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SS# 15548

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2000-11-07 10:51:48  
Cook County Recorder 63.00



00875125

The following information is provided pursuant to the Responsible Property Transfer Act of 1988.

Seller: Amoco Oil Company.....

Buyer: ~~Flondas Automotive, Inc.~~ PANAGIOTIS FLONDAS

Document No.: .....

## ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

### I. PROPERTY IDENTIFICATION

A. Address of property ..... 5035 West Lawrence Chicago, IL.....  
Street City or Village Township

Permanent Real Estate Index No. . 13-16-201-037-0000; . 13-16-201-038-0000

### B. Legal Description:

Section ... 16 ..... Township ... 40N ..... Range ... 13E .....

Enter or attach current legal description in this area:

See Exhibit A

Prepared by:

Name David Siegel.....

Sidley & Austin.....

Bank One Plaza, 10 S. Dearborn  
address Chicago, IL. 60603

Return to:

Name David Siegel.....

Sidley & Austin.....

Bank One Plaza, 10 S. Dearborn  
address Chicago, IL. 60603

### LIABILITY DISCLOSURE

Transferors and transferees of real property are advised that their ownership or other control of such property may render them liable for any environmental clean-up costs whether or not they caused or contributed to the presence of environmental problems associated with the property.

### C. Property Characteristics:

Lot Size ..... Acreage . 23,220 Sq. Ft. (approx.)

Check all types of improvement and uses that pertain to the property:

.... Apartment building (6 units or less)

.... Commercial apartment (over 6 units)

Store, office, commercial building

.... Industrial building

.... Farm, with buildings

.... Other (specify)

BOX 333-CTI

7886565 DI CK 5085

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## II. NATURE OF TRANSFER:

- |  | Yes   | No    |
|--|-------|-------|
| A. (1) Is this a transfer by deed or other instrument of conveyance?                               | .X..  | ..... |
| (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust? | ..... | .X..  |
| (3) A lease exceeding a term of 40 years?  | ..... | .X..  |
| (4) A mortgage or collateral assignment of beneficial interest?                                    | ..... | .X..  |

B. (1) Identify Transferor: Amoco Oil Company, 28100 Torch Parkway, Warrenville, IL 60555  
Name and Current Address of Transferor

Name and Address of Trustee if this is a Trust No. transfer of beneficial interest of a land trust.

(2) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information contained in this form:

David Piotrowski ..... (630) 836-5674 .....  
Name, Position (if any), and address Telephone No.

C. Identify Transferee: PANALOTIS FLOWDAS  
~~Floudas Automotive, Inc., 5035 W. Lawrence, Chicago, IL 60630~~  
Name and Current Address of Transferee

## III. NOTIFICATION

Under the Illinois Environmental Protection Act, owners of real property may be held liable for costs related to the release of hazardous substances.

1. Section 22.2(f) of the Act states:

"Notwithstanding any other provision or rule of law and subject only to the defenses set forth in subsection (j) of this Section, the following persons shall be liable for all costs of removal or remedial action incurred by the State of Illinois or any unit of local government as a result of a release or substantial threat of a release of a hazardous substance or pesticide:

(1) the owner and operator of a facility or vessel from which there is a release or substantial threat of release of a hazardous substance or pesticide;

(2) any person who at the time of disposal, transport, storage or treatment of a hazardous substance or pesticide owned or operated the facility or vessel used for such disposal, transport, treatment or storage from which there was a release or substantial threat of a release of any such hazardous substance or pesticide;

(3) any person who by contract, agreement, or otherwise has arranged with another party or entity for transport, storage, disposal or treatment of hazardous substance or pesticides owned, controlled or possessed by such person at a facility owned or operated by another party or entity from which facility there is a release or substantial threat of a release of such hazardous substance or pesticides; and

(4) any person who accepts or accepted any hazardous substance or pesticides for transport to disposal, storage or treatment facilities or sites from which there is a release or a substantial threat of a release of a hazardous substance or pesticide."

