Hearing Date: 10/9/2025 10:00 AM
Location: <<CourtRoomNumber>>
Judge: Calendar, Y

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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,
KENNETH MAYLE, an individual,

Plaintiffs,

v.

GP OPPORTUNITY FUND, LLC, (managed by Bryon Finke)
an Illinois Limited Liability Company,
and THE CITY OF CHICAGO,

Defendants.

Case No. 2022L010246
Calendar Y, Court Room 2004
Judge: Calendar Y

MOTION TO STRIKE LEASE AGREEMENT

NOW COMES Plaintiff Kenneth Mayle, pro se, pursuant to 735 ILCS 5/2-615 and 2-619, and moves this Honorable Court to strike the lease agreement dated September 17, 2021 (Exhibit A to Defendant's Counter-Complaint, filed July 5, 2023) and dismiss Defendant GP Opportunity Fund, LLC's counter-complaint (Exhibit F) to the extent it relies on the lease, for the reasons stated below.

I. INTRODUCTION

Plaintiff Kenneth Mayle seeks to strike the lease agreement for 4714A West Lake Street (PIN 16-10-301-011) due to multiple defects rendering it void and unenforceable, including the non-existence of the tenant entity, ambiguous tenant identity, premature key handover, lack of landlord authority, unclear signature authority, impossible insurance terms, omission of known hazards, inability to secure the premises, date discrepancies suggesting post-signing alteration, and lack of capacity due to impairment. These defects, detailed in the grounds below, demonstrate that Defendant Bryon Finke, acting for GP Opportunity Fund LLC, which lacked authority as Landlord, induced Plaintiff to sign and guarantee the lease through fraud, misrepresentation, and concealment of material facts, including a layered trust-corporation-LLC structure and building risks. Plaintiff would not have entered the lease or guaranteed it had these issues been disclosed, as they exposed Plaintiff to infinite risk as guarantor in a non-compliant and insecure property. The Court should strike the lease and dismiss the counter-complaint's lease-dependent claims, with leave to file a Fourth Amended Complaint to address clear fraud by inducement.

II. BACKGROUND

On September 17, 2021, Plaintiff Kenneth Mayle, along with Brad Behmer, signed a lease with GP Opportunity Fund LLC as purported Landlord for an industrial unit at 4714A West Lake Street (Exhibit

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A). Plaintiff Mayle acted as guarantor, relying on representations that the LLC had authority and the premises were suitable. A subpoena to Chicago Title Land Trust Company (filed August 15, 2025) revealed G.P. Opportunity Corp, not the LLC, as the beneficiary of Trust No. 8002378806, with no assignment to the LLC (Exhibit D). Additional evidence, including fire reports (Exhibits G, H), building records (Exhibits K, L), insurance documents (Exhibits I, J, P), and medical records (Exhibit Q), shows undisclosed hazards, impossible terms, and Plaintiff's impaired capacity, detailed below. Defendant's counter-complaint (Exhibit F) relies on the invalid lease, necessitating this motion.

III. ARGUMENT

A. The Lease is Void Because the Tenant Entity (30 Degree Design LLC) Was Not Legally Formed at Signing

The lease, dated September 17, 2021, lists "Brad Behmer ('Tenant')" with 30 Degree Design LLC implied as the primary business entity (Exhibit A, preamble and signature block). However, 30 Degree Design LLC was not organized until January 26, 2022, per Illinois Secretary of State records (Exhibit C, File No. 11367607, formation date January 26, 2022). Under Illinois law, a non-existent limited liability company lacks capacity to enter contracts, rendering the lease void ab initio (805 ILCS 180/5-1). Even if treated as a pre-incorporation contract, the lease requires ratification after formation, which is not evidenced by any post-formation amendment or acknowledgment (805 ILCS 180/10-5). Consequently, the lease is unenforceable against the non-existent entity, and any attempt to bind individuals (Brad Behmer as tenant or Kenneth Mayle as guarantor) fails, as a valid principal contract is a prerequisite for a personal guarantee (735 ILCS 5/9-201). Defendant's representative, Bryon Finke, either verified the non-existence of 30 Degree Design LLC and ignored it, targeting Plaintiff Kenneth Mayle as guarantor, or failed to verify it with reckless disregard, constituting fraud by inducement under 815 ILCS 505/2. On October 3, 2021, Finke emailed Plaintiff requesting a driver's license or state ID "for reference in our recent lease agreement" (Exhibit B), verifying personal identity but not the LLC's formation status, equivalent to a "corporate ID" check via the Illinois Secretary of State website (accessible at apps.ilsos.gov/businessentitysearch/). As President/Secretary of G.P. Opportunity Corp (Exhibit D) and manager of GP Opportunity Fund LLC (Exhibit E), Finke had the means to verify the LLC's status but chose not to or ignored the unfavorable result knowing Mayle would not resign again, suggesting deliberate intent to induce Plaintiff to guarantee the lease, knowing the LLC was not a legal entity. This targeted Plaintiff as a "proxy insurer," placing him at infinite risk, while exploiting Brad Behmer's risk tolerance (Exhibit F, showing ongoing disputes). Plaintiff's early concerns, expressed prior to signing (pending records), indicated the arrangement "wasn't going to work," but Finke proceeded, trapping Plaintiff with no unilateral ability to evict or withdraw. The defense may argue Plaintiff "stayed anyway," asserting ratification or estoppel. However, a void contract cannot be ratified by conduct when the tenant entity never existed, and Plaintiff's lack of control over Behmer's actions negates estoppel (735 ILCS 5/9-201). It's worth noting this lawsuit was initiated before the fire in 2023 (2022 suit) due to the defendant's unwillingness to end the lease.

B. The Lease is Invalid Due to Tenant Identity Confusion and Lack of Meeting of the Minds

The lease is unenforceable due to material misnomers in the tenant's identity, creating ambiguity about who the tenant is and who Plaintiff Kenneth Mayle is guaranteeing, resulting in no meeting of the minds and hindering collectability. The lease preamble names "Brad Behmer ('Tenant') with Kenneth Mayle as a personal guarantor ('Guarantor')" but inconsistently refers to the tenant as "Brad Behmer," "Degrees," and "Degree," with the specified tenant appearing as "designs" rather than "design," without clear reference to 30 Degree Design LLC as a distinct party (Exhibit A, preamble, signature block, and

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body). Under Illinois law, a contract requires a meeting of the minds on essential terms, including party identities, and ambiguity in such terms renders the agreement void for uncertainty (810 ILCS 5/2-204). This lack of clarity affects enforceability, as it is impossible to determine the primary tenant—Brad Behmer individually, the unformed 30 Degree Design LLC, or some other "Degrees/Degree/designs" entity—before pursuing the guarantor. Plaintiff Mayle was only guaranteeing one tenant, not three or an ambiguous group, and would not have signed had the identities been unclear. Defendant's representative, Bryon Finke, who personally wrote the lease as stated to Plaintiff Mayle, is responsible for these errors and cannot attribute them to an attorney, suggesting reckless disregard or intent to induce reliance on a vague agreement. Illinois Secretary of State records show no entity named "Degrees," "Degree," or "designs" (Exhibit I), confirming the misnomers refer to non-existent or misidentified parties, further invalidating the lease however now upon review it's obvious there was no lease to begin with and funds Mayle put up (Exhibit R) converted by the lease were held in escrow.

C. The Lease is Invalid Due to Premature Key Handover Without Validating Insurance Requirements

The lease is unenforceable because Defendant Bryon Finke prematurely handed over keys to the premises (4714A West Lake Street, PIN 16-10-301-011) before validating that the fire insurance met the lease's requirements, allowing possession without a valid tenant and breaching terms from day one. The lease requires Tenant to maintain liability and property insurance during the term, with proof submitted for Landlord's review (Exhibit A, Section 6). The insurance certificate was sent to Finke on September 30, 2021 (Exhibit I, email from Debbie A. Metschuleit), detailing Policy No. 2J6LK9 (Exhibit J, dated September 30, 2021, effective 10/01/2021-10/01/2022). However, the policy was inadequate due to building hazards (e.g., inoperable sprinklers, truss roof, per Exhibit G and Exhibit H) and was canceled shortly after for non-payment (Exhibit P, dated October 25, 2021, Policy No. ZL0716-3), yet Finke allowed occupancy by handing over keys without confirming compliance with lease terms. The insurer dispite non payment planned to cancel and not allow restoration whatsoever mid policy for reasons beyond plaintiffs contro. Plaintiff Kenneth Mayle, as guarantor, had no ability to prevent the premature handover or enforce insurance compliance independently, as the lease places review authority with the Landlord. Finke, in good faith, was expected to verify that the insurance met requirements before granting possession (810 ILCS 5/1-304). By allowing Brad Behmer (or the undefined tenant) to take possession without proper insurance, Finke breached the lease from inception, rendering it invalid (735 ILCS 5/9-201). Mayle was told he was only a rent guarantor to the lease terms, including "tenant must" provisions, but could not force procurement or enforcement—the Landlord must act in good faith, which Finke failed to do, supporting fraud by inducement (815 ILCS 505/2) by inducing reliance on unenforced terms.

D. The Lease is Invalid Due to Lack of Disclosure for Landlord Authority

The lease is unenforceable because GP Opportunity Fund LLC lacked any disclosure how it was possible to be Landlord rooting from the deed held by Chicago Title Land Trust Company under Trust No. 8002378806, concealing a complex layered structure that would have caused Plaintiff Kenneth Mayle to back out if disclosed, compounded by Bryon Finke's questionable signature authority. The publicly recorded trustee's deed (Instrument No. 1832349159, dated November 12, 2018, Exhibit J) conveys the property (4714A West Lake Street, PIN 16-10-301-011) from Trust No. 8002378806 without specifying a grantee, leaving title unclear in public records. The subpoena response disclosed that G.P. Opportunity Corp, not GP Opportunity Fund LLC, holds the beneficial interest in the trust, with authority to manage the property via Finke as President/Secretary (Exhibit D). No assignment or transfer to the LLC is provided, despite Item 2 of the subpoena (filed August 15, 2025) requesting

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pre-2018 documents granting LLC rights. This absence of disclosure means the LLC (vs. CORP) lacked title or authority to lease as Landlord (Exhibit A, preamble), rendering the lease invalid (735 ILCS 5/9-201). Finke's signature as "Owner, GP Opportunity Fund LLC" (Exhibit A, signature block) appears in a personal or ambiguous capacity, as "Owner" is not a recognized managerial title under Illinois LLC law (805 ILCS 180/15-1), and no evidence shows his authority to bind the LLC or connect it to the Corp's rights. Had Plaintiff known of this concealed structure (trust to Corp to LLC) and unknown beneficiaries benefiting from the agreement, they would have backed out, fearing unaccountable parties in disputes (Exhibit G). Finke, as Corp officer (Evidence recovered under subpoena to Trust; not filed for confidentialy reasons) and LLC manager (Exhibit E), knew or should have known this discrepancy but misrepresented the LLC as Landlord, constituting fraud by inducement (815 ILCS 505/2).

E. The Lease is Invalid Due to Bryon Finke's Unclear Signature Authority

The lease is unenforceable because Bryon Finke's signature as "Owner, GP Opportunity Fund LLC" (Exhibit A, signature block) is ambiguous, potentially personal rather than as an authorized LLC manager or G.P. Opportunity Corp officer, lacking clear authority to bind the lease. No evidence confirms Finke's managerial role in the LLC (805 ILCS 180/15-1) or connects his Corp authority (Exhibit D, President/Secretary) to the LLC's landlord role. This ambiguity, combined with no assignment from the Corp (Exhibit D) to the LLC, means the lease lacks valid authorization (735 ILCS 5/9-201). Finke's failure to clarify his capacity suggests intent to obscure, as Plaintiff would not have signed had authority been unclear.

F. The Lease is Invalid Due to Impossible Insurance Terms and Unenforceable Guarantee

The lease is unenforceable because it imposed fire insurance requirements that Defendant GP Opportunity Fund, LLC knew or should have known were impossible to meet, rendering both the lease and Plaintiff Kenneth Mayle's personal guarantee invalid due to impossibility of performance and fraud by inducement. The lease requires Tenant to maintain liability and property insurance during the term (Exhibit A, Section 6), but the certificate provided on September 30, 2021 (Exhibit I, email from Debbie A. Metschuleit; Exhibit J, Policy No. 2J6LK9, effective 10/01/2021-10/01/2022) was inadequate due to building hazards, including inoperable sprinklers, a failed fire pump from 2016, and lack of NFPA 25 testing (Exhibits G, H, K, L). Even if insurance was obtained, an insurer would likely deny claims upon discovering these undisclosed hazards (e.g., no fire pump or suppression systems), as they violate standard underwriting conditions. A FAIR plan policy, while not required for this property, would be the only potential option but was practically unobtainable due to the premises' hazardous condition and would significantly increase operating costs, making compliance economically impractical. Finke, as manager of GP Opportunity Fund LLC (Exhibit E) and officer of G.P. Opportunity Corp (Exhibit D), was aware of these conditions pre-lease (October 1, 2021) through city requests in 2021 and prior violations (Exhibit K, 2015 CFD report for nearby 4701 W Lake St; Exhibit L, no repair permits for 4700-4744 W Lake St), yet allowed occupancy without enforcing compliant insurance on day 1, breaching good faith (810 ILCS 5/1-304). The insurer's cancellation notice dated October 25, 2021 (Policy No. ZL0716-3, due November 9, 2021, for $664.00 non-payment - recovered under subpoena, not filed due to confidentiality, supplied to defendant; not attached), confirms the policy was terminated, with no continuance allowed even if paid, due to these hazards, constituting constructive eviction. This made the lease's intended use (manufacturing/artisan with hot work, Exhibit A, Section 2) impossible without fire insurance, at far too great a risk. Finke's predatory requirement, not enforced day 1, suggests intent to induce Plaintiff to sign and guarantee a lease that could not meet expectations, trapping Plaintiff as guarantor.

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G. The Lease is Invalid Due to Omission of Known Hazards

The lease is unenforceable because Defendant Bryon Finke omitted known hazards at the premises (4714A West Lake Street, PIN 16-10-301-011), including a 2016 fire pump failure, no NFPA 25 testing records, truss roof/condition risks, and exposded electrical issues in a building with a basement, main level, and mezzanine, inducing Plaintiff to sign without awareness of risks. Chicago Fire Department inspection records for 4701 W Lake St (across the street on the odd-numbered south side, Exhibit K) show a 2015 annual inspection for a similar 1949-built structure with ordinary construction, truss roof/floor, and unaddressed fire systems (e.g., inoperable sprinklers, pumps), indicating that nearby properties on the even-numbered north side (like 4714A) required similar NFPA 25 testing. Building permit and inspection records for 4700-4744 W Lake St (Exhibit L) confirm a 1-story structure with basement, no recent permits for fire system or electrical repairs, and a 2016 fire pump failure (per pending records). Despite city requests in 2021 pre-lease (October 1, 2021), the address was not updated, leaving hazards like electrical systems (critical for a multi-level building with basement and mezzanine), truss roof collapse risks, and fire protection deficiencies undisclosed. Defendant's request for rent post-remodel and pursuit of a new tenant, without proof of a working fire protection system or NFPA 25 testing to date, shows blatant disregard for these requirements. As landlord, Finke was required to know and disclose these hazards (Chicago Municipal Code § 13-196-010; 735 ILCS 5/9-201), but omitted them, making insurance terms impossible to meet (Exhibit A, Section 6).

H. The Lease is Invalid Due to Omission of Inability to Secure Premises

The lease is unenforceable because Defendant Bryon Finke omitted known security issues at the premises (4714A West Lake Street, PIN 16-10-301-011), rendering it insecure and uncontrollable, inducing Plaintiff Kenneth Mayle to sign without awareness of risks. The lease grants exclusive possession to the tenant (Exhibit A, Section 5), but multiple uncontrolled doors between the west and north units allowed unauthorized access, and Finke later locked the roll-up door between units to restrict inter-unit entry, which Plaintiff and Brad Behmer could not control. On the day of the 2023 fire, the roll-up door was open, with neither Behmer nor Plaintiff holding keys, raising suspicion that Finke or property management allowed access (Exhibit G). The Lake Street roll-up door had an exterior chainfall mechanism, allowing opening from outside until replaced in 2023 or 2024 (Exhibit M). The adjacent CTA Green Line platform lacked common barriers like barbed wire or razor wire, enabling vandals to access the roof and enter through broken windows or ability to arson by other means using basic tools (Exhibit G). As landlord, Finke was required to disclose material defects affecting possession (735 ILCS 5/9-201; Chicago Municipal Code § 5-12-100).

I. The Lease is Invalid Due to Date Discrepancies and Potential Post-Signing Modification

The lease is unenforceable due to inconsistent execution dates and the absence of a complete signed copy, suggesting potential post-signing alteration by Defendant Bryon Finke, preventing a meeting of the minds. The lease is dated September 17, 2021 (Exhibit A, preamble), but was signed by Plaintiff Kenneth Mayle and Brad Behmer on October 1, 2021, in the same room. Finke's email on October 2, 2021, sent a digital copy claiming "we all signed today" (Exhibit O), despite the actual signing date, and no take-home copy with all wet signatures was provided, making it impossible to confirm whether the attached version matches what was signed. Under Illinois law, a contract requires a meeting of the minds on essential terms, including execution date, and ambiguity or alteration voids the agreement (810 ILCS 5/2-204).

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J. The Lease is Invalid Due to Lack of Capacity from Impairment During Signing Period

The lease is unenforceable because Plaintiff Kenneth Mayle lacked capacity to sign or guarantee the lease on October 1, 2021, due to impairment from nitrous oxide exposure supplied y Behmer with intent to get Mayle to blindly sign the lease, which Defendant GP/Bryon Finke failed to reasonably challenge inducing reliance on an invalid agreement. Medical records from October 12, 2021, show Plaintiff sought treatment for numbness and admitted to huffing nitrous oxide daily in the prior week or more (Exhibit Q, page 4), suggesting impairment during the lease signing period, potentially linked to co-plaintiff Brad Behmer's actions. Why else would someone like Plaintiff, with no relationship to the LLC and barely knowing Behmer ("just met the guy recently"), sign a lease and prepay 18 months' rent plus 6 months' security with no benefit from the lease? Finke should have raised alarms upon learning of Plaintiff's limited connection to Behmer, but proceeded with the lease execution (Exhibit O) without ensuring Plaintiff's capacity, breaching good faith (810 ILCS 5/1-304). This omission, combined with the lease's other defects, suggests intent to induce Plaintiff to sign under compromised circumstances, supporting fraud by inducement (815 ILCS 505/2). Had Plaintiff been unimpaired or aware of risks, they would not have signed or guaranteed the lease, especially given the premises' vulnerabilities (Exhibit G; Exhibit H).

K. The Lease is Invalid Due to Omission of Fire Pump Inoperability During Tour

The lease is unenforceable because Defendant GP/Bryon Finke omitted the inoperability of the fire pump during a tour of the premises (4714A West Lake Street, PIN 16-10-301-011), inducing Plaintiff Kenneth Mayle to sign without awareness of this critical hazard. The fire pump failed in 2016 (per pending records) and lacked NFPA 25 testing (Exhibit K; Exhibit L), yet Finke showed the pump during the pre-lease tour without disclosing its status, concealing a material defect that affected safety and insurance viability (Exhibit A, Section 6). As landlord, Finke was required to disclose such hazards (Chicago Municipal Code § 13-196-010; 735 ILCS 5/9-201), but the omission constituted fraud by inducement (815 ILCS 505/2). Had Plaintiff known, they would have backed out, avoiding guarantor risks in a hazardous building (Exhibit G; Exhibit H). This voids the lease (810 ILCS 5/1-304).

L. The Lease is Invalid as the Product of a Crime by Renting a Hazardous Property Knowingly

The lease is unenforceable as it was arguably the product of a crime, with Defendant GP/Bryon Finke knowingly renting a hazardous and dangerous property for immediate occupancy, violating public policy and inducing Plaintiff Kenneth Mayle to sign under false safety assumptions. The premises had known hazards (e.g., failed fire pump, no NFPA 25 testing, truss roof risks, electrical issues, per Exhibit K; Exhibit L), which Finke omitted despite city requests in 2021 pre-lease (October 1, 2021), potentially constituting criminal negligence or building code violations (Chicago Municipal Code § 13-196-010 for fire safety; 720 ILCS 5/12-5 for reckless endangering). Contracts resulting from criminal acts are void against public policy (735 ILCS 5/9-201). Finke's intent to occupy and take funds despite risks supports fraud by inducement (815 ILCS 505/2). Had Plaintiff known, they would have backed out, avoiding exposure in an unlawfully rented building (Exhibit G; Exhibit H). This voids the lease (810 ILCS 5/1-304).

AFFIDAVIT OF KENNETH MAYLE

I, Kenneth Mayle, being duly sworn, depose and state as follows:

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1. I am the Plaintiff in this action, competent to testify, and have personal knowledge of the facts herein.
2. On or about October 1, 2021, I signed the lease agreement for 4714A West Lake Street as guarantor, in the presence of Brad Behmer and Bryon Finke.
3. During the week prior to October 12, 2021, including the signing period, I was exposed to nitrous oxide, resulting in impairment, as evidenced by my hospital visit for numbness (Exhibit Q, page 4).
4. I had only recently met Brad Behmer and had no significant relationship with him or 30 Degree Design LLC, which I disclosed to Finke, who should have questioned my capacity to guarantee the lease.
5. I prepaid 18 months' rent and 6 months' security, with no direct benefit from the lease, under circumstances suggesting compromised judgment.
6. The facts stated in Ground J of the foregoing motion are true to the best of my knowledge.

_____
/s/ Kenneth Mayle
Date: (Of Filing/STAMP)

IV. LEGAL AUTHORITIES

The following case law supports the grounds for striking the lease agreement as void and unenforceable:

Ground A: Null Teil Corporation (Non-Existent Tenant Entity)
- **Polloway v. Glinz, 107 Ill. App. 3d 1095, 438 N.E.2d 224 (1st Dist. 1982)**: A non-existent entity lacks capacity to contract, rendering agreements void ab initio, supporting the argument that 30 Degree Design LLC's non-existence on October 1, 2021, voids the lease (805 ILCS 180/5-1).
- **People ex rel. Hartigan v. Kennedy, 215 Ill. App. 3d 880, 576 N.E.2d 107 (1st Dist. 1991)**: Fraud by inducement occurs when a party knowingly or recklessly disregards material facts to induce reliance, supporting Finke's selective verification (checking Plaintiff's ID but not LLC status) as fraudulent inducement (815 ILCS 505/2).

Ground B: Tenant Identity Confusion (Lack of Meeting of the Minds)
- **Academy Chicago Publishers v. Cheever, 144 Ill. 2d 24, 578 N.E.2d 981 (1991)**: A contract is void for lack of mutual assent if essential terms, like party identities, are ambiguous, supporting the lease's unenforceability due to misnomers ("Brad Behmer," "Degrees," "designs") preventing a meeting of the minds (810 ILCS 5/2-204).
- **People ex rel. Hartigan v. Kennedy, 215 Ill. App. 3d 880, 576 N.E.2d 107 (1st Dist. 1991)**: Fraud includes inducing reliance through ambiguous or misleading terms, supporting Finke's reckless disregard in drafting a vague tenant identity (815 ILCS 505/2).

Ground C: Premature Key Handover (Breach of Good Faith, Fraud)
- **Original Great American Chocolate Chip Cookie Co. v. River Valley Cookies, Ltd., 970 F.2d 273 (7th Cir. 1992)**: The implied covenant of good faith requires honest performance of contract duties, supporting Finke's breach by handing over keys without verifying insurance compliance (810 ILCS 5/1-304).
- **Zimmerman v. Northfield Real Estate, Inc., 156 Ill. App. 3d 154, 510 N.E.2d 409 (1st Dist. 1987)**: Fraud includes inducing reliance on unmet contract terms, supporting Finke's failure to enforce insurance requirements as fraudulent inducement (815 ILCS 505/2).

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Ground D: No LLC-Deed Link (Lack of Landlord Authority)
- **Szymanski v. Glenstone Condominium Ass'n, 2019 IL App (1st) 181779, 146 N.E.3d 674**: A party lacking title or authority cannot enforce a lease, supporting the argument that GP Opportunity Fund LLC lacked disclosed authority rooting from the deed (735 ILCS 5/9-201).
- **People ex rel. Hartigan v. Kennedy, 215 Ill. App. 3d 880, 576 N.E.2d 107 (1st Dist. 1991)**: Fraud by concealment of material facts, such as the LLC's lack of disclosed authority, supports inducement claims (815 ILCS 505/2).

Ground E: Unclear Signature Authority (Lack of Authorization)
- **McCracken v. Green Tree Servicing, LLC, 279 Ill. App. 3d 988, 666 N.E.2d 49 (2nd Dist. 1996)**: Ambiguous or unauthorized signatures invalidate contracts if authority is unproven, supporting Finke's ambiguous "Owner" signature lacking LLC or Corp authority (805 ILCS 180/15-1).
- **People ex rel. Hartigan v. Kennedy, 215 Ill. App. 3d 880, 576 N.E.2d 107 (1st Dist. 1991)**: Fraud includes misleading representations of authority, supporting Finke's failure to clarify his signing capacity (815 ILCS 505/2).

