Hearing Date: No hearing scheduled
Location: <<CourtRoomNumber>>
Judge: Calendar, Y

FILED
9/10/2025 9:47 AM
Mariyana T. Spyropoulos
CIRCUIT CLERK
COOK COUNTY, IL
2022L010246
Calendar, Y
34380181

FILED DATE: 9/10/2025 9:47 AM 2022L010246

Subpoena in a Civil Matter (For Testimony and/or Documents) **(12/01/24) CCG 0106 A**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

30 Degree Designs, LLC
Plaintiff/Petitioner

v.

GP Opportuity Fund, LLC
Defendant/Respondent

Case No. 2022L010246

SUBPOENA IN A CIVIL MATTER
(For Testimony and/or Documents)

To: GP OPPORTUNITY CORP.
7355 GARDEN STREET
RIVER FOREST, IL 60305

1. ☐ YOU ARE COMMANDED to appear to give your testimony before the Honorable _____ in Room _____, _____, Illinois on _____ at _____ ○ AM ○ PM

2. ☐ YOU ARE COMMANDED to appear and give your deposition testimony before a Notary Public at: _____ in Room _____, _____, Illinois on _____ at _____ ○ AM ○ PM

3. YOU ARE COMMANDED to mail the following documents in your possession or control to Kenneth Mayle at 1634 N. Karlov Ave Chicago, IL 60651, on or before 9/26/25 at 5:00 ○ AM ☒ PM (email preferred ken.mayle@gmail.com)
(THIS IS FOR RECORDS ONLY. THERE WILL BE NO ORAL INTERROGATORIES.):

☑ Description continued on attached page(s).

Your failure to respond to this subpoena will subject you to punishment for contempt of this Court.

Mariyana T. Spyropoulos, Clerk of the Circuit Court of Cook County, Illinois
cookcountyclerkofcourt.org

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Notice to Deponent:

1. ☐ The deponent is a public or private corporation, partnership, association, or governmental agency. The matter(s) on which examination is requested are as follows:

_____

☐ Description continued on attached page(s).
(A nonparty organization has a duty to designate one or more officers, directors, or managing agents, or other persons to testify on its behalf, and may set forth, for each person designated, the matters on which that person will testify. Ill. Sup. Ct. Rule 206.)

2. ☐ The deponent's testimony will be recorded by use of an audio-visual recording device, operated by _____.
(Name of Recording Device Operator)

3. No discovery deposition of any party or witnesses shall exceed three hours regardless of the number of parties involved in the case, except by stipulation of the parties or by order upon showing that good cause warrants a lengthier examination. Ill. Sup. Ct. Rule 206(d).

○ Atty. No.: _____
◉ Pro Se 99500

Name: Kenneth Mayle
Atty. for (if applicable): _____

Address: 1034 N. Karlov Ave
City: Chicago
State: IL Zip: 60651
Telephone: 248-635-7455
Primary Email: ken.mayle@gmail.com

Issued by: /s/ Mariyana T. Spyropoulos SEP 0 8 2025
Signature
○ Attorney ○ Clerk of Court

Date: 9/8/25

CLERK OF CIRCUIT COURT
MARIYANA T. SPYROPOULOS

☐ I served this subpoena by mailing a copy, as required by Ill. Sup. Ct. Rules 11, 12 and 204(a) (2), to _____ by certified mail, return receipt requested (Receipt # _____) on _____. I paid the witness $ _____ for witness and mileage fees.

☐ I served this subpoena by handing a copy to _____ on _____. I paid the witness $ _____ for witness and mileage fees.

/s/ _____ _____
(Signature of Server) (Print Name)

Mariyana T. Spyropoulos, Clerk of the Circuit Court of Cook County, Illinois
cookcountyclerkofcourt.org

