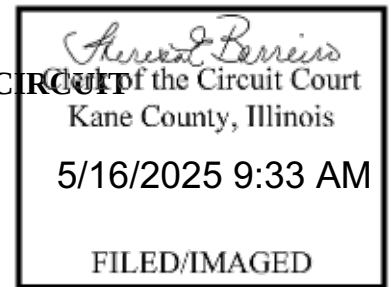


IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT
KANE COUNTY, ILLINOIS



TESSLER CONSTRUCTION COMPANY, INC.,)
an Illinois business corporation,)

Plaintiff,)

v.)

GRP SOUTH ELGIN LLC, et al.)

Defendants.)

Case No.: 2023 CH 48

Judge John Dalton

Courtroom 340

ORDER

THIS MATTER COMING before the Court on the Joint Motion for Appointment of Receiver filed by Tessler Construction Company, Inc, D5 Iron Works, Inc., JGC Services, Inc., Painters USA, Inc., Concrete by Wagner, Inc., Koch Air, LLC, and Imperial Surveillance, Inc., the matter being fully briefed and the Court having held an evidentiary hearing on May 15, 2025,

IT IS HEREBY ORDERED:

1. The Joint Motion for Appointment of a Receiver is GRANTED;
2. The Court appoints James P. Paul of the ALPS Group as Receiver for the property located at 740 Schneider Drive, South Elgin, Illinois 60177.
3. Mr. Paul is authorized and ordered to take the following measures without undue delay:
 - a. Replace all door locks;
 - b. Install exterior lighting; and
 - c. Close any open points of access on the building.
4. This matter is continued to June 13, 2025, at 9:00 a.m. for a status hearing on the receiver and to implement a case management order.

5. By June 13, 2025 Mr. Paul shall provide a list of additional work or measures he requests to perform to secure the property with expected costs.

6. The receiver's fees and expenses shall not reduce the amounts paid to INB on account of INB's mortgage on the subject property and shall not reduce any proceeds to which INB would be entitled in connection with any sale of the subject property, and INB shall not otherwise be responsible for or obligated to pay any of the receiver's fees or expenses.

DATED:

/s/ John Dalton 5/16/2025 9:33:40 am


Circuit Court Judge

Order prepared by:

/s/ Jordan D. Shea
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