2. Section 4(q) of the Act states:

"The Agency shall have the authority to provide notice to any person who may be liable pursuant to Section 22.2(f) of this Act for a release or a substantial threat of a release of a hazardous substance or pesticide. Such notice shall include the identified response action and an opportunity for such person to perform the response action."

3. Section 22.2(k) of the Act states in part:

"If any person who is liable for a release or substantial threat of release of a hazardous substance or pesticide fails without sufficient cause to provide removal or remedial action upon or in accordance with a notice and request by the agency or upon or in accordance with any order of the Board or any court, such person may be liable to the State for punitive damages in an amount at least equal to, and not more than 3 times, the amount of any costs incurred by the State of Illinois as result of such failure to take such removal or remedial action. The punitive damage imposed by the Board shall be in addition to any costs recovered from such person pursuant to this Section and in addition to any other penalty or relief provided by this Act or any other law."

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4. Section 57.12(a) of the Act states in part:

"Notwithstanding any other provision or rule or law, the owner or operator, or both, of an underground storage tank shall be liable for all costs of investigation, preventive action, corrective action and enforcement action incurred by the State of Illinois resulting from an underground storage tank."

5. The text of the statutes set out above is subject to change by amendment. Persons using this form may update it to reflect changes in the text of the statutes cited, but no disclosure statement shall be invalid merely because it sets forth an obsolete or superseded version of such text.

## IV. ENVIRONMENTAL INFORMATION

### Regulatory Information During Current Ownership

1. Has the transferor ever conducted operations on the property which involved the generation, manufacture, processing, transportation, treatment, storage or handling of "hazardous substances", as defined by the Illinois Environmental Protection Act? This question shall not be applicable for consumer goods stored or handled by a retailer in the same form, approximate amount, concentration and manner as they are sold to consumers, provided that such retailer does not engage in any commercial mixing (other than paint mixing or tinting of consumer sized containers), finishing, refinishing, servicing, or cleaning operations on the property.

Yes  No

2. Has the transferor ever conducted operations on the property which involved the processing, storage or handling of petroleum, other than that which was associated directly with the transferor's vehicle usage?

Yes  No

3. Has the transferor ever conducted operations on the property which involved the generation, transportation, storage, treatment or disposal of "hazardous or special wastes", as defined by the federal Resource Conservation and Recovery Act and the Illinois Environmental Protection Act?

Yes  No

4. Are there any of the following specific units (operating or closed) at the property which are or were used by the transferor to manage waste, hazardous wastes, hazardous substances or petroleum?

	Yes	No		Yes	No
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Injection Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Surface Impoundment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wastewater Treatment Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Treatment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Pile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transfer Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Incinerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Recycling Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Treatment Detoxification	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Underground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Land Disposal Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Container Storage Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

If there are "YES" answers to any of the above items and the transfer is other than a mortgage or collateral assignment of beneficial interest, attach a site plan which identifies the location of each unit, such site plan to be filed with the Environmental Protection Agency along with this disclosure document.

5. Has the transferor ever held any of the following in regard to this real property?

a. Permits for discharges of wastewater to waters of the State.

Yes No

b. Permits for emissions to the atmosphere.

c. Permits for any waste storage, waste treatment or waste disposal operation.

6. Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treatment works?

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7. Has the transferor taken any of the following actions relative to this property?

- a. Prepared a Chemical Safety Contingency Plan pursuant to the Illinois Chemical Safety Act. .... ..
- b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. .... ..
- c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. .... ..

8. Has the transferor or any facility on the property or the property been the subject of any of the following State or federal governmental actions?

- a. Written notification regarding known, suspected or alleged contamination on or emanating from the property. ..X... ..
- b. Filing an environmental enforcement case with a court or the Pollution Control Board for which a final order or consent decree was entered. .... ..
- c. If item b. was answered by checking Yes, then indicate whether or not the final order or decree is still in effect for this property. .... ..

