

Fill in this information to identify your case:

United States Bankruptcy Court for the:

NORTHERN DISTRICT OF ILLINOIS

Case number (if known) Chapter 11

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, Instructions for Bankruptcy Forms for Non-Individuals, is available.

1. Debtor's name George Street Investors, LLC

2. All other names debtor used in the last 8 years Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 26-3769924

4. Debtor's address Principal place of business Mailing address, if different from principal place of business 1307 N. Clybourn Ave., Suite A Chicago, IL 60610 Cook County

5. Debtor's website (URL)

6. Type of debtor Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) Partnership (excluding LLP) Other. Specify:

Debtor **George Street Investors, LLC**  
Name

Case number (if known)

7. Describe debtor's business

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.  
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

\_\_\_\_\_

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- Chapter 7
- Chapter 9

Chapter 11. Check all that apply:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- No.
- Yes.

If more than 2 cases, attach a separate list.

District _____	When _____	Case number _____
District _____	When _____	Case number _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- No
- Yes.

List all cases. If more than 1, attach a separate list

Debtor <b>See Attachment</b>	Relationship _____
District _____	When _____ Case number, if known _____

Debtor George Street Investors, LLC Case number (if known) \_\_\_\_\_  
 Name

11. Why is the case filed in this district? *Check all that apply:*

Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention? (Check all that apply.)**

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.  
 What is the hazard? \_\_\_\_\_

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other \_\_\_\_\_

**Where is the property?** \_\_\_\_\_  
 Number, Street, City, State & ZIP Code

**Is the property insured?**

No

Yes. Insurance agency \_\_\_\_\_  
 Contact name \_\_\_\_\_  
 Phone \_\_\_\_\_

**Statistical and administrative information**

13. Debtor's estimation of available funds *Check one:*

Funds will be available for distribution to unsecured creditors.

After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

<input checked="" type="checkbox"/> 1-49	<input type="checkbox"/> 1,000-5,000	<input type="checkbox"/> 25,001-50,000
<input type="checkbox"/> 50-99	<input type="checkbox"/> 5001-10,000	<input type="checkbox"/> 50,001-100,000
<input type="checkbox"/> 100-199	<input type="checkbox"/> 10,001-25,000	<input type="checkbox"/> More than 100,000
<input type="checkbox"/> 200-999		

15. Estimated Assets

<input type="checkbox"/> \$0 - \$50,000	<input checked="" type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

16. Estimated liabilities

<input type="checkbox"/> \$0 - \$50,000	<input checked="" type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

Debtor **George Street Investors, LLC**  
Name

Case number (if known)

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature of authorized representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 5, 2017  
MM / DD / YYYY

**X /s/ Arthur Holmer, Managing Member of Weiland Ventures, LLC**  
Signature of authorized representative of debtor

**Arthur Holmer, Managing Member of Weiland Ventures, LLC**  
Printed name

Title Managing Member of George Street Investors, LLC

**18. Signature of attorney X /s/ SCOTT R. CLAR**  
Signature of attorney for debtor

Date April 5, 2017  
MM / DD / YYYY

**SCOTT R. CLAR**  
Printed name

**Crane, Heyman, Simon, Welch & Clar**  
Firm name

**Suite 3705  
135 South LaSalle Street  
Chicago, IL 60603-4297**  
Number, Street, City, State & ZIP Code

Contact phone 312-641-6777 Email address \_\_\_\_\_

**06183741**  
Bar number and State

Debtor George Street Investors, LLC Case number (if known) \_\_\_\_\_  
Name

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:  
 NORTHERN DISTRICT OF ILLINOIS

Case number (if known) \_\_\_\_\_ Chapter 11

Check if this an amended filing

**FORM 201. VOLUNTARY PETITION**  
**Pending Bankruptcy Cases Attachment**

Debtor	<u>Erie Street Investors, LLC</u>		Relationship to you	<u>Common ownership and lender</u>
District	<u>Northern District of Illinois</u>	When <u>4/03/17</u>	Case number, if known	<u>17-10554</u>
Debtor	<u>LaSalle Investors, LLC</u>		Relationship to you	<u>Common ownership and lender</u>
District	<u>Northern District of Illinois</u>	When <u>4/03/17</u>	Case number, if known	<u>17-10557</u>
Debtor	<u>Sheffield Avenue Investors, LLC</u>		Relationship to you	<u>Common ownership and lender</u>
District	<u>Northern District of Illinois</u>	When <u>4/05/17</u>	Case number, if known	
Debtor	<u>WSC Parking FUnd I</u>		Relationship to you	<u>Common ownership and lender</u>
District	<u>Northern District of Illinois</u>	When <u>4/03/17</u>	Case number, if known	<u>17-10561</u>

