

JOSEPH W. SCHARNAK PRINCIPAL

**Condo & HOA, Cooperatives, Landlord Tenant Law,
Real Estate Transactions**



Joseph Scharnak concentrates his practice representing condominium, homeowner (HOA), and townhome community associations.

Born and raised in Chicago, Joseph has spent his entire legal career representing clients in both the city and surrounding suburbs in all aspects of Illinois real estate ownership and management.

He possesses a unique insight of the challenges that associations face from their inception, including: negotiating with developers during turnover; supporting newly elected board members, addressing construction defects, negotiating service contracts, and navigating violations & complaints within the association.

Joseph frequently speaks at industry conferences and strives to provide ongoing education and support to association board members and property managers. He has been a presenter at Community Association Institute (CAI) Illinois events and contributed to newsletters. Joseph is also an active supporter of the John Marshall Law School Real Estate Law Program.

CONTACT

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EDUCATION

- LL.M. (Real Estate Law),
University of Illinois Chicago
School of Law, 2009
- J.D., DePaul University, 2007
- B.A. (Political Science & Criminal
Justice), University of Illinois at
Chicago, 2004

ADMISSIONS

- Illinois State Bar

MEMBERSHIPS

- ACTHA
- CAI Illinois
- Chicago Bar Association,
Condo Law Sub-Committee

SPEAKING

- Webinar: "Vendor Contracts: Construction, Operation, Reconstruction, Maintenance, Repair, Etc." & "Advising on Homeowner/Condo Association Management". National Business Institute's Condominium and Homeowners Association Law, December 2017.
- "Hot Legal Topics: marijuana smoke nuisances, employee use of medical marijuana, condominium deconversion", Community Association Institute Illinois Condo-HOA Conference & Expo, February 2017.
- "Laws vs. Rules, Sex, Drugs & Air Control". Chicagoland Cooperator Expo, May 2016.
- Community Association Institute Legal Forum, April 2014, 2015, 2016, 2017, 2018.
- Careers in Real Estate Law Panel, John Marshall Law School, 2015, 2016, 2017, 2018, 2019.

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PUBLICATIONS

- “Associations May be Able to Recover Six Months of Unpaid Assessments From Foreclosure Purchasers Without Filing Suit Against the Former Owner”, JD SUPRA: June 2018.
- Contributing Author, Rights and Responsibilities of Association Board Members booklet, Illinois Condominium and Common Interest Community Ombudsperson: January 2018.
- “Use and Occupancy Restrictions: How Far Can Boards Go?”, Association of Condominiums, Townhouse and Homeowners Associations (ACTHA) Newsletter: April 2017.
- “Condo Owners ask about Special Assessment Liability, Access to Finances”, Chicago Tribune Help Squad Column: August 2016.
- Contributing Author, Illinois Institute of Continuing Legal Education’s Illinois Condominium Law, 2016 Edition.
- “Q&A: Rental Rules Not Enforced”, The Cooperator Chicagoland: April 2014.
- “City Council Bites Back at Residential Bed Bug Infestations”, Chicago Daily Law Bulletin: September 2013.
- “Survivor: Condo Association Edition”, Common Interest Magazine: November 2012.