

**STATE OF ILLINOIS  
SECRETARY OF STATE  
SECURITIES DEPARTMENT**

---

<b>IN THE MATTER OF:</b>	)	
	)	
<b>TURNKEY BUSINESS BROKERS, INC.,</b>	)	
its managers, officers, affiliates, subsidiaries,	)	
representatives, successors, and assigns, and;	)	
<b>US3, LLC, its managers, officers, affiliates,</b>	)	<b>File No. 1400149</b>
subsidiaries, representatives, successors, and	)	
assigns, and;	)	
<b>TERRENCE DONATI, an individual.</b>	)	
	)	

---

**CONSENT ORDER**

**TO THE RESPONDENTS:**

**Turnkey Business Brokers, Inc.  
450 Shepard Drive, Suite 1  
Elgin, IL 60123**

**US3, LLC  
450 Shepard Drive, Suite 1  
Elgin, IL 60123**

**Terrence Donati, a/k/a Terry Donati  
933 Willow Lane  
Sleepy Hollow, IL 60118**

**TO ATTORNEY FOR  
RESPONDENTS:**

**Turnkey Business Brokers, Inc., US3, LLC,  
and, Terrence Donati  
Care of:  
Donald Rosen  
96 N. Kennedy Drive, Suite 203  
Carpentersville, IL 60110**

WHEREAS, Terrence Donati ("Donati"), and on behalf of Turnkey Business Brokers, Inc. ("Turnkey") and US3, LLC ("US3"), on the 18th day of December, 2014 executed a certain Stipulation to Enter Consent Order ("the Stipulation"), which hereby is incorporated by reference herein.

Consent Order

-1400149-

WHEREAS, by means of the Stipulation, Respondents Donati, Turnkey, and US3 have admitted to the jurisdiction of the Secretary of State, Securities Department, and has consented to the entry of this Consent Order.

WHEREAS, by means of the stipulation, Respondents Donati, Turnkey, and US3 acknowledge, that the Secretary of State makes the following Findings of Facts:

1. Respondent Turnkey Business Brokers, Inc., ("Turnkey") is an Illinois Corporation, incorporated on 3/13/2013 and has the last known business address of 450 Shepard Drive, Suite 1, Elgin, IL, 60123.
2. Respondent US3, LLC, hereafter ("US3"), was an Illinois limited liability company which was involuntarily dissolved on February 14, 2014, in the State of Illinois and has a last known business address of 450 Shepard Drive, Suite 1, Elgin, IL, 60123.
3. Respondent Situs Business Brokers, hereafter ("Situs"), holds itself out as a provider of business brokerage services as well as providing services in the sale of commercial real estate. Respondent Situs has never been registered as an LLC or incorporated in the State of Illinois, and has a last known business address of Shepard Drive, Suite 1, Elgin, IL, 60123. Respondent Situs Business Brokers is not a legal entity, and was dismissed from the Notice of Hearing on December 9, 2014.
4. Respondent Terrence Donati a/k/a Terry Donati, hereafter ("Donati"), is a citizen of the State of Illinois with the last known residential address of 933 Willow Lane, Sleepy Hollow, IL, 60118. Respondent Donati is the founder of Respondents US3, LLC and acts as Respondent US3, LLC's agent and President. Respondent Donati is also listed as the President and senior Business Broker of Respondent Turnkey.
5. A hearing was commenced on December 9, 2014, regarding the matter of registration of Respondents Donati, Turnkey, and US3 as business brokers in the State of Illinois.
6. During the hearing Respondents Donati *et al* and the Illinois Securities Department agreed in principal to this Consent Order and dismissed the hearing. Respondents Donati, Turnkey, and US3 agreed by means of Stipulation to the entry of this Consent Order.

WHEREAS, by means of the Stipulation, Respondents Donati, Turnkey, and US3 have acknowledged that the following shall be adopted as the Secretary of State's Conclusions of Law:

1. Illinois has jurisdiction over this matter pursuant to the Illinois Securities Law of 1953 [815 ILCS 5] (the "Act");
2. WHEREAS, Respondents Donati, Turnkey, and US3 acknowledge and agree to a one (1) month prohibition from registration as business brokers in the State of Illinois effective as of the date of this Consent Order;

Consent Order

-1400149-

3. WHEREAS, Respondents Donati, Turnkey, and US3 acknowledge and agree to pay a fine of \$1000 made payable to the Office of the Secretary of State, Securities Audit and Enforcement Fund located at 69 West Washington, Suite 1220, Chicago, IL 60602 and referencing case # 1400149;
4. WHEREAS, Respondents Donati, Turnkey, and US3 acknowledge and agree that upon receipt of the \$1000 fine by the Department and after the expiration of the one (1) month prohibition from registration; The Illinois Securities Department will process the registration application, which was accepted by the Illinois Securities Department on June 4, 2014, and apply the filing fee of \$350 which was deposited by the Department on June 10, 2014;
5. The Respondents acknowledge and agree that the entry of the Consent Order resolves and settles the Securities Department's administrative action with respect to the facts and allegations set forth in the Department's Notice of Hearing dated September 2, 2014.

NOW THEREFORE, IT IS HEREBY ORDERED THAT:

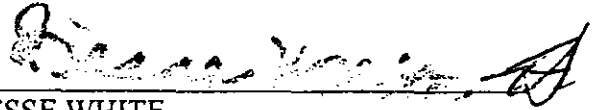
1. By means of the Stipulation, Respondents Donati, Turnkey, and US3 acknowledge and agree to a one (1) month PROHIBITION from registration as Business Brokers in the State of Illinois effective December 29, 2014;
2. By means of the Stipulation, Respondents Donati, Turnkey, and US3 SHALL pay a fine of \$1000 made payable to the Office of the Secretary of State, Securities Audit and Enforcement Fund located at 69 West Washington, Suite 1220, Chicago, IL 60602 and referencing case # 1400149;
3. By means of the Stipulation, Respondents Donati, Turnkey, and US3 acknowledge that upon payment of the \$1000 fine to the Department and after the expiration of the one (1) month prohibition from registration; The Illinois Securities Department will process the registration application, which was accepted by the Illinois Securities Department on June 4, 2014, and apply the filing fee of \$350 which was deposited by the Department on June 10, 2014;
4. The Notice of Hearing dated September 2, 2014, as it relates to Respondents Donati, Turnkey, and US3 will be dismissed without further proceedings upon full satisfaction of all obligations set forth in this Order;

Consent Order

-1400149-

5. The entry of this Order ends the Secretary of State Securities Department's formal hearing of this matter.

Dated: This 29th day of December, 2014.



JESSE WHITE  
Secretary of State  
State of Illinois

Attorneys for the Secretary of State:

Frank Loscuito

Office of the Secretary of State

Illinois Securities Department

69 West Washington Street, Suite 1220

Chicago, Illinois 60602

Telephone: (312) 793-7319

**NOTICE: Failure to comply with the terms of this Order shall be a violation of Section 10-55 of the Act. Any person or entity who fails to comply with the terms of this Order of the Secretary of State, having knowledge of the existence of the Order shall be guilty of a Class 4 Felony.**

**This is a final order subject to administrative review pursuant to the Administrative Review Law, 735 ILCS 5/3 -101 et seq. and the Rules and Regulations of the Act (14 111. Admin. Code, Ch. I, Sec. 130.1123). Any action for judicial review must be commenced within thirty-five (35) days from the date a copy of this Order is served upon the party seeking review.**