Ground F: Impossible Insurance Terms (Impossibility, Constructive Eviction, Fraud)
- **Illinois Central R.R. Co. v. Crail, 281 U.S. 57 (1930)** (applying Illinois law): Impossibility of performance voids contract obligations, supporting the lease's invalidity due to unattainable insurance requirements (810 ILCS 5/2-615).
- **Walgreen Co. v. American Nat'l Bank & Trust Co., 4 Ill. App. 3d 549, 281 N.E.2d 462 (1st Dist. 1972)**: Constructive eviction occurs when premises conditions prevent intended use, supporting the insurer's cancellation as eviction due to hazards (Exhibit P).
- **People ex rel. Hartigan v. Kennedy, 215 Ill. App. 3d 880, 576 N.E.2d 107 (1st Dist. 1991)**: Fraud includes inducing reliance on knowingly unattainable terms, supporting Finke's predatory insurance requirement (815 ILCS 505/2).

Ground G: Omission of Known Hazards (Fraud by Omission)
- **Connick v. Suzuki Motor Co., 174 Ill. 2d 482, 675 N.E.2d 584 (1996)**: Failure to disclose known material defects constitutes fraud by omission, supporting Finke's non-disclosure of fire pump failure, truss roof, and electrical hazards (815 ILCS 505/2).
- **Zimmerman v. Northfield Real Estate, Inc., 156 Ill. App. 3d 154, 510 N.E.2d 409 (1st Dist. 1987)**: Fraud includes omitting material defects, supporting the omission of hazards (Exhibits K, L) as fraudulent (815 ILCS 505/2).

Ground H: Inability to Secure Premises (Fraud by Omission)
- **Zimmerman v. Northfield Real Estate, Inc., 156 Ill. App. 3d 154, 510 N.E.2d 409 (1st Dist. 1987)**: Fraud includes omitting material defects affecting possession, supporting Finke's failure to disclose unsecured doors and CTA platform access risks (815 ILCS 505/2).
- **Peterson v. Yacktman, 25 Ill. App. 2d 208, 166 N.E.2d 452 (1st Dist. 1960)**: Landlords must disclose conditions impairing possession, supporting the lease's invalidity due to undisclosed security issues (735 ILCS 5/9-201).

Ground I: Date Discrepancies and Potential Modification (Lack of Mutual Assent)
- **Academy Chicago Publishers v. Cheever, 144 Ill. 2d 24, 578 N.E.2d 981 (1991)**: Lack of mutual assent on execution terms voids contracts, supporting the lease's invalidity due to date discrepancies (Exhibit O) (810 ILCS 5/2-204).

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- **People ex rel. Hartigan v. Kennedy, 215 Ill. App. 3d 880, 576 N.E.2d 107 (1st Dist. 1991)**: Fraud includes inducing reliance on altered or unclear documents, supporting potential post-signing modification (815 ILCS 505/2).

Ground J: Lack of Capacity Due to Impairment (Fraud, Incapacity)
- **Spitz v. Goldome Realty Credit Corp., 140 Ill. App. 3d 992, 489 N.E.2d 346 (1st Dist. 1986)**: Contracts signed under impaired capacity are voidable if the other party had reason to suspect incapacity, supporting Plaintiff's nitrous oxide impairment and Finke's failure to question capacity (810 ILCS 5/2-301).
- **People ex rel. Hartigan v. Kennedy, 215 Ill. App. 3d 880, 576 N.E.2d 107 (1st Dist. 1991)**: Fraud by inducement includes exploiting a party's compromised state, supporting Finke's reckless disregard of Plaintiff's limited relationship with Behmer (815 ILCS 505/2).

Ground K: Omission of Fire Pump Inoperability During Tour (Fraud by Omission)
- **Connick v. Suzuki Motor Co., 174 Ill. 2d 482, 675 N.E.2d 584 (1996)**: Failure to disclose known material defects during a transaction constitutes fraud by omission, supporting Finke's non-disclosure of the inoperable fire pump during the pre-lease tour as fraudulent inducement (815 ILCS 505/2).
- **Zimmerman v. Northfield Real Estate, Inc., 156 Ill. App. 3d 154, 510 N.E.2d 409 (1st Dist. 1987)**: Fraud includes omitting material defects that induce reliance, supporting the argument that Finke's failure to disclose the fire pump's inoperability during the tour violated good faith and induced Plaintiff to sign (810 ILCS 5/1-304; 815 ILCS 505/2).

Ground L: Lease as Product of a Crime by Renting a Hazardous Property Knowingly (Public Policy Violation)
- **O'Brien v. Hazelet & Erdal, 299 Ill. App. 3d 694, 702 N.E.2d 624 (1st Dist. 1998)**: Contracts that result from or facilitate illegal conduct, such as violating building codes, are void as against public policy, supporting the argument that renting a hazardous property knowingly is unenforceable (735 ILCS 5/9-201).
- **People ex rel. Hartigan v. Kennedy, 215 Ill. App. 3d 880, 576 N.E.2d 107 (1st Dist. 1991)**: Fraud by inducement includes knowingly concealing material risks to induce a contract, supporting Finke's act of renting a dangerous property as fraudulent and potentially criminal under reckless endangering statutes (720 ILCS 5/12-5; 815 ILCS 505/2).

LIST OF EXHIBITS

The exhibits referenced in this motion are filed separately as "Exhibits to Motion to Strike Lease Agreement," including:

- Exhibit A: Lease agreement (6 pages, dated September 17, 2021).
- Exhibit B: Email from Bryon Finke requesting Plaintiff's ID (October 3, 2021).
- Exhibit C: Illinois Secretary of State record for 30 Degree Design LLC (File No. 11367607, formation date January 26, 2022).
- Exhibit D: Removed
- Exhibit E: Illinois Secretary of State records for GP Opportunity Fund LLC and G.P. Opportunity Corp.
- Exhibit F: Defendant's Counter-Complaint (filed July 5, 2023).
- Exhibit G: Chicago Fire Department fire report (23-0123, February 6, 2023).
- Exhibit H: FOIA Chicago Fire Department report (23-037-1478-00).
- Exhibit I: Email forwarding insurance certificate from Debbie A. Metschuleit (September 30, 2021).

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- Exhibit J: Insurance certificate (Policy No. 2J6LK9, dated September 30, 2021, effective 10/01/2021-10/01/2022).
- Exhibit K: Chicago Fire Department Fire Prevention Bureau report (2015 inspection for 4701 W Lake St).
- Exhibit L: Building Permit and Inspection Records (for 4700-4744 W Lake St).
- Exhibit M: Photos of CTA Green Line platform and chainfall mechanism for garage door (pending, to be supplemented).
- Exhibit O: Email from Bryon Finke with executed lease (October 2, 2021).
- Exhibit P: Removed
- Exhibit Q: Humboldt Park Health hospital record for Kenneth Mayle (October 12, 2021, 6 pages, page 4 noting nitrous oxide exposure).
- Exhibit R: Bitcoin Payment held in escrow from Mayle (not Brad/Tenant)

WHEREFORE

WHEREFORE, Plaintiff Kenneth Mayle, pro se, respectfully requests this Honorable Court grant the following relief:

1. Strike the lease agreement dated September 17, 2021 (Exhibit A to Defendant's Counter-Complaint, filed July 5, 2023) as void and unenforceable under 735 ILCS 5/2-615 and 2-619(a)(9), for the reasons set forth above, including the non-existence of the tenant entity, tenant identity confusion, premature key handover, lack of landlord authority, unclear signature authority, impossible insurance terms, omission of known hazards, inability to secure the premises, date discrepancies suggesting post-signing alteration, and lack of capacity due to impairment.
2. Dismiss Defendant GP Opportunity Fund, LLC's counter-complaint (Exhibit F, filed July 5, 2023) to the extent it relies on the lease, including Counts I (breach) and II (fraud), as these claims are defeated by the lease's invalidity.
3. Grant leave to file a Fourth Amended Complaint to incorporate new facts revealed by the subpoena response, including fraud by inducement claims against Defendant for concealing the layered trust-corporation-LLC structure and premises risks, with punitive damages to be addressed therein.
4. Award, as a placeholder, the return of 3.5 BTC held in lease escrow supplied by Mayle (Exhibit R), or its USD value at the highest point during this litigation, due to Defendant's unjust enrichment, as Plaintiff made multiple attempts to end the lease, with additional damages to be addressed in the Fourth Amended Complaint.
5. Set an expedited hearing on this motion due to the Court's imposed pressures to meet deadlines and the emergent basis for Defendant's filings.

CERTIFICATE OF SERVICE

The undersigned certifies that a true and correct copy of the foregoing Motion to Strike Lease Agreement was served on Defendant GP Opportunity Fund, LLC, via eFile through the Cook County Circuit Court electronic filing system on the Stamped date on the filing, to the attorney on record in the Efile System (Zachary Limbaugh)

SIGNATURE

Respectfully submitted,
/s/ Kenneth Mayle, Pro Se,1034 N. Karlov Ave, Chicago, IL 60651
248-635-7455, ken.mayle@gmail.com

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

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7/5/2023 1:25 PM
IRIS Y. MARTINEZ
CIRCUIT CLERK
COOK COUNTY, IL
2022L010246
Calendar, I
23402040

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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, v. GP OPPORTUNITY FUND, LLC, an Illinois Limited Liability Company. Defendants.	)	No. 22 L 10246 Room 1906 Calendar I

DEFENDANT-COUNTER PLAINTIFFS COMPLAINT AT LAW

Now comes Defendant Counter-Plaintiff, GP OPPORTUNITY FUND, LLC, and brings this Counter-Complaint

PARTIES

1. 1. Defendant Counter-Plaintiff GP OPPORTUNITY FUND, LLC, (hereinafter "GP' or Counter-Plaintiff") is an Illinois Limited Liability Company located in Chicago, Illinois.

2. Plaintiff-Counter Defendant 30 DEGREE DESIGN, LLC is an Illinois Limited Liability Company located in Chicago, Illinois.

3. BRAD BEHMER is an individual residing in Chicago, Illinois.

4. KENNETH MAYLE is an individual residing in Chicago, Illinois.

VENUE AND JURISDICTION

5. This Court has jurisdiction pursuant to 735 ILCS 5/2-209

6. Venue in Cook County is proper pursuant to 735 ILCS 5/2-101 as the transaction

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giving rise to the causes of action occurred in the City of Chicago, Cook County, Illinois.

ALLEGATIONS COMMON TO ALL COUNTS

7. On or about, September 17, 2021 the Parties entered into a commercial lease agreement for property located at 4714A W. Lake Street, Chicago, Illinois, a copy of said lease is attached hereto as Exhibit A.

8. Counter-Plaintiff performed all duties and obligations as required under the lease.

9. At no time has Counter-Plaintiff received any written notice of default as required under the lease.

10. Throughout their occupancy, Counter-Defendants engaged in multiage violations of the lease agreement.

11. Almost immediately after Counter-Defendants took possession of the premises, GP began to receive complaints from other tenants.

12. Counter-Defendants engaged in numerous acts of impermissible conduct under the lease, including but not limited breaking into neighboring units, theft of materials on the property, property damage including illegal fires and the burning of wood and other materials in and around the premises, allowing an unrestrained animal outside the unit, failing to clean-up dog waste, unlawfully using the unit as a residence, illegally operating a public place of amusement, erecting illegal and unsafe partitions within the unit, and ultimately totally destroying the unit by fire.

13. On or about March 15th, 2022, GP sent its first formal notice to Counter-Defendants regarding violations to the lease agreement, a copy of which is attached hereto as Exhibit B.

14. In its March 15, 2022 notice, Counter-Plaintiffs notified Counter-Defendants that

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their use of the premises was in violation of multiple provisions of the lease.

15. Despite the notice of lease violations the behavior persisted.

16. Counter-Defendant Mayle, as the guarantor, contacted GP on or about March 14, 2022 to discuss the breakdown of his relationship with Counter-Defendant Behmer. In his communications with GP, Counter-Defendant Mayle indicated that Counter-Defendant Behmer, "…deceived me into signing the lease falsifying not only the reason he was removed from his previous space along with his capabilities on paying rent.." Mayle further indicated that they were no longer conducting business in the workshop and expressed a desire to have Counter-Defendant Mayle vacate the premises. A copy of the correspondence between GP and Mayle is attached hereto as Exhibit C.

17. Sometime in early to mid 2022 the City of Chicago became aware that Counter-Defendants were operating an illegal nightclub on the premises.

18. On or about June 17, 2022, the City of Chicago Department of Buildings Special Task Force (STF) conducted a raid on the unit occupied by Counter-Defendants.

19. The City of Chicago's Special Task Force, alleged that Counter-Defendants were illegally operating a Public Place of Amusement without a license in their unit.

20. The Special Task Force further found that Counter-Defendants had erected substandard walls and partitions in the unit and had obstructed the means of egress resulting in a fire hazard that was an "imminent and actual danger" to tenants and occupants.

21. As a result of the findings of the Special Task Force, the City of Chicago's Building Commissioner issued an emergency closure order for the premises, a copy of which is attached hereto as Exhibit D.

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22. Pursuant to the June 17, 2022 Emergency Closure Order, Counter-Defendants were prohibited from occupying the space.

23. Despite the closure order, Counter-Defendants continued to occupy the space unlawfully until February of 2023.

24. As a result of Counter-Defendants conduct a case was brought against GP by the City of Chicago Department of Buildings in the Circuit Court of Cook County under docket number 22-M1401400.

25. The Instagram social media account of 30 Degree Design depicts Counter-Defendants improper partitioning of the space and continued occupancy of the premises after the closure order.

26. On or about October 31, 2022 the Instagram account 30degreedesigns operated by Counter-Defendant Behmer posted a video of an on open fire on the premises with the comments of "#firestarter #burnmuthafuckaburn # burnitdown #burnittotheground #burn #firewalkwithme #pyromaniac #arsonist". A copy of the post is attached hereto as Exhibit E.

27. Pursuant to Section 6 of the lease agreement, Counter-Defendants were required to obtain and maintain an insurance policy for the premises.

28. Prior to signing the lease agreement, Counter-Defendants presented GP with a certificate of insurance dated 9/30/2021 and attached hereto as Exhibit F.

29. In late 2022, GP became aware that the insurance policy referenced in the certificate of insurance provided by Counter-Defendants had been cancelled and was inactive since November of 2021 due to non-payment.

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30. On or about January 6, 2023, GP again sent formal written notice of default to Counter-Defendants for failure to maintain the requisite insurance policy. A copy of the written notice is attached hereto as Exhibit G.

31. Despite instruction by City Building inspectors, a Circuit Court Order that the premises remain vacant (attached hereto as H) and numerous warnings by GP, Counter-Defendant Behmer continued to reside in the unit.

32. On or about February 6, 2023 a fire broke out in the unit occupied by Counter-Defendants.

33. At the time of the fire, Counter-Defendant Behmer was the only individual on site.

34. In Counter-Defendant verified complaint they claim that the origin of the fire was unknown, however, Counter-Defendant Behmer made contrary statements to the City of Chicago Office of Fire Investigation following the incident.

35. The fire was a direct result of Counter-Defendants unlawful occupancy of the unit at the time of the fire.

36. On or about February 6, 2023 Counter-Defendant Behmer was interviewed at Stroger Hospital after being injured during the fire. The narrative reported by the CFD investigator states in part that Behmer "….related in essence that he has lived in the building for over one year. Today, he observed a fire in the RV stored in the building. At this time, he grabbed a fire extinguisher and used it to extinguish the fire but it was of no use. He grabbed the dog to exit the building and it began biting him. ———————— (redacted) related that an electric space heater was in the RV and in use ————————(redacted) sleeps in the upstairs old locker-room which also contains two space heaters that are in use. He related no work has recently

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been done to the building. He is the only one living in the building and does not know the landlord's information.

37. As a result of the fire Counter-Defendant unit was totally destroyed.

38. Counter-Defendants prepaid rent through January of 2023 but have made no further payments thereafter.

39. The damages resulting from the fire are estimated to be in excess of $650,000.00

COUNT I- BREACH OF CONTRACT

40. Counter-Plaintiff's adopts and re-alleges the allegations of 1-39 above.

41. The parties lease agreement entered was a valid contract.

42. Counter-Plaintiff has fulfilled all of its obligations under the lease.

43. Counter-Defendant 30 Degree Designs, LLC as a party to the lease is obligated to fulfill all tenants obligations under the lease.

44. Counter-Defendants Behmer and Mayle as personal guarantors are jointly and severally liable for each and every provision of the lease.

45. Counter-Defendants have failed to pay rent as required under Section 4 of the lease agreement since February 2023.

46. The amount of monthly rental payments including late fees past due as of July 2023 is $43,500.00.

47. Pursuant to Section 9 of the lease agreement Counter-Defendants are required to maintain the premises.

48. Counter-Defendants failed to maintain the premises by obstructing fire exits and erecting partitions which the City of Chicago deemed a safety hazard.

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49. Counter-Defendants failed to maintain the premises by causing a fire which by their own admission has made the premises unusable.

50. Under Section 2 of the lease "Tenant agrees that it shall use the premises for business offices, storage of material and equipment, and manufacturing of home decor and other artistic objects."

51. Counter-Defendants breached Section 2 of the lease agreement by using the premises as an unlawful public place of amusement and/or as personal residence.

52. As a result of Counter-Defendants breach of Section 2 of the lease Counter-Plaintiffs were forced to incur costs related to defending the building code violations with the City of Chicago and incur the cost of repairs for damages caused by Counter-Defendants misuse of the premises.

53. Pursuant to Section 6 of the lease agreement, Counter-Defendants are required to obtain a comprehensive public liability insurance coverage of no less than $1,000,0000.

54. Counter-Defendants failed to maintain the requisite insurance coverage over the property.

55. As a result of Counter-Defendants failure to maintain the insurance coverage, Counter-Defendant has been forced to cover the cost of repairing the unit after the fire.

56. Section 16 of the lease states "Tenant agrees to indemnify, hold harmless, and defend Landlord from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any which Landlord may suffer or incur in connection with Tenant's possession, use or misuse of the Premises, except Landlord's acts or negligence."

57. Counter-Defendants were provided written notice of default of their lease obligations.

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58. Counter-Defendants have failed to cure the default of their obligations under the lease.

59. As a result of Counter-Defendants breach of contract Counter-Plaintiffs has incurred damages.

60. The cost of clean-up and initial repairs to the premises as a result of the fire incurred as of July 2023 were approximately $564,446.00.

61. The cost of additional repairs to the roof are estimated to be in excess of $90,000.00

WHEREFORE, Counter-Plaintiff GP Opportunity Fund, LLC prays for judgement against Counter-Defendants as follows:

A. An Order entering judgement for Counter-Plaintiff and against Counter-Defendants for past due rent as of the date of trial.

B. An Order entering judgement for Counter-Plaintiff and against Counter-Defendants for damages incurred to date of $564,446.00 as compensatory damages.

C. An Order entering judgement for Counter-Plaintiff and against Counter-Defendants as compensatory damages for the cost of additional repairs and expenses not yet incurred in an amount to be proven at trial.

D. An order requiring Counter-Defendant to pay Counter-Plaintiff’s costs, interest and Attorney fees.

E. For any such further relief deemed necessary and proper.

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COUNT II- FRAUD

62. Counter-Plaintiff's adopts and re-alleges the allegations of 1-59 above.

63. During the course of preliminary discussions GP, Counter-Defendants represented that the use of the commercial space would be for a workshop. .

64. Counter-Defendants made such statements with the intent of inducing Counter-Plaintiff to lease the space to them.

65. Counter-Plaintiff GP reasonably relied on the statements made by Counter-Defendants that the space would be used for commercial purposes and that Counter-Defendants had obtained requisite insurance.

66. As a result of that reliance, Counter-Plaintiff entered into the lease agreement and turned over possession of the premises to Counter-Defendants.

67. Counter-Defendants misrepresented the intended use of the space as a workshop.

68. Counter-Defendants statements that the unit would be used for commercial purposes was false.

69. Counter-Defendants used the leased space for a personal residence, and a unlicensed public place of amusement.

70. Counter-Defendants further allowed the insurance policy lapse immediately after securing the lease by refusing to pay the premiums.

71. Counter-Defendants provided the certificate of insurance in order to convince GP that the property would be properly insured with the intent to induce Counter-Plaintiff to enter the lease.

72. As a result of Counter-Plainitff's reliance on Counter-Defendant's statements,

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Counter-Plaintiff has suffered damages, including but not limited to lost rent and damage caused to the unit.

WHEREFORE, Counter-Plaintiff GP Opportunity Fund, LLC prays for judgement against Counter-Defendants as follows:

A. An Order entering judgement for Counter-Plaintiff and against Counter-Defendants for compensatory damages in an amount to be proven at trial.

B. An Order requiring Counter-Defendant to pay punitive damages

C. An order requiring Counter-Defendant to pay Counter-Plaintiff's costs, interest and Attorney fees.

D. For any such further relief deemed necessary and proper.

Respectfully submitted,

GP OPPORTUNITY FUND, LLC

By: _____
One of its Attorneys

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

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Initials: BB KM
Brad Behmer Kenneth Mayle

COMMERCIAL LEASE
4714A West Lake Street

This Lease Agreement (this "Lease") is dated as of September 17th, 2021, by and between GP Opportunity Fund LLC ("Landlord"), and Brad Behmer ("Tenant") with Kenneth Mayle as a personal guarantor ("Guarantor"). The parties agree as follows:

1. PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant 13,000 sqft industrial unit at 4714A W Lake St (the southern half of PIN 16-10-301-011) in Chicago, IL 60644 (the "Premises").

2. USE OF PREMISES. Tenant agrees that it shall use the Premises for business offices, storage of materials and equipment, and manufacturing of home decor and other artistic objects. Tenant represents and warrants that the foregoing use of the Premises is allowed by all applicable laws, codes and ordinances.

3. TERM. The lease term will begin on October 1st, 2021 and will terminate on September 31st, 2026.

4. LEASE PAYMENTS. Tenant shall pay Landlord lease payments of $7,150.00, payable in advance, on the first of each month. Lease payments shall be made to the Landlord at 1667 N Bissell St 3, Chicago, Illinois 60614.

A. PAYMENT OF MONTHLY RENT. During the term of this Lease and any extension therefor, Tenant agrees to pay Landlord on or before the 1st of each full calendar month during the term hereof. Rent for any period during the term which is less than one full month shall be a prorated portion of the monthly rent based on the total number of days in the month being prorated. Said rent shall be paid to the Landlord, without deduction or offset (except as otherwise provided herein or at law or in equity) and without notice or demand at the Landlord's address or to such person or at such address. The monthly rent shall commence on the commencement date of the term.

B. LATE FEES. Tenant recognizes that the late payment of monthly rent will result in administrative expense to Landlord, the extent of which additional expense is difficult and economically impractical to ascertain. Tenant therefore agrees that if the monthly rent has not been paid by the 5th day of the month, such unpaid amount shall be increased by a late charge in the amount of $100.

5. POSSESSION. Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to the Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to the Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

6. INSURANCE. During the term of the lease and extension thereof, Tenant agrees to maintain at its own expense liability and property insurance.

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Initials: SS Brad Behmer KM Kenneth Mayle

A. LIABILITY. Tenant shall procure and maintain comprehensive public liability insurance to insure Tenant and Landlord against any liability arising out of Tenant's use of the Premises and all areas appurtenant thereto. Such insurance shall be in an amount of not less than $1,000,000 for injury or death to one person in any one accident or occurrence and not less than $3,000,000 in aggregate liability coverage. Such insurance shall insure Tenant and Landlord against any liability for property damage of at least $1,000,000. If the Tenant shall fail to procure and maintain said insurance, and such failure shall continue beyond all applicable notice and cure periods, the Landlord shall have the right, but shall not be required to procure and maintain the same, at the expense of the Tenant.

B. PROPERTY. Tenant shall procure and maintain property damage insurance covering loss or damage to Landlord's property located in the Premises, in the amount of full replacement value thereto, against all perils including within the classification of fire, extended coverage, vandalism, malicious mischief, and special extended perils (all risks).

C. CLAIMS. Tenant agrees that any claim against the Landlord for any loss, damage or injury to property which is covered by insurance carried by Tenant.

7. EXCLUSIVITY. Landlord shall not directly or indirectly, through any employee, agent, or otherwise, lease any space within the property (except the Premises herein described), or permit the use or occupancy of any such space whose primary business activity is in, or may result in, competition with the Tenants primary business activity. The Landlord hereby gives the Tenant the exclusive right to conduct their primary business activity on the property.

8. ALTERATIONS ADDITIONS AND IMPROVEMENTS. No alteration, addition or improvement to the demised premises shall be made by Tenant without the prior written consent of the Landlord, whose consent will not be unreasonably withheld or delayed. Any permanently affixed alteration, addition or improvement made by Tenant after such consent shall have been given, and any permanently affixed fixtures installed as part of thereof, shall at Landlord's option, become part of the real estate upon expiration or other sooner termination of this Lease. Landlord shall have the right, up thirty (30) days prior to written notice to Tenant but not later than the expiration or termination of the term, to require the Tenant to remove such fixtures at Tenant's cost and expense at termination of this Lease and restore the Premises to the condition prior to attachment and repair any damage. If Tenant fails to remove such fixture, restore the Premises to condition prior to attachment and repair any damage, Landlord may do so and Tenant shall be responsible for the cost thereof.

