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

FILED
8/15/2025 1:28 PM
Mariyana T. Spyropoulos
CIRCUIT CLERK
COOK COUNTY, IL
2022L010246
Calendar, Y
34035884

FILED DATE: 8/15/2025 1:28 PM 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 Design, LLC
Plaintiff/Petitioner
v.
GP Opportunity Fund, LLC
Defendant/Respondent

Case No. 22L101246

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

To: aka The Land Trust Co
Chicago Title Land Trust Company (Trust No. ~~8002378000~~)
Attn: Custodian of Records/Legal Department
10 South LaSalle Street, Suite 2700
Chicago, IL 60603
8002378806 (see Deed attached)

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 1034 N. Karlov Ave, Chicago, IL 60651,
on or before ~~9/9/25~~ at 5:00 ☒ AM ● PM
(THIS IS FOR RECORDS ONLY. THERE WILL BE NO ORAL INTERROGATORIES.):
9/16/25

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

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

Mariyana T. Spyropoulos AUG 15 2025
Issued by: /s/_____
Signature
○ Attorney ◉ Clerk of Court
Date: 8/7/25

MARIYANA T. SPYROPOULOS
CLERK OF CIRCUIT COURT
CIRCUIT COURT COOK COUNTY, ILLINOIS

Chicago Land Trust Co.

☐ 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 Brenda (clerk) 35 W. Wacker Fl. 11
on 9/10/25. I paid the witness $ _____ for witness and mileage fees.

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

FILED DATE: 8/15/2025 1:28 PM 2022L010246

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

COUNTY DEPARTMENT, LAW DIVISION

30 DEGREE DESIGN, LLC,

BRAD BEHMER,

KENNETH WILLIAM MAYLE,

Plaintiffs/Counter-Defendants,

v.

GP OPPORTUNITY FUND, LLC (managed by Bryon Finke),

Defendant/Counter-Plaintiff.

Case No. 2022L010246

SUBPOENA DUCES TECUM

TO: Chicago Title Land Trust Company

Attn: Custodian of Records/Legal Department

10 South LaSalle Street, Suite 2700

Chicago, IL 60603

YOU ARE COMMANDED to produce documents within 30 days of service at 1034 N. Karlov Ave., Chicago, IL 60651, or by email to ken.mayle@gmail.com if the confidentiality of Gmail is acceptable. If easier, a proton.me email address can be provided upon request. It is Kenneth William Mayle's understanding that Chicago Title Land Trust Company may have a secure electronic delivery option available, which would be completely acceptable as well. Produce all records re: 4700 to 4744 West Lake St., Chicago, IL, from September 1, 2018, to November 12, 2018:

8002378806

1. All trust agreements, deeds, or instruments establishing Trust No. ~~8002378900~~, including any Schedule A or similar exhibits disclosing beneficiaries, properties, or rights. 2. All documents

For GP Opportunity Corp

predating November 12, 2018, granting rights to GP Opportunity Fund, LLC (managed by Bryon Finke) to act as landlord or manage the property. 3. Correspondence/notes re: the above, including the relationship between GP Opportunity Fund, LLC (managed by Bryon Finke) and Bryon Finke or other beneficiaries. 4. Metadata/audit trails for the above.

These records are relevant to the authority of GP Opportunity Fund, LLC (managed by Bryon Finke) to execute a lease, especially given documented code violations and Chicago fire department (CFD) reports (23-0123, 23-037-1478-00, Chicago Police Department (CPD) Arson Unit Investigation JG142843). Provide a privilege log if privilege is claimed. Failure to comply may result in contempt of court. Reasonable production costs will be reimbursed.

Dated: July 31, 2025

/s/ Kenneth Mayle

Kenneth Mayle, Pro Se

1034 N. Karlov Ave

Chicago, IL 60651

248-635-7455

ken.mayle@gmail.com

Clerk of the Court:

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Electronically Certified Official Record

DOCUMENT INFORMATION

Agency Name:	Cook County Clerk
County Clerk:	Monica Gordon
Date Issued:	7/26/2025 3:58:48 AM
Unique Reference Number:	BAA-FCG-BHADBBAA-BIDCDEJBFJ-FDJBDC-I
Instrument Number:	1832349159
Requesting Party Code:	526
Requesting Party Reference:	205997220

CERTIFICATION

Pursuant to Illinois Rules of evidence 901(a), 901(b)(7), 902(4), and 902(12), and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by Monica Gordon, Cook County Clerk, to be a true and correct copy of an official record or document authorized by law to be recorded or filed and actually recorded or filed in the office of the Cook County Clerk. The document may have redactions as required by law.

