

Karin H. Berg | Partner
Finance

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Karin Berg concentrates her national practice in commercial finance, regularly structuring, negotiating, documenting, and closing commercial loan deals, with a particular focus on asset-based, cash-flow, real estate, and construction financing for various industry sectors, including healthcare, manufacturing, automotive, hospitality, and other service industries. She serves a wide range of clients, including banks, commercial finance companies, mezzanine lenders, and other institutional lenders, along with private equity firms and hedge funds, covering a variety of lending products, from secured and unsecured senior and mezzanine loans to debtor-in-possession financings and second lien financings to real estate and construction financings, with a particular emphasis on healthcare financings, including those involving upper-limit payment components.

Karin counsels her clients in all aspects of loan transactions throughout the life of the lending relationship, including structuring credit facilities, negotiating loan documents, handling intercreditor and subordination issues (including with respect to first lien/second lien and first out/last out/unitranche structures), restructuring troubled credits, and enforcing rights and remedies, both in and out of court.

Select Engagements

- Agent and lender in multiple revolving credit facilities to affiliated skilled nursing facilities located in Indiana and participating in the upper limit payment program with opco/propco HUD and Non-HUD transactions.
- The Lender in connection with revolving, term and capex loan facilities to a packaging printing and converting company.
- A Commercial finance company, as the administrative agent and lead lender, in connection with \$55 million revolving credit facilities to affiliate

- skilled-nursing and assisted-living facilities.
- The Lender, in connection with \$19.5 million term loan and revolving credit facilities to finance the acquisition of a direct-marketing company and ongoing working capital needs.
- Bank in connection with a mortgage term loan facility in excess of \$25 million to finance the acquisition of assisted living facilities.
- Bank in connection with revolving loan, equipment term loan and mortgage term loan facilities to a manufacturer and distributor of food products.
- Bank in connection with \$39 million capex and mortgage term loan facilities to finance the acquisition of skilled nursing facilities located in the southeastern United States.

Admissions

- U.S. District Court - Central District of Illinois
- Illinois
- U.S. District Court - Northern District of Illinois
- U.S. District Court - Western District of Wisconsin

Memberships

- American Bankruptcy Institute
- Turnaround Management Association
- International Women's Insolvency and Restructuring Confederation

Education

- Brigham Young University, BS
- J. Reuben Clark Law School, JD

Recognitions

- 2023–2024, Bankruptcy and Creditor Debtor Rights / Insolvency and Reorganization Law in Chicago, IL, listed in *Best Lawyers in America*®
- 2023, “Woman in Secured Finance,” listed in *The Secured Lender*
- 2022 & 2024, Notable Women in Law, listed in *Crain's Chicago Business*
- 2016, listed in *The Legal 500 United States*

Professional Activities

Karin is an active participant, and has served in leadership roles, in the Chicago chapters of the International Women's Insolvency and Restructuring Confederation (“IWIRC”), the Turnaround Management Association, and the Secured Finance Network (“SFNet”). Karin also serves on the board of the Chicago Chapter of the J. Reuben Clark Law Society and on the Advisory Board of the David M. Kennedy Center for International Studies.

