



CELEBRATING 125 YEARS OF SERVICE



CHICAGO 47, ILL.



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

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

Mary Catherine McCabe is hired as a bookkeeper.

1906

1910

1916

1929

1930

1931

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

The Great Depression begins when the financial markets crash.

Frank Lackowski commits suicide in the wake of dramatic financial loses 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.

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

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.

1935

1939

1966

1967

1970

1971

Oscar Sehnert and Mary McCabe are married.

Harold Rider joins the staff of Realty & Mortgage Co.

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. relocated 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 computerized accounting system with software written in partnership with Arthur Andersen & Co.

1972

1973

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

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.



1974

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

1979

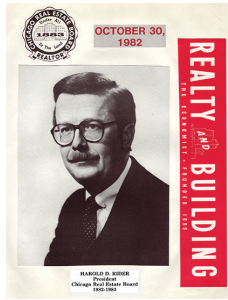
As Chairman of the Illinois Association of Realtors Legislative Committee, Harold Rider co-authors tenant-landlord legislation, as well as the Chicago Real Estate Board "Form 15" Apartment Lease.



1981

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

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



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

Realty & Mortgage Co moves to 2459 W. Peterson Ave., Chicago, in order to accommodate new growth. At the same time, a new logo is adopted.

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

1984

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.



1985

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



Realty & Mortgage Co.



1991

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

1992

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

1993



Realty & Mortgage Co. creates a presence on the World Wide Web at www.realtymort.com.

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

1996

1994

1995

1997

Realty & Mortgage Co. opens its Lincoln Park office at 928 W. Diversey Pkwy.



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.



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 600,000 sq. ft. of commercial property under management.

1998

1999

2002

2004

2006

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



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



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.



Financial markets collapse during the start of The Great Recession, which will prove to be the longest recession since WWII - leading to numerous foreclosures. Realty & Mortgage Co.'s entire portfolio of owned properties survives intact.

2007

Upon the purchase of a building in the neighborhood of Andersonville, Chicago, Realty & Mortgage Co.'s world headquarters moves to 1509 W. Berwyn Ave. The move accommodates the company's continued growth.



2008

Realty & Mortgage Co. purchases the management operations of Vranas and Chioros, and its portfolio consisting of apartment and retail properties throughout Chicago.

2009



After a highly productive and decorated career spanning years 44 years, Harold Rider Sr. retires. Ownership of the company is sold to Harold Jr. and Hugh Rider.

2011

A new corporate logo is adopted for the first time in 28 years.

2013

Realty & Mortgage Co. purchases Private Holding Group's management operations and begins (again) offering management services to condominium associations.

2016

The first global pandemic in over 100 years severely disrupts real estate markets, particularly in the retail and hospitality submarkets. Apartment vacancies and concessions climb to levels not seen in many years.

2018

2020

Hugh Rider is elected President of the Chicago Association of Realtors. This is only the fourth time in its history that a father and son have held that office.

Realty & Mortgage Co. wins the Lincoln Park Builders of Chicago IMPACT Award for its long term contributions to the Chicago real estate industry.