9. MAINTENANCE REPAIRS AND REPLACEMENTS. Tenant and Landlord shall share in the maintenance of the premises. However if it is found that any damage is caused by Tenant and such damage is not covered by insurance carried by Tenant, the Tenant will be responsible for all replacements or repairs.

A. TENANT. Tenant shall maintain repair or replace the interior space of the unit, including all plumbing fixtures, lighting fixtures, mezzanine furnace, mezzanine air conditioner, hot water heaters, wall surfaces, floors, garage door and any alterations, additions or improvements.

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B. LANDLORD. Landlord shall maintain repair or replace, with exception to Tenant caused damages, the exterior of the premises, including roof, exterior walls, and access to utility services water, gas and electricity. Landlord shall provide snow removal, limited to the sidewalk area along Lake Street in front of the Premises.

10. TAXES. Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

A. REAL ESTATE TAXES. Landlord shall pay all real estate taxes and assessments for the Premises.

B. PERSONAL TAXES. Tenant shall pay all personal taxes and any other charges which may be levied against the Premises and which are attributable to Tenant's use of the Premises, along with all sales and/or use taxes (if any) that may be due in connection with lease Payments.

11. SECURITY DEPOSIT. Upon the execution of this Lease, Tenant shall deposit with the Landlord a security deposit in the amount of $42,900, equal to six months rent. The security deposit shall be held by the Landlord as security for the faithful performance of the Lease of all terms, covenants and conditions. In the event of any default on part of the Tenant that continues beyond all applicable notice and cure periods, the Landlord shall have the right to apply such security deposit or any portion thereof to cure such default. In the event the security deposit is reduced by reason of such application, then within five (5) days after written notice to Tenant, Tenant shall deposit with the Landlord such amount as may be necessary to restore the security deposit to its original amount.

12. DEFAULTS. Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within 5 days (or any other obligation within 10 days) after written notice of such default is provided by Landlord to Tenant, Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing Landlord's rights to damages. In the alternative, Landlord may elect to cure any default and the cost of such action shall be added to Tenant's financial obligations under this Lease. Tenant shall pay all costs, damages, and expenses (including reasonable attorney fees and expenses) suffered by the Landlord by reason of Tenant's defaults. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent". The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

13. COSTS AND EXPENSES OF ENFORCING LEASE. The defaulting party hereunder shall pay upon demand the defaulting party's costs, charges and expenses, including reasonable attorney's fees, incurred by the non-defaulting party in successfully enforcing any of the obligations of the defaulting party under this Lease or in any litigation, negotiation or transaction in which the non-defaulting party, without fault, becomes involved through or on account of this Lease.

14. CUMULATIVE RIGHTS. The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

15. ACCESS BY LANDLORD TO PREMISES. Subject to Tenant's consent (which shall not be

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unreasonably withheld), Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants or workers. However, the Landlord does not assume any liability for the care or supervision of the Premises. As provided by law, in the case of an emergency, Landlord may enter the Premises without Tenant's consent. During the last three months of this Lease, or any extension of this Lease, Landlord shall be allowed to display the usual "To Let" signs and show the Premises to prospective tenants.

16. INDEMNITY REGARDING USE OF PREMISES. To the extent permitted by law, Tenant agrees to indemnify, hold harmless, and defend Landlord from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which Landlord may suffer or incur in connection with Tenant's possession, use or misuse of the Premises, except Landlord's act or negligence.

17. DANGEROUS MATERIALS. Tenant shall not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of Landlord is obtained and proof of adequate insurance protection is provided by Tenant to Landlord.

18. COMPLIANCE WITH REGULATIONS. Tenant shall promptly comply with all laws, ordinances, requirements and regulations of the federal, state, county, municipal and other authorities, and the fire insurance underwriters. However, Tenant shall not by this provision be required to make alterations to the exterior of the building or alterations of a structural nature.

19. LIENS. Neither the Tenant nor anyone claiming through the Tenant shall have the right to file mechanics or materialmans liens or any other kind of lien on the Premises and the filing of this Lease constitutes notice that such liens are invalid. Further, Tenant agrees to (1) give actual advance notice to any contractors, subcontractors or suppliers of goods, labor, or services that such liens will not be valid, and (2) take whatever additional steps that are necessary in order to keep the premises free of all liens resulting from construction done by or for the Tenant.

20. DISPUTE RESOLUTION. The parties will attempt to resolve any dispute arising out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved by negotiation, the parties will resolve the dispute using the below Alternative Dispute Resolution (ADR) procedure. Any controversies or disputes arising out of or relating to this Agreement will be submitted to mediation in accordance with any statutory rules of mediation. If mediation does not successfully resolve the dispute, then the parties may proceed to seek an alternative form of resolution in accordance with any other rights and remedies afforded to them by law.

21. JURY WAIVER. In the event a dispute or litigation arises, the Tenant agrees to waive its rights to a trial by jury.

22. ASSIGNABILITY/SUBLETTING. Tenant may not assign or sublease any interest in the Premises, nor effect a change in the majority ownership of the Tenant (from the ownership existing at the inception of this lease), nor assign, mortgage or pledge this Lease, without the prior written consent of the Landlord, which shall not be unreasonably withheld.

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Initials: BB (Brad Behmer) JCM (Kenneth Mayle)

23. NOTICE. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

LANDLORD:

GP Opportunity Fund LLC
1667 N Bissell St 3
Chicago, Illinois 60614

TENANT:

30 Degrees Design LLC
1034 N Karlov Ave
Chicago, IL 60651

Such addresses may be changed from time to time by any party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after posting.

24. GOVERNING LAW. This Lease shall be construed in accordance with the laws of the State of Illinois.

25. ENTIRE AGREEMENT/AMENDMENT. This Lease Agreement contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

26. SEVERABILITY. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

27. ENFORCEMENT. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

28. BINDING EFFECT. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

29. MISCELLANEOUS.

A. UTILITIES. Tenant shall pay for all of its own gas, electric, water, internet, garbage and other utilities and services supplied to the Premises.

B. LIGHTING. Landlord will present the Tenant with replacement lighting no later than November 1st, 2021.

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Initials: 33 Brad Behmer KM Kenneth Mayle

C. PRE-PAYMENT REQUIREMENT. Tenant agrees, prior to the Lease commencement, to pre-pay 18 months of rent.

D. CRYPTO CURRENCY. Tenant has the option to make any rent payment with crypto currency Bitcoin, via Bryon Finke as a Bitcoin to USD exchange.

E. AGREEMENTS. This Lease contains all agreements of the parties with respect to any matter mentioned hereon. No prior agreement or understanding pertaining to any such matter shall be effective. This Lease may be modified in writing only, signed by the parties in interest at the time of modification.

LANDLORD:

Bryon Finke
Owner, GP Opportunity Fund LLC

10-1-21
Date

TENANT:

Brad Behmer
President, 30 Degree Design LLC

10.2.21
Date

PERSONAL GUARANTEES:

The undersigned, jointly and severally, hereby agree to personally guarantee each and every provision of this Lease for its duration.

Brad Behmer

10.2.21
Date

Kenneth Mayle

10/1/2021
Date

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30 Degree Design LLC
LLC
Brad Behmer
Finke
1034 N Karlov Ave.
#3
Chicago, IL 60651
60614

GP Opportunity Fund,

Bryon

1667 N. Bissell St.

Chicago, IL
60614

Lease Violation Notice
March 15th, 2022

Mr. Brad Behmer,

We are writing to inform you of several recent violations of your lease, and to warn you any repeat occurrence will result in the termination of your lease and your removal from the property.

These violations are especially concerning, as they all involve standard rules of conduct & respect; several of which have been repeated after countless verbal warnings and requests. These violations include the following:

1. **Breaking & entering** - You are not permitted to access any space within the building located at 4700 W Lake St., other than the space you are leasing. This includes avoiding both spaces adjacent to yours and the 4744 W Lake St. space leased by MF Tops Inc. You have been verbally warned of this several times, yet continue to bypass and remove physical restrictions put in place.
2. **Theft of property** - You are not permitted to use or take possession of any property within the building located at 4700 w Lake St. that does not belong to you or was not offered to you for use by its owner. You have repeatedly taken it upon yourself to make use of whatever equipment or material you wish without contacting its owner to receive permission.
3. **Damage to property** - You are expected to respect and maintain the integrity of your unit and all of its fixtures and finishes. You have repeatedly damaged the building with your actions and/or desire for materials. For example, you damaged one of the south glass block windows with the use of an illegal wood burning fire.
4. **Material combustion** - You are not permitted to burn wood or other materials inside your unit, nor anywhere else around the building. You have been verbally warned of this several times, however the behavior continued to persist. This is especially serious as it could start a fire and cause considerable damage to the building.
5. **Unrestrained animal** - Your dog is not permitted anywhere outside of your unit without being restrained on a lease. This is serious, not only because he has repeatedly damaged property belonging to us and other building tenants, but because of the danger he presents to others. Your dog is of considerable size, with the ability to inflict considerable bodily harm.
6. **Hazardous biological waste** - You must clean-up after your dog at all times. You have been repeatedly warned of this, however his waste is constantly being found in and around the property.
7. **Unit as residence** - You are not permitted to treat the unit as your personal or primary residence. This is an industrial building and is not zoned as a residence.

Our hope is you can end this behavior and be a productive tenant. The behavior described above is entirely unacceptable and not such that generally requires this type of warning. Please respect our property and the people around you.

Sincerely,

EXHIBIT B

FILED DATE: 10/28/2025 1:36 PM 2022L010246

Bryon Finke
Owner, GP Opportunity Fund LLC

Gmail

Bryon Finke <bryon.finke@gmail.com>

FILED DATE: 10/28/2022 1:36 PM 2022L010246

Jeni / Brad Dog Bite Photos

Kenny Mayle <ken.mayle@gmail.com> Mon, Mar 14, 2022 at 12:05 PM
To: Bryon Finke <bryon.finke@gmail.com>

Sorry I got sidetracked this weekend. Let me know if this google drive link doesn't work. I have Jeni's contact info if we need it but we're kind of sworn enemies due to some of the stuff she pulled and probably the one that stole/ran up my credit card.

We should reconvene on this issue. Unless commercial evictions are much, much, much easier than residential I think Brad having a lease without clear "you can and can't do this" is going to be difficult to get him out if he just decides to squat. We need to state the rules he's breaking first and if not by like zoning/code he'd of needed to agree to them before we can tell him he's violated one. We (or I) might need to start filing something in court to get in-process and maybe go on the end he deceived me into signing the lease falsifying not only the reason he was removed from his previous space along with his capabilities on paying rent after what we verbally had in place related to effectively a rent abatement for 4-6 months and after that we'd reconvene to see if our business was going to sustain our efforts over there. I'm basically saying as the person paying for the lease we're closing up shop and he needs to vacate his property so we can sublease or work something out with you (the landlord). I said that at 4 months but he's trying to draw it out. Maybe we'd need to take part of that security deposit (used for actual damages vs. a traditional "deposit") and try buying him out?

I really don't know my legal rights as a guarantor on remedies to get him out. I'd have to check if I'm even on as an owner/whatever of his 30-degree designs LLC which he set up to shield himself personally right before signing the lease.

https://drive.google.com/drive/folders/1EM9rRLpEQh9ms_HGtVhyd_Gz6-026AV7?usp=sharing

FILED DATE: 10/28/2022 1:36 PM 2022L010246

CITY OF CHICAGO

DEPARTMENT OF BUILDINGS

EFFECTIVE 06/17/22

Re: Commissioner Closure Order, **Entire Premises, located at 4700 W. Lake Street.**

EMERGENCY CLOSURE ORDER

I, Matthew Beaudet, Commissioner of the City of Chicago Department of Buildings, pursuant to Chicago Municipal Code Chapter 14A-3–307, hereby find that the property commonly known as **Entire Premises, located at 4700 W. Lake Street,** Chicago, Illinois is a public nuisance that is dangerous, hazardous and endangers the public health due to the violations as stated in the attached **Property Condition Report**. Please be advised that the **Property Condition Report** lists only the life safety violations and is not intended to be an exhaustive list of all of the violations that were cited during the inspection.

It has therefore been determined that the building constitutes an imminent and actual danger to the tenants and occupants, and to the public at large. THEREFORE, by the police powers vested in me Matthew Beaudet as Chicago Building Commissioner, I hereby order that **Entire Premises, located at 4700 W. Lake Street,** Chicago, Illinois, be immediately closed, and remain vacant, and that entry be denied except by licensed and bonded contractors engaged to examine, repair, and otherwise correct the aforementioned conditions, or otherwise by authorized City of Chicago personnel until further order. This closure order is to be enforced by the City of Chicago Police Department. Occupants may designate an individual to enter the premises on their behalf to remove personal items from said property, under the supervision of the Chicago Police Department.

Respectfully,

Matthew Beaudet
Building Commissioner

cc: Annette Nance Holt, Commissioner, Chicago Fire Department
Celia Meza, Corporation Counsel, Department of Law
William Ramey, Office of Emergency Management and Communication
David O. Brown, Superintendent, Chicago Police Department
Kenneth Meyer, Commissioner, Dept. of Business Affairs & Consumer Protection
Tamara Starks, Deputy Commissioner, Dept. of Business Affairs & Consumer Protection
David Frueh, Assistant Commissioner, Dept. of Business Affairs & Consumer Protection
Ivan Capifali, Deputy Commissioner, Dept. of Business Affairs & Consumer Protection
Sherri Cianciarulo, Assistant Commissioner, Dept. of Business Affairs & Consumer Protection
Patrick Murphey, Zoning Administrator, Dept. of Planning and Development

FILED DATE: 10/28/2023 1:36 PM 2022L010246



30degreedesigns • Follow

Metallica • Jump In The Fire (Remastered)

30degreedesigns #firestarter #burnmuthafuckaburn #burnitdown #burnittotheground #burn #firewalkwithme #pyromaniac #arsonist

25w

7 likes

OCTOBER 31, 2022

Add a comment... Post

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/30/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

FILED DATE: 10/28/2021 1:36 PM 2022L010246

PRODUCER	CONTACT NAME: Debbie Metschuleit	
Dimond Bros. Insurance, LLC 301 N. Schuyler Ave. Kankakee IL 60901	PHONE (A/C, No, Ext): (815) 932-6791	FAX (A/C, No): (815) 933-5921
	E-MAIL ADDRESS: debbie.metschuleit@dimondbros.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Acuity A Mutual Insurance Company	14184
INSURED 30 Degree Design, LLC 1034 N Karlov Ave. Chicago IL 60651	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 21-22 Master **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			2J6LK9	10/01/2021	10/01/2022	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 3,000,000
							PRODUCTS - COMP/OP AGG	$ 3,000,000
								$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			2J6LK9	10/01/2021	10/01/2022	EACH OCCURRENCE	$ 2,000,000
							AGGREGATE	$ 2,000,000
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [ ] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Location: 4714 W Lake St., Chicago, IL. 60644.

CERTIFICATE HOLDER

Evidence of Insurance

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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FILED DATE: 7/28/2023 1:36 PM 2022L010246

30 Degree Design LLC
Brad Behmer

GP Opportunity Fund, LLC
Bryon Finke
10 E. Delaware Pl. #10A
Chicago, IL 60611

Lease Violation Notice
January 6th, 2023

Mr. Brad Behmer,

We are writing to inform you of existing non-compliance with your lease agreement.

Per section 6 of your commercial lease agreement, executed on October 21st, 2021, states insurance shall be in an amount of not less than $1,000,000 for injury or death to one person in any one accident or occurrence and not less than $3,000,000 in aggregate liability coverage. Such insurance shall insure Tenant and Landlord against any liability for property damage of at least $1,000,000. Additionally, the lease requires you maintain property damage insurance covering loss or damage to Landlord's property located in the Premises, in the amount of full replacement value thereto, against all perils including within the classification of fire, extended coverage, vandalism, malicious mischief, and special extended perils (all risks).

On September 30th, 2021, you provided a certificate of insurance for a relevant policy from Acuity A Mutual Insurance company. It has been confirmed this policy became inactive shortly thereafter in November 2021, due to non-payment.

Please provide a certificate of insurance for your current policy that meets the required coverage outlined in your lease agreement, within 10 days.

Sincerely,

Bryon Finke
Owner, GP Opportunity Fund LLC

EXHIBIT G

FILED DATE: 10/28/2023 1:36 PM 2022L010246

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT--FIRST DISTRICT

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v. CILTC #800237888016 *et al.*,
Defendant(s).

No: 22 M1 401400
Re: 4700-14 N Cicero / 340-54 N Kilpatrick
Courtroom 11 05, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the subject matter and the below-named defendant(s), being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT Defendant(s) CILTC #800237888016

[ ] Must appear in person or by Zoom before this Court on the next court date. Corporate entities must appear through an attorney.
[ ] Must file a written appearance within _____ days [ ] Is granted leave to file a written appearance instanter.
[✓] Must schedule and be present for an ~~interior~~ / ~~exterior~~ inspection of the entire premises with the Dept of Buildings with plans and permits on site, before the next court date or on _____. To schedule an inspection, contact the inspector at: Marc. Peterson @cityofchicago.org or (312) _____.
[ ] Must correct the following violations in the complaint: _____ before the next court date or by _____.
[ ] Must apply for / obtain all necessary permits for _____ by the next court date.
[ ] Must install all smoke and carbon monoxide detectors required by the Municipal Code within _____.
[ ] Shall be subject to a preliminary injunction not to rent, use, lease, or occupy the _____ until further order of court and keep same vacant and secure.
[✓] Must [✓] keep entire property vacant and secure [ ] board and secure the _____ by _____.
[ ] Must immediately post notice at all levels of the front / rear porch(es) and notify all tenants and occupants that the porch(es) are to be used for emergency exiting only and not for recreation or storage and maintain such notice until further order of court.
[✓] Zach Limbaugh on Zoom.

ADDITIONALLY, THAT:

[ ] All prior orders shall continue in full force and effect until further order of court.
[ ] An alias summons shall issue to: _____.
[ ] The following shall be joined as defendant(s) with summons waived / to issue: _____.
[ ] The following defendants are dismissed without prejudice, no fines, no costs: _____.
[ ] Defendant(s) _____ has / have failed to appear in court or otherwise answer the Complaint and is / are in default, and the Complaint herein is confessed against said Defendant(s) and
[ ] an ex parte judgment in the amount of $ _____.00 plus court costs of $_____.00 for a total amount of $ _____.00.is entered against said Defendant(s). | [ ] prove-up is continued to a later date.
[ ] Unknown owners and nonrecord claimants and _____ having failed to appear in court or otherwise plead as of the publication default date of ____/____/_____ is/are in default and the complaint is confessed against said Defendant(s).
[ ] _____.

This cause be continued for: case management / trial, settlement, or dismissal / hearing / jurisdiction.

IT IS FURTHER ORDERED THAT this cause be continued to 8 / 17 / 2023 at 9:30 a.m. / p.m., Courtroom 11 05, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 4 / 27 / 2023

Judge Leonard Murra
APR 27 2023
Circuit Court - 2100
Judge Ball-Reed

By: Greg Jones
Attorney for Plaintiff, Corporation Counsel #90909
2 N. LaSalle St., Ste. 320
Chicago, IL 60602 (312) 744-8791

Pink Copy for Defendant(s) (*photocopy if required*)
Yellow Copy for City of Chicago Department of Law
White Original for Court Records

EXHIBIT H

FILED DATE: 7/28/2023 1:36 PM 2022L010246

Chicago Fire Department
Office of Fire Investigations

53 E. Pershing Road.
Chicago, Illinois 60653

Phone: (312) 747-5017
Facsimile: (312) 747-1967

Report: Addendum

Progress Number: (1**)**
OFI Case #: 23-0123
Fire Marshal: King/Roman

Primary Address or Location: Stroger Hospital (4714 W. Lake St.)

Date of Incident: 2/6/2023 **Date of Report:** 2/6/2023

Narrative:

Sir,

Today, the RFM was dispatched to conduct a follow up interview at Stroger Hospital for a fire that occurred at 4714 W. Lake St. The RFM interviewed the victim in ER bed number 4. The RFM observed dried blood covering the victim's nose and a bloody right leg. The victim had soot covered hands and was off gassing acrid odors. The victim was taken via A15 to Stroger for an animal bite. According to ER Doctor [redacted] the victim is in guarded condition and has no burns on his body just soot covered hands and is being treated for animal bites.

[redacted] D.O.B. [redacted] Address: 4714 W. Lake St.;PH# [redacted] Insurance: Unknown; related in essence that he has lived in the building for over one year. Today, he observed a fire in the RV stored in the building. At this time, he grabbed a fire extinguisher and used it to extinguish the fire but it was of no use. He grabbed the dog to exit the building and it began biting him. [redacted]. [redacted] related that an electric space heater was in the RV and in use. [redacted] sleeps in the upstairs old locker-room which also contains two spacer heaters that are in use. He related no work has recently been done to the building. He is the only one living in the building and does not know the landlord's information.

Review and Approval:

BB

_____

Bradley Batka Date: 2/9/2023
Assistant Commanding Fire Marshal

_____

Ryan Rivera Date: Click here to enter a date.
Commanding Fire Marshal

EXHIBIT I

This report was prepared considering information available at the time its completion. The Chicago Fire Department's Office of Fire Investigation reserves the right to amend this report if additional information becomes available.
(Revised 3/1/16)

FILED DATE: 10/28/2025 1:36 PM 2022L010246

FILED DATE: 10/22/2025 1:56 PM 2022L010246

CHICAGO
Department of Buildings

Building Permit Application

2019 CHICAGO CONSTRUCTION CODES

Application Details

* Preparer Name: KAMAL, GHULAM M.

* Application Number: 101032831

Related Application Number(s): N/A

Location of Work

* Address: 4700-14 W LAKE ST, CHICAGO

* PIN(s): 16-10-301-011-0000
PIN @ #4714

Secondary Address / Location Description: N/A

* Type of Work

New Construction (select one subtype)
- ☐ Full building
- ☐ Initial buildout (for first occupancy)
- ☐ Phased, foundation only
- ☐ Phased, below-grade only
- ☐ Phased, above-grade work

Building Rehabilitation (select all subtypes that apply)
- ☐ Addition
- ■ Alteration
- ☐ Change of occupancy
- ☐ Interior demolition only
- ☐ Relocate building
- ☐ Repair

Special Construction
- ☐ Communication equipment
- ☐ Construction equipment
- ☐ Tent / temporary structure

Scope and Description of Work *

Estimated cost of work (materials and labor): **$495,000.00**

* Area of work (per 14A-4-412.2.2.1) square feet: 10,954 SF

* Description of work:

EXISTING 1 STORY MASONRY WAREHOUSE BLDG. W/PARTIAL MEZZANINE OFFICE AREA (NO CHANGE IN USE/ OCCUPANCY)-INT. RENOVATION, REPLACE ROOF. REPAIR MASONRY/CONCRETE, REPAIR/REPLACE EXIST.STEEL STAIRS/ PLATFORM, S.A.E. WORK AT S/E 1/2 SECTION OF BLDG. ONLY. ADDRESS OPEN VIOLATIONS. ALL WORK PER PLANS/CODE. SUBJECT TO INSPECTIONS AT 4700-4714 W LAKE ST., CHICAGO

Review Process

* Review Program
- ☐ Standard Plan Review
- ■ Self-Certification
- ☐ Direct Developer Services
- ☐ Traditional Developer Services

* Application Type
- ■ Initial building permit application for project
- ☐ Related to earlier phase application
- ☐ Revision to issued permit

* Structural Peer Review
- ■ Yes
- ☐ No

Application Instructions

Which Pages Are Required?

All applications must include this page and page 5.

Applications for new construction (including phased new construction and initial buildouts) must include pages 2, 3-NC, and 4. Applications for building rehabilitation work must include pages 2, 3-BR, and 4. Applications for special construction must include page 3-SP.

All applications must include pages 6-OA and 6-DP. All applications for work to be performed by a general contractor must include page 6-GC. All applications prepared or submitted with assistance of an expediter must include page 6-EX.

Upload Instructions

The information provided on this page and page 5 must match the information you entered online in the Dynamic Portal (Hansen). Notify your project manager if the information has changed and you are unable to update it through the Dynamic Portal. Upload the completed application, as a single PDF file, to the "Permit Application" folder in ProjectDox.

Instructions for Page 1

This application must be prepared by the licensed architect, engineer, or expediter whose account is used to upload the application.

Information about the location of proposed work must match the information entered into the online Dynamic Portal and a house number certificate issued by the Chicago Department of Transportation (CDOT). For new construction or work that will relocate the main entrance of an existing building, upload a copy of the house number certificate to ProjectDox.

If this application is to revise an issued permit, the primary type of work must match the initial permit application.

The area of work is used to the calculate the permit fee. It must be determined in accordance with Section 14A-4-412.2.2.1 of the Chicago Construction Codes Administrative Provisions. For complex projects, your project manager may require that you submit an area of work diagram.

Fields and sections marked with a red star (*) are required.

