

## Simonic of Forchelli, Curto, Deegan, Schwartz, Mineo & Terrana, LLP named a "Who's Who in Real Estate Law" by Long Island Business News



Judy Simonic, Forchelli, Curto, Deegan, Schwartz, Mineo & Terrana, LLP

Forchelli, Curto, Deegan, Schwartz, Mineo & Terrana, LLP partner Judy Simonic was listed in Long Island Business News' "Who's Who in Real Estate Law." In the feature, Simonic was asked to discuss a topic that potential property owners should be aware of.

She said, "As part of any due diligence for a potential development of property, I always advise my clients to have a title search prepared that includes a search for covenants or restrictions, especially those that may affect the ability to develop or use the property as proposed. Covenants and restrictions must be recorded in the county clerk's office to be enforceable against the property. Therefore, the only way to confirm whether there are any restrictions on a property is to conduct a title search. Discovery of covenants and restrictions are invaluable and sometimes can save a client a tremendous amount of time and money developing a property in a manner that is not permitted by a private restriction. I advise my clients that the few hundred dollars spent on a title search can sometimes save them a significant amount of time and money trying to develop a piece of property that has been encumbered by a private covenant or restriction."

Simonic started her legal career working in the Oyster Bay Town Attorney's office before joining the firm in 1992. She became the first woman named partner by the firm in 2003.

Simonic concentrates her practice in the areas of zoning, land use, environmental, municipal, and real estate law. She represents national franchises, Fortune 500 companies, national corporations, large real estate development companies as well as individual real estate developers in the development of both residential and commercial properties throughout Nassau and Suffolk Counties.