

UNOFFICIAL COPY

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United States Bankruptcy Court Southern District of New York	VOLUNTARY PETITION
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IN RE (Name of debtor - If individual, enter Last, First, Middle) Chicago-Superior Associates	NAME OF JOINT DEBTOR (Spouse) (Last, First, Middle) N/A
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ALL OTHER NAMES used by debtor in the last 6 years (include married, maiden and trade names.)	ALL OTHER NAMES used by the joint debtor in the last 6 years (include married, maiden and trade names.) 98B45101
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SOC. SEC. / TAX I.D. NO. (If more than one, state all.) Tax I.D. No. 13-3095717	SOC. SEC. / TAX I.D. NO. (If more than one, state all.) Tax I.D. No.
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STREET ADDRESS OF DEBTOR (No. and street, city, state, zip code) c/o Olympia & York Companies (U.S.A.) 237 Park Avenue New York, New York 10017	STREET ADDRESS OF JOINT DEBTOR (No. and street, city, state, zip code) N/A
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BK JUDGE GARRITY

COUNTY OF RESIDENCE OR PRINCIPAL PLACE OF BUSINESS New York, New York	COUNTY OF RESIDENCE OR PRINCIPAL PLACE OF BUSINESS N/A
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MAILING ADDRESS OF DEBTOR (If different from street address) Same	MAILING ADDRESS OF JOINT DEBTOR (If different from street address)
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LOCATION OF PRINCIPAL ASSETS OF BUSINESS DEBTOR (If different from addresses listed above) 737 North Michigan Avenue, Chicago, Illinois.	FILING NUMBER: 92-42698 <input type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of the petition or for a longer part of such 180 days than in any other District. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District. See Attached.
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CASE REMOVED TO:

INFORMATION REGARDING DEBTOR (Check applicable boxes)

TYPE OF DEBTOR <input type="checkbox"/> Individual <input type="checkbox"/> Joint Husband & Wife <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Other _____ NATURE OF DEBT <input type="checkbox"/> Non-Business/Consumer <input checked="" type="checkbox"/> Business - Unsecured A&B Debt A TYPE OF BUSINESS (check one box) <input type="checkbox"/> Farming <input type="checkbox"/> Professional <input type="checkbox"/> Retail/Wholesale <input type="checkbox"/> Retail <input type="checkbox"/> Other _____ B BRIEFLY DESCRIBE NATURE OF BUSINESS The Debtor holds the beneficial interest in the commercial condominiums at Olympia Center, a commercial, retail and office building located at 737 North Michigan Avenue, Chicago, Illinois.	CHAPTER OR SECTION OF BANKRUPTCY CODE UNDER WHICH THE PETITION IS FILED (Check one box) <input type="checkbox"/> Chapter 7 <input checked="" type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> 1304-Case Ancillary to Foreign Proceeding FILING FEE (Check one box) <input checked="" type="checkbox"/> Filing fee attached <input type="checkbox"/> Filing fee to be paid in installments. (Applicable to individuals only) Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b); see Official Form No. 3.
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NAME AND ADDRESS OF LAWYER OR ATTORNEY Weil Gotshal & Manges 767 Fifth Avenue New York, New York 10019 TELEPHONE NO. (212) 310-8000 : 47087 : 51 * -96-656359	DEP-01 RECORDING TRAN 8411 08/27/96 15:00:00 \$33.50 COOK COUNTY RECORDER
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NAME(S) OF ATTORNEY(S) DESIGNATED TO REPRESENT THE DEBTOR Corinne Ball, Esq. (CB 8203) John J. Rapisardi, Esq. (JR 7781)	<input type="checkbox"/> Debtor is not represented by an attorney.
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STATISTICAL ADMINISTRATIVE INFORMATION (28 U.S.C. § 1104)
(Debtors only) (Check applicable boxes)