Debtor **George Street Investors, LLC** Document Page 6 of 16 Case number (if known)

**Request for Relief, Declaration, and Signatures**

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**17. Declaration and signature of authorized representative of debtor**


The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

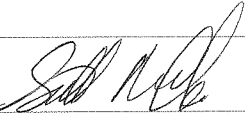
Executed on April 5, 2017  
MM / DD / YYYY

X   
Signature of authorized representative of debtor

**Arthur Holmer, Managing Member of Weiland Ventures, LLC**  
Printed name

Title **Managing Member of George Street Investors, LLC**

**18. Signature of attorney**

X   
Signature of attorney for debtor

Date **April 5, 2017**  
MM / DD / YYYY

**SCOTT R. CLAR**  
Printed name

**Crane, Heyman, Simon, Welch & Clar**  
Firm name

**Suite 3705  
135 South LaSalle Street  
Chicago, IL 60603-4297**  
Number, Street, City, State & ZIP Code

Contact phone **312-641-6777** Email address \_\_\_\_\_

**06183741**  
Bar number and State

**Fill in this information to identify the case:**

Debtor name George Street Investors, LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF ILLINOIS

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

Official Form 202

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- Schedule H: Codebtors* (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- Amended Schedule*
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 5, 2017

X /s/ Arthur Holmer, Managing Member of Weiland Ventures, LLC  
Signature of individual signing on behalf of debtor

Arthur Holmer, Managing Member of Weiland Ventures, LLC  
Printed name

Managing Member of George Street Investors, LLC  
Position or relationship to debtor

**Fill in this information to identify the case:**

Debtor name George Street Investors, LLC  
United States Bankruptcy Court for the: NORTHERN DISTRICT OF ILLINOIS  
Case number (if known) \_\_\_\_\_

Check if this is an amended filing

Official Form 202

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**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets—Real and Personal Property (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G)
- Schedule H: Codebtors (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals (Official Form 206Sum)
- Amended Schedule
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 5, 2017

X

Signature of individual signing on behalf of debtor

**Arthur Holmer, Managing Member of Weiland Ventures, LLC**

Printed name

**Managing Member of George Street Investors, LLC**

Position or relationship to debtor



**Fill in this information to identify the case:**

Debtor name **George Street Investors, LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF ILLINOIS**

Case number (if known): \_\_\_\_\_

Check if this is an amended filing

**Official Form 204**

**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders** 12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Brown, Udell, Pomerantz & Delrahim 225 W. Illinois St., #300 Chicago, IL 60654						<b>\$1,532.34</b>
Elan Realty Group Inc. 4040 N. Lincoln Ave. Chicago, IL 60618						<b>\$8,485.00</b>
Millenium Properties R/E Attn: Daniel J. Hyman 205 W Wacker Dr., #1750 Chicago, IL 60606						<b>\$0.00</b>
Plante Moran 10 S. Riverside Plaza, 10th Floor Chicago, IL 60606						<b>\$700.00</b>

**United States Bankruptcy Court  
Northern District of Illinois**

In re George Street Investors, LLC

Debtor(s)

Case No.

Chapter 11

**LIST OF EQUITY SECURITY HOLDERS**

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
<b>Boardwalk Companies, LLC</b>			<b>100%</b>

**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP**

I, the **Managing Member of George Street Investors, LLC** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date **April 5, 2017**

Signature **/s/ Arthur Holmer, Managing Member of Weiland Ventures, LLC**

**Arthur Holmer, Managing Member of Weiland Ventures, LLC**

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.*

Document Page 11 of 16  
**United States Bankruptcy Court**  
 Northern District of Illinois

In re George Street Investors, LLC Debtor(s) Case No. \_\_\_\_\_ Chapter 11

**LIST OF EQUITY SECURITY HOLDERS**

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
<b>Boardwalk Companies, LLC</b>			<b>100%</b>

**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP**

I, the **Managing Member of George Street Investors, LLC** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date April 5, 2017

Signature   
**Arthur Holmer, Managing Member of Weiland Ventures, LLC**

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.*

**United States Bankruptcy Court  
Northern District of Illinois**

In re George Street Investors, LLC

Debtor(s)

Case No.

