

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

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In Re: Ajinder Sandhu and US Business Brokers, Inc. )  
\_\_\_\_\_)

File No. 1200093

**CONSENT ORDER**

**TO RESPONDENTS:**

Ajinder Sandhu, President  
9 Forsythia Court  
Bolingbrook, IL 60490

US Business Brokers, Inc.  
Ajinder Sandhu, President  
101 West 22<sup>nd</sup> Street Suite 111  
Lombard, IL 60148

WHEREAS, Respondents on the 10th day of June 2015 executed a certain Stipulation to Enter Consent Order (the "Stipulation"), which hereby is incorporated by reference herein.

WHEREAS, by means of the Stipulation, the Respondents have admitted to the jurisdiction of the Secretary of State and service of the Notice of Hearing of the Secretary of State, Securities Department, dated April 30, 2015 in this proceeding (the "Notice") and Respondents have consented to the entry of the Consent Order w.

WHEREAS, by means of the Stipulation, the Respondents acknowledge that the following allegations contained in the Notice of Hearing shall be adopted as the Secretary of State's Findings of Fact:

1. Respondent, Ajinder Sandhu (hereinafter "Sandhu," or collectively with Respondent US Business Brokers, Inc. "Respondents") has a last known address of 101 Royce Road Suite # 3 Bolingbrook, IL 60440.

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Sandhu is president of US Business Brokers, Inc. and conducts his brokerage business through that company.

2. Respondent, US Business Brokers, Inc. (hereinafter "US Business Brokers" or collectively with Respondent Ajinder Sandhu "Respondents") has a last known address of 101 Royce Road Suite # 3 Bolingbrook, IL 60440.
3. Respondent Sandhu was registered in the State of Illinois under the Illinois Business Brokers Act of 1995 (the "ACT") during all relevant times.
4. Respondent US Business Brokers is registered in the State of Illinois under the Illinois Business Brokers Act of 1995 (the "ACT") during all relevant times.
5. Investor A is an Illinois Resident.
6. Investor A entered into an "Exclusive Buyer Representative Contract" with Respondents.
7. Investor A remitted to Respondents a cashier's check in the amount \$15,000 in connection with the purchase of a Mobile gas station in December of 2010.
8. Although no contract was executed regarding the gas station referenced above, the earnest money was not returned to Investor A as of the date of this Notice of Hearing.
9. That Respondents are business brokers as that term is defined pursuant to Section 10-5.10 of the Illinois Business Brokers Act of 1995 [315 ILCS 307/10-1 et seq. ] {the "Business Brokers Act"}.
10. That pursuant to Section 10-45 of the Business Brokers Act the Secretary of State issued a subpoena to Ajinder Sandhu for a deposition in the investigation of a complaint against him.
11. That the subpoena was served on Respondent Sandhu on July 23, 2014 for his deposition on August 7, 2014. Although Sandhu contacted the Department on or about July 31, 2014 regarding the subpoena he had received he failed to appear on August 7, 2014 for the deposition as required. He had not requested a continuance.
12. That Section 10-85(a)(3) states that a business broker shall not, in connection with a contract for the services of a business broker, either directly or indirectly, "Engage in any act, practice or course of business that operates or would operate as a fraud or deceit upon any person."

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13. That Section 10-85(b)(2) of the business broker shall not "Fail to file with the Secretary of State any application, report, document, or answer required to be filed under the provisions of this Act or any rule made by the Secretary of State pursuant to this Act or to fail to comply with the terms of any order issued pursuant to this Act or rule made by the Secretary of State."

WHEREAS, by means of the Stipulation, the Respondents, acknowledge, that the following shall be adopted as the Secretary of State's Conclusion of Law:

That by virtue of the foregoing, Respondents have violated Sections 10-85(a)(3) and 10-85(b)(2) of the Business Brokers Act.

WHEREAS, the Respondents acknowledges and agrees that he shall submit a cashier's check in the amount \$15,000, the receipt of which is hereby acknowledged, to the Illinois Secretary of State and made payable to the Investor identified in Exhibit B of the Stipulation.

WHEREAS, the Respondents acknowledge and agree that that within ten (10) days from the entry of the Consent Order Respondent Sandhu shall make a payment of \$1,000 to the Illinois Secretary of State by cashier's check. Said payments shall constitute reimbursement to the Secretary of State of certain costs incurred in the administration of the Act in this matter.

WHEREAS, the Respondents acknowledges and agrees that thhe desire to resolve this matter absent further administrative action.

WHEREAS, the Secretary of State, by and through his duly authorized representative, has determined that the matter related to the aforesaid formal hearing may be dismissed without further proceedings.

NOW THEREFORE IT SHALL BE AND IS HEREBY ORDERED:

1. That the Respondents shall submit a cashier's check in the amount \$15,000, the receipt of which is hereby acknowledged, to the Illinois Secretary of State and made payable to the Investor identified in Exhibit B of the Stipulation.

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2. That that within ten (10) days from the entry of the Consent Order Respondent Sandhu shall make a payment of \$1,000 to the Illinois Secretary of State by cashier's check. Said payments shall constitute reimbursement to the Secretary of State of certain costs incurred in the administration of the Act in this matter.
  
3. That the formal hearing in this matter is dismissed without further proceeding.

DATED: This 10<sup>th</sup> day of June 2015.

  
JESSE WHITE  
Secretary of State  
State of Illinois

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