

MARY WILLIAMS V. EAST LAKE MANAGEMENT GROUP INC. ET AL.

CASE NO. 2020 CH 05746

NOTICE OF CLASS ACTION SETTLEMENT

THIS IS A LEGAL NOTICE. PLEASE READ IT CAREFULLY.
YOUR LEGAL RIGHTS ARE AFFECTED WHETHER YOU ACT OR DON'T ACT.

TO: TENANTS OF LOOMIS COURTS APARTMENTS, 1314-1342 W. 15TH STREET, CHICAGO, ILLINOIS, FOR MORE THAN THIRTY-TWO (32) CONSECUTIVE DAYS BETWEEN SEPTEMBER 4, 2018, AND JANUARY 31, 2025.

DATE OF NOTICE: APRIL 21, 2026

PURPOSE OF THIS NOTICE

The purpose of this Notice is to inform you of a **settlement** in a class action lawsuit for money damages now pending before the Honorable Judge Allen Walker in the Circuit Court of Cook County, Illinois, called Mary Williams v. East Lake Management Group, Inc. et al. (Case Number 2020 Ch 05746) (the "lawsuit"). The lawsuit alleges that the Defendants violated a law called the Chicago Residential Landlord and Tenant Ordinance ("RLTO") by not handling the security deposits as the law requires, and not providing complete and current summaries of the RLTO to tenants when they signed or renewed leases.

WHY AM I RECEIVING THIS NOTICE?

You are receiving this notice because you may be a member of the Settlement Class. If you are, your rights may be affected. This Notice is to advise you of the Lawsuit and of the proposed Settlement so that you may make appropriate decisions as to what steps, if any, you may wish to take. The Notice is not an expression of any opinion by the Court as to the merits of the proposed Settlement or of the Lawsuit, its claims or defenses.

WHO IS ELIGIBLE TO PARTICIPATE IN THE SETTLEMENT?

You are a member of the Settlement Class if you were a tenant between September 4, 2018, and January 31, 2025, who resided at Loomis Courts apartments located at 1314-1342 W. 15th Street in Chicago, IL 60608 for any period of time of thirty-two (32) continuous days or longer, who did not receive timely interest on their security deposits; **and/or** who did not receive a disclosure on their leases of the bank name and address where their security deposits were held; **and/or** who did not receive a receipt for their security deposit **and** did not receive their security deposit back; **and/or** who did not receive the summary of the RLTO on their initial lease or on their renewal.

However, you are excluded from the Settlement Class and are not eligible to participate in the Settlement if you are the Court or any family members or agents of the Defendants.

WHAT HAPPENED IN THE LAWSUIT?

On September 4, 2020, Mary Williams on behalf of herself and all other similar persons, filed a Class Action Complaint against East Lake Management Group Inc, East Lake Management and Development Group, C/S Loomis Courts Limited Partnership, Loomis Courts LLC and Habitat Company (“Defendants”). The Complaint alleged various violations of the Chicago Residential Landlord and Tenant Ordinance (“RLTO”). Defendants through counsel appeared in Court to defend the case.

The parties engaged in settlement discussions.

WHAT ARE THE TERMS OF THE SETTLEMENT?

The Defendants have agreed to pay each qualified claimant a total of ninety dollars (\$90.00) to settle class claims for those who did not receive the summary of the RLTO on their initial lease or on their renewal, and 150% of their security deposit for those who did not receive timely interest on their security deposits; **and/or** did not receive a receipt for their security deposit; **and/or** who were not informed on their lease of the bank name and bank address where their security deposits were held; **and** who did not receive their security deposit back. In addition, Defendants will separately pay the Named Plaintiff, Mary Williams, \$4,000, to settle her individual claims. The Defendants have agreed to Plaintiffs’ attorney fees and costs in the amount of \$105,000 which does not affect any payment to any class member. Defendants have agreed to pay for administration of the Settlement. The attorney fees and administration costs do not affect the amounts paid to class members.

WHAT DOES THE SETTLEMENT GIVE ME?

If you are a member of the Settlement Class, you can receive up to two types of payments. One payment is **\$90** (referred to as the “No Summary” claim). The other payment is **150%** of your security deposit (“Security Deposit” claim).

HOW DO I ACCEPT THE SETTLEMENT?

If you believe you are a member of the Class, you **must** fill out the attached **claim form** and return it by **July 10, 2026**, in order to participate in both claims of the Settlement. Claim forms must be returned to the Class Administrator by mail to: Loomis Courts Settlement, c/o The Notice Company, P.O. Box 455, Hingham, MA 02043; or by email to: Claims@LoomisClassSettlement.com.

If you do not fill out and return the Claim Form, you will only receive payment for the No Summary claim of \$90 and not the 150% for the Security Deposit claim. Whether you file a claim or not, you will be bound by the terms of the Settlement unless you opt out.

WHAT IF I DON'T WANT TO BE IN THE SETTLEMENT?

WHERE SHOULD I SEND MY DOCUMENTS?

