



STEVEN D. WELHOUSE

PARTNER

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Practice Areas

- Architects and Engineers (E&O)
- Class Action Litigation
- Construction Defect Litigation
- Contract Disputes
- Coverage Litigation
- Directors and Officers Litigation
- Discrimination Defense
- Fraud Defense/EUO
- Mediation
- Professional Liability
- Toxic Tort Defense

Steven Welhouse is a seasoned trial attorney with extensive experience in complex litigation. Before joining the firm, he owned and managed his own practice as well as represented clients for other well-known firms, giving him a deep understanding of client need and the business side of law.

His practice spans toxic tort, construction defect, and complex commercial disputes, as well as professional liability matters. He has represented a broad range of client including developers, contractors, homeowners, borrowers, homeowner associations, and architects in claims involving warranty, contract disputes, negligence, mechanics liens, insurance coverage, and the Illinois Consumer Fraud Act. His background also includes labor and employment disputes, consumer fraud cases, and products liability defense.

A skilled advocate in the courtroom, Steven has first-chaired jury trials and his experience and versatility make him a trusted resource for clients facing high-stakes litigation.

Memberships

- American Bar Association
- Association of Condominium, Townhouse and Homeowner's Associations
- Chicago Bar Association
- Community Associations Institute, Illinois Chapter

Presentations and Publications

- *Chicagoland Cooperator, The Condo, HOA and Co-op Monthly*, Contributor, monthly "Questions & Answers" article

- “Ansari: Problems with Forum Selection Arbitration Clauses, Under Construction,” *The Newsletter of the ABA Forum on the Construction Industry* (August 2005)
- Illinois Mechanics Lien Act, *Business Credit Magazine* (February 2006)

Trial and Case Highlights

- Represented Indiana-based steel manufacturing company in materials and manufacturing defect litigation and successfully negotiated very favorable resolution.
- Defended Insured fire protection system installer client against major fire damage loss claim made by owner.
- First-chaired several construction and commercial trials, including \$3 million-dollar construction defect and six-figure architect fee cases.
- Negotiated settlement on behalf of real estate developer defendant client reducing liability exposure from \$5M down to less than 5% sought by Plaintiff after 7 years of litigation.
- Represented major U.S. telecommunications company in multiple lease and usage lawsuits filed by cellular tower site owners and successfully caused dismissals or negotiated resolution of each.
- Successfully defended Illinois manufacturer in contract dispute filed by metal supply vendor.
- Won trial judgment on behalf of architect firm client against developer defendant for full amount sought.
- Caused dismissal of \$3 million breach of warranty claim filed by condominium association plaintiff against developer client.
- Represented Hyundai Construction Equipment Americas, Inc. against equipment purchaser in finance agreement dispute and successfully negotiated favorable resolution for client.
- Defended Canadian food supply company client against U.S. vendor in contract dispute litigation and successfully caused dismissal of suit on lack of U.S. jurisdiction grounds.
- Defended architect, engineering firm and owner clients in insurance coverage declaratory judgment actions seeking to deny coverage.
- Prosecuted and defended several TRO actions on behalf of businesses to enforce employment restrictive covenants and protect against confidential information and trade secret disclosure.
- Represented medical practice and physician clients in physician service agreement negotiations, lease reviews, and physician fee collections.
- Negotiated parking structure lease, construction service, and property management agreements on behalf of condominium association clients.
- Successfully defended automobile dealership group clients in several finance agreement disclosure suits filed by consumers.

Admissions

- Illinois
- U.S. District Court for the Northern District of Illinois
- U.S. Seventh Circuit Court of Appeals

Education

- Chicago-Kent College of Law, Illinois Institute of Technology, J.D. (1997)
- University of Wisconsin, B.A. (1989)