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Zoning Lot Information

Zoning district (or planned development number): PMD-9

* Land area (for FAR) (square feet): 9,787 SF

Special Conditions: ☐ Chicago Landmark ☐ Lakefront protection ☐ Overlay district ☐ Pedestrian street

Zoning Use Information

* Existing zoning use(s) (per 17-17-0100): PMD-9 // EXISTING WAREHOUSE + OFFICE @ MEZZANINE

* Proposed zoning use(s) (per 17-17-0100): SAME AS EXISTING @ PMD-9 // NO CHANGES

Zoning use narrative: N/A

Bulk and Density Standards

	Requirement		Existing on Zoning Lot	Proposed Under this Application
Front setback (feet)	PMD-9 REQ.	minimum	EXISTING TO REMAIN - NO WORK AT BLDG. FOOTPRINT OR EXTERIOR	SAME AS EXISTING
Rear setback (feet)	PMD-9 REQ.	minimum	EXISTING TO REMAIN - NO WORK AT BLDG. FOOTPRINT OR EXTERIOR	SAME AS EXISTING
Left side setback (feet)	PMD-9 REQ.	minimum	EXISTING TO REMAIN - NO WORK AT BLDG. FOOTPRINT OR EXTERIOR	SAME AS EXISTING
Right side setback (feet)	PMD-9 REQ.	minimum	EXISTING TO REMAIN - NO WORK AT BLDG. FOOTPRINT OR EXTERIOR	SAME AS EXISTING
Combined side setbacks (feet)	PMD-9 REQ.	minimum	EXISTING TO REMAIN - NO WORK AT BLDG. FOOTPRINT OR EXTERIOR	SAME AS EXISTING
* Floor area (ft²) (per 17-17-0305-A)			EXISING = 1ST FL @ 9,617 SF + MEZZANINE @ 1,037 SF = TOTAL SF AT S/E HALF SECTION = 10,945 SF	SAME AS EXISTING
Floor area ratio (FAR)	PMD-9 REQ.	maximum	NOT MORE THAN 3% - MAX @29,351 SF // EXISTING ON SITE @0.37% = 10,945 SF	SAME AS EXISTING
* Building height (feet) (per 17-17-0311)	PMD-9 REQ.	maximum	EXISTING AT 23'-5" - TO REMAIN - NO CHANGES	SAME AS EXISTING
* Number of dwelling units			NO D.U.'S - EXISTING WAREHOUSE + OFFICE SPACE TO REMAIN // SAME USE AS EXISTING	SAME AS EXISTING
Lot area per dwelling unit (ft²/unit)	PMD-9 REQ.	minimum	EXISTING TO REMAIN - NO WORK AT BLDG. FOOTPRINT OR EXTERIOR	SAME AS EXISTING
Rear yard open space (ft²)	PMD-9 REQ.	minimum	EXISTING TO REMAIN - NO WORK AT BLDG. FOOTPRINT OR EXTERIOR	SAME AS EXISTING
On-site parking spaces	PMD-9 REQ.	minimum	N/A	N/A
On-site loading spaces	N/A	minimum	N/A	N/A

Bulk and density narrative: N/A - EXISTING BLDG. IN PMD-9 TO REMAIN - NO WORK AT BLDG. FOOTPRINT OR EXTERIOR

Instructions for Page 2

Complete this page based on the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and not the Chicago Building Code. In most cases, the building height and floor area entered on this page will be different from the values entered on Page 3.

Fields and sections that are not marked with a star are optional, however providing complete information on this form will assist city employees in quickly and accurately reviewing this application.

For any application proposing an increase in floor area or a change in use category, "land area (for FAR)" must match a survey dated within 60 days of the application date. A copy of the survey must be uploaded to ProjectDox. This value is the denominator used to calculate floor area ratio (FAR) per Section 17-17-0305 and is either the gross area of the zoning lot or net site area, depending on the type of development.

The existing and proposed zoning uses of the zoning lot should be described in accordance with the use categories defined in Section 17-17-0100 of the Chicago Zoning Ordinance. Use the narrative section to explain how proposed/intended activities fit within the defined categories.

Rules for measuring setbacks, floor area, and building height are in Section 17-17-0300.

Rules and standards for determining lot area per dwelling unit and rear yard open space are based on the zoning district.

Requirements for on-site parking spaces and loading spaces are in Chapter 17-10.

FILED DATE: 10/22/2025 1:56 PM 2022L010246

✱ Type of Work—Building Rehabilitation

Select all that apply.

- ☐ Addition
- ■ Alteration
- ☐ Change of occupancy
- ☐ Interior demolition only
- ☐ Relocate building
- ☐ Repair

Compliance Details

✱ Compliance Method

- ☐ Repair only
- ■ Prescriptive compliance method
- ☐ Work area compliance method
- ☐ Performance compliance method (*preapproval required*)

✱ Historic Building

- ☐ Yes
- ■ No

✱ Repairs For Fire Damage

- ☐ Yes
- ■ No

✱ Occupancy Classification(s)

Select all that apply. Ex = existing; P = proposed.

Ex	P		Ex	P		Ex	P		Ex	P		Ex	P	
☐	☐	A-1	☐	☐	E-2	☐	☐	H-5	☐	☐	I-3, Condition 3	☐	☐	R-3
☐	☐	A-2	☐	☐	F-1	☐	☐	I-1, Condition 1	☐	☐	I-3, Condition 4	☐	☐	R-4, Condition 1
☐	☐	A-3	☐	☐	F-2	☐	☐	I-1, Condition 2	☐	☐	I-3, Condition 5	☐	☐	R-4, Condition 2
☐	☐	A-4	☐	☐	H-1	☐	☐	I-2, Condition 1	☐	☐	I-4	☐	☐	R-5
☐	☐	A-5	☐	☐	H-2	☐	☐	I-2, Condition 2	☐	☐	M	■	■	S-1
■	■	B	☐	☐	H-3	☐	☐	I-3, Condition 1	☐	☐	R-1	☐	☐	S-2
☐	☐	E-1	☐	☐	H-4	☐	☐	I-3, Condition 2	☐	☐	R-2	☐	☐	U

✱ Occupancy Separation

Select one.

- ■ Single occupancy
- ☐ Single main occupancy with accessory occupancies
- ☐ Separated mixed occupancies
- ☐ Nonseparated mixed occupancies

✱ Construction Type

Select one.

- ■ IA
- ☐ IB
- ☐ IIA
- ☐ IIB
- ☐ IIIA
- ☐ IIIB
- ☐ IV
- ☐ VA
- ☐ VB

✱ Building Characteristics

	Existing	Proposed	Maximum Allowed
Building height (feet)	23'-5" FT EXISTING	SAME AS EXISTING	N/A @ PMD-9
Number of stories above grade plane	1 1/2	SAME AS EXISTING	
Number of basements	1/2 - SEMI-PARTIAL - NO WORK IN NOT IN CONTRACT	SAME AS EXISTING	
Building area (square feet)	10,945SF @ S/E 1/2 SECTION OF BLDG. - WORK AREA ONLY - SEE SITE PLAN	SAME AS EXISTING	29,361 SF
Number of dwelling units	NO D.U.	SAME AS EXISTING	
Number of sleeping units	N/A	N/A	

Instructions for Page 3-BR

Only complete and submit this page if the "Type of Work" indicated on Page 1 is under the heading "Building Rehabilitation."

If this permit application covers work in a single structure that is classifed as multiple buildings (separated by fire walls) complete a copy of this page for each building and mark the building designation in the upper left corner.

Complete this page based upon the Chicago Building Code. Do not use the Chicago Zoning Ordinance to determine height or area.

Fields and sections marked with a red star (✱) are required.

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✱ Special Uses/Occupancies

Select all that apply or "none of the above."

- ☐ Aircraft-related occupancy
- ☐ Ambulatory care facility
- ☐ Atrium
- ☐ Combustible storage
- ☐ Dwelling units/sleeping units
- ☐ Group I-2 or I-3
- ☐ High-rise building
- ☐ Hazardous material control area
- ☐ Live/work unit
- ☐ Motion picture projection room
- ☐ Motor-vehicle-related occupancy
- ☐ Stage/platform/tech. production
- ☐ Special amusement building
- ☐ Underground building
- ■ **None of the above**

✱ Fire Protection and Life Safety Systems

Select all that apply or "none of the above."

Automatic sprinkler system
- ☐ NFPA 13 (full)
- ☐ NFPA 13R (full)
- ☐ NFPA 13D (full)
- ☐ Partial

☐ Other automatic fire extinguishing system
☐ Standpipe system
☐ Fire pump

These features/systems require an additional permit from the Chicago Fire Department.

- ☐ Fire alarm system
- ☐ City fire alarm box
- ☐ Electrically-locked egress doors
- ☐ Delayed egress locking system

These features/systems require an additional permit from the Department of Buildings based on a review of shop drawings.

- ☐ Individual smoke alarms
- ☐ Carbon monoxide detection
- ☐ Portable fire extinguishers
- ■ **None of the above**

✱ Fire Department-regulated Materials/Uses

Select all that apply or "none of the above." Consult the Fire Department to determine if an additional permit or license is required.

- ☐ Acetylene gas
- ☐ Aerosols
- ☐ Aircraft-related occupancy
- ☐ Ammonium nitrate
- ☐ Asphalt, tar, pitch, resin or paraffin
- ☐ Calcium carbide
- ☐ Chlorine gas
- ☐ Combustible solids/fibers
- ☐ Corrosive liquids
- ☐ Dipping and roll coating
- ☐ Dry cleaning
- ☐ Drying activities
- ☐ Explosives
- ☐ Energy storage system
- ☐ Fire command center (high-rise)
- ☐ Firewood
- ☐ Flammable liquids
- ☐ Fuel oil
- ☐ Fume hazard gas
- ☐ Hazardous chemicals
- ☐ Hazardous dusts
- ☐ Highly-flammable materials
- ☐ Highly-toxic materials
- ☐ Hydrogen gas (compressed)
- ☐ LP gas
- ☐ Lumber dry kilns
- ☐ Lumber storage
- ☐ Matches
- ☐ Nitrocellulose
- ☐ Nitromethane
- ☐ Organic peroxides
- ☐ Oxidizing materials
- ☐ Oxygen gas (compressed)
- ☐ Paint mixing/spraying
- ☐ Radioactive material
- ☐ Sawdust, shavings or excelsior
- ☐ Smokehouse/smokeroom
- ☐ Solid fuels
- ☐ Underground storage tanks
- ■ **None of the above**

✱ Air Pollution Control-regulated Features/Activities

Does the scope of work covered under this permit application include the installation or alteration of "regulated equipment" as defined in Section 14A-2-202 of the Municipal Code of Chicago (excluding equipment within individual dwelling units or sleeping units)?	■ No	☐ Yes
Does the scope of work covered under this permit application include sandblasting, griding of masonry, or chemical cleaning of any architectural surface?	■ No	☐ Yes
Does the scope of work covered under this permit application require asbestos abatement (excluding within a detached single-family residence)?	■ No	☐ Yes

✱ Application Routing Questions

Is the work to be done under this permit government-owned or receiving goverment construction funding?	■ No	☐ Yes
Does the work include construction/alteration of structural elements or means of egress for an occupiable space?	■ No	☐ Yes
Does the scope of work include electrical wiring or equipment?	☐ No	■ Yes
Does the scope of work include mechanical ventilation or heating systems or equipment?	☐ No	■ Yes
Does the scope of work include refrigeration or air conditioning systems or equipment?	☐ No	■ Yes
Does the scope of work include plumbing?	☐ No	■ Yes
Does the scope of work include foundation, excavation, or soil penetration work that is 12 feet or more below existing grade (or, where grade is below street level, 12 feet or more below the curb elevation at the nearest public street)?	■ No	☐ Yes
Does the scope of work include construction on, above, or below the public way, such as a foundation, subsidewalk space, balcony, canopy, or raised planter?	■ No	☐ Yes
Does the scope of work include or require a new, relocated, or resized driveway?	■ No	☐ Yes
Will the work create a "regulated development" other than a "residential development" under the Stormwater Management Ordinance (Chapter 11-18 of the Municipal Code)?	■ No	☐ Yes
Does the work require a new or upgraded water service? (A separate water service permit is required.)	■ No	☐ Yes

Instructions for Page 4

Complete this page based on the Chicago Building Code and Chicago Construction Codes Administrative Provisions. All sections are required.

Special uses and occupancies must comply with Chapter 4 of the Chicago Building Code.

Fire protection and life safety systems must comply with Chapter 9 of the Chicago Building Code and may require additional permits as noted above and in the Chicago Construction Codes Administrative Provisions. Answer the questions about sprinkler systems with respect to the entire building. Answer questions about other fire protection and life safety system with respect to the area/work covered by this application.

Fire Department-regulated materials and uses must comply with applicable provisions of the Chicago Fire Prevention Code. Consult the Chicago Fire Department, Fire Prevention Bureau, for additional information.

Air pollution control-regulated features and activities will be reviewed as part of this permit application if "Yes" is checked. If this section is not completed correctly, you may be required to obtain an additional permit from the Chicago Department of Public Health and pay additional fees.

Application routing questions will help your project manager route your project for review. Incorrect or incomplete information will delay issuance of your permit.

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Permit Applicant

The permit applicant name and emergency contact information will print on the permit certificate.

* Name	* Email	* Phone
GP OPPORTUNITY FUND LLC C/O BRYON FINKE	BRYON.FINKE1@YAHOO.COM	847-910-7118

* Address	* Emergency Contact
1667 N BISSELL ST CHICAGO , IL, 60614	BRYON FINKE

* City	* State	* ZIP	* Emergency Contact Phone
			847-910-7118

Design Professional of Record

* Name	* Email	* Phone
KAMAL, GHULAM M.	lucidesgllc@gmail.com	630.865.6551

* Address	* Illinois License Number	Registered Self-Certification Professional
163 FRANKLIN STREET BLOOMINGDALE,IL, 60108	081-006522	☐ No ■ Yes

* City	* State	* ZIP

General Contractor

General Contractor Business Name	City of Chicago License Number
TFWA CORPORATION*** - GC / ROOF REPLACEMENT + STEEL WORK ONLY	TGC103505

Other Contractors and Subcontractors

Contractor Business Name	Contractor Type	City of Chicago License Number
MGPGA LLC	GC - INTERIOR WORK / NO ROOF /STEEL WORK	TGC114939
WAYNE'S ELECTRIC	ELECTRICIAN	ECC81073
RONALD COLEMAN DBA EXACT MECHA	PLUMBER	BC201406
ISLAND MASONRY RESTORATION	MASON	MC6772
PRO UNITED HVAC CORP	HVAC	2744424

Instructions for Page 5

This page is required with all permit applications.

Fields and sections marked with a red star (*) are required.

Contractor information must match what is entered into the Dynamic Portal (online application). Applicants must update contractor information both on this page of the permit application and in the Dynamic Portal before permit issuance. Incomplete or inconsistent contractor information will delay issuance of your permit. Changing contractors after permit issuance requires an additional permit and fee.

A **General Contractor** is required for most types of work. If the permit applicant is eligible to act as general contractor without obtaining a license, a Certification of Applicant Acting As Contractor (Form 402) must be filed.

A **Mason Contractor** is required for any scope of work that includes construction, alteration, or repair of brick, stone, concrete, terra cotta, or structural tile, except sidewalks and at-grade paving. If more than one mason contractor will be performing work on this job, all must be listed. The contractor's license type must match the scope of work.

An **Electrical Contractor** is required for any scope of work that includes installation, alteration, or repair of electrical wiring or electrical equipment, including low-voltage and communication wiring and equipment. The contractor's license type must match the scope of work.

A **Plumbing Contractor** is required for any scope of work that includes installation, alteration, or repair of plumbing systems, except in detached single-family homes. If the permit applicant is eligible to act as a plumber without obtaining a license, a Certification of Applicant Acting As Contractor (Form 402) must be filed.

Other subcontractors (ventilation, refrigeration, roofing, etc.) must be listed if they will be scheduling inspections.

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Certification by Property Owner or Property Owner's Agent

By signing below, I certify:

- I am the owner of the property (real estate) where the work described in this permit application is to be performed or I am authorized to act as agent of the property owner(s) for the purpose of obtaining the building permit described in this application.
- I have reviewed this permit application, the materials to be submitted with this application, and the information provided in this application. These materials fully and accurately describe the existing condition of the property and the work to be performed if the permit which has been applied for is issued.
- The person named as permit applicant on Page 5 of this application has the legal authority to perform or authorize the performance of the work described in this permit application.
- Both the owner(s) of the property where work is to be performed and the person named as permit applicant on Page 5 of this application understand that:
  - Work performed under a permit based on this application must conform to the requirements of the Chicago Construction Codes and the Chicago Zoning Ordinance.
  - If a permit is issued based on this application, it is illegal to perform work that differs from the work descibed in this permit application without first notifying the Department of Buildings in writing and/or obtaining an additional permit, as required by the Municipal Code of Chicago.
  - If a permit is issued based on this application and work which exceeds the scope of work authorized by the permit is performed by or at the direction of any person named in this application: the permit may be revoked or voided; a stop work order may be issued; significant fines may be imposed; and both the owner of the property and the person named as permit applicant on Page 5 of this application may be required to tear down or remove, at their own expense, all work completed contrary to the permit or the Municipal Code of Chicago.
  - A permit issued based on deceptive or materially false information provided in the permit application or supporting materials is void, and all fees paid in connection with a permit that is voided on this basis are forfeited to the City of Chicago.
- I understand that a false statement of material fact in this application or the materials submitted with this application violates federal, state and local laws and a person responsible for such a statement is subject to a range of civil and criminal penalties.

✱ Signature	✱ Date
DocuSigned by: Bryon Finke	9/25/2023 | 1:58:14 PM CDT
✱ Printed Name: Bryon Finke	✱ Phone Number: 847-910-7118
✱ Address: 1661 N BISSELL ST, CHICAGO, IL 60614	✱ Email: BRYON.FINKE@YAHOO.COM
✱ City	✱ State / ✱ ZIP

Instructions for Page 6-0A

This page is required with all permit applications. All fields are required.

This page may be completed by a tenant if the tenant is authorized by a lease or other agreement with the property owner to apply for building permits and perform the type of work described in this application at the location identified in this application.

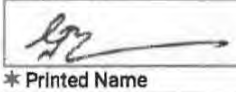
Digital, electronic and facsimile signatures are acceptable. If this application is submitted to the City of Chicago by a person other than the signer, that person must keep records establishing the authenticity of all electronic and facsimile signatures and make those records available to the City of Chicago upon request.

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Certification by Design Professional of Record

By signing and placing my seal below, I certify:

- I am currently licensed to practice architecture, structural engineering, or professional engineering by the State of Illinois and my license is in good standing.
- I have reviewed this permit application, the materials to be submitted with this application, and the information provided in this application. These materials fully and accurately describe the existing condition of the property and the work to be performed if the permit which has been applied for is issued.
- I understand that a permit issued based on deceptive or materially false information provided in the permit application or supporting materials is void, and all fees paid in connection with a permit that is voided on this basis are forfeited to the City of Chicago.
- I understand that a false statement of material fact in this application or the materials submitted with this application violates federal, state and local laws and a person responsible for such a statement is subject to a range of civil and criminal penalties.

* Signature	* Date	* Professional Seal
	10/11/23	
* Printed Name	* Illinois License Number	
GHULAM M KAMAL	081-006522	
* Phone Number	* Email	
(630) 865-6551	lucidesgllc@gmail.com	

Instructions for Page 6-DP

This page is required with all permit applications. All fields are required.

Digital, electronic and facsimile signatures and seals are acceptable. If this application is submitted to the City of Chicago by a person other than the signer, that person must keep records establishing the authenticity of all electronic and facsimile signatures and make those records available to the City of Chicago upon request.

For most types of work, this page must be completed by the Illinois-licensed architect or structural engineer who has prepared, signed, and sealed the construction documents. If the permit applicant does not involve the design of or changes in the structural system or means of egress or materially affect structural loading, this page may be completed by an Illinois-licensed professional engineer.

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Certification by General Contractor

By signing below, I certify:

- I am an authorized representative of the general contractor identified on Page 5 of this application and named below.
- The general contractor's license with the City of Chicago is in good standing.
- The general contractor understands that:
  - Work performed under a permit must conform to the requirements of the Chicago Construction Codes and the Chicago Zoning Ordinance, and the general contractor must assure compliance with these requirements by those performing the work.
  - A general contractor, as agent for the permit holder, is responsible for arranging inspections of permitted work as required in Chapter 5 of the Chicago Construction Codes Administrative Provisions.
  - If a permit is issued based on this application, it is illegal to perform work that differs from the work descibed in this permit application and the permitted construction documents without first notifying the Department of Buildings in writing and/or obtaining an additional permit, as required by the Municipal Code of Chicago.
  - If the general contractor believes that any work described in the permitted construction documents is contrary to a provision of the Municipal Code of Chicago, the general contractor must discuss the concern with the design professional who prepared the construction documents before performing the work.
  - If the general contractor builds, directs, or allows a subcontractor to build any building, structure, or building feature that differs from what the permit authorizes to be built, the general contractor will be subject to penalties, including fines, loss of permit, license suspension, and/or license revocation.
  - If the general contractor performs, directs, or allows a subcontractor to perform work which exeeds the scope of work authorized by the permit: the permit may be revoked or voided; the general contractor's ability to obtain additional permits may be suspended; the general contractor's license may be suspended or revoked; a stop work order may be issued; the general contractor may be subject to fines or criminal penalties; and the general contractor will be responsible, at its own expense, to remove or correct work which exceeds the scope of the permit or is contrary to the Chicago Construction Codes or Chicago Zoning Ordinance.
- I understand that a permit issued based on deceptive or materially false information provided in the permit application or supporting materials is void, and all fees paid in connection with a permit that is voided on this basis are forfeited to the City of Chicago.
- I understand that a false statement of material fact in this application or the materials submitted with this application violates federal, state and local laws and a person responsible for such a statement is subject to a range of civil and criminal penalties.

* Signature	* Date
	8/19/2023

* Printed Name of Authorized Representative	* General Contractor Business Name
A J	TFWA CORPORATION

* Phone Number	* Email	* City of Chicago License Number
(847) 702-7097	TFWA.CORP@GMAIL.COM	TGC103505

Instructions for Page 6-GC

This page is required with all permit applications where a licensed general contractor will oversee the work. If the permit applicant is eligible to act as general contractor without obtaining a license, a Certification of Applicant Acting As Contractor (Form 402) must be filed instead of this page.

Digital, electronic and facsimile signatures and seals are acceptable. If this application is submitted to the City of Chicago by a person other than the signer, that person must keep records establishing the authenticity of all electronic and facsimile signatures and make those records available to the City of Chicago upon request.

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Certification by General Contractor

By signing below, I certify:

- I am an authorized representative of the general contractor identified on Page 5 of this application and named below.
- The general contractor's license with the City of Chicago is in good standing.
- The general contractor understands that:
  - Work performed under a permit must conform to the requirements of the Chicago Construction Codes and the Chicago Zoning Ordinance, and the general contractor must assure compliance with these requirements by those performing the work.
  - A general contractor, as agent for the permit holder, is responsible for arranging inspections of permitted work as required in Chapter 5 of the Chicago Construction Codes Administrative Provisions.
  - If a permit is issued based on this application, it is illegal to perform work that differs from the work descibed in this permit application and the permitted construction documents without first notifying the Department of Buildings in writing and/or obtaining an additional permit, as required by the Municipal Code of Chicago.
  - If the general contractor believes that any work described in the permitted construction documents is contrary to a provision of the Municipal Code of Chicago, the general contractor must discuss the concern with the design professional who prepared the construction documents before performing the work.
  - If the general contractor builds, directs, or allows a subcontractor to build any building, structure, or building feature that differs from what the permit authorizes to be built, the general contractor will be subject to penalties, including fines, loss of permit, license suspension, and/or license revocation.
  - If the general contractor performs, directs, or allows a subcontractor to perform work which exeeds the scope of work authorized by the permit: the permit may be revoked or voided; the general contractor's ability to obtain additional permits may be suspended; the general contractor's license may be suspended or revoked; a stop work order may be issued; the general contractor may be subject to fines or criminal penalties; and the general contractor will be responsible, at its own expense, to remove or correct work which exceeds the scope of the permit or is contrary to the Chicago Construction Codes or Chicago Zoning Ordinance.
- I understand that a permit issued based on deceptive or materially false information provided in the permit application or supporting materials is void, and all fees paid in connection with a permit that is voided on this basis are forfeited to the City of Chicago.
- I understand that a false statement of material fact in this application or the materials submitted with this application violates federal, state and local laws and a person responsible for such a statement is subject to a range of civil and criminal penalties.

* Signature	* Date
DocuSigned by: Bryon Finke	9/25/2023 | 1:58:14 PM CDT

* Printed Name of Authorized Representative	* General Contractor Business Name
Bryon Finke	MGPGA LLC

* Phone Number	* Email	* City of Chicago License Number
847-910-7118	BRYON.FINKE@YAHOO.COM	TGC#114939

Instructions for Page 6-GC

This page is required with all permit applications where a licensed general contractor will oversee the work. If the permit applicant is eligible to act as general contractor without obtaining a license, a Certification of Applicant Acting As Contractor (Form 402) must be filed instead of this page.

