Maritza Knight Winfunke

Partner

1100 Peachtree Street NE

Suite 2800, Atlanta, GA USA 30309

t 404.541.6808 | f 404.541.4622

mwinfunke@ktslaw.com

Services

Business & Finance

Distressed Debt & Workouts

Real Estate Capital Markets

Real Estate Finance

Real Estate Finance & Capital Markets

Real Estate Investment & Development

Industries

Real Estate Capital Markets

Real Estate Finance

Real Estate Finance & Capital Markets

Real Estate Investment & Development

Maritza Knight Winfunke is co-leader of the firm's Capital Markets and Real Estate Finance practices. Her work includes representation of lenders, servicers and investors in various financial market transactions. Maritza has significant experience representing master servicers, primary servicers and special servicers of securitized commercial mortgage loans in all aspects of loan-level asset management, including assumptions, transfers of ownership interests, initial public offerings, preferred equity investments and various property-related consent requests. She also has experience in the enforcement of defaulted commercial real estate loans and negotiating forbearances, modifications and other loan workouts. Maritza provides valuable perspectives in counseling her clients to address complex legal issues. Her strong work ethic, professionalism, and passion for serving others complement her legal skill set and ability to thoughtfully advise her clients.

Prior to joining the firm, Maritza was an associate in the Los Angeles office of one of the world's largest law firms, where she coordinated complex real estate transactions, including commercial acquisitions, sales and financing, as well as wind energy development and project financing.

Maritza serves as the co-chair of KT Voice, Kilpatrick's resource group focused on promoting the interests of Black attorneys.

Experience

Represented a CMBS special servicer in connection with a loan modification and preferred equity investment transaction related to a $250 million loan secured by 7 hotel properties located nationwide.

Represented a CMBS special servicer in connection with the modification of a $481,000,000 loan secured by 43 multi-family properties located nationwide.

Representation of the largest special servicer of CMBS loans in the country and the largest master servicer of CMBS loans in the country in connection with loan assumptions, transfers of ownership interests and other loan-level asset management consent requests.

Represented a private real estate investment fund in connection with enforcement of a defaulted loan and the post-foreclosure ownership of a hotel property in Maryland.

Represented a preferred equity investor in acquiring management control of a real estate joint venture from its joint venture partner.

Represented a CMBS special servicer in connection with the modification of a $127 million loan secured by an office building in Chicago.

Represented a large New York-based national independent stock transfer agency in establishing successor borrower programs in connection with defeasances of CMBS trusts and restructuring of the related portfolios.

Represented a CMBS master servicer in connection with the acquisition of one of the largest mall owners in the country by one of the world's largest commercial real estate companies.

Education

University of Southern California Law School J.D. (2005)

Stanford University B.A. (2001) English

Admissions

Georgia (2007)

California (2005)

Professional & Community Activities

Georgia Association of Black Women Attorneys, Member

CRE Finance Council Women's Network, Member

Insights

News Releases

Kilpatrick Real Estate Finance & Capital Markets Team Continues Strategic Growth with Key Addition in North Carolina

July 9, 2026

News Releases

Kilpatrick's Real Estate Finance and Capital Markets Team Grows in San Francisco with Key Addition

October 24, 2024

News Releases

Kilpatrick Townsend Elects New Partners and Elevates New Counsel for 2022

January 4, 2022

News Releases

Kilpatrick Townsend Elevates Counsel in Atlanta

January 9, 2020