



Maureen E. Montague

Counsel

 Iselin

T: 732.476.2380

F: 732.476.2381

mmontague@greenbaumlaw.com

- Purchase, sale, financing and leasing of commercial real estate holdings, including those with challenging title issues
- Expertise in mortgage and tax sale certificate foreclosures associated with commercial, industrial and residential properties
- Has handled multistate transactions involving construction and mezzanine financing, leasehold and securitized financing, and mortgage assumptions on behalf of private and publicly held companies

Maureen has broad experience with commercial real estate transactions related to the purchase, sale, financing and leasing of office, industrial, residential and retail properties, including title and survey review and local counsel opinions and assistance. Her client advocacy is driven by her ability to devise and implement creative, yet practical solutions to complex legal matters to minimize risk and meet her clients' business objectives.

She has handled multistate transactions involving construction and mezzanine financing, leasehold and securitized financing, and mortgage assumptions on behalf of private and publicly held companies and has represented landlords and tenants in connection with the leasing of commercial properties. She is experienced in the drafting and negotiation of purchase and sale agreements related to commercial and residential loan portfolios, including the analysis of related loan documents and collateral.

Maureen's expertise includes an emphasis on commercial and residential mortgage foreclosure and tax foreclosure. She has represented lenders in foreclosures and loan restructurings associated with commercial, industrial and residential properties including assisted living facilities, age-restricted housing, multi-unit apartment buildings, and retail and mixed-use properties. Her work includes the prosecution and defense of mortgage foreclosure actions in New Jersey and New York, the negotiation of loan modifications, workouts and strategic restructuring, and coordination with receivers and property managers.

Maureen also assists clients with issues related to realty transfer taxes, bulk sales, tax sale certificates, and in matters arising under New Jersey's Fair Foreclosure Act and Community Wealth Preservation Program.

In the area of condominiums and planned real estate development, Maureen is experienced in the registration of developments situated outside of New Jersey with the New Jersey Real Estate Commission's Bureau of Subdivided Land Sales Control. She has also restructured existing condominiums to rental premises and dealt with related issues of affordable housing controls and lenders' requirements.

Areas of Focus

Practice Areas

- Real Estate
- Commercial Real Estate Acquisitions & Dispositions
- Commercial Real Estate Leasing
- Real Estate Financing
- Condominium & Planned Real Estate Development

Industries

- Real Estate

Credentials

Bar Admissions

- New Jersey, 1992
- Pennsylvania, 1993
- New York, 2010

Education

- Rutgers University School of Law-Newark, J.D., 1992
- Rutgers University, B.A., *magna cum laude*, 1989

Experience

Representative Matters

- Represented a real estate investor, developer, and manager in securing a \$93 million construction loan from Valley National Bank for a 420-unit residential development in Easton, PA. Greenbaum's team negotiated all loan documents, resolving issues related to municipal approvals, including complicated frontage dedication. The financing was structured to avoid bringing in an equity investor, resulting in substantial savings for client and a timely closing.
- Represented a real estate developer in the successful \$46 million sale of a warehouse development site, a complex, multi-year transaction involving contractual disputes that threatened the client's investment and pricing. Secured a settlement that enabled joint marketing and value recovery to preserve and maximize the client's investment.
- Counseled a wholly owned affiliate of a publicly traded REIT on the \$32 million sale of vacant land in Wall Township. Serving as lead counsel, the firm's representation included negotiating the sale agreement, resolving title and environmental issues, addressing outstanding and expiring development approvals, managing regulatory delays, and successfully closing the transaction.
- Represented an affiliate of a multi-generational family-owned real estate firm in the development and \$83 million sale of two Class A multifamily buildings in Rahway, securing land use approvals, negotiating redevelopment and financial agreements, advising on environmental remediation, and managing complex regulatory, title, and permitting issues through closing.

Affiliations

Memberships

- New Jersey State Bar Association: Real Property, Trust & Estate Law Section
- Middlesex County Bar Association

Personal

- Rutgers University *Law Review*
- Phi Beta Kappa Society

Insights & More

Client Alerts

[The New Jersey Economic Recovery Act of 2020: An Overview of the New Jersey Angel Investor Tax Credit Program](#)

4.20.21