<input type="checkbox"/> Debtor certifies that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor certifies that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.	
ESTIMATED NUMBER OF CREDITORS	<input type="checkbox"/> 1-18 <input type="checkbox"/> 19-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000 over
ESTIMATED ASSETS (in thousands of dollars)	<input type="checkbox"/> Under \$0 <input type="checkbox"/> \$0-\$99 <input type="checkbox"/> 100-\$999 <input type="checkbox"/> 500-\$999 <input type="checkbox"/> 1,000-\$999 <input type="checkbox"/> 10,000-\$999 <input type="checkbox"/> 100,000 over
ESTIMATED LIABILITIES (in thousands of dollars)	<input type="checkbox"/> Under \$0 <input type="checkbox"/> \$0-\$99 <input type="checkbox"/> 100-\$999 <input type="checkbox"/> 500-\$999 <input type="checkbox"/> 1,000-\$999 <input type="checkbox"/> 10,000-\$999 <input type="checkbox"/> 100,000 over
ESTIMATED NUMBER OF EMPLOYEES-CH 11 & 12 ONLY	<input type="checkbox"/> 0 <input type="checkbox"/> 1-19 <input type="checkbox"/> 20-99 <input type="checkbox"/> 100-999 <input type="checkbox"/> 1,000 over
ESTIMATED NUMBER OF EQUITY SECURITY HOLDERS-CH 11 & 12 ONLY	<input type="checkbox"/> 0 <input type="checkbox"/> 1-19 <input type="checkbox"/> 20-99 <input type="checkbox"/> 100-999 <input type="checkbox"/> 500 over


THIS SPACE FOR COURT

S.D.N.Y. FILED

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FILED

BANKRUPTCY COURT



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Name of Debtor Chicago-Superior Associates
Case No. 95 B

(Court use only)

FILING OF PLAN

For Chapter 9, 11, 12 and 13 cases only. Check appropriate box.

A copy of debtor's proposed plan is attached.

Debtor intends to file a plan within the time allowed by statute, rule, or order of the court.

PRIOR BANKRUPTCY CASE FILED WITHIN LAST 6 YEARS (if more than one, attach additional sheet)

Location Where Filed	Case Number	Date Filed

PENDING BANKRUPTCY CASE FILED BY ANY SPOUSE, PARTNER, OR AFFILIATE OF THE DEBTOR (if more than one, attach additional sheet)

Name of Debtor	Case Number	Date
See Annex A		
Relationship	District	Judge

REQUEST FOR RELIEF

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

SIGNATURES

ATTORNEY


Signature: John J. Rapaport (JR 7781)

November 1, 1995
Date

INDIVIDUAL/JOINT DEBTOR(S)

I declare under penalty of perjury that the information provided in this petition is true and correct.

N/A
Signature of Debtor

Date

N/A
Signature of Joint Debtor

Date

CORPORATE OR PARTNERSHIP DEBTOR

I declare under penalty of perjury that the information provided in this petition is true and correct, and that the filing of this petition on behalf of the debtor has been authorized.

See Annex B
Signature of Authorized Individual

Print or Type Name of Authorized Individual

Title of Individual Authorized by Debtor to File this Petition

November 1995
Date

EXHIBIT "A" (To be completed if debtor is a corporation requesting relief under chapter 11.)

Exhibit "A" is attached and made a part of this petition.

TO BE COMPLETED BY INDIVIDUAL CHAPTER 7 DEBTOR WITH PRIMARILY CONSUMER DEBTS (See P.L. 98-353 § 322)

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 each such chapter, and choose to proceed under chapter 7 of such title.

If I am represented by an attorney, exhibit "B" has been completed.

N/A
Signature of Debtor

Date

N/A
Signature of Joint Debtor

Date

EXHIBIT "B" (To be completed by attorney for individual chapter 7 debtor(s) with primarily consumer debts.)

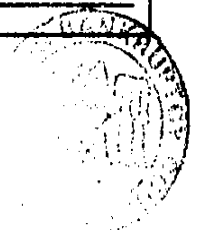
I, the attorney for the debtor(s) named in the foregoing petition, declare that I have informed the debtor(s) that (he, she, or they) may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter.