HOW TO VERIFY THIS DOCUMENT

This document contains a Unique Reference Number for identification purposes and a tamper-evident seal to indicate if the document has been tampered with. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. You can also verify this document by scanning the QR code or visiting https://www.cookcountyclerkil.gov/recordings/verified-recordings.

**The web address shown above contains an embedded link to the verification page for this particular document.

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TRUSTEE'S DEED IN TRUST

Reserved for Recorder's Office

Doc#. 1832349159 Fee: $52.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 11/19/2018 10:51 AM Pg: 1 of 3

Dec ID 20181101628507
ST/CO Stamp 0-252-322-464 ST Tax $850.00 CO Tax $425.00
City Stamp 0-801-968-800

This indenture made this 12th day of **November, 2018,** between **CHICAGO TITLE LAND TRUST COMPANY,** a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the **14th** day of **November, 1977,** and known as Trust Number **41594,** party of the first part, and **CHICAGO TITLE LAND TRUST COMPANY, as trustee under Trust Agreement dated August 14, 2018, and known as Trust No. 8002378806** whose address is: **10 South LaSalle Street, Suite 2750, Chicago, Illinois 60603**
party of the second part.

WITNESSETH, That said party of the first part in consideration of the sum of **TEN and no/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **Cook** County, Illinois, to wit:

FOR THE LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A" WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

Permanent Tax Numbers: 16-10-300-001-0000; 16-10-300-013-0000; 16-10-301-004-0000; 16-10-301-006-0000; 16-10-301-007-0000; 16-10-301-008-0000; 16-10-301-009-0000; 16-10-301-010-0000; 16-10-301-011-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof of said party of the second part.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to each successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence *in praesenti or futuro,* and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORDS OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED IN THE OFFICE OF THE COOK COUNTY CLERK. THIS DOCUMENT MAY HAVE REDACTIONS AS REQUIRED BY LAW.
TO VALIDATE THIS DOCUMENT VISIT HTTPS://VERIFY.CLERKCERTIFY.COM

THE COOK COUNTY CLERK
Monica Gordon

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obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized to execute and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his, her or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to those presents by its Assistant Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as successor trustee as aforesaid

By: _____
Harriet Denisewicz
Assistant Vice President

State of Illinois)
) **SS**
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 12th day of **November, 2018.**

"OFFICIAL SEAL"
CHRISTINE C. YOUNG
Notary Public, State of Illinois
My Commission Expires 06/21/19

_____
NOTARY PUBLIC

PROPERTY ADDRESS:
4714-18 W. Lake Street
Chicago, Illinois 60644

This Instrument was prepared by:
Harriet Denisewicz
CHICAGO TITLE LAND TRUST COMPANY
10 South LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME _____

ADDRESS _____

CITY, STATE _____

SEND TAX BILLS TO:

NAME_____

ADDRESS_____

CITY, STATE_____

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EXHIBIT "A"

Legal Description

PARCEL 1:

LOTS 43 TO 48, BOTH INCLUSIVE, IN BLOCK 8 IN THE RESUBDIVISION OF BLOCKS 7 TO 10, BOTH INCLUSIVE IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39, NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 39 TO 42, BOTH INCLUSIVE, IN BLOCK 8 IN THE RESUBDIVISION OF BLOCKS 7 TO 10, BOTH INCLUSIVE, IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39, NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 34 (EXCEPT THE WEST 20.00 FEET THEREOF) AND ALL OF LOTS 35, 36, 37 AND 38 IN BLOCK 8 IN THE RESUBDIVISION OF BLOCKS 7 TO 10, BOTH INCLUSIVE, IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39, NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 33 (EXCEPT THE WEST 10.00 FEET THEREOF) AND THE WEST 20.00 FEET OF LOT 34 IN BLOCK 8 IN THE RESUBDIVISION OF BLOCKS 7 TO 10, BOTH INCLUSIVE, IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39, NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 32 AND THE WEST 10.00 FEET OF LOT 33 IN BLOCK 8 IN THE RESUBDIVISION OF BLOCKS 7 TO 10, BOTH INCLUSIVE, IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39, NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOT 31 IN BLOCK 8 IN THE RESUBDIVISION OF BLOCKS 7 TO 10, BOTH INCLUSIVE, IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39, NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

LOT 29 IN BLOCK 8 IN THE RESUBDIVISION OF BLOCKS 7 TO 10, BOTH INCLUSIVE, IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

LOTS 20, 21, 22, 23 AND 24 IN RESUBDIVISION OF BLOCK 8 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PARCEL 9:

LOTS 1 AND 2, IN THE RESUBDIVISION OF BLOCK 8 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.