

Fill in this information to identify the case:Debtor name Integrity Investment REO Holdings LLCUnited States Bankruptcy Court for the: NORTHERN DISTRICT OF ILLINOIS, EASTERN DIVISIONCase number (if known) 1:26-bk-1589☐ Check if this is an amended filing**Official Form 206A/B****Schedule A/B: Assets - Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents**1. Does the debtor have any cash or cash equivalents?**

- ☐ No. Go to Part 2.
☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor**Current value of debtor's interest****3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. Byline Bank- Account closed December 3, 2025Checking0244\$0.00**4. Other cash equivalents (Identify all)****5. Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$0.00**Part 2: Deposits and Prepayments****6. Does the debtor have any deposits or prepayments?**

- ☒ No. Go to Part 3.
☐ Yes Fill in the information below.

Part 3: Accounts receivable**10. Does the debtor have any accounts receivable?**

- ☐ No. Go to Part 4.
☒ Yes Fill in the information below.

11. Accounts receivable

11b. Over 90 days old:

65,000.00

-

0.00

=....

\$65,000.00

face amount

doubtful or uncollectible accounts

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12. **Total of Part 3.**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$65,000.00

Part 4: Investments

13. **Does the debtor own any investments?**

- ☒ No. Go to Part 5.
☐ Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. **Does the debtor own any inventory (excluding agriculture assets)?**

- ☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. **Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?**

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. **Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**

- ☒ No. Go to Part 8.
☐ Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles

46. **Does the debtor own or lease any machinery, equipment, or vehicles?**

- ☒ No. Go to Part 9.
☐ Yes Fill in the information below.

Part 9: Real property

54. **Does the debtor own or lease any real property?**

- ☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. **Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available).	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. 15029 Harding Ave, Midlothian	Fee simple/indemnity flip	\$16,885.00		\$165,000.00
55.2. 9231 S Francisco Ave, Evergreen Park	Fee simple/indemnity flip	\$16,395.00	Appraisal	\$150,000.00

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55.3.	<u>4967 W Cardinal Ct, Monee</u>	<u>Fee Simple</u>	<u>\$10,390.00</u>	<u>Assessor Fair Cash Value</u>	<u>\$78,000.00</u>
55.4.	<u>224 Oniel, Joliet</u>	<u>Fee simple/indemnity flip</u>	<u>\$16,635.00</u>	<u>Appraisal</u>	<u>\$205,000.00</u>
55.5.	<u>524 Pontiac St, Joliet</u>	<u>Fee simple/indemnity flip</u>	<u>\$9,001.00</u>	<u>Appraisal</u>	<u>\$189,000.00</u>
55.6.	<u>221 E Center St, Leroy</u>	<u>Fee simple/indemnity flip</u>	<u>\$3,180.00</u>	<u>Appraisal</u>	<u>\$95,000.00</u>
55.7.	<u>452 Clark St</u>	<u>Fee simple/indemnity flip</u>	<u>\$30,139.00</u>	<u>Appraisal</u>	<u>\$250,000.00</u>
55.8.	<u>1922 N Hickory St, Crest Hill</u>	<u>Fee simple/indemnity flip</u>	<u>\$13,343.00</u>	<u>Assessor Fair Cash Value</u>	<u>\$222,000.00</u>
55.9.	<u>307 SCHOOL LENA</u>	<u>Fee simple/indemnity flip</u>	<u>\$352.00</u>	<u>Assessor Fair Cash Value</u>	<u>\$55,760.00</u>
55.10	<u>712 PINE AVE FREEPORT</u>	<u>Fee simple/indemnity flip</u>	<u>\$6,284.00</u>	<u>Assessor Fair Cash Value</u>	<u>\$37,170.00</u>
55.11	<u>324 MOSELEY FREEPORT</u>	<u>Fee simple/indemnity flip</u>	<u>\$3,061.00</u>	<u>Assessor Fair Cash Value</u>	<u>\$27,550.00</u>
55.12	<u>933 MONROE DR FREEPORT</u>	<u>Fee simple/indemnity flip</u>	<u>\$5,248.00</u>	<u>Assessor Fair Cash Value</u>	<u>\$0.00</u>

56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

\$1,474,480.0057. **Is a depreciation schedule available for any of the property listed in Part 9?**

☒ No
☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

☒ No
☐ Yes

Part 10: Intangibles and intellectual property

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59. Does the debtor have any interests in intangibles or intellectual property?