N/A
Signature of Attorney

Date



*The Chattel Mortgage
Reporter Inc.
582 N. Oakwood Ave. #202
Lakewood, IL 60045*



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ANNEX A: SCHEDULE OF AFFILIATES

On May 14, 1992, the following affiliates of the Petitioner filed voluntary chapter 11 petitions with this Court (Chapter 11 Case Nos. 92 B 42698 through 92 B 42702 (JLG)):

- 1) Olympia & York Realty Corp.
- 2) Olympia & York Developments Limited
- 3) O&Y (U.S.) Development Canada Ltd.
- 4) O&Y Equity (Canada) Ltd.
- 5) Olympia & York SF Holdings Corporation

On March 12, 1993, this Court entered an order dismissing the chapter 11 case of Olympia & York Developments Limited (Chapter 11 Case No. 92 B 42701 (JLG)).

On May 7, 1993, Olympia & York Water Street Finance Corp. and O&Y Water Street Credit Corp. (the "Water Street Debtors"), affiliates of the Petitioner, filed voluntary chapter 11 petitions with this Court (Chapter 11 Case Nos. 93 B 42409 (JLG) and 93 B 42410 (JLG), respectively). On September 14, 1993, the joint plan of reorganization for the Water Street Debtors was confirmed, and on October 5, 1993, such plan was substantially consummated. As of the date hereof, the chapter 11 cases of the Water Street Debtors have not been closed pursuant to 11 U.S.C. § 350.

On November 15, 1994, 125 Broad Street Company ("125 Broad"), an affiliate of the Petitioner, filed a voluntary chapter 11 petition with this Court (Chapter 11 Case No. 94 B 45324 (JLG)). On December 30, 1994, the plan of reorganization for 125 Broad was confirmed. On January 6, 1995, the plan of reorganization for 125 Broad was substantially consummated. By order dated January 30, 1995, the chapter 11 case of 125 Broad has been closed pursuant to 11 U.S.C. § 350.

On June 20, 1995, 2 Broadway Associates, L.P. ("Broadway Associates"), an affiliate of the Petitioner, filed a voluntary chapter 11 petition with this Court (Chapter 11 Case No. 95 B 42724 (JLG)). On August 28, 1995, the plan of reorganization for Broadway Associates was confirmed. On September 18, 1995, the plan of reorganization for Broadway Associates was substantially consummated.

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Annex A continued

On July 18, 1995, Olympia & York World Financial Center Finance Corp., an affiliate of the Petitioner, filed a voluntary chapter 11 petition with this Court (Chapter 11 Case No. 95 B 43135 (JLG)).

On October 11, 1995, the following affiliates of the Petitioner also filed voluntary chapter 11 petitions with this Court:

1. O&Y (U.S.) Development Company, L.P.
2. O&Y (U.S.) Development General Partner Corp.
3. O&Y Equity Company, L.P.
4. O&Y Equity General Partner Corp.
5. Olympia & York Real Estate (U.S.A.) Inc.
6. Eden Real Estate Corp.
7. O&Y (U.S.) Financial Company
8. WFC Tower A Company
9. O&Y 245 Corp.
10. Olympia & York 245 Park Avenue Holding Company, L.P.
11. O&Y WFC Tower Corp.

(Chapter 11 Case Nos. 95 B 44486 through 44496 (JLG)
(Jointly Administered)).

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ANNEX B

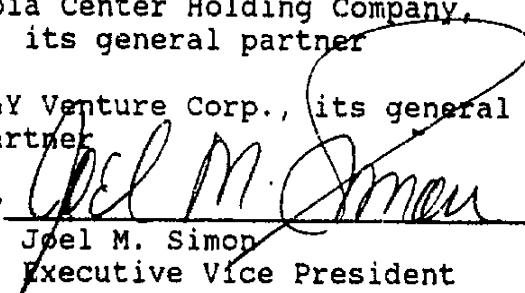
I declare under penalty of perjury that the information provided in this petition is true and correct, and that the filing of this petition on behalf of the petitioner has been authorized.

