FILED DATE: 10/15/2026 2:30 PM 2025CH10558

Exhibit E

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First Bank Chicago

633 Skokie Boulevard
Northbrook, IL 60062

August 25, 2025

VIA OVERNIGHT CARRIER
AND VIA E-MAIL

The Fulton Building, LLC
2701 W. Fulton St.
Chicago, Illinois 60612

Re: $2,450,000 Loan (the "Loan") from FIRST BANK CHICAGO, an Illinois state chartered bank, formerly known as FIRST BANK OF HIGHLAND PARK ("Lender"), in favor of THE FULTON BUILDING, LLC, an Illinois limited liability company ("Borrower")

Dear Mr. Federow:

Reference is hereby made to (i) that certain Promissory Note dated as of September 17, 2020, in the original principal amount of Two Million Four Hundred Fifty Thousand and 00/100 Dollars ($2,450,000.00), made by Borrower to the order of Lender (the "**Note**"), and (ii) that certain Business Loan Agreement dated as of September 17, 2020, by and between Borrower and Lender (the "**Loan Agreement**") (the Note, the Loan Agreement and all other documents creating, evidencing, securing or otherwise entered into in connection with the Loan are collectively referred to herein as the "**Loan Documents**"). Any capitalized term not defined herein shall have the meaning ascribed to such term in the Loan Agreement.

NOTICE IS HEREBY GIVEN that Borrower is in default of its obligations (a) to make monthly payments of debt service pursuant to the "Payment" provision on Page 1 of the Note, beginning with the payment due on July 17, 2025, (b) to maintain the real estate tax escrow pursuant to the "Real Estate Tax Escrow" provision on Page 3 of the Loan Agreement, beginning with the payment due on April 17, 2025, (c) to provide financial and other reporting required pursuant to the "Financial Statements" provision on Page 2 of the Loan Agreement, including, but not limited to, the following: 2022 & 2023 tax returns for The Fulton Building, LLC; 2022 & 2023 tax returns for Michael Federow; 2023 & 2024 internally-prepared operating statements for the property located at 2701 W Fulton St, Chicago, IL 60612; and current copies of tenant leases for 2701 W Fulton St, and (d) to maintain the Collateral subject to the Security Agreement in compliance with the "Compliance with Governmental Requirements" provision on Page 3 of the Loan Agreement. As such, an Event of Default exists, the Loan is hereby accelerated and demand for full repayment is hereby made. Lender has retained the law firm Ginsberg Jacobs LLC and intends to take any and all legal actions necessary to aggressively pursue its remedies under the Note and all other Loan Documents, including without limitation the Commercial Guaranty executed by Michael Federow relating to the Loan. In accordance with the terms of the Note, the Loan began accruing interest at the post default rate specified in the "Interest After Default" provision on Page 1 of the Note on July 17, 2025, the date of the first delinquent debt service payment. In addition, a late fee has been charged in accordance with the Note.

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Please be advised that any delay by Lender in exercising its remedies under the Loan Documents, or any willingness of Lender to consider a cure of any default, or any actions taken by Lender in connection therewith, shall not imply a waiver of any of Lender's rights or remedies under the Loan Documents or applicable law, which such rights and remedies are hereby expressly reserved. Furthermore, Lender may continue to advance escrowed funds for the benefit of Borrower, or accept payments from Borrower, without waving any of its rights or remedies under the Loan Documents, which such rights and remedies are hereby expressly reserved.

Any discussions or correspondence between Lender and Borrower regarding the Loan Documents that have previously occurred or that may occur hereafter shall not (i) cause a modification of the Loan Documents or any of them, (ii) be construed or have the effect of curing, excusing, waiving, relinquishing, releasing or postponing any of the existing defaults under the Loan Documents or any of them, (iii) establish a custom or course of dealing, or (iv) waive, limit or condition the rights and remedies of Lender under the Loan Documents, at law or in equity, all of which are hereby expressly reserved. This letter is not intended to enumerate an exhaustive, complete, or exclusive list of defaults that currently exist under the Loan Documents.

Very truly yours,

FIRST BANK CHICAGO,
An Illinois state chartered bank

By: _____
Marc Zisook, Senior Vice President

cc: Michael Federow
197 Long Common
Riverside, Illinois 60546