Case 11-28134 Doc 1 Filed 07/07/11 Entered 07/07/11 14:40:58 Desc Main Document Page 1 of 8

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□ Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B. insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter). Check all applicable boxes: □	signed ap	signed application for the court's consideration certifying that the debtor is Check if:									
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\$50,000 \$100,000 \$500,000 to \$1 to \$10 to \$50 to \$100 to \$500 to \$1 billion \$1 billion				0,001						More than	
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B1 (Official Form	1) (4/10)		Page 2		
Voluntary Pe	etition	Name of Debtor(s):			
(This page must l	be completed and filed in every case.) All Prior Bankruptcy Cases Filed Within Last 8 Y	SKS Properties SE, LLC	t)		
Location	All Thir banki upicy cases their while basis of	Case Number:	Date Filed:		
Where Filed:		Orac Number	Data Filadi		
Location Where Filed:		Case Number:	Date Filed:		
	Pending Bankruptcy Case Filed by any Spouse, Partner, or Affi				
Name of Debtor:		Case Number:	Date Filed:		
District:	Northern District of Illinois	Relationship:	Judge:		
· · · · ·	Exhibit A	Exhibit			
with the Securiti	d if debtor is required to file periodic reports (e.g., forms 10K and 10Q) es and Exchange Commission pursuant to Section 13 or 15(d) of the nge Act of 1934 and is requesting relief under chapter 11.)	 (To be completed if debtor is an individual whose debts are primarily consumer debts.) I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I have delivered to the debtor the notice required by 11 U.S.C. § 342(b). 			
🔲 Exhibit A	is attached and made a part of this petition.	x			
	in the second	Signature of Attorney for Debtor(s)	(Date)		
	Exhibit own or have possession of any property that poses or is alleged to pose a Exhibit C is attached and made a part of this petition.		ublic health or safety?		
	Exhibit				
	d by every individual debtor. If a joint petition is filed, each spouse must D completed and signed by the debtor is attached and made a part of this	t complete and attach a separate Exhibit D.)			
If this is a joint p	etition				
	D also completed and signed by the joint debtor is attached and made a pa	art of this petition.			
· · · · · · · · · · · · · · · · · · ·	Information Regarding				
ď	(Check any appl Debtor has been domiciled or has had a residence, principal place o preceding the date of this petition or for a longer part of such 180 days	of business, or principal assets in this Distric	t for 180 days immediately		
	There is a bankruptcy case concerning debtor's affiliate, general partn	er, or partnership pending in this District.			
	Certification by a Debtor Who Resides (Check all applic				
	Landlord has a judgment against the debtor for possession of debto	r's residence. (If box checked, complete the f	ollowing.)		
		(Name of landlord that obtained judgment)			
		(Address of landlord)			
	Debtor claims that under applicable nonbankruptcy law, there are c entire monetary default that gave rise to the judgment for possessio	ircumstances under which the debtor would b m, after the judgment for possession was enter	e permitted to cure the ed, and		
	Debtor has included with this petition the deposit with the court of of the petition.	any rent that would become due during the 30	-day period after the filing		
	Debtor certifies that he/she has served the Landlord with this certif	ication. (11 U.S.C. § 362(1)).			

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B1 (Official Form) I-(4/10)	Page 3
Voluntary Petition	SKS Properties SE, LLC
(This page must be completed and filed in every case.) Signa	
Signature(s) of Debtor(s) (Individual/Joint)	Signature of a Foreign Representative
I declare under penalty of perjury that the information provided in this petition is true and correct. [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under cach such chapter, and choose to proceed under chapter 7. [If no attorney represents me and no bankruptey petition preparer signs the petition] 1 have obtained and read the notice required by 11 U.S.C. § 342(b). I request relief in accordance with the chapter of title 11, United States Code, specified in this petition. X	I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition. (Check only one box.) I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached. Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached. X
Signature of Joint Debtor	(Printed Name of Foreign Representative)
Telephone Number (if not represented by attorney) Date	Date
Date Signature of Attorney*	Signature of Non-Attorney Bankruptcy Petition Preparer
X /s/ Forrest B. Lammiman Signature of Attorney for Debtor(s) Forrest B. Lammiman Printed Name of Attorney for Debtor(s) Meltzer, Purtill & Stelle LLC Firm Name .300 South Wacker Dr., Suite 3500 Chicago, IL 60606 Address (312) 987-9900 Telephone Number 07/07/2011 Date *In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.	I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.
Signature of Debtor (Corporation/Partnership)	
I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor. The debtor requests the relief in accordance with the chapter of title 11, United States Code, specified in this petition. X Signature of Authorized Individual Cyril Karwell Printed Name of Authorized Individual Title of Authorized Individual	
Title of Authorized Individual Date	If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.
	A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.

CONSENT OF THE MANAGER

<u>TO THE</u>

CHAPTER 11 FILING

July 7, 2011

The undersigned, being the Members and Managers of SKS PROPERTIES SE, LLC, an

Illinois limited liability company (the "Company"), hereby adopt the following resolutions:

RECITALS

WHEREAS, the undersigned has considered the financial and operational aspects of the Company's business and has determined that it is desirable and in the best interest of the Company, its creditors, members and other interested parties that the Company file a petition under Chapter 11 of Title 11 of the United States Code (the "Bankruptcy Code") seeking the bankruptcy protections and relief provided therein;

NOW THEREFORE, IT IS HEREBY RESOLVED, that the Company cause a Petition in the name of the Company under Chapter 11 of the Bankruptcy Code to be filed in the United States Bankruptcy Court and that the Managers, or any other person or persons so designated by the Managers (collectively, the "Authorized Signatories", and each an "Authorized Signatory") be, and each of them hereby is, authorized and directed on behalf of the Company to execute and verify a Petition in the name of the, in such form and at such time as the Authorized Signatory executing the Petition on behalf of the Company shall determine;