Dated: November 1, 1995

CHICAGO-SUPERIOR ASSOCIATES

By Olympia Center Holding Company,
L.P., its general partner

By O&Y Venture Corp., its general
partner

By 
Joel M. Simon
Executive Vice President

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(Description of ...)

PLAT 1.

LOTS 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I AND 2J IN OLINDIA CENTRE SUBDIVISION, A RESUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS ONE TRACT, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN LILL'S CHICAGO BREWERY COMPANY'S RESUBDIVISION IN BLOCK 54 IN BINKIE'S ADDITION TO CHICAGO, BEING A RESUBDIVISION OF EAST SUPERIOR 107; THENCE NORTH 0 DEGREES 10 MINUTES 52 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 3, BEING ALSO THE EAST LINE OF BROWN MICHIGAN SQUARE, A DISTANCE OF 221.60 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 2.20 FEET OF SAID LOT 3; THENCE SOUTH 89 DEGREES 54 MINUTES 20 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 64.20 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE SOUTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 8.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 10.20 FEET OF LOT "A" IN LILL'S CHICAGO BREWERY COMPANY'S RESUBDIVISION AFORESAID; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 45.30 FEET TO THE EAST LINE OF THE WEST 45 FEET 1/2 INCHES OF SAID LOT "A"; THENCE NORTH 0 DEGREES 10 MINUTES 52 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 10.20 FEET TO A POINT ON THE WEST LINE OF SAID LOT "A", BEING ALSO THE SOUTHWEST CORNER OF A 15 FOOT PRIVATE ALLEY; THENCE SOUTH 89 DEGREES 54 MINUTES 40 SECONDS EAST 15.00 FEET ALONG THE NORTH LINE OF LOT "A" TO THE POINT OF INTERSECTION WITH THE SOUTHWEST EXTENSION OF THE WEST LINE OF LOT 1 IN WARR'S RESUBDIVISION OF LOT 5 IN LILL'S CHICAGO BREWERY COMPANY'S RESUBDIVISION OF LOTS 1 AND 2 IN LILL'S CHICAGO BREWERY COMPANY'S SUBDIVISION IN BLOCK 54 AFORESAID; THENCE NORTH 0 DEGREES 10 MINUTES 52 SECONDS EAST ALONG SAID EXTENDED LINE AND SAID WEST LINE OF LOT 1, BEING ALSO THE EAST LINE OF THE 15 FOOT PUBLIC ALLEY, A DISTANCE OF 148.04 FEET TO THE NORTHEAST CORNER OF LOT 1 IN WARR'S RESUBDIVISION AFORESAID; THENCE SOUTH 89 DEGREES 47 MINUTES 58 SECONDS WEST ALONG THE NORTH LINE OF LOTS 1, 2, 3 AND 4 OF WARR'S RESUBDIVISION AND ALSO THE NORTH LINE OF LOTS 11, 12, 13 AND 14 IN LILL'S CHICAGO BREWERY COMPANY'S RESUBDIVISION AFORESAID, BEING ALSO THE SOUTH LINE OF EAST CHICAGO AVENUE, A DISTANCE OF 175.11 FEET TO THE NORTHEAST CORNER OF LOT 14 IN LILL'S CHICAGO BREWERY COMPANY'S RESUBDIVISION AFORESAID; THENCE SOUTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 14 A DISTANCE OF 134.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 47 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF LOTS 12, 13 AND 14 OF LILL'S CHICAGO BREWERY COMPANY'S RESUBDIVISION, BEING ALSO THE NORTH LINE OF A PUBLIC ALLEY A DISTANCE OF 64.04 FEET TO THE EASTLY TERMINUS OF AN ALLEY VACATED BY DEED DATED AND RECORDED JANUARY 14, 1974 AS DOCUMENT NO. 23094371; THENCE SOUTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG SAID TERMINAL LINE A DISTANCE OF 10.00 FEET TO THE WESTLY TERMINUS OF SAID ALLEY; THENCE SOUTH 0 DEGREES 10 MINUTES 52 SECONDS WEST ALONG THE WEST LINE OF A 10 FOOT ALLEY LING WEST AND ADJOINING LOTS "C" AND 10 IN LILL'S CHICAGO BREWERY COMPANY'S RESUBDIVISION AFORESAID, A DISTANCE OF 126.92 FEET TO THE WESTLY TERMINUS OF SAID 10 FOOT PRIVATE ALLEY; THENCE WEST ALONG SAID TERMINAL LINE AND ALONG THE SOUTH LINE OF LOTS 3 TO 10 OF LILL'S CHICAGO BREWERY COMPANY'S RESUBDIVISION AFORESAID, BEING ALSO THE NORTH LINE OF EAST SUPERIOR AVENUE, A DISTANCE OF 104.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BEING ALSO THE SOUTHWEST CORNER OF SAID OLINDIA CENTRE SUBDIVISION, ACCORDING TO THE PLAN OF SAID OLINDIA CENTRE SUBDIVISION RECORDED JUNE 21, 1964, AS DOCUMENT NUMBER 84070384, ALL IN COOK COUNTY, ILLINOIS.

