

# Santacruz Associates

2340 South River Road · Suite 111 · Des Plaines, IL 60018  
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## ABOUT THE COMPANY

**Santacruz Associates** specializes in providing real estate consulting and legal services. The firm was founded in 1992 and has been helping its clients focus on solutions to achieve the most favorable possible outcome for their businesses and situations. The firm provides the most professional and personal hands-on service and a broad base of business and legal experience and creativity to its clients.

**Santacruz Associates** has developed a specialized practice of negotiating and acquiring parcels of land for right-of-way use by governmental bodies in roadway construction and other public infrastructure projects. We have worked extensively with the Illinois Department of Transportation, Cook County, Will County and other local municipalities in facilitating property owners through the acquisition process with great success.

**Santacruz Associates** has developed its own proprietary database software overlay solely for the negotiation of right-of-way which provides for precise efficiency in the handling of each file, as well as excellent tracking of our progress and consistent documentation of every conveyance or condemnation referral. Our cordial and respectful contact with property owners has been our single greatest asset in settling a high ratio of our assigned files without the need for condemnation litigation.

### **J. Steve Santacruz, J.D., C.P.A.**

J. Steve Santacruz founded the firm after spending several years working as an associate for a law firm specializing in real estate transactional work. Steve has negotiated the acquisition of over 500 parcels of right-of-way for various public agencies and is approved by IDOT – District 1 as a fee negotiator. During his career, Steve had served as General Counsel for a commercial real estate development and management firm: Continental Offices Ltd. He is a member of the American, Illinois and Chicago Bar Associations, as well as a member of the International Right of Way Association (IRWA). Steve is also an Illinois licensed real estate broker.

### **Ed Santacruz**

Ed Santacruz joined the firm in 2008 assisting in right of way acquisition. Ed has worked on numerous right of way parcels and is approved by IDOT – District 1 as a fee negotiator. Ed gained his real estate experience working for a commercial real estate property management firm and in the mortgage lending business as a mortgage broker and senior accountant. In addition, Ed holds a California license as a real estate salesperson.

*Our firm is certified as a Disadvantaged Business Enterprise (DBE) by the State of Illinois, Department of Transportation and a Minority Business Enterprise (MBE) with the City of Chicago and Cook County.*

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## REFERENCES

### *Sheila Derka*

Illinois Department of Transportation  
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### *Greg Busey*

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### *George Catalano*

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