

# Peter M. Zagotta

## Counsel

**Direct:** 312.471.8725 **Email:** pzagotta@rshc-law.com

Clients rely on Peter Zagotta for honest and diligent representation in all aspects of transactional matters ranging from corporate governing documents to complex real estate finance deals. Peter takes the time to understand each client's priorities, enabling informed decisions tailored to each client's specific objectives and risk tolerance. With a focus on real estate, finance, and construction transactions, Peter represents banks, private equity funds, nontraditional lenders, borrowers, purchasers, sellers, landlords, tenants, and contractors in complex commercial transactions. His transactions frequently involve multiple loans and lenders with tiered senior and subordinated financing arrangements.



Technologically savvy and business-minded, he brings a pragmatic and adaptable mind set to his practice that is informed by his practical experience as a business owner and consultant.

## EXPERIENCE

### Representative Engagements

- Borrower's Counsel to a multi-national corporation to restructure and increase its Line of Credit with an international bank. Transaction involved the negotiation and drafting of loan documents and subordinated debt agreements, as well as conducted due diligence on American and UK entities.
- Lender's Counsel on a 50+ Million Dollar Loan transaction to reallocate and modify a major tenant's lease termination funds into the TI/LC reserve account in keeping with loan covenants. Transaction also included sell transaction by Borrower during mid-modification of loan transaction requiring multi-site/multi-state complex title and survey issues and partial release of collateral implications.
- Tenant's Counsel to a higher learning institution's construction buildout upon relocation of their US Headquarters. Reviewed proposals and negotiated and drafted Construction Agreements (both AIA and non-AIA) to finalize transaction on a tight timeline while keeping the project under budget.
- Sponsor's Counsel to a New Markets Tax Credit deal to bring a children's health clinic to the west side of Chicago. Transaction required zoning hearings with City of Chicago, negotiating and drafting construction documents, negotiating loan documents, drafting subordination agreements and sublease documents.
- Senior Lender's Counsel on a 58+ Million Dollar Loan transaction to finance the construction of a 330-unit multifamily development in the Midwest. Transaction included tax incentives and negotiating redevelopment agreements with local municipalities and subordinated equity debt.

## CREDENTIALS

### Education

Creighton University School of Law, J.D., 2015  
Saint Louis University, B.A., 2012



Ignatian Scholarship and Billiken Scholarship Award Winner

## Bar Admissions

Illinois

## Professional Memberships

Illinois State Bar Association  
Young Lawyers Division

## Honors & Awards

2026 Best Lawyers: Ones to Watch (Project Finance Law), *Best Lawyers*®  
40 Illinois Attorneys Under Forty, *Law Bulletin Media* (2025)

## PUBLICATIONS & PRESENTATIONS

"Illinois Banking Brief: Notable Legal Updates In Q2," (co-author) *Law360* (July 1, 2026)  
"IICLE Real Estate Litigation 2024 Edition: Chapter 7 - Loan Commitment Litigation and the Illinois Credit Agreement Act," (co-author) Illinois Institute of Continuing Education (IICLE) (July 2024)

## COMMUNITY SERVICE

St. Thomas More Catholic Church and School, Volunteer  
Marian Catholic High School Alumni Association  
Creighton University School of Law, Mentor  
After School Matters, Volunteer