. CHILLEMI / ASSOCIATE

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EDUCATION

- St. John's University School of Law (J.D., Dean's List 2015)
- Pace University (B.A., magna cum laude, 2010)

PRACTICE AREAS

- Energy
- IDA & Municipal Development Incentives
- Real Estate

John Chillemi is an Associate at Ruskin Moscou Faltischek P.C., where he is a member of the firm's Real Estate Department, Land Use and Environment Practice Group and IDA & Municipal Development Incentives Practice Group.

John's practice focuses on commercial real estate transactions, including the acquisition, disposition, leasing and financing of commercial properties throughout the United States. Specifically, has experience handling "zero net bond leasing" transactions and 1031 Tax-Deferred Exchange transactions. He also represents borrowers and lenders with respect to construction and permanent financing.

In addition to his real estate work, John has experience with land use and zoning transactions, including representation of land developers of various projects ranging from change of zone petitions, variances, municipal hearings and IDA financing.

He is board member of Vision Long Island, whose mission is to promote more livable, economically sustainable and environmentally responsible growth on Long Island through Smart Growth. Additionally, John is a proud member of the Long Island Association's Young Professionals Committee, which is a diverse group designated by the members of the LIA Board of Directors as the next generation of business leaders.

John is a graduate of St. John's University School of Law. During law school, he was a Senior Articles Editor of the St. John's Law Review, where he published *The Need for Speed and Judicial Notice: New York's Admissibility of LIDAR Technology in Law Enforcement*, in 2015. He was the recipient of the Vincent J. Crowe '47L and James J. Crowe '54CBA Scholarship, as well as Dean's Award for Academic Excellence in Legal Writing and Analysis Recipient.

John is admitted to practice law in the State of New York and the State of New Jersey.

PUBLICATIONS

- RMF Attorney John D. Chillemi Moderated A Panel At Vision Long Islands 19th Annual Smart Growth Summit (*Announcements*)
- RMF Partner Russell Stern Represents Coram Materials And Its Affiliates In \$142 Million Sale to U.S. Concrete (*Construction, Press Releases*)
- Standing the Test Of 'Time Is of the Essence' (*Real Estate*)

- The Home Equity Theft Prevention Act; Another Pitfall in the Mortgage Foreclosure Process (Commercial Litigation)
- Fending Off the Predators: Regulating Delinquent Mortgage Modification Companies (Commercial Litigation)
- Caveat Emptor: A Risk of Buying at a Foreclosure Sale (Commercial Litigation)
- The Bar Association's Best Kept Secret (Commercial Litigation)
- Another Reason to Build Green (Suffolk Lawyer, October 2012) (Articles, Construction)
- Are You Ready for the Fair Play Act? (Nassau Lawyer, May 2011) (Articles, Construction)
- The Growth Of Green Building: New Laws Impact Construction Practices (Articles, Construction)
- The Rule Against Perpetuities Lives On (Alerts, Commercial Litigation)
- For Whom the Statute Tolls: CPLR (Commercial Litigation)