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CHICAGO FIRE DEPARTMENT
FIRE PREVENTION BUREAU
REPORT OF INSPECTION

AP#: FPBBLD36900
ICN: 140876
AREA OFFICE: W02

INSPECTION TYPE: BLDGANNUAL
DATE SCHEDULED: 02/09/2015
LAST INSPECTION DATE: 02/09/2009
LAST INSPECTED BY: 50143
CITY TIE BOX NBR: N/A
FACILITY ID: SPIRITUAL AWARENESS

STATUS: ORIGINAL
PRIMARY OCCUPANCY CLASS: E100
SECON. OCCUPANCY CLASS:
SCHOOL TYPE:
YEAR BUILT: 1949
DATE PRINTED: 08/18/2025

INSERV NBR: E4 TL14
HAZARDOUS MATERIAL:

BUILDING PREMISE ADDRESS	SEND NOTICE TO:	Floor #: 000
4701 W LAKE ST CHICAGO, IL 60644	☐ Owner ☐ Tenant ☐ Responsible Party ☐ All	Room #: Room Name:

RESPONSIBLE PARTY		TENANT BUSINESS NAME	
BUILDING OWNER INFO ROBERT JOHNSON 4701 W LAKE CHICAGO , IL 60644 (773)921-6101		**TENANT PREMISE ADDRESS**	
BUILDING OWNER INFO SPIRITUAL AWARENESS 4701 W LAKE CHICAGO , IL 60644 (773)921-6101			

WIDTH	LENGTH	HEIGHT	BSMT	WATER	EX	FA	AS	SP	FP	HD	CONSTRUCTION TYPE	TRUSS ROOF	TRUSS FLOOR
00100	00125	002	N	CITY	Y	N	Y	N	N	N	ORDINARY	U	U

OTHER BLDG USE	MISCELLANEOUS	SCHOOL TYPE
		☐ Public ☐ Private

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CHICAGO FIRE DEPARTMENT
FIRE PREVENTION BUREAU
REPORT OF INSPECTION

AP#: FPBBLD96422
ICN: 2137057
AREA OFFICE: W02

INSPECTION TYPE: BLDGANNUAL
DATE SCHEDULED:
LAST INSPECTION DATE: 01/23/2025
LAST INSPECTED BY: 255428

INSERV NBR: E4 TL14
CITY TIE BOX NBR: N/A
HAZARDOUS MATERIAL: Y
FACILITY ID: SAME AS 4719 LAKE

STATUS:
PRIMARY OCCUPANCY CLASS: L001
SECON. OCCUPANCY CLASS: N/A
SCHOOL TYPE:
YEAR BUILT: 1949
DATE PRINTED: 08/18/2025

BUILDING PREMISE ADDRESS	SEND NOTICE TO:	Floor #:
4725 W LAKE ST CHICAGO, IL 60644	☐ Owner ☐ Tenant ☐ Responsible Party ☐ All	Room #: Room Name:

RESPONSIBLE PARTY		TENANT BUSINESS NAME	
BUILDING OWNER INFO DON FARRAR 4725 W LAKE CHICAGO, IL 60644 (773)378-2005		**TENANT PREMISE ADDRESS**	
BUILDING OWNER INFO SAME AS 4719 LAKE 4725 W LAKE CHICAGO, IL 60644 (773)378-2005			

WIDTH	LENGTH	HEIGHT	BSMT	WATER	EX	FA	AS	SP	FP	HD	CONSTRUCTION TYPE	TRUSS ROOF	TRUSS FLOOR
00050	00150	001	N	NONE	N	N	N	N	N	N	ORDINARY	Y	U

OTHER BLDG USE	MISCELLANEOUS	SCHOOL TYPE
	BDLG IS LOCKED WITH BUSTED W YOU CAN SEE BOXES STACKED IN	☐ Public ☐ Private

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AP #: FPBBLD96422		ICN: 2137057			
Premise Address: 4725 W LAKE ST					
HAZARDOUS / FLAMMABLE MATERIALS					
CLASS	**SUBCLASS**	**SUBSTANCE**	**LOCATION**	**AMOUNT**	**UOM**
Gases	FlammGas	PROPANE	REAR SOUTH DOCK		
Gases	FlammGas	LPG	FRONT ENTRANCE		

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CHICAGO FIRE
DEPARTMENT
2045 W GRAND AVE STE B
PMB 47649
CHICAGO, IL 60612-1577

Fire Pump - Contractor of Record:

May 4, 2021

COLUMBIA GLASS
4700 W LAKE ST
CHICAGO, IL 60644-2709

*** SECOND NOTICE - ACTION REQUIRED ***

Dear Building Owner:

We have attempted to contact you and/or your building representative multiple times. Our records indicate the **Fire Pump** located at **4700 W LAKE ST, CHICAGO, IL 60644-2709** is PAST DUE for inspection by a licensed company, have been due on **09/01/2018**.

In order to avoid penalties, as provided by law for such violations, you must take immediate action.

Actions Required:

1. Have your **Fire Pump** inspected, tested and maintained by a licensed company and,
2. Have your inspection company submit the test results to us at www.thecomplianceengine.com
3. If this inspection has been completed you must notify your testing company that a copy of this report must be submitted to us via the web at www.thecomplianceengine.com.

All questions concerning the above requirements should be directed to the **CHICAGO FIRE DEPARTMENT.** This notice is intended for the party responsible for the maintenance of the fire safety systems in the building. If you are a tenant in the building/structure or are otherwise not the responsible party, to avoid inadvertent billing charges please contact BRYCER, LLC at 1 (630) 413-9511 or via email at **tce@mybrycer.com** and provide the correct name, address, and phone number of the responsible party for the building/structure in question. If no update is provided, it will be assumed that this notice has reached the responsible party and will be addressed.

Sincerely Yours in Life Fire Safety,
DFC Cynthia Herring

Cynthia Herring
Deputy Fire Commissioner
CHICAGO FIRE DEPARTMENT
DeputyFireCommissionerFirePreventionBureau@cityofchicago.org

NID 3388071

FILED DATE: 10/22/2025 1:56 PM 2022L010246



Building Permit and Inspection Records

Disclaimer

The information presented on this website is informational only and does not necessarily reflect the current condition of the building or property. The fact that a permit was issued does not confirm that work was performed, or that work was performed in accordance with that permit and the requirements of the Municipal Code.

Information on inspections and alleged violations reflect conditions found by the inspector at the time of the inspection and not necessarily the current status of those alleged violations or the current condition of the property. The absence of alleged violations on this website does not mean a building or property is in compliance with the requirements of the Municipal Code.

The Department of Buildings may refer certain alleged violations to the City's Department of Law for enforcement proceedings in the Department of Administrative Hearings or the Circuit Court of Cook County. Please contact the Department of Administrative Hearings or the Clerk of the Circuit Court, respectively to obtain records of these proceedings.

ADDRESS: 4700 W LAKE ST

Search within these results:

Inspection # 11833613

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	

Showing 1 to 1 of 1 entries

FILED DATE: 10/22/2025 1:56 PM 2022L010246

CHICAGO FIRE DEPARTMENT
FIRE PREVENTION BUREAU
REPORT OF INSPECTION

AP#: FPBBLD125462
ICN: 470492
AREA OFFICE: W02
INSERV NBR: E4 TL14
HAZARDOUS MATERIAL: Y

INSPECTION TYPE: BLDGANNUAL
DATE SCHEDULED: 03/09/2013
LAST INSPECTION DATE: 03/09/2009
LAST INSPECTED BY: 43992
CITY TIE BOX NBR: N/A
FACILITY ID: TBG CONSTRUCTION

STATUS: ORIGINAL
PRIMARY OCCUPANCY CLASS: G200
SECON. OCCUPANCY CLASS:
SCHOOL TYPE:
YEAR BUILT: 1949
DATE PRINTED: 08/18/2025

BUILDING PREMISE ADDRESS	SEND NOTICE TO:	Floor #:
4725 W LAKE ST CHICAGO, IL 60644	☐ Owner ☐ Tenant ☐ Responsible Party ☐ All	Room #: Room Name:

RESPONSIBLE PARTY		TENANT BUSINESS NAME	
BUILDING OWNER INFO MIREK TRUSZKOWSKI 4719-21 W LAKE CHICAGO , IL 60644 (708)268-2649		TENANT PREMISE ADDRESS	
BUILDING OWNER INFO TBG CONSTRUCTION 4719-21 W LAKE CHICAGO , IL 60644 (708)268-2649			

WIDTH	LENGTH	HEIGHT	BSMT	WATER	EX	FA	AS	SP	FP	HD	CONSTRUCTION TYPE	TRUSS ROOF	TRUSS FLOOR
00095	00275	001	N	NONE	N	N	N	N	N	N	ORDINARY	U	U

OTHER BLDG USE	MISCELLANEOUS	SCHOOL TYPE
		☐ Public ☐ Private

FILED DATE: 10/22/2025 1:56 PM 2022L010246

CHICAGO FIRE DEPARTMENT
FIRE PREVENTION BUREAU
REPORT OF INSPECTION

AP#: FPBBLD36899
ICN: 140874
AREA OFFICE: W02
INSERV NBR: E4 TL14
HAZARDOUS MATERIAL: Y

INSPECTION TYPE: BLDGANNUAL
DATE SCHEDULED: 12/31/2015
LAST INSPECTION DATE: 12/31/2008
LAST INSPECTED BY: 50143
CITY TIE BOX NBR: N/A
FACILITY ID: COLUMBIA GLASS

STATUS: ORIGINAL
PRIMARY OCCUPANCY CLASS: H210
SECON. OCCUPANCY CLASS:
SCHOOL TYPE:
YEAR BUILT: 1916
DATE PRINTED: 08/18/2025

BUILDING PREMISE ADDRESS	SEND NOTICE TO:	Floor #: 000
4700 W LAKE ST CHICAGO, IL 60644	☐ Owner ☐ Tenant ☐ Responsible Party ☐ All	Room #: Room Name:

RESPONSIBLE PARTY		TENANT BUSINESS NAME	
BUILDING OWNER INFO COLUMBIA GLASS 4716 W LAKE CHICAGO , IL 60644 (773)921-0200		**TENANT PREMISE ADDRESS**	
BUILDING OWNER INFO PETER TOCHANU 4716 W LAKE CHICAGO , IL 60644 (773)921-0200			

WIDTH	LENGTH	HEIGHT	BSMT	WATER	EX	FA	AS	SP	FP	HD	CONSTRUCTION TYPE	TRUSS ROOF	TRUSS FLOOR
00450	00135	001	P	CITY	Y	N	Y	N	Y	N	ORDINARY	Y	U

OTHER BLDG USE	MISCELLANEOUS	SCHOOL TYPE
		☐ Public ☐ Private

FILED DATE: 10/22/2025 1:56 PM 2022L010246

CHICAGO FIRE DEPARTMENT
FIRE PREVENTION BUREAU
REPORT OF INSPECTION

AP#: FPBBLD100377
ICN: 406849
AREA OFFICE: W02

INSPECTION TYPE: BLDGANNUAL
DATE SCHEDULED: 01/07/2013
LAST INSPECTION DATE: 01/07/2009
LAST INSPECTED BY: 34330
CITY TIE BOX NBR: N/A
FACILITY ID: ADOLPHO GAONA

STATUS: ORIGINAL
PRIMARY OCCUPANCY CLASS: G200
SECON. OCCUPANCY CLASS:
SCHOOL TYPE:
YEAR BUILT: 1949
DATE PRINTED: 08/18/2025

INSERV NBR: E4 TL14
HAZARDOUS MATERIAL:

BUILDING PREMISE ADDRESS	SEND NOTICE TO:	Floor #: 000
4711 W LAKE ST CHICAGO, IL 60644	☐ Owner ☐ Tenant ☐ Responsible Party ☐ All	Room #: Room Name:

RESPONSIBLE PARTY		TENANT BUSINESS NAME	
3435 W MEDILL 1830 N LAMON CHICAGO, IL 60647 (773)772-8954			
RESPONSIBLE PARTY		TENANT BUSINESS NAME	
ADOLPHO GAONA 1830 N LAMON CHICAGO, IL 60647 (773)772-8954			
BUILDING OWNER INFO		TENANT PREMISE ADDRESS	
ADOLFO GAUNA 4711-17 W LAKE ST CHICAGO, IL 60644 (312)261-0575			
BUILDING OWNER INFO			
A & G WELDING 4711-17 W LAKE ST CHICAGO, IL 60644 (312)261-0575			

WIDTH	LENGTH	HEIGHT	BSMT	WATER	EX	FA	AS	SP	FP	HD	CONSTRUCTION TYPE	TRUSS ROOF	TRUSS FLOOR
00090	00125	001	N	NONE	Y	N	N	N	N	N	ORDINARY	Y	U

OTHER BLDG USE	MISCELLANEOUS	SCHOOL TYPE
		☐ Public ☐ Private

FILED DATE: 10/22/2025 1:56 PM 2022L010246

A/P # 85777

Inspections

Inspection # 370657 Inspection Type ANNUAL # 4 Assigned To 298948 Call
Inspected By 298948 Order/Group 0 Scheduled 01/28/2004 00:00 Preference
Started 01/28/2004 10:00 Completed 01/28/2004 11:30 Status Failed Waived ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS Modified By Modified Date/Time
Comments
No Comments
Detail LEGACY PUMPS Modified By Modified Date/Time
Comments
No Comments
Detail PUMP RECOMMENDATION Modified By FR00314 Modified Date/Time 02/02/2004 10:29
Comments
No Comments

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation AH Compliance Board Hearing

Supervisor Approval AH AH Approved By: 016342 02/02/2004

Re-check Notice Recipient Verification

☒ Notice Employee 846162 Notice Print Date 02/02/2004

Pump Test Witnesses

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST Modified By Modified Date/Time
Comments
No Comments

Inspection # 123329 Inspection Type ANNUAL # 1 Assigned To UNASSIGNED Call
Inspected By 827175 Order/Group 0 Scheduled 07/16/2000 00:00 Preference
Started 01/25/2002 10:00 Completed 01/25/2002 11:30 Status Failed Waived ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS Modified By Modified Date/Time
Comments
No Comments
Detail LEGACY PUMPS Modified By Modified Date/Time
Comments
No Comments
Detail PUMP RECOMMENDATION Modified By FR00314 Modified Date/Time 02/08/2002 08:09
Comments
No Comments

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation ATONC **Compliance Board Hearing**

Supervisor Approval ATONC ATONC **Approved By:** 867929 02/07/2002

Re-check Notice Recipient Verification

☒ Notice **Employee** 846162 **Notice Print Date** 02/09/2002

Pump Test Witnesses

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** **Modified Date/Time**

Comments

No Comments

Inspection # 250295 **Inspection Type** ANNUAL **#** 3 **Assigned To** 400531 **Call**

Inspected By 400531 **Order/Group** 0 **Scheduled** 01/03/2003 00:00 **Preference**

Started 01/03/2003 10:00 **Completed** 01/03/2003 11:00 **Status** Failed **Waived** ☐

Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**

Comments

No Comments

Detail LEGACY PUMPS **Modified By** **Modified Date/Time**

Comments

No Comments

Detail PUMP RECOMMENDATION **Modified By** FR00314 **Modified Date/Time** 01/10/2003 14:36

Comments

No Comments

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation ATONC **Compliance Board Hearing**

Supervisor Approval ATONC ATONC **Approved By:** 400592 01/10/2003

Re-check Notice Recipient Verification

☐ Notice **Employee** **Notice Print Date**

Pump Test Witnesses

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** **Modified Date/Time**
Comments
No Comments

Inspection # 737756 **Inspection Type** ANNUAL **#** 5 **Assigned To** 401527 **Call**
Inspected By 401527 **Order/Group** 0 **Scheduled** 06/07/2004 00:00 **Preference**
Started 06/07/2004 10:00 **Completed** 06/07/2004 11:00 **Status** Failed **Waived** ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**
Comments
No Comments
Detail LEGACY PUMPS **Modified By** **Modified Date/Time**
Comments
No Comments
Detail PUMP RECOMMENDATION **Modified By** FR00314 **Modified Date/Time** 06/10/2004 15:50
Comments
No Comments

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation AH **Compliance Board Hearing**

Supervisor Approval AH AH **Approved By:** 397815 06/10/2004

Re-check Notice Recipient Verification

☒ Notice **Employee** 846162 **Notice Print Date** 06/10/2004

Pump Test Witnesses

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** **Modified Date/Time**
Comments
No Comments

Inspection # 794811 **Inspection Type** ANNUAL **#** 2 **Assigned To** 298948 **Call**
Inspected By 298948 **Order/Group** 0 **Scheduled** 09/29/2004 00:00 **Preference**
Started 09/29/2004 10:00 **Completed** 09/29/2004 11:45 **Status** Passed **Waived** ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**
Comments
No Comments

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Detail LEGACY PUMPS Modified By Modified Date/Time
Comments
No Comments
Detail PUMP RECOMMENDATION Modified By FR00314 Modified Date/Time 11/04/2004 15:10
Comments
No Comments

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation COMPL Compliance Board Hearing

Supervisor Approval COMPL COMPL Approved By: 016342 11/04/2004

Re-check Notice Recipient Verification

☐ Notice Employee Notice Print Date

Pump Test Witnesses

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST Modified By Modified Date/Time
Comments
No Comments

Inspection # 794809 Inspection Type ANNUAL # 1 Assigned To 400315 Call
Inspected By 400315 Order/Group 0 Scheduled 08/20/2004 00:00 Preference
Started 08/21/2004 10:00 Completed 08/21/2004 12:30 Status Failed Waived ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS Modified By Modified Date/Time
Comments
No Comments
Detail LEGACY PUMPS Modified By Modified Date/Time
Comments
No Comments
Detail PUMP RECOMMENDATION Modified By FR00314 Modified Date/Time 08/26/2004 11:19
Comments
No Comments

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation ATONC **Compliance Board Hearing**

Supervisor Approval ATONC ATONC **Approved By:** 016342 08/26/2004

Re-check Notice Recipient Verification

☒ Notice **Employee** 846162 **Notice Print Date** 08/26/2004

Pump Test Witnesses

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** **Modified Date/Time**

Comments

No Comments

Inspection # 2790634 **Inspection Type** ANNUAL **#** 2 **Assigned To** 626171 **Call**

Inspected By 14909 **Order/Group** 0 **Scheduled** 07/08/2010 12:58 **Preference**

Started 01/08/2010 10:00 **Completed** 01/08/2010 10:45 **Status** Passed **Waived** ☐

Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**

Comments

No Comments

Detail LEGACY PUMPS **Modified By** **Modified Date/Time**

Comments

No Comments

Detail PUMP RECOMMENDATION **Modified By** FR02308 **Modified Date/Time** 04/22/2010 15:11

Comments

No Comments

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation COMPL **Compliance Board Hearing**

Supervisor Approval **Approved By:**

Re-check Notice Recipient Verification

☐ Notice **Employee** **Notice Print Date**

Pump Test Witnesses

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST Modified By Modified Date/Time

Comments

No Comments

Inspection # 10320968 Inspection Type ANNUAL # 2 Assigned To 14909 Call

Inspected By 14909 Order/Group 0 Scheduled 02/02/2012 06:46 Preference

Started 02/02/2012 10:00 Completed 02/02/2012 10:45 Status Failed Waived ☐

Comments

Inspection Details

Detail ADDITIONAL INSPECTORS Modified By Modified Date/Time

Comments

No Comments

Detail LEGACY PUMPS Modified By Modified Date/Time

Comments

No Comments

Detail PUMP RECOMMENDATION Modified By FR02316 Modified Date/Time 03/19/2012 11:21

Comments

No Comments

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation ATONC Compliance Board Hearing

Supervisor Approval ATONC ATONC Approved By: 626171 03/19/2012

Re-check Notice Recipient Verification

☐ Notice Employee Notice Print Date

Pump Test Witnesses

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST Modified By Modified Date/Time

Comments

No Comments

Inspection # 243192 Inspection Type ANNUAL # 2 Assigned To 016342 Call

Inspected By 016342 Order/Group 0 Scheduled 05/30/2002 00:00 Preference

Started 05/30/2002 10:00 Completed 05/30/2002 12:00 Status Failed Waived ☐

Comments

Inspection Details

Detail ADDITIONAL INSPECTORS Modified By Modified Date/Time

Comments

No Comments

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Detail LEGACY PUMPS **Modified By** **Modified Date/Time**

Comments

No Comments

Detail PUMP RECOMMENDATION **Modified By** FR00314 **Modified Date/Time** 07/03/2002 09:16

Comments

No Comments

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation ATONC **Compliance Board Hearing**

Supervisor Approval ATONC ATONC **Approved By:** 867929 07/03/2002

Re-check Notice Recipient Verification

☒ Notice **Employee** 846162 **Notice Print Date** 07/03/2002

Pump Test Witnesses

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** FR02009 **Modified Date/Time** 07/17/2002 09:12

Comments

(3)75' 2 1/2 TO MONSTER/INSPECTORS TEST VALUE
WITNESSED BY SEYMAL GOLUB (BUILDING ENGINEER)
JERRY & BRIAN (FSTC)
DATE 5/30/02

PUMP TEST

☐ Pump Passed?

☐ Sprinkler Tested?

Grid	Volt 4	Amps 5	RPM 6	Suction 7	Discharge 8	GPM 9	Net Press	Remarks	Oil	Water	Hoses	1	2	3
	244	62	3575	38	120	0	82	CHURN	0	0	0			

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Grid	Volt 4	Amps 5	RPM 6	Suction 7	Discharge 8	Net Press 9	GPM	Remarks	Oil	Water	Hoses	1	2	3
	242	93	3558	32	94	62	772	100%	0	0	2	18	18	
	241	107	3524	26	62	36	1158	150%	0	0	3	18	18	18
	244	61	3573	38	120	82	0	CHURN	0	0	0			

Inspection # 9950723 **Inspection Type** ANNUAL **#** 1 **Assigned To** 626171 **Call**
Inspected By 626171 **Order/Group** 0 **Scheduled** 07/08/2010 00:00 **Preference**
Started 07/08/2010 10:00 **Completed** 07/08/2010 12:00 **Status** Passed **Waived** ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**
Comments
No Comments

Detail LEGACY PUMPS **Modified By** **Modified Date/Time**
Comments
No Comments

Detail PUMP RECOMMENDATION **Modified By** FR02316 **Modified Date/Time** 12/21/2010 08:19
Comments
No Comments

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation COMPL **Compliance Board Hearing**

Supervisor Approval COMPL COMPL **Approved By:** 12/21/2010

Re-check Notice Recipient Verification

☐ Notice **Employee** **Notice Print Date**

Pump Test Witnesses

Contacts Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** FR02316 **Modified Date/Time** 12/21/2010 08:19
Comments
No Comments

FILED DATE: 10/22/2025 1:56 PM 2022L010246

PUMP TEST

☒ Pump Passed?

☒ Sprinkler Tested?

Grid	Volt 4	Amps 5	RPM 6	Suction 7	Discharge 8	Net Press 9	GPM	Oil	Water	Hoses 1	2	3	Remarks

There are no items in this list

Inspection # 11833613 **Inspection Type** ANNUAL **#** 1 **Assigned To** 167086 **Call**
Inspected By 167086 **Order/Group** 0 **Scheduled** 08/11/2016 00:00 **Preference**
Started 08/11/2016 10:00 **Completed** 08/11/2016 12:00 **Status** Failed **Waived** ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**
Comments
No Comments

Detail LEGACY PUMPS **Modified By** **Modified Date/Time**
Comments
No Comments

Detail PUMP RECOMMENDATION **Modified By** 25111 **Modified Date/Time** 08/29/2016 11:22
Comments
No Comments

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation ATONC **Compliance Board Hearing**

Supervisor Approval ATONC ATONC **Approved By:** 25111 08/29/2016

Re-check Notice Recipient Verification

☒ Notice **Employee** 167086 **Notice Print Date** 08/29/2016

Pump Test Witnesses

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** 167086 **Modified Date/Time** 08/11/2016 14:23

Comments

CONTRACTOR APEX FRANK / ABEL INSP ROSS #293

PUMP TEST

☐ Pump Passed?

☐ Sprinkler Tested?

Grid	Volt	Amps	RPM	Suction	Discharge	Net Press	Oil	Water	Hoses	1	2	3
4	5	6	7	8	9	GPM	Remarks					

There are no items in this list

Inspection # 1063596 **Inspection Type** ANNUAL **#** 1 **Assigned To** 400245 **Call**
Inspected By 400245 **Order/Group** 0 **Scheduled** 07/05/2005 14:43 **Preference**
Started 07/05/2005 10:00 **Completed** 07/05/2005 12:00 **Status** Passed **Waived** ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**
Comments
No Comments

Detail LEGACY PUMPS **Modified By** **Modified Date/Time**
Comments
No Comments

Detail PUMP RECOMMENDATION **Modified By** FR00306 **Modified Date/Time** 08/01/2005 08:28
Comments
No Comments

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation COMPL **Compliance Board Hearing**

Supervisor Approval COMPL COMPL **Approved By:** 016342 08/01/2005

Re-check Notice Recipient Verification

☐ Notice **Employee** **Notice Print Date**

Pump Test Witnesses

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** FR02308 **Modified Date/Time** 08/04/2005 09:08

Comments

BGD REP - SEYMOOUR GOLUB
GRINNELL - BRIAN PALM & BRIAN LAROCH

PUMP TEST

☒ Pump Passed?

☐ Sprinkler Tested?

