

EXHIBIT 1

Email of notification of payment SENT June 1, 2025, 4:51 am EDT

We deposited your Zelle payment

1 message

Ally Bank <email@transfers.ally.com>
Reply-To: email@transfers.ally.com
To: [REDACTED]

Sun, Jun 1, 2025 at 4:51 AM



Dear Brandon,

We have successfully deposited the \$2,080.00 Zelle® payment from KYLE HADLEY (confirmation number 4050053527) into your account (Brandon Checking - [REDACTED]).

Sign in to view the details of this payment and to check your account to see if the money is available for you to use.

Thank you for using Ally Bank and Zelle.

Zelle and the Zelle related trademarks are wholly owned by Early Warning Services, LLC and are used herein under license.

You're receiving this account servicing email as a valued Ally Bank customer.

Please do not reply to this email.

Concerned you've received a suspicious email that appears to be from Ally Bank? Call us at 1-877-247-2559 and we'll investigate.

Ally Bank Customer Care Department, P.O. Box 951, Horsham, PA 19044.

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Email ID: ZEL913

FILED DATE: 6/2/2025 12:00 AM 20251707919

EXHIBIT 2

Email to attorney and tenant rejecting unsolicited payment June 1, 2025, 10:39 am EDT



Brandon McGivern [REDACTED]

Immediate Rejection and Return of Unsolicited Payment for 6122 N Winthrop Ave Unit C – Case Nos. 20251707919 & 2025CH05527

1 message

Brandon McGivern [REDACTED]
To: Mason Cole <mcole@colesadkin.com>, Kyle Hadley [REDACTED]

Sun, Jun 1, 2025 at 10:39 AM

Dear Mr. Hadley and Mr. Cole,

This letter is to formally notify you that on June 1, 2025 at 3:47am, I received an unsolicited payment of \$2,080.00 via Zelle, which appears to have been sent by Mr. Hadley.

This payment is unequivocally REJECTED and NOT ACCEPTED.

This rejection is based on, but not limited to, the following:

1. The active eviction proceedings filed against Mr. Hadley (Case No. 20251707919), with a scheduled court date of June 23, 2025.
2. Mr. Hadley's separate Chancery case filed against me (Case No. 2025CH05527).
3. My prior clear communications, and the notice previously provided, that Mr. Hadley's tenancy and right to possession of the premises at 6122 N Winthrop Ave, Unit C, Chicago, IL 60660 terminated effective May 17, 2025.

Acceptance of this payment would be contrary to my position that the tenancy has been terminated and that Mr. Hadley is a holdover tenant.

To effectuate this rejection:

1. The full amount of \$2,080.00 will be returned to Mr. Hadley via the same Zelle account from which it was received within twenty-four (24) hours of this notice. I will retain proof of this attempted return.
2. I intend to file an emergency motion or other appropriate notice with the Court in Case No. 20251707919 on the next business day to document this unsolicited payment and its immediate rejection and return, ensuring the Court is aware that no payment for rent has been accepted after the termination date.
3. All documentation regarding this unsolicited payment, its rejection, and its return will be meticulously maintained.

Please be advised that this rejection and return of funds shall not be construed as a waiver of any of my rights or remedies, including, but not limited to:

- The right to proceed with and prosecute the pending eviction case (Case No. 20251707919) to judgment and possession.
- The right to seek all applicable damages for Mr. Hadley's holdover tenancy, including holdover damages at a rate of \$166.67 per day from May 18, 2025, until possession is restored to me.
- The right to seek all legally recoverable costs, attorneys' fees, and other expenses associated with the eviction proceedings and Mr. Hadley's unauthorized holdover.

Mr. Hadley remains a holdover tenant, and his continued occupancy of the premises is unauthorized.

Please confirm your receipt of this communication immediately.

Sincerely,

Brandon McGivern
[REDACTED]

Brandon McGivern
Web Developer / Graphic Designer
[REDACTED]

FILED DATE: 6/2/2025 12:00 AM 20251707919

EXHIBIT 3

Email of notification of payment RETURN June 1, 2025, 10:52 am EDT

Confirmed: Your Zelle payment to Kyle Hadley

1 message

Ally Bank <email@transfers.ally.com>
Reply-To: email@transfers.ally.com
To: [REDACTED]

Sun, Jun 1, 2025 at 10:52 AM



Dear Brandon,

We're just confirming your Zelle® payment to Kyle Hadley (586-864-5194). If your contact is already registered for *Zelle*, they should get the money within the next business day, 06/02/2025.

If your contact isn't yet registered, they'll be notified within three business days that you're trying to send them money. They'll get the money you sent within one business day of registering for *Zelle*. If your contact doesn't register within 14 days, we'll return the money to your account.

Payment Details

Confirmation Number	4050681625
Amount	\$2,080.00
From	Brandon Checking - [REDACTED]
To	Kyle Hadley [REDACTED]
Message	Immediate Rejection and Return of Unsolicited Payment for 6122 N Winthrop Ave Unit C, Case Nos. 20251707919 and 2025CH05527

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