



# **Realty & Mortgage Co.**

*Celebrating a Century of Service • 1906 - 2006*



CHICAGO 47, ILL.

F. E. Lackowski & Company  
opens for business at  
3147 Logan Boulevard, Chicago.



Oscar C. Sehnert joins the  
company as a "rent man".



Mary Catherine McCabe  
is hired as a bookkeeper.

1906

c 1910

1916

1929

1930

c 1931

The Great Depression begins  
when the financial markets crash.

The company changes its name to  
Realty & Mortgage Co. and moves  
to new offices in the Rainier Building  
at 3115 Logan Square, Chicago.

Frank Lackowski commits suicide in  
the wake of dramatic financial losses  
in the banking business. In a suicide  
note he says that Realty & Mortgage Co.  
is his sole remaining sound business.

Oscar Sehnert buys the company  
from Mr. Lackowski's widow.





Realty & Mortgage Co. gets a contract from Metropolitan Life Insurance Co. to sell all of its foreclosed real estate on the northwest side of Chicago.

1935

1939

Oscar Sehnert and Mary McCabe are married.



Harold DeWitt Rider and Susan Claire Sehnert, daughter of Oscar and Mary, are married.

1966

1967

Harold Rider joins the staff of Realty & Mortgage Co.



The City of Chicago takes the Rainier Building through eminent domain in order to extend the Logan Square "L" to O'Hare. Realty & Mortgage Co. moves across the square to 2601 N. Milwaukee Ave., Chicago.

c 1970

1971

Harold Rider buys the company from the Sehnerts, and Oscar Sehnert retires.

Realty & Mortgage Co. begins a 35-year business relationship with the Lustbader/ Ruskin partnerships.

Realty & Mortgage Co. relocates to 2634 Milwaukee Ave. The additional space heralds a period of expansion and growth for the company.

Realty & Mortgage Co. becomes one of the first real estate companies in the country to use a computerized accounting system, with software written in partnership with Arthur Anderson & Co.

1972

Realty & Mortgage Co. begins to expand beyond the Chicago area, taking on the management of the Bernard Zell properties in Ohio, Nevada, and Florida.

1973

Realty & Mortgage Co. opens a new office, and creates a new commercial division, Harold D. Rider & Associates, when the company takes over management of 300 W. Adams St., Chicago.

Realty & Mortgage Co. is granted the designation of Accredited Management Organization (AMO).

1974

As Chairman of the Illinois Association of Realtors Legislative Committee, Harold Rider co-authors tenant-landlord legislation, as well as the Chicago Real Estate Board "Form 15" Apartment Lease.



1979

Logan Kedzie Apartments is the first of many property purchases achieved through syndication.

Harold Rider serves as President of the Chicago chapter of IREM.



1981

Harold Rider serves as President of the Chicago Real Estate Board, and authorizes a book – *Dreams, Money, and Ambition* – a history of real estate in Chicago.



1982

Harold Rider is named Manager of the Year by IREM, and Realtor of the Year by the Chicago Real Estate Board.

Realty & Mortgage Co. brokers the sale of the venerable Commodore/ Greenbriar Apartments building in Lincoln Park out of the Zell portfolio. The choice between two competing buyers and their brokers was determined by Sam Zell flipping a coin.



1984

1985

1991



Realty & Mortgage Co.

Realty & Mortgage Co. moves to 2459 W. Peterson Ave, Chicago, in order to accommodate new growth. At the same time the logo is changed to its now-current appearance.

Harold Rider is elected a Counselor of Real Estate (CRE) by the American Society of Real Estate Counselors.

Harold DeWitt Rider, Jr. joins the company following two years' employment with JMB Properties Company, beginning the **third** generation of family ownership and operation.



Harold Rider, Jr.  
becomes a Real Property  
Administrator (RPA)

Hugh Grant Rider joins the  
staff at the Peterson Ave. office,  
following two years' employment  
at Spraying Systems Co.

Stephen Robert Rider joins the staff  
at the 300 W. Adams St. office after  
graduating from Tulane University.

Realty & Mortgage Co. creates a  
presence on the World Wide Web  
at [www.realtymort.com](http://www.realtymort.com).

Realty & Mortgage Co. celebrates  
its 90th year at Germania Place.



1992

1993

1994

1995

1996

1997

With the addition of the Supera Family as a client,  
Realty & Mortgage Co. opens its Lincoln Park office  
at 928 W. Diversey Parkway.



Realty & Mortgage Co.  
assumes management  
of the portfolio of  
properties owned by  
the Berger family.

Harold Rider, Jr. becomes  
a Certified Property  
Manager (CPM).

Harold Rider wins the Richard H. Driehaus Award for Outstanding Public/Private Leadership in Preservation for the rehabilitation of the Aurora Hotel in downtown Aurora, Illinois.



With the year 2000 just over the horizon, Realty & Mortgage Co. retires the direct descendant of the custom accounting system it helped develop in the early 1970s, in favor of a more comprehensive management (and Y2K compliant) alternative.



Harold D. Rider & Associates moves to 20 S. Clark St., Chicago.

1998

1999

2002

2004

2006

Harold Rider Jr. is elected President of the Lincoln Park Builders of Chicago.



Hugh Rider joins the legislative committee of the Chicago Association of Realtors.

On behalf of the Berger Family, Realty & Mortgage Co. lists and quickly sells 2000 N. Lincoln Park West in Chicago, for \$45,000,100 - the largest single transaction in its history.



Realty & Mortgage Co. celebrates its 100th Anniversary with the largest portfolio of properties in its first 100 years, with over 6,000 apartment units and 450,000 Sq. Ft. of commercial property under management.