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**JUDGE LEE**

UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION

MAGISTRATE JUDGE KIM

UNITED STATES OF AMERICA

No.

**20CR 425**

v.

Violation: Title 12, United States Code,  
Section 1715z-19

MARK YAMPOL

**FILED**

JUL 29 2020

THOMAS G. BRUTON  
CLERK, U.S. DISTRICT COURT

The SPECIAL JANUARY 2019 GRAND JURY charges:

1. At times material to this indictment:

a. The National Housing Act, 12 U.S.C. § 1701, authorized the United States Department of Housing and Urban Development (“HUD”) to insure mortgage loans made by private lending institutions for acquisition or construction of certain housing projects, including nursing homes. By assuring mortgage repayment, HUD encouraged private lenders to provide financing that they might not otherwise extend.

b. Defendant MARK YAMPOL directed, managed, and controlled a portfolio of nursing homes located in Alton, Illinois; East Peoria, Illinois; Edwardsville, Illinois; Elgin, Illinois; Inverness, Illinois; Joliet, Illinois; Moline, Illinois; Northbrook, Illinois; Peoria, Illinois; Rockford, Illinois; St. Charles, Illinois; St. Louis, Missouri; Wood River, Illinois; and Galesburg, Illinois (collectively, the “Rosewood facilities”). As part of his management of the Rosewood facilities, YAMPOL controlled a bank account held in the name of Bravo Holding Company.

c. On or about December 30, 2013, Company A made a mortgage loan to the Rosewood facility located in Galesburg, Illinois (the "Galesburg facility"). HUD did not insure the mortgage loan from Company A to the Galesburg facility.

d. In approximately 2015, Company B became the mortgage lender of the mortgage loans to all of the Rosewood facilities except for the Galesburg facility. HUD insured the mortgage loans from Company B to these Rosewood facilities (the "HUD-insured facilities").

e. Beginning no later than on or about March 1, 2015, the HUD-insured facilities were in default of the mortgage loans from Company B because those entities had not made timely monthly mortgage payments to Company B.

2. Beginning on or about May 5, 2015, and continuing through August 5, 2015, in the Northern District of Illinois, Eastern Division, and elsewhere,

MARK YAMPOL,

defendant herein, as an agent, manager, and individual who was otherwise in custody, control, and possession of the HUD-insured facilities, did willfully and knowingly use and authorize the use of at least approximately \$1.1 million in assets, proceeds, income, and other funds derived from the HUD-insured facilities, for purposes other than to meet reasonable and necessary expenses arising in connection with the HUD-insured facilities, namely, to pay the mortgage on and the operating expenses of the Galesburg facility, while the HUD-insured facilities' mortgage notes were in default;

In violation of Title 12, United States Code, Section 1715z-19.

A TRUE BILL:

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FOREPERSON

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signed by Jason Yonan on behalf of the  
UNITED STATES ATTORNEY