FURTHER RESOLVED, that the Authorized Signatories or any one of them be, and each of them hereby is, authorized to execute and file, or cause to be executed and filed, any and all documents, including, without limitation, all petitions, affidavits, schedules, motions, lists, applications, pleadings, and other papers, as in their judgment shall be necessary, appropriate, or advisable in connection with the Chapter 11 case commenced by the filing of the Petition (the "<u>Chapter 11 Case</u>");

FURTHER RESOLVED, that the law firm of Meltzer, Purtill & Stelle LLC be, and hereby is, employed and retained as counsel to the Company in the Chapter 11 Case;

FURTHER RESOLVED, that, in addition to the specific authorizations heretofore conferred upon the Authorized Signatories, the Managers are authorized, in the name and on behalf of the Company, to (i) take, or cause to be taken, any and all further action, (ii) execute and deliver, or cause to be executed and delivered, any and all further agreements, consents, resolutions, certificates, documents, and other papers, (iii) retain professionals and advisors to the Company and incur all further fees and expenses, as in Managers' judgment shall be necessary, appropriate, or advisable to effectuate fully the purpose and intent of any and all of Case 11-28134 Doc 1

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the foregoing resolutions, and (iv) take all actions necessary and appropriate to conduct the Chapter 11 Case; and

FURTHER RESOLVED, that all acts lawfully done or actions lawfully taken by the Company, or any Authorized Signatory or any to seek relief under Chapter 11 of the Bankruptcy Code or in connection with the Chapter 11 Case, or any matter related thereto, be, and hereby are, adopted, ratified, confirmed, and approved in all respects as the acts and deeds of the Company.

This Consent may be executed in one or more counterparts and execution and delivery by facsimile or electronically shall have the same effect as an original

DATED: July 7, 2011

Member/Manager of the Company,

Member/Managet of the Company Rose Márie Farwe

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UNITED STATES BANKRUPTCY COURT EASTERN DISTRICT OF WISCONSIN

In re: <u>SKS Properties SE, LLC</u>

Case No.	
Chapter	11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the Debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor amongst the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent of guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. § 112 and Fed. R. Bankr. P. 1007(m).

	(1)	(2)	(3)	(4)	(5)
	Name of creditor and complete mailing address, including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent unliquidated, disputed or subject to setoff	Amount of claim (if secured also state value of security)
1	Sovereign Bank, NA		Loan	Unliquidated	Unknown
	Attn: Rachel Kogel				
	195 Montague St.				
	Brooklyn, NY 11201				14 011 00
2	Joseph Farwell		Mgmt Fee		14,211.00
	426 S. Ridge				
<u> </u>	Arlington Heights, IL 60005		T 1	· -···	10 125 00
3	Sandrick Law Firm		Legal		10,125.00
	1581 Huntington Dr.		Services		
	Calumet City, IL 60409		Janitorial		9,587.31
4	John Josephitis		Jannonai		9,007.01
	10226 S. Hyland Chicago Bidgo H. 60415				
5	Chicago Ridge, IL 60415 Lulkin & Assoc		Trade		\$6,000.00
5	4211 Main St.				\$0,000.00
	Skokie, IL 60076				
6	ComEd		Utility	Disputed	4,865.98
	PO Box 6112			1	, ,
	Carol Stream, IL 60197-6112				
7	Jason Canby		Trade		4,680.00
.	10907 Llyod,				
	Worth, IL 60482				
8	Village of Chicago Ridge		Utility		1820.28
	1010455 S. Ridgeland Chicago				
	Ridge, IL 60415				

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9	Renee Williams	Deposit	Contingent	1,650.00
	10400 S. Ridgeland Ave., #209			
	Chicago Ridge, Il. 60415			
10	Robert Nilles	Deposit	Contingent	1,500.00
	10340 S. Ridgeland Ave., #311			
	Chicago Ridge, IL. 60415			
11	Sean Broomans	Deposit	Contingent	1,410.00
	10400 S. Ridgeland Ave., #306			
	Chicago Ridge, Il. 60415			
12	Dawn Feltz	Deposit	Contingent	1,398.00
	10408 S. Ridgeland Ave., #113			
	Chicago Ridge, Il. 60415			
13	Nicor Gas	Utility		1,054.95
	PO Box 2020			
	Aurora, IL 60507			
14	Mohammad Khatib	Deposit	Contingent	1,005.00
	10408 S. Ridgeland Ave., #314			
	Chicago Ridge, Il. 60415			
15	Robert Bauer	Deposit	Contingent	900.00
	10350 S Ridgeland Ave., #106			
	Chicago Ridge, Il. 60415			
16	Dennis Nolan P.C.	Legal		797.59
	221 Railroad Ave.	Services		1
	Bartlett, IL 60103			
17	AT&T	Utility		356.99
	PO Box 8100			
	Aurora, IL 60507			
18	Trugreen	Landscaping		217.88
ĺ	1935 Lombardy Drive			
	Rapid City, SD 57701			
19	Village of Chicago Ridge	Fines	Unliquidated	
	10455 S. Ridgeland Avenue			
	Chicago Ridge, IL. 60415			

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B4 (Official Form 4) (12/07)	
	Ces Bankruptcy Court
In re SKS Properties SE, LLC Debtor	_, Case No Chapter11

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LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

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(1)	(2)	(3)	(4)	(5)
Nume of creditor and complete natiling address, including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debl, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed or subject to setoff	Amount of claim [if secured also state value of security]

Date: 07/07/2011

Case 11-28134 Doc 1

S. Janual

[Declaration as in Form 2]