- ☒ No. Go to Part 11.
☐ Yes Fill in the information below.

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☐ No. Go to Part 12.
☒ Yes Fill in the information below.

**Current value of
debtor's interest**

71.	Notes receivable Description (include name of obligor)	
72.	Tax refunds and unused net operating losses (NOLs) Description (for example, federal, state, local)	
73.	Interests in insurance policies or annuities	
74.	Causes of action against third parties (whether or not a lawsuit has been filed) 2020COIN000013 Indemnity Lawsuit	
	Nature of claim <u>Indemnity</u>	<u>\$65,000.00</u>
	Amount requested <u>\$65,000.00</u>	

<u>Integrity v. Raoul</u>		<u>\$0.00</u>
Nature of claim <u>Equity/Civil Rights</u>		
Amount requested <u>\$0.00</u>		

<u>third party tax buyer complaint with potential counterclaims</u>		
<u>23CV15838</u>		<u>\$0.00</u>
Nature of claim		
Amount requested <u>\$0.00</u>		

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**

76. **Trusts, equitable or future interests in property**

77. **Other property of any kind not already listed** *Examples: Season tickets, country club membership*

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

\$65,000.00

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

- ☒ No
☐ Yes

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Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$0.00	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$0.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$65,000.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$0.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$0.00	
88. Real property. <i>Copy line 56, Part 9.....></i>		\$1,474,480.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$65,000.00	
91. Total. Add lines 80 through 90 for each column	\$130,000.00	+ 91b. \$1,474,480.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$1,604,480.00

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United States Bankruptcy Court for the: NORTHERN DISTRICT OF ILLINOIS, EASTERN DIVISION

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Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☒ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☐ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B).

Property

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.2 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.3 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.4 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

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Official Form 206H Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- ☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name	Mailing Address	Name	Check all schedules that apply:
2.1 Lynda Segnari	201 W Lake St #217 Chicago, IL 60606	Byline Bank	☒ D <u>2.1</u> ☐ E/F _____ ☐ G _____
2.2 Lynda Segnari	201 W Lake St #217 Chicago, IL 60606	Byline Bank	☒ D <u>2.2</u> ☐ E/F _____ ☐ G _____
2.3 Lynda Segnari	201 W Lake St #217 Chicago, IL 60606	Steven Rothman	☒ D <u>2.3</u> ☐ E/F _____ ☐ G _____
2.4 Sarah Rothman Robins	201 W Lake St #217 Chicago, IL 60606	Byline Bank	☒ D <u>2.1</u> ☐ E/F _____ ☐ G _____
2.5 Sarah Rothman Robins	201 W Lake St #217 Chicago, IL 60606	Byline Bank	☒ D <u>2.2</u> ☐ E/F _____ ☐ G _____
2.6 Sarah Rothman Robins	201 W Lake St #217 Chicago, IL 60606	Steven Rothman	☒ D <u>2.3</u> ☐ E/F _____ ☐ G _____

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Additional Page to List More Codebtors

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor

Column 2: Creditor

2.7	Thomas Costello	201 W Lake St #217 Chicago, IL 60606	Byline Bank	☒ D <u>2.1</u> ☐ E/F _____ ☐ G _____
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2.8	Thomas Costello	201 W Lake St #217 Chicago, IL 60606	Byline Bank	☒ D <u>2.2</u> ☐ E/F _____ ☐ G _____
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2.9	Thomas Costello	201 W Lake St #217 Chicago, IL 60606	Steven Rothman	☒ D <u>2.3</u> ☐ E/F _____ ☐ G _____
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Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

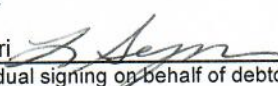
I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ Schedule A/B: Assets—Real and Personal Property (Official Form 206A/B)
- ☐ Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)
- ☐ Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)
- ☒ Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G)
- ☒ Schedule H: Codebtors (Official Form 206H)
- ☒ Summary of Assets and Liabilities for Non-Individuals (Official Form 206Sum)
- ☐ Amended Schedule _____
- ☐ Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 24, 2026

X /s/ Lynda Segneri 
Signature of individual signing on behalf of debtor

Lynda Segneri
Printed name

Managing Member
Position or relationship to debtor