Grid	Volt 4	Amps 5	RPM 6	Suction 7	Discharge 8	GPM 9	Net Press	Remarks	Oil	Water	Hoses	1	2	3
	238	52	3573	40	124	0	84	CHURN	0	0	0			
	236	75	3554	30	100	771	70	100%	0	3	0	8	8	8
	234	85	3546	28	78	1125	50	150%	0	3	17	17	17	
	235	51	3572	40	124	0	84	CHURN	0	0	0			

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Inspections

Inspection # 2242507 **Inspection Type** ANNUAL **#** 1 **Assigned To** 401527 **Call**
Inspected By 401527 **Order/Group** 0 **Scheduled** 07/30/2009 00:00 **Preference**
Started 07/30/2009 10:00 **Completed** 07/30/2009 12:00 **Status** Failed **Waived** ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**
Comments
No Comments
Detail LEGACY PUMPS **Modified By** **Modified Date/Time**
Comments
No Comments
Detail PUMP RECOMMENDATION **Modified By** FR02316 **Modified Date/Time** 09/08/2009 08:16
Comments
No Comments

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation ATONC **Compliance Board Hearing**

Supervisor Approval ATONC ATONC **Approved By:** 49989 09/08/2009

Re-check Notice Recipient Verification

☒ Notice **Employee** 54656 **Notice Print Date** 09/08/2009

Pump Test Witnesses

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** FR02316 **Modified Date/Time** 09/08/2009 08:17
Comments
JERRY IVACK - FST
PETE GOLUB - BLDG

FILED DATE: 10/22/2025 1:56 PM 2022L010246

PUMP TEST

☒ Pump Passed?

☒ Sprinkler Tested?

Grid	Volt 4	Amps 5	RPM 6	Suction 7	Discharge 8	GPM 9	Net Press	Remarks	Oil	Water	Hoses	1	2	3
	243	66	2574	42	126	84	0		0	0	0			
						0								
	242	96	3555	34	98	64	0		0	0	0	8	8	8
						771								
	242	107	3546	28	79	51	0		0	0	0	18	18	18
						1158								
	244	64	3573	42	124	82	0		0	0	0			
						0								

Inspection # 1432222 **Inspection Type** ANNUAL **#** 1 **Assigned To** 298948 **Call**
Inspected By 298948 **Order/Group** 0 **Scheduled** 07/27/2006 08:00 **Preference**
Started 07/27/2006 10:00 **Completed** 07/27/2006 13:00 **Status** Passed **Waived** ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**
Comments
No Comments

Detail LEGACY PUMPS **Modified By** **Modified Date/Time**
Comments
No Comments

Detail PUMP RECOMMENDATION **Modified By** FR00314 **Modified Date/Time** 09/12/2006 10:42
Comments
No Comments

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation COMPL **Compliance Board Hearing**

Supervisor Approval COMPL COMPL **Approved By:** 626171 09/12/2006

Re-check Notice Recipient Verification

☐ Notice **Employee** **Notice Print Date**

Pump Test Witnesses

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** FR00314 **Modified Date/Time** 09/12/2006 10:44

Comments

SEYMOUR GOLUB-BLDG REP
PARRIS,BURKE-FSTI

PUMP TEST

☒ Pump Passed?

☒ Sprinkler Tested?

Grid	Volt 4	Amps 5	RPM 6	Suction 7	Discharge 8	GPM 9	Net Press	Remarks	Oil	Water	Hoses	1	2	3
	246	65	3575	38	124	0	86	CHURN	0	0	0			
	241	94	3554	30	98	750	68		0	0	3	17	17	
	240	104	3547	26	76	1125	50		0	0	3	17	17	17
	242	64	3575	40	126	0	86	CHURN	0	0	0			

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Inspections

Inspection # 10558270 **Inspection Type** ANNUAL **#** 3 **Assigned To** 67137 **Call**
Inspected By 67137 **Order/Group** 0 **Scheduled** 11/09/2012 07:08 **Preference**
Started 11/09/2012 10:00 **Completed** 11/09/2012 11:30 **Status** Passed **Waived** ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**
Comments
No Comments

Detail LEGACY PUMPS **Modified By** **Modified Date/Time**
Comments
No Comments

Detail PUMP RECOMMENDATION **Modified By** 167086 **Modified Date/Time** 02/01/2013 06:22
Comments
No Comments

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation COMPL **Compliance Board Hearing**

Supervisor Approval **Approved By:**

Re-check Notice Recipient Verification

☐ Notice **Employee** **Notice Print Date**

Pump Test Witnesses

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** 167086 **Modified Date/Time** 02/01/2013 06:28
Comments
FSTI JERRY IVAC , MIKE LYNCH

BLDG REP. MIKE LINDERMAN

FILED DATE: 10/22/2025 1:56 PM 2022L010246

PUMP TEST

☒ Pump Passed?

☒ Sprinkler Tested?

Grid	Volt	Amps	RPM	Suction	Discharge	GPM	Net Press	Remarks	Oil	Water	Hoses	1	2	3
4	5	6	7	8	9									
	252	63	3575	42	126		84		0	0	0			
						0		CHURN						
	250	92	3556	32	100		68		0	0	3	8	8	8
						771		100%						
	248	102	3546	28	74		46		0	0	3	17	17	18
						1136		150%						
	252	62	3573	42	126		84		0	0	0			
						0		CHURN						

Inspection # 10911652 **Inspection Type** ANNUAL **#** 1 **Assigned To** 15915 **Call**
Inspected By 15915 **Order/Group** 0 **Scheduled** 11/05/2013 07:21 **Preference**
Started 11/05/2013 10:00 **Completed** 11/05/2013 12:00 **Status** Failed **Waived** ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**
Comments
No Comments

Detail LEGACY PUMPS **Modified By** **Modified Date/Time**
Comments
No Comments

Detail PUMP RECOMMENDATION **Modified By** FR02316 **Modified Date/Time** 11/08/2013 07:17
Comments
No Comments

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation ATONC **Compliance Board Hearing**

Supervisor Approval ATONC ATONC **Approved By:** 626171 11/08/2013

Re-check Notice Recipient Verification

☒ Notice **Employee** 54656 **Notice Print Date** 11/08/2013

Pump Test Witnesses

Contacts Contact Name	Phone	Title	Organization	Date
There are no items in this list				

Detail PUMP TEST **Modified By** FR02316 **Modified Date/Time** 11/08/2013 07:18

Comments

TEST FAILED 11/5/13 - NO POWER
NO WITNESSES INDICATED

PUMP TEST

☐ Pump Passed?

☐ Sprinkler Tested?

Grid	Volt 4	Amps 5	RPM 6	Suction 7	Discharge 8	Net Press 9	GPM	Oil	Water	Hoses	1	2	3
	0	0	0	0	0	0	0	0	0	0			

Remarks: TEST FAILED

Inspection # 11028764 **Inspection Type** ANNUAL **#** 2 **Assigned To** 402388 **Call**
Inspected By 402388 **Order/Group** 0 **Scheduled** 12/10/2013 00:00 **Preference**
Started 12/10/2013 10:00 **Completed** 12/10/2013 11:00 **Status** Failed **Waived** ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**
Comments
No Comments

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Detail LEGACY PUMPS **Modified By** **Modified Date/Time**

Comments

No Comments

Detail PUMP RECOMMENDATION **Modified By** FR02316 **Modified Date/Time** 01/17/2014 06:16

Comments

No Comments

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation ATONC **Compliance Board Hearing**

Supervisor Approval ATONC ATONC **Approved By:** 672981 01/17/2014

Re-check Notice Recipient Verification

☐ Notice **Employee** **Notice Print Date**

Pump Test Witnesses

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** FR02316 **Modified Date/Time** 01/22/2014 06:40

Comments

TEST FAILED 12/10/13 - NO POWER TO PUMP
NO WITNESSES INDICATED

1/17/14 - 12/13/13 RECHECK WAS ENTERED IN HANSEN.
1/22/14 - 12/13/13 RECHECK WAS DELETED, 12/10/13 TEST RESULTS WERE ENTERED & 12/13/13 RECHECK WAS RE-ENTERED IN HANSEN.

PUMP TEST

☐ Pump Passed?

☐ Sprinkler Tested?

Grid

Volt 4	Amps 5	RPM 6	Suction 7	Discharge 8	Net Press 9	GPM	Remarks	Oil	Water	Hoses	1	2	3
0	0	0	0	0	0	0	TEST FAILED	0	0	0			

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Grid	Volt	Amps	RPM	Suction	Discharge	Net Press	Oil	Water	Hoses	1	2	3
4	5	6	7	8	9	GPM	Remarks					

Inspection # 11083893 **Inspection Type** ANNUAL **#** 4 **Assigned To** 94058 **Call**
Inspected By 94058 **Order/Group** 0 **Scheduled** 09/29/2015 00:00 **Preference**
Started 09/29/2015 10:00 **Completed** 09/29/2015 11:00 **Status** Passed **Waived** ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**
Comments
No Comments
Detail LEGACY PUMPS **Modified By** **Modified Date/Time**
Comments
No Comments
Detail PUMP RECOMMENDATION **Modified By** FR04308 **Modified Date/Time** 09/29/2015 10:30
Comments
No Comments

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation COMPL **Compliance Board Hearing**

Supervisor Approval **Approved By:**

Re-check Notice Recipient Verification

☐ Notice **Employee** **Notice Print Date**

Pump Test Witnesses

Contacts Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** FR04308 **Modified Date/Time** 09/29/2015 10:33
Comments
BLDG.REP.RAJ RAGAVAN APEX CHRIS&MIKE INSP.GARNER

FILED DATE: 10/22/2025 1:56 PM 2022L010246

PUMP TEST

☒ Pump Passed?

☐ Sprinkler Tested?

Grid	Volt 4	Amps 5	RPM 6	Suction 7	Discharge 8	GPM 9	Net Press	Remarks	Oil	Water	Hoses	1	2	3
	253	61	3576	45	130	0	85	CHURN	0	0	0			
	251	93	3556	35	100	771	65	100%	0	0	3	8	8	8
	251	105	3547	30	70	1174	40	150%	0	0	3	18	18	19
	253	65	3575	45	130	0	85	CHURN	0	0	0			

Inspection # 11082359 **Inspection Type** ANNUAL **#** 3 **Assigned To** **Call**
Inspected By 402388 **Order/Group** 0 **Scheduled** **Preference**
Started 12/13/2013 10:00 **Completed** 12/13/2013 11:00 **Status** Failed **Waived** ☐
Comments
1/17/14 - 12/13/13 RECHECK WAS ENTERED IN HANSEN.
1/22/14 - 12/13/13 RECHECK WAS DELETED, 12/10/13 TEST RESULTS WERE ENTERED & 12/13/13 RECHECK RESULTS WERE RE-ENTERED.

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**
Comments
No Comments

Detail LEGACY PUMPS **Modified By** **Modified Date/Time**
Comments
No Comments

Detail PUMP RECOMMENDATION **Modified By** 220137 **Modified Date/Time** 02/10/2015 08:35
Comments
No Comments

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation ATONC **Compliance Board Hearing**

Supervisor Approval ATONC ATONC **Approved By:** 672981 01/22/2014

Re-check Notice Recipient Verification

☒ Notice **Employee** 220137 **Notice Print Date** 02/10/2015

Pump Test Witnesses

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** **Modified Date/Time**

Comments

No Comments

Inspection # 1848546 **Inspection Type** ANNUAL **#** 1 **Assigned To** 15956 **Call**

Inspected By 15956 **Order/Group** 0 **Scheduled** 07/11/2007 15:27 **Preference**

Started 07/11/2007 10:00 **Completed** 07/11/2007 12:00 **Status** Passed **Waived** ☐

Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**

Comments

No Comments

Detail LEGACY PUMPS **Modified By** **Modified Date/Time**

Comments

No Comments

Detail PUMP RECOMMENDATION **Modified By** FR02315 **Modified Date/Time** 08/02/2007 13:11

Comments

No Comments

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation COMPL **Compliance Board Hearing**

Supervisor Approval COMPL COMPL **Approved By:** 016342 08/02/2007

Re-check Notice Recipient Verification

☐ Notice **Employee** **Notice Print Date**

Pump Test Witnesses

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** FR02315 **Modified Date/Time** 08/02/2007 13:11

Comments

JERRY IVACK, JEFF ZYLOB

PUMP TEST

☒ Pump Passed?

☒ Sprinkler Tested?

Grid	Volt 4	Amps 5	RPM 6	Suction 7	Discharge 8	GPM 9	Net Press	Remarks	Oil	Water	Hoses	1	2	3
	245	68	3572	40	122	0	82	CHURN	0	0	0			
	243	94	3556	32	98	771	66	100%	0	0	3	8	8	8
	244	107	3548	30	78	1158	48	150%	0	0	3	18	18	18
	246	68	3573	38	122	0	84	CHURN	0	0	0			

Inspection # 10229147 **Inspection Type** ANNUAL **#** 1 **Assigned To** 675536 **Call**
Inspected By 675536 **Order/Group** 0 **Scheduled** 08/02/2011 07:46 **Preference**
Started 08/02/2011 10:00 **Completed** 08/02/2011 11:30 **Status** Failed **Waived** ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**
Comments
No Comments

Detail LEGACY PUMPS **Modified By** **Modified Date/Time**
Comments
No Comments

Detail PUMP RECOMMENDATION **Modified By** FR02316 **Modified Date/Time** 08/15/2011 11:59
Comments
No Comments

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation ATONC **Compliance Board Hearing**

Supervisor Approval ATONC ATONC **Approved By:** 626171 08/15/2011

Re-check Notice Recipient Verification

☒ Notice **Employee** 54656 **Notice Print Date** 08/15/2011

Pump Test Witnesses

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** FR02316 **Modified Date/Time** 08/15/2011 12:01

Comments

FSTI - JERRY IVACK, JOE

PUMP TEST

☒ Pump Passed?

☒ Sprinkler Tested?

Grid	Volt 4	Amps 5	RPM 6	Suction 7	Discharge 8	Net Press 9	GPM	Remarks	Oil	Water	Hoses	1	2	3
	245	65	3571	34	118	84	0	CHURN	0	0	0			
	243	95	3552	28	94	66	771		0	0	3	8	8	8
18	243	101	3545	22	68	46	1158		0	0	3	17	18	18
	244	64	3571	38	124	86	0	CHURN	0	0	0			

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Inspections

Inspection # 11979340 **Inspection Type** ANNUAL **#** 2 **Assigned To** **Call**
Inspected By **Order/Group** 0 **Scheduled** **Preference**
Started **Completed** **Status** No Action **Waived** ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**
Comments
No Comments
Detail LEGACY PUMPS **Modified By** **Modified Date/Time**
Comments
No Comments
Detail PUMP RECOMMENDATION **Modified By** **Modified Date/Time**
Comments
No Comments
Detail PUMP TEST **Modified By** **Modified Date/Time**
Comments
No Comments

Inspection # 14654390 **Inspection Type** COMPLNT **#** 1 **Assigned To** **Call**
Inspected By **Order/Group** 0 **Scheduled** **Preference**
Started **Completed** **Status** No Action **Waived** ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**
Comments
No Comments
Detail LEGACY PUMPS **Modified By** **Modified Date/Time**
Comments
No Comments
Detail PUMP RECOMMENDATION **Modified By** **Modified Date/Time**
Comments
No Comments
Detail PUMP TEST **Modified By** **Modified Date/Time**
Comments
No Comments

Inspection # 123328 **Inspection Type** FPB_LEGACY **#** 1 **Assigned To** **Call**
Inspected By 751818 **Order/Group** 0 **Scheduled** **Preference**
Started 07/11/2000 00:00 **Completed** 07/11/2000 00:00 **Status** Failed **Waived** ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**
Comments
No Comments
Detail LEGACY PUMPS **Modified By** **Modified Date/Time**
Comments
No Comments

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Pump Data

FIRE PREVENTION BUREAU PUMP DATA

Inspection Control #	9050635	Last Inspection Date	07/11/2000
Inspected By	225	First Inspection Date	10/04/1999
Supervisor	253	Second Inspection Date	12/23/1999
Inspection Duration	1 : 30	Third Inspection Date	07/11/2000
Recommendation Code	30		
Inspection Status	2	Checklist Date	07/15/2000
		Notice Date	11/06/1999
		Recom Change Date	01/18/2000

Detail PUMP RECOMMENDATION Modified By Modified Date/Time
Comments
No Comments

Detail PUMP TEST Modified By Modified Date/Time
Comments
No Comments

Inspection # 777554 Inspection Type PUMPCASE # 6 Assigned To 401527 Call
Inspected By 401527 Order/Group 0 Scheduled 06/25/2004 00:00 Preference
Started 06/25/2004 10:00 Completed 06/25/2004 11:00 Status Failed Waived ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS Modified By Modified Date/Time
Comments
No Comments

Detail LEGACY PUMPS Modified By Modified Date/Time
Comments
No Comments

Detail PUMP RECOMMENDATION Modified By FR00314 Modified Date/Time 07/02/2004 13:29
Comments
No Comments

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation AH **Compliance Board Hearing**

Supervisor Approval AH AH **Approved By:** 397815 07/02/2004

Re-check Notice Recipient Verification

☐ Notice **Employee** **Notice Print Date**

Pump Test Witnesses

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** **Modified Date/Time**

Comments

No Comments

Inspection # 782059 **Inspection Type** PUMPCASE **#** 7 **Assigned To** 401527 **Call**

Inspected By 401527 **Order/Group** 0 **Scheduled** 07/30/2004 00:00 **Preference**

Started 07/30/2004 10:00 **Completed** 07/30/2004 11:00 **Status** Failed **Waived** ☐

Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**

Comments

No Comments

Detail LEGACY PUMPS **Modified By** **Modified Date/Time**

Comments

No Comments

Detail PUMP RECOMMENDATION **Modified By** FR00314 **Modified Date/Time** 08/06/2004 14:34

Comments

No Comments

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation AH **Compliance Board Hearing**

Supervisor Approval AH AH **Approved By:** 397815 08/06/2004

Re-check Notice Recipient Verification

☐ Notice **Employee** **Notice Print Date**

Pump Test Witnesses

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** **Modified Date/Time**
Comments
No Comments

Inspection # 790380 **Inspection Type** PUMPCASE **#** 8 **Assigned To** 400315 **Call** 08/16/2004 09:05
Inspected By 400315 **Order/Group** 0 **Scheduled** 08/20/2004 09:59 **Preference**
Started 08/20/2004 10:00 **Completed** 08/20/2004 12:30 **Status** Passed **Waived** ☐
Comments

Inspection Details

Detail ADDITIONAL INSPECTORS **Modified By** **Modified Date/Time**
Comments
No Comments
Detail LEGACY PUMPS **Modified By** **Modified Date/Time**
Comments
No Comments
Detail PUMP RECOMMENDATION **Modified By** FR00314 **Modified Date/Time** 08/26/2004 11:10
Comments
No Comments

Recommendations

PUMP RECOMMENDATIONS

Recommendations for Further Action

Inspector Recommendation COMPL **Compliance Board Hearing**

Supervisor Approval COMPL COMPL **Approved By:** 016342 08/26/2004

Re-check Notice Recipient Verification

☐ Notice **Employee** **Notice Print Date**

Pump Test Witnesses

Contacts

Contact Name	Phone	Title	Organization	Date

There are no items in this list

Detail PUMP TEST **Modified By** FR00314 **Modified Date/Time** 08/26/2004 11:12
Comments
ALBERT HERSHKOPE

FILED DATE: 10/22/2025 1:56 PM 2022L010246

PUMP TEST

☒ Pump Passed?

☒ Sprinkler Tested?

Grid	Volt	Amps	RPM	Suction	Discharge	GPM	Net Press	Remarks	Oil	Water	Hoses	1	2	3
4	5	6	7	8	9									
	242	62	3573	38	125	0	87		0	0	0			
	241	86	3556	30	100	771	70		0	0	3	8	8	8
	241	91	3548	28	81	1125	53		0	0	3	17	17	17
	242	50	3573	38	125	0	38	CHURN	0	0	0			

Review Activities Review #	Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By

No Review Activities

Activity Review Details

Detail ESCALATION HISTORY **Modified By** WDEFREC_BR_INSUPD_TRIGGER **Modified Date/Time** 08/29/2016 11:22

Comments

No Comments

Escalation History

Escalation History **Current Escalation** AO

Grid Case #	Escalation Type	Initiated	Closed	Disposition	Disposition Description
	AO	12/13/2013			
	AO	12/13/2013			
	AO	11/05/2013			
	AO	02/02/2012			
	AO	08/02/2011			
	AO	07/30/2009			
	AO	08/21/2004			
12884	AH	06/25/2004	08/20/2004	FC	FULL COMPLIANCE
12884	AH	06/07/2004	06/25/2004	AH	ADMINISTRATIVE HEARING

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Grid Case #	Escalation Type	Initiated	Closed	Disposition	Disposition Description
12884		01/28/2004	01/28/2004	AH	ADMINISTRATIVE HEARING
12884	AH	01/28/2004	06/07/2004	AH	ADMINISTRATIVE HEARING

Check Conditions Condition	Approval Supervisor Required	Approved By	Approved Date	Applied By	Applied Date	Assigned	Comments

No Conditions

Employee Employee ID	Last	First	MI	Comments

No Employee Entries

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Chicago Fire Department
Incident Report

Incident Reviewed By

Reviewer	18696 - PLESCIA FRANK V. Battalion Chief
Date	02/12/2023

Incident

Incident #	23-037-1478-00
Status	Closed
Incident Date/Time	02/06/2023 14:18:31
Incident Type	111 - Building fire
Box#	121454
Platoon	2
Address	4714 W LAKE ST
Ward	28
Shift	2
Alarms	2
District	E117
Action Taken1	11 - Extinguishment by fire service personnel
Property Use	700 - Manufacturing, processing

Resources

Unit Responsible for Report: BC18

Unit Type	92 - Chief officer car
Action Taken1	81 - Incident command
Action Taken2	813 - Operated/Assigned as Sector Chief
Dispatch Date/Time	02/06/2023 14:19:05
Enroute Date/Time	02/06/2023 14:20:00
Arrival Date/Time	02/06/2023 14:29:42
Unit Report By	18696

Persons Involved

Name	Name unavailable
Involvement	Person / Business that OCCUPIES area where incident occured
Buildings Involved	1
On Site Material1	611 - Industrial machinery

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On Site Material Storage Use1	2 - Processing or manufacturing
Area Of Origin	UU - Undetermined
Heat Source	UU - Undetermined
Item First Ignited	UU - Undetermined
Cause of Ignition	U - Cause undetermined after investigation
Factor Contributing To Ignition1	UU - Undetermined
Human Factor	None
Suppression Factor	None
Equipment Involved Type	UUU - Undetermined
Equipment Involved Power	UU - Undetermined
Equipment Involved Portability	2 - Stationary
Mobile Property Involved	None

Structure

Structure Type	1 - Enclosed building
Building Status	2 - In normal use
Floors Above Grade	1
Floors Belows Grade	0
Building Length	150
Building Width	250
Story of Fire Origin	1
Fire Spread	4 - Confined to building of origin
Flame Spread Item	17 - Structural member or framing
Flame Spread Material	63 - Sawn wood, including all finished lumber
Building Type	3 - Ordinary Unprotected
Detector Presence	N - None present
AES Presence	N - None Present

FILED DATE: 10/22/2025 1:56 PM 2022L013246

4714 Violations / Remediation

3 messages

Kenny Mayle <ken.mayle@gmail.com> Fri, Jul 8, 2022 at 11:29 AM
To: Bryon Finke <bryon.finke@gmail.com>

Byron,

I think this mentioned about 7 days to claim the violation doesn't really exist. There's another 30-day timeline deadline for something but I need to confirm what it is.

https://chicagocode.org/2-14-155/

This is the permitting requirement for roofs. I think it's only a complete strip, which you did not do. I don't know the impact of historical buildings but... you're not MODIFYING the roof design. Notice the "roof tear off".

https://www.chicago.gov/content/dam/city/depts/bldgs/general/Homeowner/GuidetoPermits110119.pdf

Here is the actual zoning map. I think you're orange "historic". However, it looks like you could have multiple parcels and I'd question if it's for the entire "complex"

https://gisapps.chicago.gov/ZoningMapWeb/terms.html



I could take off work if we want to rush down to the building code office and try and erase some of these. I'd ask an expeditor if what I'm saying sounds correct. I think they handle violations. Alternatively and in parallel we/I should write something up and mail it to the building department certified if we can't get anyone down there as a "we tried".

-Kenny
248-635-7455

Bryon Finke <bryon.finke@gmail.com> Fri, Jul 8, 2022 at 3:26 PM
To: Kenny Mayle <ken.mayle@gmail.com>

Thank, Ken - this is interesting.

Sent from my iPhone

> On Jul 8, 2022, at 11:29 AM, Kenny Mayle <ken.mayle@gmail.com> wrote:
>
> [Quoted text hidden]

Kenny Mayle <ken.mayle@gmail.com> Fri, Jul 8, 2022 at 3:33 PM
To: Bryon Finke <bryon.finke@gmail.com>

If the city is asking to inspect the entire complex I think it supports some of our conversation about the city overstepping everywhere they can.

I'm going to try and get some of those pictures we might need after work and i guess PDF/Label them.

I ordered a battery-operated exit sign which will be here Sunday (amazon prime) and I'll see about putting it in Monday or Sunday night so we can get a photo of that if we go down to the office/certified mail the building code dept.

[Quoted text hidden]

FILED DATE: 10/22/2025 1:56 PM 2022L010246

FILED DATE: 10/22/2025 1:56 PM 2025100246



Building Permit and Inspection Records

Disclaimer

The information presented on this website is informational only and does not necessarily reflect the current condition of the building or property. The fact that a permit was issued does not confirm that work was performed, or that work was performed in accordance with that permit and the requirements of the Municipal Code.

