UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF ILLINOIS
Eastern Division

In Re: MORA OAK PARK, LLC Debtor(s)	)))))))	BK No.: 26-03137 Chapter: 11 Honorable Nancy A. Peterman

THIRD INTERIM ORDER (I) AUTHORIZING THE DEBTOR TO USE CASH COLLATERAL AND (II) GRANTING ADEQUATE PROTECTION, AND (III) SCHEDULING A FINAL HEARING

Mora Oak Park, LLC, as debtor and debtor-in-possession (the “Debtor”) in the above-captioned chapter 11 case filed its Motion for Entry of Interim and Final Orders (i) Authorizing the Debtor to Use Cash Collateral, (ii) Granting Adequate Protection, and (iii) Scheduling a Final Hearing (the "Motion");

Due and adequate notice of the Motion was given; and,

No objections to the Motion have been filed with the Court or received by the Debtor,

IT IS HEREBY ORDERED:

1. The Debtor is authorized to use cash collateral on an interim basis and provide adequate protection on the following terms:

a. Replacement Liens: As adequate protection for any use or diminution in the value of the interests of the Small Business Administration (“SBA”) in Debtor's pre-petition assets, including the cash collateral subject to this Interim Order, the SBA is granted, without the necessity of any additional documentation and filings, replacement liens in all post-petition property of the Debtor, including all cash collateral, to the same extent, validity, and priority as the SBA had pre-petition in such property.

b. Adequate Protection Payments: The Debtor shall make adequate protection payments in the amount of Two Hundred Forty-Five ($245.00) Dollars per month commencing on March 1, 2026 and on the 1st day of each successive month thereafter.

c. Budget: Subject to Paragraph 1(d), the Debtor will operate within the budget attached as Exhibit A to this Interim Order (the "Budget") until use of cash collateral is approved on a final basis.

d. Usage: The Debtor is authorized to use cash collateral commencing upon entry of this Interim Order until the Termination Date (as defined below) to pay the post-petition expenses of the Debtor's business in the Budget and as set forth in this Interim Order. The Debtor shall be deemed to comply with the Budget so long as its total cash disbursements for the period between entry of this Interim Order and the Termination Date do not exceed 110% of the total cash disbursement amounts provided for in the Budget or such higher amount to which the SBA expressly consents.

e. Termination: Subject to paragraph 6 of this Interim Order, the Debtor's rights to use Cash Collateral shall cease (the "Termination Date") on the earlier of:

i. Entry of a Court order directing the cessation of the use of cash collateral; or
ii. Dismissal of this case.

f. The Debtor shall maintain and pay premiums for insurance to cover all of its assets from fire, theft, water damage, and any other casualty events to the same extent and with the same coverage as such were maintained and paid pre-petition.

g. The Debtor shall properly maintain in good repair and properly manage any real property it owns.

h. Other than as set forth above, all funds in or that come into Debtor's possession and control shall be deposited promptly into the Debtor's post-petition business bank account and shall not be expended except in compliance with this Interim Order or such other orders of the Court.

i. During the pendency of this bankruptcy and until further order of the Court, all cash of Debtor now or hereafter acquired is deemed to be cash collateral of the SBA; and the SBA's security interest in all cash collateral shall be deemed perfected under the Uniform Commercial Code in all cash wherever located now and wherever located in the future.

2. This Interim order is made without prejudice to any party's rights, including but not limited to rights to seek a determination at a later date as to the necessity or continued adequacy of adequate protection for any collateral of the SBA. Further, this Interim Order is without prejudice to any party's rights to challenge the validity, priority, or extent of any lien, or to challenge the application of any rights of any party to any property under the Court's jurisdiction.

3. This Interim Order shall not be deemed to have suspended or waived any of the respective rights or remedies of the SBA under the Bankruptcy Code, other applicable law, or any pre-petition loan and security documents. No failure or delay of any party to require strict performance of any provision of this Interim Order shall waive, affect, or diminish any right of any party thereafter to require strict compliance and performance therewith.

4. The Debtor is hereby authorized to execute any documents as may be required to carry out the provisions of this Interim Order.

5. This Interim Order shall be effective immediately upon entry.

6. The terms of this order shall expire on May 4, 2026 at 5:00 p.m. CST.

7. The Motion is hereby set for a final hearing on the use of cash collateral before this Court on May 1, 2026, at 10:30 a.m. CST.

Enter: Nancy A. Peterman

Honorable Nancy A. Peterman
United States Bankruptcy Judge

Dated: April 03, 2026

Prepared by:

David R. Herzog
LAW OFFICE OF DAVID R. HERZOG, LLC
53 W. Jackson Blvd., Suite 1442
Chicago, Illinois 60604
(312) 977-1600

MORA OAK PARK	
April 2026	**Monthly Amount**
Estimated Monthly Revenue	**$120,000.00**
COST OF GOODS	
Supplies	$1,500.00
Beverage	$600.00
Liquor	$3,500.00
Food	$10,000.00
Total Goods Expense	**$15,600.00**
EXPENSES	
Labor/Payroll	$65,000.00
Payroll Taxes	$3,500.00
Insurance	$1,100.00
Repairs/Equipment Maintenance	$1,050.00
Exterminator	$65.00
Linen	$700.00
Rent	$9,500.00
Leased Equipment	$550.00
Utilities	$2,500.00
Cable/Telephone/Internet	$700.00
Sales Tax	$9,975.00
Advertising	$500.00
Dues/Subscriptions	$200.00
SBA Loan	$220.00
Bank Fees	$350.00
Loans	$2,500.00
Subchapter V Trustee	$5,000.00
Total Expenses	**$103,410.00**
Net Income	**$990.00**