

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF ILLINOIS
Eastern Division

In Re:) BK No.: 18-20221
PRAGAT PURSHOTTAM, INC.,)
Debtor, Debtor in Possession)
) Chapter: 11
) Honorable Carol A. Doyle
)
Debtor(s))

**AGREED SECOND INTERIM ORDER GRANTING USE OF
CASH COLLATERAL AND OTHER RELIEF**

A. 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 and for adequate protection, Phoenix REO, LLC, is granted adequate protection as follows: a post-petition replacement lien, to the same extent and with the same priority as held pre petition, under 11 U.S.C. §§ 361(2) and 363 resulting from its recorded mortgage and UCC filings.

C. The liens and security interests granted herein to Phoenix REO, LLC shall have the same validity, perfection, and enforceability as the pre-petition mortgages and liens Phoenix REO, LLC without any further action by the Debtor or said secured creditor and without executing or recording any financing statements, security agreements, or other documents.

D. Subject to the terms and conditions contained in this Order, the Debtor may use Collateral and cash to the extent of plus or minus 10% of each line item set forth on its Budget, a copy of which is attached hereto as Exhibit A, up to and including 10/26/18.

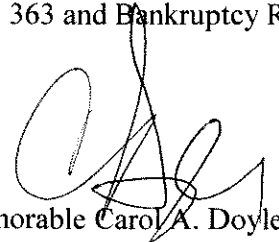
E. The Debtor shall be authorized to deposit all cash into its Debtor in Possession accounts or such other bank as ordered or allowed by this Court.

F. Debtor shall escrow with Phoenix REO, LLC, 1/12 per month of the annual real estate taxes subject to a written escrow agreement.

G. WHEREAS, on August 16, 2018, this Court entered the First Interim Order Authorizing Use of Cash Collateral Pursuant to §365(c)(2) and Bankruptcy Rule 4001(b) (the "First Interim Order") (Docket No. 32)

H. Debtor's Motion For Use of Cash Collateral Pursuant to § 363 and Bankruptcy Rule 4001 (b) is continued for final hearing to 10/25/18 at 10:30 a.m.

Enter:



Honorable Carol A. Doyle
United States Bankruptcy Judge

Dated: 9/27/18

Form G5 (20170105_bko)

Prepared by:

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Agreed as to Form and Substance


James Sullivan, Attorney for Phoenix
REO LLC


Richard Hirsh, Attorney for Debtor

PRAGAT PURSHOTTAM CORP. MONTHLY BUDGET

Monthly Rental Income		4945
EXPENSES		
Cleaning and Maint	334	
INSurance	258.25	
Repairs	300	
Real Estate Taxes	1630	
Utilities	242	
SARE PAYMENTS	1875	
Total Monthly expenses	4639.25	4639.25
MONTHLY NET		305.75