Chapter

11

**VERIFICATION OF CREDITOR MATRIX**

Number of Creditors: 12

The above-named Debtor(s) hereby verifies that the list of creditors is true and correct to the best of my (our) knowledge.

Date: April 5, 2017

/s/ Arthur Holmer, Managing Member of Weiland Ventures, LLC  
Arthur Holmer, Managing Member of Weiland Ventures,  
LLC/Managing Member of George Street Investors, LLC  
Signer/Title

**United States Bankruptcy Court  
Northern District of Illinois**

In re George Street Investors, LLC Debtor(s) Case No. \_\_\_\_\_ Chapter 11

**VERIFICATION OF CREDITOR MATRIX**

Number of Creditors: \_\_\_\_\_ **12**

The above-named Debtor(s) hereby verifies that the list of creditors is true and correct to the best of my (our) knowledge.

Date: April 5, 2017



\_\_\_\_\_  
**Arthur Holmer, Managing Member of Weiland Ventures,  
LLC/Managing Member of George Street Investors, LLC**  
Signer/Title

Boardwalk Capital Holdings  
4/4/17 Note  
1307 N. Clybourn Ave., Suite A  
Chicago, IL 60610

Doc 1

Wells Street Management  
1307 N. Clybourn Ave., Suite A  
Chicago, IL 60610

Entered 04/05/17 14:55:30

Desc Main

Case 17-10806

Document Page 14 of 16

Boardwalk Companies - Series 1  
1307 N. Clybourn Ave., Suite A  
Chicago, IL 60610

Wells Street Management  
1307 N. Clybourn Ave., Suite A  
Chicago, IL 60610

Boardwalk Companies - Series G  
1307 N. Clybourn Ave., Suite A  
Chicago, IL 60610

Brown, Udell, Pomerantz & Delrahim  
225 W. Illinois St., #300  
Chicago, IL 60654

Cook County Treasurer  
118 N. Clark  
Suite 112  
Chicago, IL 60602

Elan Realty Group Inc.  
4040 N. Lincoln Ave.  
Chicago, IL 60618

Millenium Properties R/E  
Attn: Daniel J. Hyman  
205 W Wacker Dr., #1750  
Chicago, IL 60606

Plante Moran  
10 S. Riverside Plaza, 10th Floor  
Chicago, IL 60606

Rialto Capital Advisors  
790 NW 107th Ave., Suite 400  
Miami, FL 33172

Sheffield Avenue Investors  
1307 N. Clybourn Ave., Suite A  
Chicago, IL 60610

**United States Bankruptcy Court  
Northern District of Illinois**

In re George Street Investors, LLC

Debtor(s)

Case No.

Chapter 11

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for George Street Investors, LLC in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

**Boardwalk Companies, LLC**

None [*Check if applicable*]

**April 5, 2017**

Date

**/s/ SCOTT R. CLAR**

**SCOTT R. CLAR**

Signature of Attorney or Litigant

Counsel for **George Street Investors, LLC**

**Crane, Heyman, Simon, Welch & Clar**

**Suite 3705**

**135 South LaSalle Street**

**Chicago, IL 60603-4297**

**312-641-6777 Fax:312-641-7114**

United States Bankruptcy Court  
Northern District of Illinois

In re George Street Investors, LLC Debtor(s)

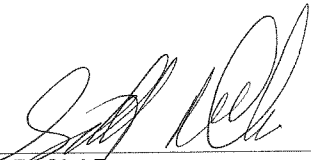
Case No. \_\_\_\_\_  
Chapter 11

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for George Street Investors, LLC in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:  
**Boardwalk Companies, LLC**

None [Check if applicable]

4/5/17  
Date

  
\_\_\_\_\_  
**SCOTT R. CLAR**  
Signature of Attorney or Litigant  
Counsel for George Street Investors, LLC  
**Crane, Heyman, Simon, Welch & Clar**  
Suite 3705  
135 South LaSalle Street  
Chicago, IL 60603-4297  
312-641-6777 Fax:312-641-7114