Send all claims to the Class Administrator:

Loomis Courts Settlement
c/o The Notice Company
P.O. Box 455
Hingham, MA 02043

or email: Claims@
LoomisClassSettlement.com

If you do not want to take part in the Settlement, you **must** submit a written **opt-out letter** mailed **by July 10, 2026**. By excluding yourself (opting out) from the Settlement, you will keep your right to sue any of the Defendants about the claims alleged and settled in this case. If you exclude yourself, you will not receive any money from the Settlement. To opt out or exclude yourself from the Settlement Class, you must **mail** a written request that includes:

1. Your full name and mailing address,
2. A statement that you request to be “Excluded from the Loomis Courts Settlement (Mary Willaims v. East Lake Management Group, Inc. et al. (Case Number 2020 Ch 05746))”, and
3. Your signature and the date signed.

Your request for exclusion must be mailed to the Class Administrator, Loomis Exclusions, c/o The Notice Company, P.O. Box 455, Hingham, MA 02043 such that it is postmarked **by no later than July 10, 2026**. Please be sure to mail (not email) any request for exclusion.

WHO ARE THE ATTORNEYS IN THE SETTLEMENT?

A member of the Settlement Class submitting such a timely request shall be deemed excluded from the Settlement Class and from this Settlement. If you do not opt out of the Settlement, you will be legally bound by its terms even if you do not accept any payments.

Attorneys for the Plaintiff

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WHAT IF I WANT TO OBJECT TO THE SETTLEMENT?

There will be a “Fairness Hearing” on July 20, 2026, at 11:00 a.m. in Room 2402 at the Daley Center Courthouse, 50 W. Washington Street, in Chicago, Illinois. At that hearing, Judge Walker will determine if the proposed Settlement is fair, reasonable, and adequate. If any Class members wish to object to any provision of the proposed Settlement, they must file a written statement with the Court with their basis for the objection **July 10, 2026**.

OBJECTIONS: To be valid, objections must be e-Filed with the Court by July 10, 2026, with copies to Attorneys for the Plaintiff, Attorneys for Defendants and Class Administrator.

COURT e-File Portal Link: <https://efile.illinoiscourts.gov>

e-Filing is mandatory in the State of Illinois.

WHO SHOULD I ASK IF I HAVE QUESTIONS?

If you have questions about the settlement, call or email Berton Ring.

(312) 781-0290
bring@bnrpc.com

Also, you can look at the Settlement website www.LoomisClassSettlement.com or you can look at the documents on file at the Daley Center Courthouse at 50 W. Washington Street in Chicago, Illinois, under Case No. 2020 Ch 05746.

Under no circumstances should class members contact the Clerk of the Court or Judge Walker in this matter.

DO I NEED MY OWN ATTORNEY?

Your interests in the Class Settlement are being represented by Berton N. Ring, P.C., counsel for the Class, unless you choose to retain your own attorney. You do not need to retain an attorney on your behalf, but you may do so. However, if you choose to retain your own attorney, you must do so at your own expense.

DO I HAVE TO GO TO COURT TO ACCEPT THE SETTLEMENT?

You do not have to go to court to accept the Settlement.

WHAT IF I CHOOSE TO DO NOTHING?

If you believe you are a member of the Class and you choose to do nothing, you will receive only the No Summary claim for \$90 and you will not receive payment for a Security Deposit claim; and in the future, you will not be allowed to bring a lawsuit against the defendants and the landlords herein regarding the claims alleged and settled in this case. You will still be bound by all decisions of the Court in this case. **Doing nothing does not exclude you from the legal effects of the Settlement.**

WHAT HAPPENS NEXT?

If the settlement is approved, this case will be dismissed with prejudice, and the Court will retain jurisdiction to enforce the terms of the Settlement Agreement. After the Settlement is approved, you will receive the payment or payments described above.

Release: For good and valuable consideration herein acknowledged by the Class Members, including but not necessarily limited to receipt and acceptance of the payments made pursuant to this Settlement, each Class Member, on behalf of himself or herself, and his or her respective heirs, successors-in-interest, executors, administrators, insurers, attorneys, and assigns ("Class Releasers"), shall thereby release and forever discharge the Defendants, including all Defendants named in this action and their heirs, executors, administrators, subsidiaries, predecessors, affiliates, officers, directors, employees, divisions, shareholders, members, managers, partners, representatives, agents, assigns, attorneys, successors-in-interest, and insurers and their reinsurers, from any and all actions, causes of action, claims, controversies, suits and all sums of money whatsoever, whether known or unknown, in law or in equity, under statute, ordinance, common law or otherwise, regarding any and all claims they now have or may have including but not limited to actions, causes of action, claims, or controversies arising from or related to in any way the Class Action Lawsuit, Defendants' actual or alleged failure to comply with any of the requirements of the RLTO, or any other claims concerning the Subject Matter Property that could have been brought from the beginning of time through the Effective Date of this Settlement Agreement. This release does not include personal injury claims, except as to the Named Plaintiff.