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

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

**ORDER**

This is a dispute involving a commercial lease entered into by the tenant, plaintiff 30 Degree Design LLC, and the landlord, defendant and counter-plaintiff GP Opportunity Fund, LLC. Each side alleges breach of the lease. Mr. Kenneth Mayle is a guarantor of the lease.

The tenant's attorney withdrew long ago and tenant, as an LLC, cannot appear in this Court without an attorney. Accordingly, the tenant has no pending claims for breach of the lease. In addition, the tenant is in default under the landlord's counterclaim. (Mr. Behmer, the other guarantor, is also in default under the landlord's counterclaim for breach of the guaranty.) That leaves Mr. Mayle. Since the withdrawal of his counsel on the eve of the August 2025 trial date, Mr. Mayle has carpet bombed the docket with frivolous *pro se* motions generated by AI.

The Court has explained to Mr. Mayle time and again that a guarantor under the procedural posture of this case has no affirmative claims against the landlord for money damages. He nonetheless continues to file motions seeking to amend the tenant's complaint and to add additional defendants seeking such damages. Such motions are frivolous. If one thing is clear, Mr. Mayle is intent on trying to claw back the security deposit and pre-paid rent he apparently advanced on behalf of the tenant. But the Court has also explained, time and again, that such a claim is a claim of the tenant. The tenant, of course, has been defaulted.

The matter is now set for bench trial on September 14, 2026. On June 12, 2026, this Court deemed Mr. Mayle a vexatious filer and ordered that he not file any motions in advance of the August 19, 2026 pretrial conference without prior leave of court. That order bought about a week of peace. On June 22, 2026, Mayle filed three more motions with voluminous exhibits. They are:

1. Motion to File Answer to Counterclaim Instanter

2. Motion for Leave to File Corrected Fourth Amended Complaint (Guarantor Only)

3. Motion to Clarify and Enforce the May 18, 2026 Order, Paragraph 8, as to Interrogatory Verification, to Strike or Supersede Paragraph 2 of the June 12, 2026 Order as Inconsistent Therewith and to Strike GP's July 2024 Interrogatory Responses for Failure to Comply with Court Orders and Illinois Supreme Court Rules 213(d) and 213(i).

IT IS HEREBY ORDERED:

1. The Motion to File Answer to Counterclaim Instanter is granted as routine. It requests only a 2-day extension of time. 4230 π 4234 π

2. Mr. Mayle's other motions are stricken off the call. To the extent Mayle is requesting leave to file them, leave is denied. 4330 5031 π

3. The motion presentment dates of June 25, 2026 and July 1, 2026 are stricken. 4330 4330

4. The case is continued to the previously-noticed August 19, 2026 pretrial conference date. 4335

**ENTERED: June 24, 2026**

J Tully #2354

**Judge John J. Tully, Jr. 2354**

ENTERED
Associate Judge John J. Tully, Jr.-2354
JUN 24 2026
MARIYANA T. SPYROPOULOS
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL