IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, LAW DIVISION

30 DEGREE DESIGN, LLC, an Illinois limited liability company, BRAD BEHMER, an individual, and KENNETH MAYLE, an individual	)	
Plaintiffs,	)	No. 2022 L 010246
v.	)	
GP OPPORTUNITY FUND, LLC, an Illinois Limited Liability Company.	)	Calendar Y Room 2004
Defendant.	)	

ORDER

This matter coming to be heard on status of Plaintiff Kenneth Mayle's multiple motions, with both parties present and the Court being advised in the premises;

IT IS HEREBY ORDERED THAT:

1. Plaintiff Kenneth Mayle's Motion for Leave to File 4th Amended Complaint is DENIED. Mayle is the personal guarantor of the Commercial Lease in this case. He is not the tenant. The parties agree that the tenant, 30 Degree Designs, LLC, is in default because it is an Illinois LLC without an attorney to represent it (prior counsel having withdrawn). (Mr. Behmer, the co-guarantor, is also in default.) In his Motion for Leave, Mayle seeks to allege claims that can only be brought by the tenant, i.e. for breach of the lease, unjust enrichment, constructive eviction, and the like. Amendment is futile because Mayle as guarantor has no such affirmative claims for relief against the landlord, GP Opportunity Fund. 5292 T

2. Plaintiff Kenneth Mayle's Motion to Strike Lease is DENIED. The Lease governs the parties' commercial relationship here. Mayle, through his prior attorneys, has filed numerous verified complaints alleging the same. 5269 T

3. Plaintiff Kenneth Mayle's Motion to Add Additional Defendants is DENIED for the same reasons the Motion for Leave to File 4th Amended Complaint is denied. Mayle's motion to reconsider his Motion to Add Additional Defendants is DENIED. 5243 T 5285 T

4. Plaintiff Kenneth Mayle's 4th Amended complaints that were filed without leave of Court are STRICKEN. 4269 T

5. Defendant GP Opportunity Fund's Affirmative Defense of "Plaintiffs Own Acts" is STRICKEN. 4269 T

6. Plaintiff Kenneth Mayle's jury demand is STRICKEN pursuant to 735 ILCS 5/2-1105, and his motion to reconsider the striking of the jury demand is DENIED. 4284 T 5285 T

7. Plaintiff Kenneth Mayle's Motion for Certification of Question of Law Pursuant to Illinois Supreme Court Rule 308 is DENIED. 5051 T

8. Plaintiff Kenneth Mayle's Motion for Verification is GRANTED and GP Opportunity Fund will provide verification of its discovery responses within 7 days. 4251 T 4253 D

9. Plaintiff Kenneth Mayle is given leave to refile his Motion to Amend Answer and Affirmative Defenses to the Counterclaim by June 12, 2026. 4231 T

10. Plaintiff Kenneth Mayle will disclose expert witnesses, if any, by July 1, 2026. 4206 T

Zachary D. Limbaugh
Attorney for GP Opportunity Fund
417 West Superior Street
Chicago, Illinois 60654
Phone:(312) 612-9225
Attorney ID # 49252
ARDC # 6306446
Limbaugh@LimbaughLawFirm.com

ENTERED: May 18, 2026

J. Tully #2354

Judge John J. Tully, Jr. 2354

ENTERED
Associate Judge John J. Tully, Jr.-2354
MAY 18 2026
MARIYANA T. SPYROPOULOS
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL