Form G5 (20260311)

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF ILLINOIS
Eastern Division

In Re: M & M Buckley, LLC Debtor(s)	)))))))	Case Number: 26-05085 Chapter: 11 Honorable David H. DeCelles

THIRD INTERIM ORDER AUTHORIZING USE OF CASH COLLATERAL PURSUANT TO § 363(C)(2) AND BANKRUPTCY RULE 4001(B)

This matter coming on to be heard on Debtor, M & M Buckley LLC's Motion For Use Of Cash Collateral, Pursuant To § 363(c)(2) and (3) of the Bankruptcy Code and Bankruptcy Rule 4001(b), due and proper notice having been served, and this Court having jurisdiction over the parties and subject matter and being otherwise fully advised in the premises;

IT IS THEREFORE ORDERED THAT:

A. Pursuant to 11 U.S.C. §§ 361(2) and 363, the Debtor is authorized to use cash collateral upon the terms and conditions contained in this Order to avoid immediate and irreparable harm to the estate.

B. As adequate protection to JTS Capital 4 LLC ("JTS"), for the use of the Debtor's assets consisting of rents generated from the real property located at 5111 Sauk Trail, Richton Park, Illinois, (collectively the "Collateral"), and proceeds of the Collateral including cash and cash equivalents constituting collateral with the meaning of 11 U.S.C. §363 (the "Cash Collateral") pursuant to the terms of this Interim Cash Collateral Order, JTS is granted and shall have a post-petition replacement lien, to the extent and with the same priority as held pre-petition, in and to the Cash Collateral and all post-petition property of the Debtor of the same type or kind substantially equivalent to the pre-petition Collateral.

C. In addition, on or before June 10, 2026, the Debtor shall make a payment of $12,000.00 to JTS which shall be allocated as follows: (1) an adequate protection payment to JTS in the amount $2,232.87 which represents an interest only payment based on the the non-default interest rate of 4.5% (as set forth in the Promissory Note dated December 27, 2013) based on the current balance due to JTS as reflected in the Proof of Claim filed by JTS in this case; and (2) $9,767.13 to be held in escrow by JTS for the sole purpose of payment of real estate taxes.

D. Subject to the terms and conditions contained in this Order, the Debtor may use the Collateral and Cash Collateral up to and including July 2, 2026, to the extent of the aggregate of the line items plus 10% set forth on its Budget, attached hereto or as otherwise agreed by JTS.

E. This Order shall not be construed in any way as a waiver or relinquishment of any rights that the Debtor or JTS has under its agreements with the Debtor (including, without limitation, any claims of JTS against any guarantor) or at law.

F. Debtor's Motion For Use of Cash Collateral Pursuant to § 363 and Bankruptcy Rule 4001(b) is continued for further hearing to July 1, 2026, at 10:00 am.

Enter:

David H. DeCelles

United States Bankruptcy Judge

Dated: May 27, 2026

Prepared by:

Gregory K. Stern (Atty. ID #6183380)
Monica C. O'Brien (Atty. ID #6216626)
53 West Jackson Boulevard, Suite 1442
Chicago, Illinois 60604
(312) 427-1558

	A	B	C	D
1	**June 2026 Budget**			
2				
3	Balance in Accounts	$ 7,045.02		
4	Rental Income From Tenants	$ 15,398.00		
5	**Total**	$22,443.02		
6				
7	Expenses			
8				
9				
10	Com Ed - Common Area	$1,100.00		
11	Nicor Gas	$750.00		
12	Water	$107.35		
13	Republic - Trash/Waste	$368.18		
14	Cleaning/Supplies	$500.00		
15	Secuirty/Monitoring	$51.99		
16	Real Estate Tax Reserve	$9,767.13		
17	Adequate Protection Payment*	$2,232.87		
18				
19	Total Expenses	$14,877.52		
20				
21	Net Income	$7,565.50		
22				
23	*based on non-deafult interest rate of 4.5% as set forth in the Promissory Note dated December 27,			
24	2013.			