

Carol A. Lockwood

Rockford, IL

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About Carol

Carol is a business-first lawyer focusing on transactional and real estate matters, including property purchases, sales, and leases. She represents local developers in acquiring property and handles annexation and zoning requirements for residential and commercial projects.

Carol also represents various hospitals and physicians' groups in the acquisition, construction, disposition, and leasing of medical facilities and office space throughout Illinois. She has assisted them with the real estate components related to compliance with revenue bond financing and covenants.

Prior to practicing law, Carol worked for the McHenry County Department of Planning and Development and held professorship and teaching positions at several universities, including the State University of New York (SUNY) at Geneseo, and Purdue University North Central.

Carol's Affiliations

- Illinois State Bar Association
- American Bar Association
- Illinois Real Estate Lawyers Association

Areas of Focus

Industries: Aviation & Aerospace; Banking & Financial Institutions; Financial Services; Healthcare; Healthcare Transactions; Real Estate

Services: Corporate & Transactions; Real Estate Transactions & Lending

Experience

- Represented client, a Delaware corporation, in a series of sales of vacant platted residential land and farmland, by a combination of private sales and auction.
- Represented client and its affiliated limited liability company in the acquisition of vacant real estate located within a TIF district, and in negotiating a Redevelopment Agreement with the local municipality, for the development of a manufacturing and distribution facility.
- Represented a private investment group and its related subsidiaries in the acquisition of a nationwide portfolio of single-tenant commercial and warehouse properties.
- Served on the legal counsel team for the Winnebago County Housing Authority in an \$18 Million HOPE VI scattered site redevelopment project.
- Represented the owner of a multi-family residential apartment complex in the refinancing and regulatory compliance tasks related to a 223(f) NHA loan.

Recognition

- University of Illinois College of Law, Rickert Award, Excellence in Legal Writing

Credentials

Education

University of Illinois College of Law, JD, *cum laude*, 2001

University of Sussex , PhD, 1991

University of Sussex , MA, 1987

Northwestern University, BA, 1985

Bar Admissions

Illinois

Interests

Did you know...

Carol is a competitive ballroom dancer. If she were not a lawyer, Carol would be a professor of history and humanities.

Community/Civic Activities

- OSF St. Anthony College of Nursing, Board Member
- USA Dance, Gender Neutral Rule Committee
- McHenry County Historic Preservation Commission, Past Member

Thought Leadership

Presentations

- “Law of Easements: Legal Issues and Practical Considerations in Illinois,” Lorman Education Services seminar, Rockford, Illinois, August 2005
- “Like Kind Real Estate Exchanges in Illinois,” 2003

Publications

- Ms. Lockwood has written a number of history-based articles on rural society, land use, and social reform.

Event

- So...You Need a Lease? Hinshaw’s Breakfast Seminar Series, Oct 25, 2016

In The News

- Hinshaw’s Carol Lockwood Profiled in Leading Lawyers Magazine, Feb 7, 2017

Press Releases

- Client Success: Bell Tower Residence Assisted Living Facility Transitioned to Wisconsin Illinois Senior Housing Inc. Sponsorship, Jun 3, 2019
- Hinshaw & Culbertson LLP Announces Election of 7 New Partners, Jul 2, 2012