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1. All documents, including logs, showing the most recent NFPA and City-required fire protection testing pass/fail status and any comments if available for the property at 4714A West Lake prior to the lease start in 2021, during the lease period, and up to the date of this subpoena. If no test occurred in a given period, include the last on-record pass/fail status and comments that would apply to that period. Note that while some records (such as for the fire pump) may be maintained by the City, it is the responsibility of the owner to maintain logs for all required testing, including any not held by the City (e.g., quarterly or monthly requirements).
2. All documents, including logs, showing the most recent NFPA fire system testing pass/fail status and any comments if available for all units at 4744-4700 West Lake (including 4714A/B) prior to the lease start in 2021, during the lease period, and up to the date of this subpoena, due to the interconnected nature of the buildings and shared systems/utilities such as water and the fire pump. If no test occurred in a given period, include the last on-record pass/fail status and comments that would apply to that period. Note that while some records (such as for the fire pump) may be maintained by the City, it is the responsibility of the owner to maintain logs for all required testing, including any not held by the City (e.g., quarterly or monthly requirements).
3. All leases for all units at 4744-4700 West Lake from the lease period for 4714A to the date of this subpoena.
4. Representative water bills or other documentation indicating the number of water services present for 4744-4700 West Lake (including how many serve 4714A, which is in the same building as 4700) during the lease period for 4714A, and any changes after the lease period up to the date of this subpoena.
5. All documents indicating the number of electric meters servicing 4744-4700 West Lake (including how many serve 4714A, which is in the same building as 4700) during the lease period for 4714A, any changes during or after the lease period up to the date of this subpoena, and the areas served by each meter during those periods (including any before-and-after changes to the integrated electrical system).
6. All documents showing the deeded relationship of Chicago Land Trust number 8002378806 to GP Opportunity Fund, LLC and Bryon Finke personally, including any Schedule A or similar exhibits disclosing beneficiaries, properties, or rights.
7. All documents showing all parties or persons with interest in 4714 West Lake.
8. All documents showing the deeded trust relationship to GP Opportunity Fund, LLC and Bryon Finke personally as of October 1, 2022 (the date of the proposed lease at issue in this litigation), including any contracts or documents showing how GP Opportunity Fund, LLC or its managers can bind a lease, and the same for Bryon Finke personally.
9. All documents showing any attorney fees or fines actually incurred due to art exhibitions that occurred in 2022 (as opposed to mere appearances or threats of fines), including documents distinguishing fees or fines incurred due to the art exhibitions from those due to building hazards or conditions not caused by the occupancy, and documents showing what violations caused what fines.
10. All documents showing any settlements made with the City of Chicago for demolition related to the fire at 4714A or any premature demolition in the complex.

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11. All correspondence showing attempts and responses regarding insurance coverage for 4714 West Lake and the complex at 4744-4700 West Lake since taking ownership, including by whom such attempts were made.
12. All restoration contracts covering 4714A West Lake or other units damaged by the fire at issue in this litigation.
13. All receipts, contracts, and scopes of work related to the replacement of the 4714A garage roll-up door, including the operator mechanism that was changed to remove the function allowing the door to be opened and closed from outside the building.
14. All repair records for the unsafe electrical system cited in the 2022 violations at 4714A, including dates.
15. All repair records for the roof cited in the 2022 violations at 4714A, including dates.
16. All repair records for the gutter system cited or witnessed as overflowing into the 4714A unit, including dates.
17. All records showing that, upon the transfer of title in 2018 or thereafter, the appropriate City agency was notified to update contact information for fire system testing (NFPA), such as the fire department or fire prevention bureau.
18. All repair records for the fire pump in the equipment room or basement of 4714 West Lake, or for fire protection components with open code violations, covering the lease period at 4714A from 2021 to the date of this subpoena.
19. All repair records, installation records, or documentation showing alteration of the sprinkler system (if present or required under NFPA standards) at 4714A West Lake from 2018 to the present date, including any efforts to repair or install sprinklers related to the February 6, 2023 fire incident reports where the City of Chicago claims no such system was present (AES Presence – None). Include any documentation indicating whether the landlord knew or should have known the sprinklers were out of service or non-existent, especially given the building's continued operation despite this condition.
20. Any piping diagrams showing the dependencies among the properties at 4744-4700 West Lake and the fire pump, per the approved original design or any authorized changes.
21. All documents related to any litigation involving the City of Chicago that produced settlements related to the February 6, 2023 fire, including any regarding premature demolition of structures in the building or related properties.
22. Documented evidence showing the cause of insurance termination was for lack of payment.
23. Documented evidence, if available, showing whether a lapse of payment occurred or not, and if the insurer had already decided to cancel the policy with no reinstatement possible due to factors such as building condition, poor maintenance, uncertainty about sprinkler operation, hazards, or potential use cases.
24. Any documentation showing sublease agreements adverse to lease terms at 4714A during the lease period in scope.
25. Any documentation showing tracking and what address any letters sent supporting eviction or the like are discussed in this lease.
26. All documentation showing what code violations were active against 4714A at the signing of the lease (circa October 1, 2022) and any that were closed during the lease period.

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- All documentation of roof repairs or replacement related to 4714A after taking ownership on or about 2018 to the present date. Note that Google photos from 2021 and other references indicate the roof appeared aged, patched, and in poor condition. If the roof was recently replaced prior to the lease term (circa October 1, 2022), provide documented proof of such replacement.
- All restoration contracts, scopes of work, and documents showing change points of improvements versus restorative efforts for 4714A West Lake or the complex at 4744-4700 West Lake following the February 6, 2023 fire, including but not limited to steel replacement not required by rational temperature estimates, design changes such as roof insulation before and after the fire, and similar distinctions between necessary repairs and enhancements.

Note: due to imposed litigation schedules this subpoena discusses the proposed lease however does not withdraw any past or future claims of the validity of the lease.