Information on inspections and alleged violations reflect conditions found by the inspector at the time of the inspection and not necessarily the current status of those alleged violations or the current condition of the property. The absence of alleged violations on this website does not mean a building or property is in compliance with the requirements of the Municipal Code.

The Department of Buildings may refer certain alleged violations to the City's Department of Law for enforcement proceedings in the Department of Administrative Hearings or the Circuit Court of Cook County. Please contact the Department of Administrative Hearings or the Clerk of the Circuit Court, respectively to obtain records of these proceedings.

ADDRESS: 4700 W LAKE ST

Search within these results:

Inspection # 11833613

VIOLATIONS	BUILDING CODE CITATION	VIOLATION DETAILS
FP2148	SEC. 13-76-120, 15-16-190, 15-16-210, 15-16-220, 15-16-280, 15-16-310 15-16-1150, 15-16-1160 PROVIDE FOR A PERFORMANCE TEST OF YOUR FIRE PUMP, WHICH SHALL BE WITNESSED BY THE BUREAU OF FIRE PREVENTION. SAID PUMP WILL BE IN COMPLIANCE ONLY WHEN IT PRODUCES ITS RATED GALLONS PER MINUTE AND PRESSURE.	

Showing 1 to 1 of 1 entries

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FILED DATE: 10/22/2025 1:56 PM 2022L010246



A fire in Chicago broke out at a West Garfield Park building near a CTA Green Line station in the 4700 block of West Lake Street, officials said.

While the fire looked precariously close to trains heading in and out of the Cicero station, officials said winds blowing away from the tracks meant that L service was never interrupted.

The fire broke out in a mostly industrial area, and it was not immediately clear if the building was in use at the time. Officials said part of the building was being used to repair vehicles, and another area was used to create artwork.

"Virtually the whole building was burning at one time," said witness Craig Cesal. "The flames were about three times the height of the building when the first fire trucks got here."

Ferman said three people self-evacuated from the fire. The fire department said one person was taken to Stroger Hospital because of a dog bite, and ABC7 saw a dog in a cage that was taken from the scene, but the circumstances surrounding the dog were not immediately known. No further injuries have been reported.
Ferman said he was not clear on the circumstances of the dog bite, but did note that fires can make animals scared and behave erratically, and so it is possible the dog was afraid and bit someone who was helping it escape the flames.

FILED DATE: 10/22/2025 1:56 PM 2022L010246



FILED DATE: 10/22/2025 1:56 PM 2022L010246

EXHIBIT H INTENTIONALLY OMITTED

FILED DATE: 10/22/2025 5:16 PM 2022L010246

City of Chicago



Details for building at (4700-4714) W LAKE ST

Architect:	
Historic Name:	
Community:	Austin (25)
Address:	(4700-4714) W LAKE ST
Constructed:	Started in
Classification:	1
Style:	
Type:	MANUFACTURING
Color Code:	Possesses potentially significant architectural or historical features(OR)
Major Tenant:	
Building Details:	
Pin:	1610301011

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

FILED
10/16/2024 11:30 AM
IRIS Y. MARTINEZ
CIRCUIT CLERK
COOK COUNTY, IL
2022L010246
Calendar, Y
29799514

FILED DATE: 10/22/2025 1:56 PM 2022L010246

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
LAW DIVISION

30 DEGREE DESIGN, LLC, an Illinois limited liability company, BRAD BEHMER, an individual, and KENNETH MAYLE, an individual	)	
Plaintiffs,	)	No. 22 L 10246
v.	)	
GP OPPORTUNITY FUND, LLC, an Illinois Limited Liability Company.	)	Calendar I Room 2004
Defendant.	)	

COUNTER-PLAINTIFF GP OPPORTUNITY FUND'S MOTION FOR DEFAULT

Now comes Defendant Counter-Plaintiff G.P. Opportunity Fund, LLC, ("GP Opportunity Fund") and moves this Court to find Plaintiff Counter-Defendants 30 Degree Design, LLC, Brad Behmer and Kenneth Mayle ("Counter-Defendants") in default. In support thereof Counter-Plaintiff states as follows.

1. On July 5, 2023, GP Opportunity Fund filed its Counterclaim a copy of which is attached hereto as Ex. A.

2. A defendant to a counterclaim must answer the counterclaim consistent with the procedures for answering a complaint. 735 ILCS § 5/2-608(d). Judgment by default may be entered for want of an appearance, or for failure to plead, but the court may in either case, require proof of the allegations of the pleadings upon which relief is sought. 735 ILCS § 5/2-1301(d).

3. On August 6, 2024, Plaintiffs' Counsel Ms. Weiss-Ortiz' filed a motion for leave to withdraw as counsel for Counter-Defendants. As grounds for her motion Ms. Weiss-Ortiz indicated to the Court on August 13, 2024 that she had been unable to get in touch with the Counter-Defendants. A copy of the motion to withdraw is attached hereto as Ex. B

4. On August 20, 2024, Ms. Wiess Ortiz' motion to withdraw was granted for 30 Degree Design, LLC Kenneth Mayle and this Court entered an Order for those parties to appear within 28 days. Ex.C

5. Subsequently, on September 10, 2024, Ms. Weiss-Ortiz' motion to withdraw as counsel for Counter-Defendant Brad Behmer was granted and Brad Behmer was ordered to appear within 28 days. Ex. D

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6. Pursuant 735 ILCS § 5/2-1301(d) a default judgment may be entered for failing to appear. 735 ILCS § 5/2-1301(d). Attached to this motion are affidavits in support of the counterclaim, damages, and attorneys fees sought in support of this motion.

7. None of the Counter-Defendants have appeared in court or complied with the Courts order to file an appearance. The 28 day deadline to appear has expired, accordingly, Counter-Plaintiff GP Opportunity Fund, LLC respectfully requests this Court enter a default judgment in its favor against the Counter-Defendants.

8. Attached as Ex. H is a affidavit from Plaintiff verifying the Counterclaim Complaint and judgement amount. Attached as Ex. I is an affidavit from Counter-Plaintiff's counsel detailing the attorneys' fees and costs being sought herewith. An affidavit of Military Service as to the individual defendants is attached hereto as Exhibit J.

9. Based on these submissions, Counter-Plaintiff requests the Court to find Counter-Defendants in default. As fully set fourth in the Counterclaim, Counter-Defendants contracted to rent commercial space from GP Opportunity Fund. A copy of the lease is attached hereto as Exhibit A to the Counterclaim and incorporated by reference. *See*. Ex. A. Almost immediately after Counter-Defendants took possession of the premises, GP Opportunity Fund began to receive complaints from other commercial tenants in the building regarding Counter-Defendants conduct including but not limited to claims of harassing other tenants, trespassing into other tenants units, stealing items from other tenants and units, having fires in and around the building, misusing the commercial unit as a personal residence, misusing the unit to operate an illegal public place of amusement, allowing an unrestrained animal on the property, failing to clean-up after animals and guests, and causing damage to the property. A number of these issues were initially brought to GP Opportunity Fund's attention by Counter-Defendant Mayle who admitted that Counter-Defendant Behmer was not using the property as authorized under the lease, was causing damage to the unit, and had lied about his ability and/or willingness to honor his agreements with Mayle. *See*. Counterclaim Ex. C.

   Counter-Defendants breached the terms of their lease by operating an illegal public place of amusement in the unit. *See*. Counterclaim Ex. A, Ex A.. As a result of Counter-Defendants operation of an illegal nightclub in the unit, the City of Chicago Department of Buildings Special Task Force conducted a raid of Counter-Defendants unit on June 17, 2022. The Special Task Force concluded that Counter-Defendants operation of an unlawful public place of amusement, in conjunction with Counter-Defendants unauthorized alterations to the interior of the unit constituted a dangerous and hazardous condition. *Id*. Ex. D. Accordingly the Commissioner of the City of Chicago Department of Buildings issued its "Emergency Closure Order" following the raid and ordered that the unit be kept vacant and secure until further notice. *Id*.

   Despite the Commissioner's closure order, Counter-Defendants continued to occupy the premises unlawfully. Counter-Defendant Behmer continued to reside in the commercial unit in violation of Sections 2 and 18 of the parties lease agreement and in violation of the building commissioners closure order. GP Opportunity Fund sent multiple notices of default to Counter-Defendants by mail as required under Section 23 of the lease, however Counter-Defendants failed to cure any default, vacate the

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premises or cease violating the lease agreement. .

On or about February 6, 2023 Counter-Defendants caused a 2-alarm fire in the unit resulting in its near total destruction. The Chicago Fire Department Investigator Report indicates that Counter-Defendant Behmer was the only person in the building at the time of the fire, and that according to Behmer, a space heater Behmer was operating caught fire inside the motorhome he had been occupying inside the unit. Counterclaim Ex.

Following the fire the Chicago Fire Department and Circuit Court of Cook County ordered that the unit be kept vacant and secure until permits are obtained and repairs are completed.

The lease agreement Section 16 indicates that Counter-Defendants agree to indemnify GP Opportunity Fund for any loss related to their use or misuse of the premises. *Id.* Ex. A at 4. Lastly, under the lease agreement Counter-Defendants are responsible for all damage it causes to the property, under Section 9 and for attorneys' fees and costs associated with enforcement of the lease agreement under Section 13. *Id.* Ex. A at 2-3.

The lease agreement requires that Counter-Defendant maintain $1,000,000.00 comprehensive insurance coverage for the building. Counter-Defendants presented a proof of insurance coverage prior to the execution of the lease which GP Opportunity Fund later learned Counter-Defendants had allowed to lapse by failing to pay the premiums. *Id.* At Ex. F. Upon learning that Counter-Defendants insurance policy had lapsed in January 2023, GP Opportunity Fund sent a notice by mail to Counter-Defendants that they were in violation of the lease agreement and demanded that they obtain insurance. *Id.* at Ex. G. Counter-Defendants ignored the demand, did not obtain the required insurance coverage, and set fire to the building a few weeks later.

10. For the above reasons GP Opportunity Fund requests a default judgement for breach of contract against Counter-Defendants.

11. Additionally, Counter-Defendants fraudulently induced GP Opportunity fund to enter into the contract by misrepresenting that it had obtained insurance coverage for the premises in order to satisfy a condition precedent that they obtain insurance on the buildings prior to GP Opportunity Fund entering the lease agreement. To its detriment, GP Opportunity Fund, reasonably relied on the Counter-Defendants statements that they had obtained the insurance coverage and on the certificate of insurance that they presented prior to entering the lease. Additionally, Counter-Defendants misrepresented that they would be using the commercial space as a workshop for the lawful purpose of workshop for the design and manufacture of art work and decor. Instead, Counter-Defendant Behmer chose to use the space unlawfully as his personal residence and operate an illegal nightclub out of the space.

12. Counter-Plaintiffs engaged in reckless and dangerous behavior on the premises despite demands to cease. Just before the initial prepaid rent expired Counter-Defendants either intentionally or recklessly set fire to the unit.

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13. Counter-Plaintiff GP Opportunity Fund seeks the following compensatory damages:

Board-up Expenses day of fire	$2,000.00
Exterior clean-up day of fire	$800.00
Interior clean-out	$20,000.00
Interior board-up	$2,325.00
Restore electrical service	$3,100.00
TPO Roof Layover	$87,321.00
Water Line	$2,000.00
Glass Block Window Replacement	$10,000.00
Garage Door Replacement	$15,900.00
Smoke Remediation Cleaning	$11,500.00
Structural Engineer Design/Drawings and Repair	$372,900.00
Electrical	$49,500.00
Plumbing	$43,000.00
Ventilation	$12,000.00
Architect	$36,500.00
Masonry damage repairs from fire	$25,000.00
Cement repair, mezzanine windows, misc. fire repairs	$13,500.00
Permit Expeditor Fees	$2,500.00
Legal Expenses related to Commissioner Closure Case	$3,500.00
Past Due Rental Payments February 2023-March 2024	$257,400.00
Late Fees on Rental Payments	$800.00
2055106.24	$971,546.00

14. GP Opportunity Fund also requests the Court to award punitive damages for its claim of fraud. Counter-Plaintiff requests the Court award punitive damages of $1,000,000.00

15. Lastly, GP Opportunity Fund seeks an award of attorneys' fees of $83,160.00 incurred by Counter-Plaintiff as well as $400.24 in court costs for this action pursuant to Section 13 of the Lease Agreement. *See. Id.* Ex. A at 3.

16. The total amount therefore being sought by Counter-Plaintiff is:

    1. $971,546.00 in compensatory damages
    2. $1,000,000.00 in punitive damages
    3. $83,160.00 in attorneys' fees, and
    4. $400.24 in court costs

TOTAL: $2,055,106.24

17. For these reasons, the Court should find Counter-Defendants in default and, after a hearing on prove up, enter default judgment in favor of Counter-Plaintiff and against Defendants. A proposed default order is attached as Exhibit K. A proposed default judgment order to be entered after a prove up hearing is attached as Ex. L.

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WHEREFORE, Counter-Plaintiff GP Opportunity Fund, LLC respectfully requests the Court to find Counter-Defendants 30 Degree Design, LLC, Brad Behmer and Kenneth Mayle in default and, after a hearing for prove up, to enter a judgment against them.

Respectfully Submitted,

GP Opportunity Fund, LLC

By: _____
one if it's attorneys

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

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CHICAGO
Department of Buildings

Self-Certification Professional Statement

SELF-CERTIFICATION PERMIT PROGRAM

Application Details

✶ Project Address

4700 W LAKE ST, CHICAGO, IL 60644

✶ Permit Application Number

101032831

✶ Certification by Self-Certification Professional

By signing and sealing this form, I certify:

- I am currently registered as a Self-Certification Professional, and I meet all eligibility requirements set forth in Rule O of the Rules for the Self-Certification Permit Program effective January 3, 2020 ("the Rules").
- I have determined that this scope of work is eligible to use the Self-Certification Permit Program pursuant to the Rules.
- I have determined, pursuant to the Rules, that this scope of work:
  - ☐ Does **NOT** require a Structural Peer Review Report.
  - ☒ Requires a Structural Peer Review Report and one is included with the application.
- I have reviewed all documents being submitted in connection with this permit application, including any documents prepared and signed or sealed by others, and I have determined that the work described in the permit application and construction documents will conform to the requirements of the Chicago Construction Codes.
- Before submitting this application for review by the Department of Buildings, I have obtained all approvals required by the Chicago Construction Codes and resolved any questions I have about how to apply the Chicago Construction Codes to the proposed work.
- This Self-Certification Professional Statement and all other documents which are part of this permit application and sealed by me were prepared in accordance with the standard of care applicable to the practice of architecture in the State of Illinois.
- All information and assertions made by me in this permit application are true and correct.
- I understand and will comply with my ongoing obligations under Rule T of the Rules.
- I understand that the City of Chicago is relying on the truth and accuracy of this Self-Certification Professional Statement as the basis for issuing a permit, and such permit will be subject to field inspection and/or audit in accordance with the Rules.

✶ Signature



✶ Date

10/11/23

✶ Professional Seal



✶ Printed Name

Ghulam Masoom Kamal

✶ Illinois License Number

081-006522

Instructions

This form must be completed by the Self-Certification Professional and uploaded to the 'Documents' folder in ProjectDox for each permit application sumbitted under the Self-Certification Permit Program.

Digital, electronic, and facsimile signatures are acceptable. If this application is submitted to the City of Chicago by a person other than the signer, that person must keep records establishing the authenticity of all electronic and facsimile signatures and make those records available to the City of Chicago upon request.

Fields and sections marked with a red star (✶) are required.

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Business Entity Search

Entity Information

Entity Name
A1A DESIGN GROUP CORPORATION

File Number
66671321
Status
ACTIVE

Entity Type
CORPORATION
Type of Corp
DOMESTIC BCA

Incorporation Date (Domestic)
07-21-2009
State
ILLINOIS

Duration Date
PERPETUAL

Annual Report Filing Date

05-29-2025
Annual Report Year

FILED DATE: 10/22/2025 1:56 PM 2022L010246

2025

Agent Information
ARHRODITE ANGELAKOS
59 W 15TH ST UNIT A
CHICAGO ,IL 60605
Agent Change Date
07-21-2009

Services and More Information

Choose a tab below to view services available to this business and more information about this business.

Available Services (https://apps.ilsos.gov/businessentitysearch/businessentitysearch#service

Officers (https://apps.ilsos.gov/businessentitysearch/businessentitysearch#officers)

Assumed Name (https://apps.ilsos.gov/businessentitysearch/businessentitysearch#assumed

Old Corp Name (https://apps.ilsos.gov/businessentitysearch/businessentitysearch#oldCorpN

File History (https://apps.ilsos.gov/businessentitysearch/businessentitysearch#history)

Purchase Master Entity Certificate of Good Standing

Change of Registered Agent and/or Registered Office (https://apps.ilsos.gov/corpagentchange/)

Articles of Amendment Effecting A Name Change (https://apps.ilsos.gov/corpamendment/)

Adopting Assumed Name (https://apps.ilsos.gov/corpassumednameadoption/)

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Business Entity Search

Entity Information

Entity Name	LUCID AEC SERVICES, INC.		
File Number	68344204	**Status**	ACTIVE
Entity Type	CORPORATION	**Type of Corp**	DOMESTIC BCA
Incorporation Date (Domestic)	02-22-2012	**State**	ILLINOIS
Duration Date	PERPETUAL		
Annual Report Filing Date	02-04-2025	**Annual Report Year**	2025
Agent Information	RAHAT FARZANA 163 FRANKLIN ST BLOOMINGDALE ,IL 60108-1250	**Agent Change Date**	02-22-2012

Services and More Information

Choose a tab below to view services available to this business and more information about this business.

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Available Services | Officers | Assumed Name | Old Corp Name | File History

Purchase Master Entity Certificate of Good Standing

Change of Registered Agent and/or Registered Office (https://apps.ilsos.gov/corpagentchange/)

Articles of Amendment Effecting A Name Change (https://apps.ilsos.gov/corpamendment/)

Adopting Assumed Name (https://apps.ilsos.gov/corpassumednameadoption/)

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Business Entity Search

Entity Information

Entity Name	LUCID AEC SERVICES, INC.		
File Number	68344204	**Status**	ACTIVE
Entity Type	CORPORATION	**Type of Corp**	DOMESTIC BCA
Incorporation Date (Domestic)	02-22-2012	**State**	ILLINOIS
Duration Date	PERPETUAL		
Annual Report Filing Date	02-04-2025	**Annual Report Year**	2025
Agent Information	RAHAT FARZANA 163 FRANKLIN ST BLOOMINGDALE ,IL 60108-1250	**Agent Change Date**	02-22-2012

Services and More Information

Choose a tab below to view services available to this business and more information about this business.

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Officer	Name and Address
President	RAHAT FARZANA, 163 FRANKLIN STREET, BLOOMINGDALE, IL-60108

State of Illinois
Domestic/Foreign Corporation Annual Report

Year	Corporation File No
2025	68344204

FILED February 4, 2025

Alexi Giannoulias, Secretary of State

FILED DATE: 10/22/2025 1:56 PM 2022L010246

1. Corporate Name LUCID AEC SERVICES, INC.

Registered Agent RAHAT FARZANA

Registered Office 163 FRANKLIN ST

City, IL, Zip Code, County BLOOMINGDALE, IL 60108-1250 DU PAGE

2. Principal address of Corporation 163 FRANKLIN STREET
BLOOMINGDALE, IL 60108

3a. State or Country of Incorporation ILLINOIS **3b. Date Incorporated/Qualified** 02-22-2012

4. The names and addresses of ALL officers & directors MUST be listed here!

Officers	
Title Name & Address	PRESIDENT RAHAT FARZANA, 163 FRANKLIN ST REET, BLOOMINGDALE, IL-60108
Title Name & Address	DIRECTOR RAHAT FARZANA 163 FRANKLIN STREET BLOOMINGDALE, IL 60108
Title Name & Address	

5. If 51% or more of the stock is owned by a minority or female, please check the appropriate box

☐ Minority ☐ Female ☑ Both

6. Number of shares authorized and issued as of 11-30-2024

Class	Series	Par Value	Number Authorized	Number Issued
COMMON		0.000000	1	1.000

7. The amount of paid-in-capital as of 11-30-2024 **is $** 1

8. All property owned by the corporation is located in Illinois and all business transacted by the corporation is in Illinois.

9. Under the penalty of perjury and as an authorized officer, I declare that this annual report, pursuant to provisions of the Business Corporation Act, has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.

By RAHAT FARZANA
Authorized Officer

OWNER/PRESIDENT February 4, 2025
Title & Date

Fee Summary

Franchise Tax: $0.00
Filing Fee: $75.00
Penalty: $0.00
Interest: $0.00

Total Fee: $75.00

This document was electronically generated at www.ilsos.gov

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Business Entity Search

Entity Information

Entity Name
LUCID ENGINEERING SERVICES GROUP, LLC

Principal Address
163 FRANKLIN ST
BLOOMINGDALE,IL 60108

File Number
04399218
Status
NGS on 07-01-2025

Entity Type
LLC
Type of LLC
Domestic

Org. Date/Admission Date

07-11-2013
Jurisdiction
IL

Duration

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Annual Report Filing Date

00-00-0000

Annual Report Year

2025

Agent Information
GHULAM M KAMAL
163 FRANKLIN ST
BLOOMINGDATE, IL 60108

Agent Change Date
07-11-2013

Services and More Information

Choose a tab below to view services available to this business and more information about this business.

Available Services | Managers | Old LLC Name | Assumed Name | Series Name | File History

File Annual Report (https://apps.ilsos.gov/llcarpt/)

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Business Entity Search

Entity Information

Entity Name	LUCID ENGINEERING SERVICES GROUP, LLC		
Principal Address	163 FRANKLIN ST BLOOMINGDALE,IL 60108		
File Number	04399218	**Status**	NGS on 07-01-2025
Entity Type	LLC	**Type of LLC**	Domestic
Org. Date/Admission Date	07-11-2013	**Jurisdiction**	IL
Duration			
Annual Report Filing Date	00-00-0000	**Annual Report Year**	2025
Agent Information	GHULAM M KAMAL 163 FRANKLIN ST BLOOMINGDATE, IL 60108	**Agent Change Date**	07-11-2013

Services and More Information

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Choose a tab below to view services available to this business and more information about this business.

Available Services | Managers | Old LLC Name | Assumed Name

Series Name | File History

Managers	Address
KAMAL, GHULAM MASOOM	163 FRANKLIN ST BLOOMINGDALE, IL 60108

Showing 1 to 1 of 1 entries

Previous 1 Next

Form **LLC-50.1**

Secretary of State
Department of Business Services
Limited Liability Division
501 S. Second St., Rm. 351
Springfield, IL 62756
217-524-8008
www.ilsos.gov

Illinois
Limited Liability Company Act
Annual Report

Filing Fee:	75.00
Series Fee, if required:	
Penalty:	100.00
Total:	175.00

FILE # 04399218
Due prior to: 07/01/2023

FILED

October 1, 2023

Alexi Giannoulias
Secretary of State

FILED DATE: 10/22/2025 1:56 PM 2022L010246

1. Limited Liability Company Name: LUCID ENGINEERING SERVICES GROUP, LLC

   Registered Agent: GHULAM M KAMAL
   163 FRANKLIN ST
   BLOOMINGDATE, IL 60108

2. State or Country of Organization: IL Date Organized in or Admitted to Illinois: 07/11/2013

3. Address of Principal Place of Business:
   163 FRANKLIN ST BLOOMINGDALE, IL 60108

4. Name and business address of all managers and any member having the authority of manager:
   KAMAL, GHULAM MASOOM
   163 FRANKLIN ST BLOOMINGDALE, IL 60108

5. Entity managers affirm their current existence.

6. Changes to the registered agent and/or registered office must be submitted on Form LLC-1.36/1.37.

7. I affirm, under penalties of perjury, having authority to sign thereto, that this Annual Report is to the best of my knowledge and belief, true, correct and complete.

Dated: October 1 (Month/Day), 2023 (Year)

KAMAL, GHULAM MASOOM
Name

MANAGER
Title

If applicant is a company or other entity, state Name of Company

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✶ An official website of the City of Chicago **Here's how you know**

General Contractors (Active and Inactive)

More information about general contractor license requirements and the licensing process is available from the Department of Buildings.

Active Licenses | Active and Inactive Licenses

TGC114939

License Type	License Number	Name	Address	Phone	License Expiration Date	Insurance Expiration Date	License Inactive?
General Contractor (Class E)	TGC114939	MGPGA LLC	1667 N BISSELL STREET, APT 3, CHICAGO, IL 60614	(847) 910-7118	3/18/2025	03/08/2026	Yes

Showing 1 to 1 of many records (filtered from 11,399 total records)

Previous 1 Next

Information shown is current as of Monday, October 20, 8:00 PM.

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City of Chicago

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Business Entity Search

Entity Information

Entity Name
MGPGA LLC

Principal Address
10 E DELAWARE PL APT 10A
CHICAGO,IL 60611

File Number
08531242
Status
ACTIVE on 01-26-2025

Entity Type
LLC
Type of LLC
Domestic

Org. Date/Admission Date

03-06-2020
Jurisdiction
IL

Duration
PERPETUAL

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Annual Report Filing Date

01-26-2025

Annual Report Year

2025

Agent Information

BRYON FINKE
10 E DELAWARE PL APT 10A
CHICAGO, IL 60611-1777

Agent Change Date

10-11-2022

Services and More Information

Choose a tab below to view services available to this business and more information about this business.

