

## Joel A. Hilgendorf

**"The benefits of practicing in the real estate sector are both tangible and intangible. In addition to the opportunity it provides to connect with people and build strong client relationships, my work enables me to contribute to grand undertakings - ones I can actually drive by and know I had a hand in creating."**

As a partner at Hellmuth & Johnson and a member of both the real estate and community association practice groups, Joel Hilgendorf helps a wide variety of clients make their mark. They include commercial and residential property owners, developers, banks, condominium and townhome associations, and businesses and individuals.

While he focuses his practice primarily in real estate law - commercial and residential; both as a litigator and transactional attorney - Joel also provides counsel and representation in community association law, foreclosure law and creditor's remedies, and commercial and residential real estate transactions. Along with the skills he has honed in these areas, he marshals broad experience in:

- Commercial and residential real estate transactions and disputes
- Landlord/tenant issues
- Clearing title defects
- Creditor's remedies and collections
- Boundary disputes
- Easements
- Contracts for deed and cancellations
- Mortgages and foreclosure law
- Priority disputes
- Partition actions
- Quiet title actions/torrens actions
- Zoning and land use
- Condemnation

One of Joel's particular areas of concentration is representing condominium and townhome associations. He is active in the Minnesota Chapter of the Community Associations Institute, for which he has served on the Board of Directors. Joel has extensive experience representing community associations in all of their legal needs, including:

- Assessment collection and lien foreclosure
- Covenant enforcement
- Interpreting and amending governing documents
- Drafting and reviewing contracts
- Construction defects
- Fair Housing matters