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PAGE 2:

EASEMENT AND OTHER RIGHTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS GRANTED BY DECLARATION OF EASEMENTS AND AGREEMENTS DATED JUNE 17, 1981 AND RECORDED JULY 17, 1981 AS DOCUMENT NO. 75950376 OVER AND UPON THAT PROPERTY LABELED 'VEHICULAR MANEUVERING AREA' ON EXHIBIT J TO SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

PAGE 3:

EASEMENTS FOR INGRESS AND EGRESS, SUPPORT AND UTILITIES, INCLUDING EASEMENTS FOR OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF ELEVATOR FITS, SHAFTS, HOISTWAYS, ETC. AS SET FORTH IN DECLARATION OF COVENANTS, EASEMENTS, CHARGES AND LIENS FOR OFFICE CENTRE DATED JUNE 27, 1981, AND RECORDED JUNE 27, 1981 AS DOCUMENT NUMBER 75,080,144, OVER AND ACROSS VARIOUS LOTS AND PORTIONS OF LOTS IN OLIMPIA NORTH SUBDIVISION IN SECTION 10, TOWNSHIP 34 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NOS.: 17-10-200-007, ADDRESS OF PROPERTY:
17-10-200-009 through 737 North Michigan Avenue,
17-10-200-036, both inclusive Chicago, Illinois

THIS INSTRUMENT PREPARED BY:
Alan S. Weis, Esq.,
Battle, Fowler,
280 Park Avenue,
New York, New York 10017

98 0 15641

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XXXXX FULL _____ PARTIAL
RELEASE DEED

COOK COUNTY RECORDER

96656360

The above space for Recorder's use only

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEED IN
WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED

Know All Men by These Presents, That AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, as Junior Mortgagee, in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto:

Dennis R. Fields and Charles A. Greenberg

.R DEPT-01 RECORDING \$27.00
T#7777 TRAN 8412 08/27/96 15:02:00
#7088 SA *-96-656360
COOK COUNTY RECORDER

all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Junior Mortgage and Security Agreement, and Junior Assignment of Rents and Lease, recorded in the Recorder's Office of Cook County, in the State of Illinois, as Document Number(s) 87681658, 87681659, to the premises situated in the County of Cook, State of Illinois, described as follows, to-wit:

Lot 4 in Block 24 in Bushnell's addition to Chicago in Section 4, Township 39 North Range 14 east of the third principal meridian, in Cook County, Illinois

Commonly known: 11 West Division, Chicago, Illinois
P.I.N. 17-04-407-010

together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, said AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as aforesaid, has caused these presents to be signed by its Vice President, attested by its Assistant Secretary, and its corporate seal to be affixed this 21st day of August, 1996.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Mortgagee as aforesaid,

By:

Jan 3. Oulijz 27⁰⁰
Vice President

Attest:

A. Richards

Assistant Secretary

BANK SEAL

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