



**KEOUGH**  
MOODY

May 2018  
Newsletter

We are excited to announce that the talented attorneys of Penland & Hartwell, LLC will be joining Keough & Moody, P.C. effective June 1, 2018.

Collaborating with attorneys David Hartwell, Karen Beverly, and Mark Littlefield enhances our ability to deliver superb legal service to our community association clients from our offices in Chicago and Naperville. The newly expanded Keough & Moody, P.C. includes 10 attorneys and 13 support staff members, providing our clients with over 100 years of legal experience in community association law, real estate law, corporate/transactional law and litigation. Our clients should expect a seamless transition and continued focus on the matters important to them. David, Karen and Mark will be located at our offices in Chicago at 161 N. Clark Street.

David Hartwell may be reached at [dhartwell@kmlegal.com](mailto:dhartwell@kmlegal.com) or at (630) 369-2700 x204



David Hartwell is a recognized leader in community association law, serving condominium associations, homeowner associations and cooperatives across Chicago and the surrounding suburbs. David represents clients on a full range of matters including corporate governance issues, covenant violations,

discrimination claims, developer turnover and construction defect disputes. He is known for his legal acumen and common sense approach, and is committed to achieving cost-effective and efficient results for his clients. David is an experienced trial lawyer who strives to help clients avoid litigation whenever possible, and aggressively represent clients when a trial is necessary to achieve the desired outcome.

David provides trusted counsel on community association law, and has been quoted in USA Today, the Chicago Tribune, Chicago Sun-Times and numerous industry periodicals. He is also a frequent contributor to Condominium Lifestyles magazine, the Chicago Cooperator, and the ACTHA newsletter and is a frequent column writer for the Daily Law Bulletin. In addition, David co-authored the chapter "Condominium Documents" for the IICLE/CAI textbook Condominium Law. David has been retained by other law firms to serve as an expert on the drafting and interpretation of association governing documents. Lastly, David has been chosen by his peers as a member of the Leading Lawyers Network, representing the nation's top lawyers.

Karen Beverly may be reached at [kbeverly@kmlegal.com](mailto:kbeverly@kmlegal.com) or at (630) 369-2700 x 205



Karen Beverly focuses her practice on the representation of privately held businesses, condominium associations, homeowner associations and cooperative buildings in all aspects of business administration, counseling and dispute resolution. Karen's practice includes drafting and negotiation of contracts, commercial leases, construction contracts, license agreements and indemnification agreements. Karen is also a skilled litigator with extensive courtroom experience prosecuting and defending cases in federal and state courts. Karen is experienced in handling bench and jury trials, as well as mandatory arbitration and appeals.

Karen has also served as a litigator for firms and insurance companies handling personal injury defense, premises liability, professional malpractice defense and insurance coverage cases. In addition, Karen has represented numerous small businesses in employment and contract matters, restrictive covenants, shareholder disputes and defense of claims brought by the Federal Trade Commission.

Mark Littlefield may be reached at [mlittlefield@kmlegal.com](mailto:mlittlefield@kmlegal.com) or at (630)369-2700 x 208.



Mark Littlefield is an experienced trial attorney focused on collection matters for condominium associations, homeowner associations and cooperatives. Mark has considerable experience in state court as well as bankruptcy court, and works with condominium associations and their property managers to develop strategies to confront issues such as foreclosure. Mark aggressively advocates for his clients and has led numerous condominium associations and property owners through eviction actions. Mark believes that effective representation is more than just filing cases, and takes time to educate his clients on all processes in order to achieve positive outcomes.


All other contact information for [Keough & Moody, P.C.](#) remains the same.

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312-899-9989  
[info@kmlegal.com](mailto:info@kmlegal.com)

Naperville  
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