Knox McLaughlin Gornall & Sennett, P.C.
Erie • Pittsburgh • Jamestown, NY
814-459-2800 • www.kmgslaw.com





Real Estate

The Real Estate Group of Knox McLaughlin Gornall & Sennett, P.C. is a team of attorneys and paralegals who are experienced in all aspects of real estate transactions. From the purchase and sale of residential property to complex commercial deals, we can provide the comprehensive, effective legal services you need.

Our real estate practice has become one of the largest in the region because we provide prompt, accurate, and thorough representation with close attention to detail. Members of the group are licensed title insurance agents in Pennsylvania, Ohio, and New York.

With the support of the entire Knox Law team, and offices in Erie, Pittsburgh, and New York, we can provide a wide range of services to our clients. Some examples of the services we provide are as follows:

Lending

- Facilitation of closing and recording of documents
- Preparation and review of loan documents
- Title insurance issuance
- Title search reviews
- Mortgage foreclosure and loan workouts
- Mortgage modifications

Commercial

- Representation of clients in purchases of a broad spectrum of commercial endeavors, including but not limited to, hotels, restaurants, shopping centers, and recreational facilities
- Document preparation, title search and certification, due diligence review, and closing services for buyers
- Deed preparation and closing services for sellers
- Formation of partnerships, limited partnerships, and limited liability companies and advisement regarding asset protection
- Residential subdivisions
- Financing and refinancing transactions
- Title insurance

- Tax advice and planning
- Preparation and negotiation of leases
- Landlord/tenant matters
- Liquor license transfers and acquisitions

Oil & Gas

- Oil, gas, and mineral rights conveyances
- Marcellus and Utica Shale energy matters
- Oil and gas leasing
- Pooling and unitizing agreements
- Oil, gas, and mineral rights title research
- Dispute resolution
- Negotiation and review of royalty agreements

Residential

- Document preparation, title search and certification, and closing services for buyers
- Deed preparation and closing services for sellers
- Financing and refinancing transactions
- Title insurance
- Agreement negotiation and preparation

Specialized Services

- Formation and modification of Condominiums and Planned Communities
- Environmental due diligence and permitting
- Zoning, land use, and subdivision
- Tax assessment appeals
- Eminent domain litigation and negotiation
- Quiet title actions
- Conservatorships
- Franchise agreements
- Title matters including encumbrances, mechanic's liens, easements, encroachments, tax liens, and more

Representative Experience

- Counsel to developers in numerous commercial condominium projects
- Navigated clients through complex quiet title actions to cure title defects to real property, allowing clients to acquire clear title
- Negotiated several oil and gas leases for clients covering over 11,000 total acres and earning his clients over $27 million in up-front bonus payments
- Negotiated several complex commercial leasing arrangements for major developer during Chapter 11 reorganization
- Represented national grocery store developer in acquisition of new facilities in an urban environment with historical environmental issues
- Negotiated agreement with Pennsylvania DEP authorizing the continued use and operation of an historic waste impoundment and spray irrigation system

- Obtained a unanimous decision from the Pennsylvania Supreme Court in favor of a developer. The case involved the attempt of union employee benefit trust funds to assert mechanics lien claims against the developer's property when contractors on the project failed to make benefit contributions
- Successfully challenged an ordinance in a Commonwealth Court case on behalf of a landlord, involving an alleged violation of the construction code in a property that was built prior to adoption of the code
- Obtained special injunction in favor of condominium association against amusement park seeking to construct new roller coaster near condominium development. Case settled favorably after special injunction was issued
- Obtained judgment in favor of landlord client following over $20,000 worth of property damage to rental unit caused by tenant
- Obtained judgment in favor of property owner in challenge of validity of deed granting future interest in real property. Judgment affirmed on appeal

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Contact: Timothy M. Zieziula
814-923-4914 • tzieziula@kmgslaw.com