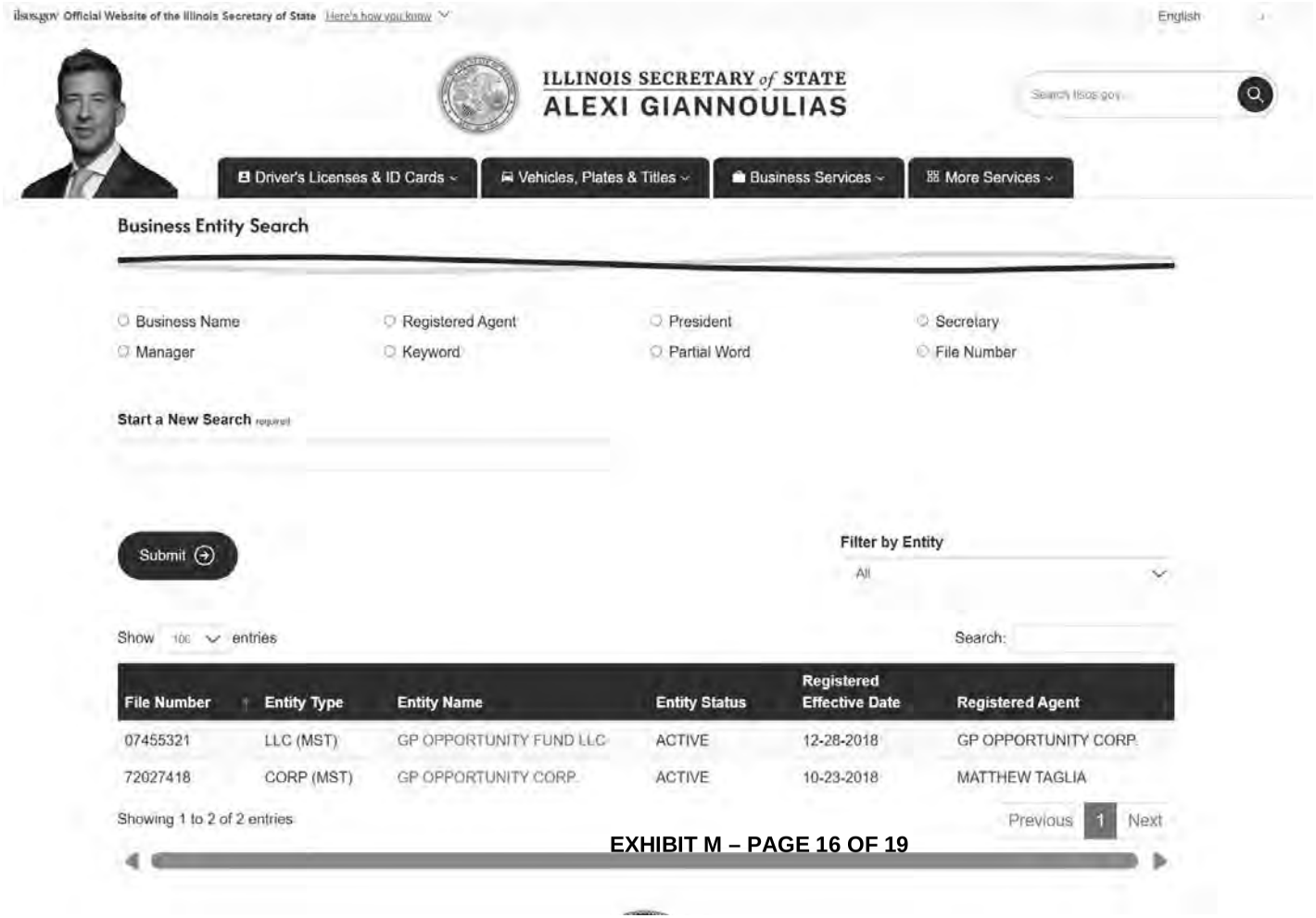
Available Services | Managers | Old LLC Name | Assumed Name | Series Name | File History

Purchase Master Entity Certificate of Good Standing

Articles of Amendment Effecting A Name Change (https://apps.ilsos.gov/llcartamendment/)

Adopting Assumed Name (https://apps.ilsos.gov/llcassumedadoptname/)

Change of Registered Agent and/or Registered Office (https://apps.ilsos.gov/llcagentchange/)


ilsos.gov Official Website of the Illinois Secretary of State Here's how you know
English
ILLINOIS SECRETARY of STATE
ALEXI GIANNOULIAS
Search ilsos.gov
Driver's Licenses & ID Cards
Vehicles, Plates & Titles
Business Services
More Services
Business Entity Search
Business Name
Registered Agent
President
Secretary
Manager
Keyword
Partial Word
File Number
Start a New Search
Submit
Filter by Entity
All
Show 100 entries
Search:
File Number
Entity Type
Entity Name
Entity Status
Registered Effective Date
Registered Agent
07455321
LLC (MST)
GP OPPORTUNITY FUND LLC
ACTIVE
12-28-2018
GP OPPORTUNITY CORP
72027418
CORP (MST)
GP OPPORTUNITY CORP
ACTIVE
10-23-2018
MATTHEW TAGLIA
Showing 1 to 2 of 2 entries
Previous
1
Next

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Business Entity Search

Entity Information

Entity Name	TFWA CORPORATION		
File Number	71127214	**Status**	ACTIVE
Entity Type	CORPORATION	**Type of Corp**	DOMESTIC BCA
Incorporation Date (Domestic)	02-13-2017	**State**	ILLINOIS
Duration Date	PERPETUAL		
Annual Report Filing Date	04-24-2025	**Annual Report Year**	2025
Agent Information	MOHAMMED AIJAZ 1407 ALMADEN LN GURNEE ,IL 60031-5623	**Agent Change Date**	02-13-2017

Services and More Information

Choose a tab below to view services available to this business and more information about this business.

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Available Services | Officers | Assumed Name | Old Corp Name | File History

Purchase Master Entity Certificate of Good Standing

Change of Registered Agent and/or Registered Office (https://apps.ilsos.gov/corpagentchange/)

Articles of Amendment Effecting A Name Change (https://apps.ilsos.gov/corpamendment/)

Adopting Assumed Name (https://apps.ilsos.gov/corpassumednameadoption/)

State of Illinois
Domestic/Foreign Corporation Annual Report

Year	Corporation File No
2025	71127214

FILED April 24, 2025

Alexi Giannoulias, Secretary of State

FILED DATE: 10/22/2025 1:56 PM 2022L010246

1. Corporate Name TFWA CORPORATION

Registered Agent MOHAMMED AIJAZ

Registered Office 1407 ALMADEN LN

City, IL, Zip Code, County GURNEE, IL 60031-5623 LAKE

2. Principal address of Corporation 1407 ALMADEN LANE
GURNEE, IL 60031

3a. State or Country of Incorporation ILLINOIS **3b. Date Incorporated/Qualified** 02-13-2017

4. The names and addresses of ALL officers & directors MUST be listed here!

Officers	
Title Name & Address	PRESIDENT 1407 ALMADEN LN
Title Name & Address	SECRETARY NONE
Title Name & Address	DIRECTOR MOHAMMED AIJAZ 1407 ALMADEN LN 1407 GURNEE, IL, IL 60031

5. If 51% or more of the stock is owned by a minority or female, please check the appropriate box

☐ Minority ☐ Female ☐ Both

6. Number of shares authorized and issued as of 11-30-2024

Class	Series	Par Value	Number Authorized	Number Issued
COMMON		0.000000	1	1.000

7. The amount of paid-in-capital as of 11-30-2024 **is $** 1

8. All property owned by the corporation is located in Illinois and all business transacted by the corporation is in Illinois.

9. Under the penalty of perjury and as an authorized officer, I declare that this annual report, pursuant to provisions of the Business Corporation Act, has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.

By MOHAMMED AIJAZ
Authorized Officer

PRESIDENT April 24, 2025
Title & Date

Fee Summary

Franchise Tax: $0.00
Filing Fee: $75.00
Penalty: $0.00
Interest: $0.00

Total Fee: $75.00

This document was electronically generated at www.ilsos.gov

FILED DATE: 10/22/2025 1:56 PM 2022L010246

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.

FILED DATE: 10/22/2025 1:56 PM 2022L010246
Unique Code : BAA-FCG-BHADBBAA-BIDCDEJBFJ-FDJBDC-I Page 1 of 3

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.CLERKECERTIFY.COM

THE COOK COUNTY CLERK
7/28/2025 3:59:03 AM
Monica Gordon

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_____

FILED DATE: 10/22/2025 1:56 PM 2022L010246
Unique Code : BAA-FCG-BHADBBAA-BIDCDEJBFJ-FDJBDC-I Page 2 of 3

FILED DATE: 10/22/2025 1:56 PM 2022L010246
Unique Code : BAA-FCG-BHADBBAA-BIDCDEJBFJ-FDJBDC-I Page 3 of 3

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.

FILED DATE: 10/22/2025 1:56 PM 2022-013246

Gmail

Kenneth Mayle <ken.mayle@gmail.com>

Complaint Received Case No. 2025-12057

5 messages

IDFPR.CIU <FPR.CIU@illinois.gov> Fri, Oct 17, 2025 at 11:46 AM
To: "KEN.MAYLE@GMAIL.COM" <KEN.MAYLE@gmail.com>

This e-mail has been sent by the Complaint Intake Unit of the Illinois Department of Financial and Professional Regulation (IDFPR) to acknowledge the receipt of your complaint. The attached document contains your complaint's unique identification number and indicates the current physical and/or e-mail addresses that we have on file for you at this time, if you have provided this information for us.

If you have any documents, photographs, videos, and/or text messages, etc that relate to your complaint please email them to FPR.DocumentIntake@illinois.gov as soon as possible. Please put the referenced case number on the attached acknowledgment letter in the subject line of your email.

Thank you,

Best,

DPR Complaint Intake Unit

Illinois Department of Financial and Professional Regulation

Division of Professional Regulation

555 West Monroe Street, 5th Floor | Chicago, IL 60661

(O) 312-814-6910 | (E) FPR.CIU@illinois.gov

https://idfpr.illinois.gov/

State of Illinois - CONFIDENTIALITY NOTICE: The information contained in this communication is confidential, may be attorney-client privileged or attorney work product, may constitute inside information or internal deliberative staff communication, and is intended only for the use of the addressee. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately by return e-mail and destroy this communication and all copies thereof, including all attachments. Receipt by an unintended recipient does not waive attorney-client privilege, attorney work product privilege, or any other exemption from disclosure.

2 attachments

Gmail

Kenneth Mayle <ken.mayle@gmail.com>

Complaint Received: case no. 2025-12198

1 message

FILED DATE: 10/22/2025 1:56 PM 2022-012246

FPR.CIU <FPR.CIU@illinois.gov> Tue, Oct 21, 2025 at 10:55 AM
To: "KEN.MAYLE@GMAIL.COM" <KEN.MAYLE@gmail.com>

This e-mail has been sent by the Complaint Intake Unit of the Illinois Department of Financial and Professional Regulation (IDFPR) to acknowledge the receipt of your complaint. The attached document contains your complaint's unique identification number and indicates the current physical and/or e-mail addresses that we have on file for you at this time, if you have provided this information for us.

If you have any documents, photographs, videos, and/or text messages, etc that relate to your complaint please email them to FPR.DocumentIntake@illinois.gov as soon as possible. Please put the referenced case number on the attached acknowledgment letter in the subject line of your email.

Best,

DPR Complaint Intake Unit

Illinois Department of Financial and Professional Regulation

Division of Professional Regulation

555 West Monroe Street, 5th Floor | Chicago, IL 60661

(O) 312-814-6910 | (E) FPR.CIU@illinois.gov

https://idfpr.illinois.gov/

State of Illinois - CONFIDENTIALITY NOTICE: The information contained in this communication is confidential, may be attorney-client privileged or attorney work product, may constitute inside information or internal deliberative staff communication, and is intended only for the use of the addressee. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately by return e-mail and destroy this communication and all copies thereof, including all attachments. Receipt by an unintended recipient does not waive attorney-client privilege, attorney work product privilege, or any other exemption from disclosure.

2 attachments

image002.png
105K

Acknowledgement Letter 2025-12198.pdf
392K

FILED DATE: 10/22/2025 1:56 PM 2022L010246

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Roofing Work

A building permit is **not** required for the following types of work on any building:

- Performing roof repair (limited to 25% of the area of a roof surface), such as patching, that does not involve cutting away or removal of part of an exterior wall or roof
- Performing roof installation, repair, recover, or replacement on a structure, such as a shed or gazebo, that does not require a building permit (see Small Permanent Structures)

A building permit is also **not** required for the following types of work on a residential building up to 4 stories above grade or an associated accessory building (such as a garage) on the same lot:

- Performing roof repair, recover, or replacement on a roof with a pitch of at least 2:12 (A building permit **is** required for any structural repair and any work on low-slope roofs.)

Historic Buildings

These exceptions may not apply to work on a property that is a proposed or designated Chicago Landmark or part of a proposed or designated Chicago Landmark district. For more information, contact the Historic Preservation Division in the Department of Planning and Development.

Asbestos-Safe Work Practices

Work must comply with asbestos abatement and handling practices required by city, state, and federal laws. You may be required to file an Asbestos Project Notification with the Chicago Department of Public Health (CDPH) before beginning work involving asbestos.

Use of the Public Way

Use of a public street, alley, sidewalk, or parkway (the "public way") for construction or demolition activities, the installation of scaffolding, or to store construction or demolition materials or equipment requires a separate permit from the Chicago Department of Transportation (CDOT).

Code Compliance Required

Any work performed without a building permit, as allowed by Section 14A-4-402 of the Municipal Code, must still comply with all applicable requirements of the Chicago Construction Codes. Section 14A-4-402 does not waive any applicable requirements of the Chicago Construction Codes or of the Municipal Code other than the requirement to obtain a building permit.

If you have a question about whether proposed work is code compliant or requires a building permit, please visit the Department of Buildings assistance counter on the 9th floor at City Hall.

FILED DATE: 10/22/2025 1:56 PM 2022L010246

Survey Date	October 22, 2021
Insured/Prospect	30 DEGREE DESIGN LLC
Address	1034 N KARLOV AVE CHICAGO IL 60651
LC Rep	Steve Miller
Policy/Quote Number	ZL0716
Location Surveyed	4714 W LAKE ST, CHICAGO, IL 60644
People Present at Survey	Brad Behmer

Response to UW Instructions (if any):

Insured does not need a building quote. He was interested in buying the building, but the landlord does not want to sell at this point, so insured will continue renting.

The property is in poor condition. It is old and has not been maintained. In addition, there are signs of high crime exposure in the area.

The only way to make this into even an average Property risk is to spend lots of money on repairs and upgrading, but doing so is not feasible due to the area in which it is located.

This building is a poor Property risk now and it will remain a poor Property risk for the foreseeable future.

As for spray booths, there are none. As noted in the Property section of this report, since insured is doing only incidental painting and only with aerosol cans, a booth is not necessary.

MANAGEMENT

Brad Behmer
-Owner
-Contact for this survey
-Started 30 Degrees LLC about one month ago in September 2021
-15+ years experience in this type of work

Since this is a new venture, sales are not yet established.

Brad has no employees. He works here by himself.

OPERATIONS

Metal Goods Mfg might be the closest class.

Insured is what could be called an industrial artist.

Brad finds old materials to use in his art. Usually, he gets materials at no cost since these are typically items that have been discarded. He acknowledges occasional "dumpster diving" to get materials. Then he repurposes these items to make works of art.

Among the items he has used to make art objects:

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-Wood flooring scraps from a bowling alley
-Decorative hardware
-Parking meter bases
-Glass globes from lighting fixtures
-Parts from old machine tools such as lathes and milling machines

Among the processes he uses to create art:
-Woodworking
-Welding
-Machining
-Assembly

Each item he creates is unique. For examples of insured's work, see imaged photos #1, #4, and #5.

A customer will come to insured with an idea and insured may make suggestions as to the design. Then insured creates the item.

While this is a new venture, insured anticipates that restaurants will be among his regular customers.

-At this time, all of insured's customers are commercial accounts.
-Insured is not working for individuals or homeowners.

-All work is done in insured's shop.
-No off-site work.
-Insured does not deliver and does not install.

PROPERTY (4714 W Lake Street, Chicago)
-One story plus a partial second floor
-Partial basement
-Joisted masonry
-Estimated construction date is 1950

Two portions to this building (see imaged satellite photo):
-Insured occupies the south half of the building, which is about 12,000 square feet
-Insured does not rent the north half (another 12,000 square feet).

So, currently the insured rents 12,000 square feet which is far more than he needs. In reality, insured is only using about 30% of that 12,000 square feet.

In the google satellite views, the roof appears to be heavily patched and in poor condition. Insured said that the landlord replaced the roof within the past year, so it is possible that the satellite photos were taken before that work was completed.

There is a sprinkler system, but it is not clear if it is operational. However, based on the fact that the sprinkler system's fire department connections are stuffed with trash (see imaged photo #10), we can assume that the system is not well maintained. Also, this sprinkler system has 3/4 inch branch lines which do not meet modern codes. Any maintenance of the system would be the responsibility of the landlord. However, with only $1,000 in Contents coverage, the sprinkler system is minimal concern.

Insured does not have a spray booth, but the only painting he does is with aerosol cans and that is

done only intermittently. There does not appear to be any need for a spray booth.

There is evidence of a high crime exposure. Insured's windows are glass block protected with burglar bars. (imaged photo #11) Even the mezzanine level windows have burglar bars. There is graffiti on one side of the building (imaged photo #8). Neighboring buildings have signs of damage, razor wire, and burglar bars. Empty liquor bottles and beer cans on the sidewalk and in the street in front of insured's building suggest loitering in the area.

Building is estimated at 70+ years old. Exterior masonry shows signs of deterioration. There is no sign of any upgrading or remodeling having been done on this building at any time.

The roof is bow truss, but these are steel trusses, not wood bow trusses. (See imaged photo #3).

PREMISES
There is some visitor traffic as insured's customers may come here to pick up items that insured has fabricated.

Insured has plans to turn the space he rents into a multiunit artists studio. Under this plan, he would sublet space to other artists which they would use to produce works of art. For example, he might sublet space to an artistic blacksmith. Such plans are not immediate and there is no indication as to when or if that might happen.

No subcontractors.

PRODUCTS/COMPLETED OPERATIONS
The items that insured fabricates are more artistic than functional. It is difficult to get a handle on what he will be making since this company is a new venture and all items that insured makes are unique.

However, some of the items that he has fabricated for display in his shop have lighting, so there is some electrical assembly.

I can only say that, so far, nothing insured seems to be making presents a GL concern.

LOSSES
New company. No losses.

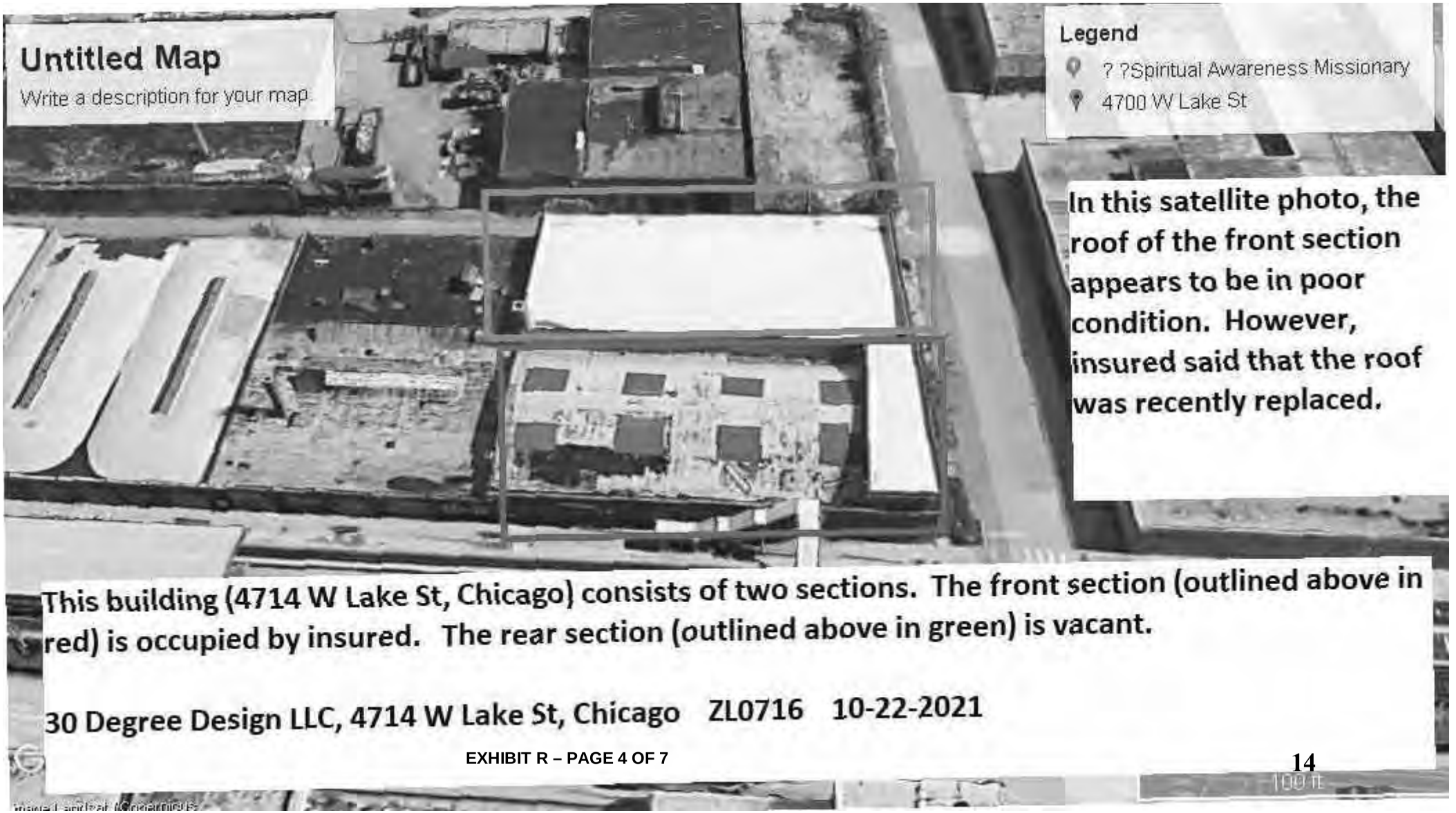
Average loss experience is the best we can expected.

GRADING
-This is old building in marginal condition located in an area that appears to high crime exposure. Building is below average now and it will remain a below average Property risk for the foreseeable future.

-At this time, the Property may not be a concern because we have just $1,000 in Contents coverage and no Building coverage.

-We are limited in our ability to evaluate the GL exposure because of the nature of the operations and the fact that this is a new business. All work is done by the owner himself and he is experienced. Also, these are items built primarily for their artistic value not for functionality.

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Untitled Map
Write a description for your map
Legend
? ?Spiritual Awareness Missionary
4700 W Lake St
In this satellite photo, the roof of the front section appears to be in poor condition. However, insured said that the roof was recently replaced.
This building (4714 W Lake St, Chicago) consists of two sections. The front section (outlined above in red) is occupied by insured. The rear section (outlined above in green) is vacant.
30 Degree Design LLC, 4714 W Lake St, Chicago ZL0716 10-22-2021
100 ft

acuity INSURANCE

SERVICE/REINSPECTION NARRATIVE

FILED DATE: 10/22/2025 1:56 PM 2022L010246

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There is evidence of a high crime exposure. Insured's windows are glass block protected with burglar bars. (imaged photo #11) Even the mezzanine level windows have burglar bars. There is graffiti on one side of the building (imaged photo #8). Neighboring buildings have signs of damage, razor wire, and burglar bars. Empty liquor bottles and beer cans on the sidewalk and in the street in front of insured's building suggest loitering in the area.

Building is estimated at 70+ years old. Exterior masonry shows signs of deterioration. There is no sign of any upgrading or remodeling having been done on this building at any time.

The roof is bow truss, but these are steel trusses, not wood bow trusses. (See imaged photo #3).

PREMISES
There is some visitor traffic as insured's customers may come here to pick up items that insured has fabricated.

Insured has plans to turn the space he rents into a multiunit artists studio. Under this plan, he would sublet space to other artists which they would use to produce works of art. For example, he might sublet space to an artistic blacksmith. Such plans are not immediate and there is no indication as to when or if that might happen.

No subcontractors.

PRODUCTS/COMPLETED OPERATIONS
The items that insured fabricates are more artistic than functional. It is difficult to get a handle on what he will be making since this company is a new venture and all items that insured makes are unique.

However, some of the items that he has fabricated for display in his shop have lighting, so there is some electrical assembly.

I can only say that, so far, nothing insured seems to be making presents a GL concern.

LOSSES
New company. No losses.

Average loss experience is the best we can expected.

GRADING
-This is old building in marginal condition located in an area that appears to high crime exposure. Building is below average now and it will remain a below average Property risk for the foreseeable future.

-At this time, the Property may not be a concern because we have just $1,000 in Contents coverage and no Building coverage.

-We are limited in our ability to evaluate the GL exposure because of the nature of the operations and the fact that this is a new business. All work is done by the owner himself and he is experienced. Also, these are items built primarily for their artistic value not for functionality.