

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 Waldron Development Company

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) 36-4119731

4. Debtor's address Principal place of business Mailing address, if different from principal place of business 560 Sheridan Road Highland Park, IL 60035 Lake County 3838 N. Kenmore Chicago, IL 60613

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 Waldron Development Company
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 _____ Relationship _____
 District _____ When _____ Case number, if known _____

Debtor Waldron Development Company
Name

Case number (if known) _____

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

Debtor Waldron Development Company Case number (if known) _____
Name

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 December 14, 2017
MM / DD / YYYY

X /s/ Therese Waldson _____
Signature of authorized representative of debtor
Title President

Therese Waldson _____
Printed name

18. Signature of attorney

X /s/ William J. Factor _____
Signature of attorney for debtor

Date **December 14, 2017** _____
MM / DD / YYYY

William J. Factor 6205675 _____
Printed name

FactorLaw _____
Firm name

**105 W. Madison St., Suite 1500
Chicago, IL 60602** _____
Number, Street, City, State & ZIP Code

Contact phone 312-878-6976 Email address _____

6205675 _____
Bar number and State

Debtor Waldron Development Company
Name

Case number (if known) _____

Request for Relief, Declaration, and Signatures

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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.

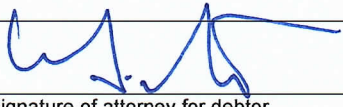
I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 13, 2017
MM / DD / YYYY

X 
Signature of authorized representative of debtor
Title President

Therese Waldson
Printed name

18. Signature of attorney

X 
Signature of attorney for debtor

Date December 13, 2017
MM / DD / YYYY

William J. Factor 6205675
Printed name

FactorLaw
Firm name

105 W. Madison St., Suite 1500
Chicago, IL 60602
Number, Street, City, State & ZIP Code

Contact phone 312-878-6976 Email address _____

6205675
Bar number and State

Fill in this information to identify the case:

Debtor name **Waldron Development Company**

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		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Bank Direct Capital Finance Two Conway Park 150 North Field Drive, Suite 190 Lake Forest, IL 60045		insurance policy finance		Unknown	\$0.00	Unknown
Cameron Douglas, et al. 3838 North Kenmore, First Floor Chicago, IL 60613		Security Deposit				\$2,600.00
City of Chicago / Dept. Finance PO Box 6330 Chicago, IL 60680-6330		Water, Sewage, Garbage				\$0.00
Commonwealth Edison PO Box 6111 Carol Stream, IL 60197-6111		Electrical service				\$0.00
Dileep amd Anita Varma 3838 North Kenmore, 3rd Floor Chicago, IL 60615		Security Deposit				\$2,000.00
Stefanie and Ryan Parry 3838 North Kenmore, 2d Floor Chicago, IL 60615		Security Deposit				\$2,775.00
The Rogers Law Group 707 Lake Cook Road suite 312 Deerfield, IL 60015		Legal Services				\$0.00

Bank Direct Capital Finance
Two Conway Park
150 North Field Drive, Suite 190
Lake Forest, IL 60045

Cameron Douglas, et al.
3838 North Kenmore, First Floor
Chicago, IL 60613

City of Chicago / Dept. Finance
PO Box 6330
Chicago, IL 60680-6330

Codilis & Associates, P.C.
15W030 North Frontage Road
Burr Ridge, IL 60527

Commonwealth Edison
PO Box 6111
Carol Stream, IL 60197-6111

Dileep amd Anita Varma
3838 North Kenmore, 3rd Floor
Chicago, IL 60615

Peoples Energy
Attn: Bankruptcy
130 East Randolph Drive, 17th Floor
Chicago, IL 60601

Peoples' Gas
P.O. Box 2968
Milwaukee, WI 53201

Stefanie and Ryan Parry
3838 North Kenmore, 2d Floor
Chicago, IL 60615

The Rogers Law Group
707 Lake Cook Road
suite 312
Deerfield, IL 60015

Therese Waldron
560 Sheridan Road
Highland Park, IL 60035

Wilmington Trust, N.A., Tr. MFRA Tr
c/o Fay Servicing
PO Box 88009
Chicago, IL 60680-1009

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

In re Waldron Development Company

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 Waldron Development Company 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:

None [Check if applicable]

December 13, 2017

Date



William J. Factor 6205675

Signature of Attorney or Litigant

Counsel for Waldron Development Company

FactorLaw

105 W. Madison St., Suite 1500

Chicago, IL 60602

312-878-6976 Fax:847-574-8233

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

In re Waldron Development Company

Debtor(s)

Case No.
Chapter

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None [*Check if applicable*]

December 13, 2017

Date



William J. Factor 6205675

Signature of Attorney or Litigant

Counsel for Waldron Development Company

FactorLaw

105 W. Madison St., Suite 1500

Chicago, IL 60602

312-878-6976 Fax:847-574-8233