9. Environmental Releases During Transferor's Ownership

- a. Has any situation occurred at this site which resulted in a reportable "release" of any hazardous substances or petroleum as required under State or federal laws? ..X... ..
- b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site? ..X... ..
- c. If the answers to questions (a) and (b) are Yes, have any of the following actions or events been associated with a release on the property?

- ... Use of a cleanup contractor to remove or treat materials including soils, pavement or other surficial materials
- .... Assignment of in-house maintenance staff to remove or treat materials including soils, pavement or other surficial materials
- .... Designation, by the IEPA or the IEMA, of the release as "significant" under the Illinois Chemical Safety Act
- ... Sampling and analysis of soils
- ... Temporary or more long-term monitoring of groundwater at or near the site
- .... Impaired usage of an on-site or nearby water well because of offensive characteristics of the water
- ... Coping with fumes from subsurface storm drains or inside basements, etc
- .... Signs of substances leaching out of the ground along the base of slopes or at other low points on or immediately adjacent to the site

10. Is the facility currently operating under a variance granted by the Illinois Pollution Control Board?

Yes .... No ..

11. Is there any explanation needed for clarification of any of the above answers or responses?

.....The residents of the property east of the service station complained of gasoline vapors/odors in their basement. The property was subsequently purchased by Amoco and the station property was expanded.....  
.....  
.....

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## B. SITE INFORMATION UNDER OTHER OWNERSHIP OR OPERATION

1. Provide the following information about the previous owner or any entity or person the transferor leased the site to or otherwise contracted with for the management of the site or real property:

Name: .....

Type of business: .....

or property usage .....

2. If the transferor has knowledge, indicate whether the following existed under prior ownership's, leaseholds granted by the transferor, other contracts for management or use of the facilities or real property:

	Yes	No		Yes	No
Landfill	.....	.....	Injection Wells	.....	.....
Surface Impoundment	.....	.....	Wastewater Treatment Units	.....	.....
Land Treatment	.....	.....	Septic Tanks	.....	.....
Waste Pile	.....	.....	Transfer Stations	.....	.....
Incinerator	.....	.....	Waste Recycling Operations	.....	.....
Storage Tank (Above Ground)	.....	.....	Waste Treatment Detoxification	.....	.....
Storage Tank (Underground)	.....	.....	Other Land Disposal Area	.....	.....
Container Storage Area	.....	.....			

## V. CERTIFICATION

A. Based on my inquiry of those persons directly responsible for gathering the information, I certify that the information submitted is, to the best of my knowledge and belief, true and accurate.

*David A. Piotrowski*  
.....  
Signature  
**DAVID A. PIOTROWSKI**  
.....  
type or print name  
TRANSFEROR OR TRANSFERORS  
(or on behalf of Transferor)

B. This form was delivered to me with all elements completed on

*Nov. 2* ..... *20.00.*  
*Panagiotis Floudas*  
.....  
Signature  
**PANAGIOTIS FLOUDAS**  
.....  
type or print name  
TRANSFEEEE OR TRANSFEEES  
(or on behalf of Transferee)

C. This form was delivered to me with all elements completed on

*Nov. 2* ..... *20.00.*  
*Nicholas C. Tangleis*  
.....  
Signature  
**NICHOLAS C. TANGLEIS**  
.....  
type or print name  
LENDER

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## EXHIBIT A

### (Legal Description)

#### PARCEL 1:

LOTS 2 AND 3 (EXCEPT THE EAST 15 FEET OF LOT 2) AND LOT 4 IN THE RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE AND OF LOTS 19 TO 24 INCLUSIVE IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 1912 IN BOOK 117 OF PLATS PAGE 10 AS DOCUMENT 4957523 IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT 5 (EXCEPT THAT PART OF LOT 5 AFORESAID LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF LOT 5 WHICH SAID POINT IS 101.8 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT THENCE ALONG A STRAIGHT LINE TO THE SOUTHEAST CORNER OF SAID LOT IN THE RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE AND LOTS 19 TO 24 INCLUSIVE IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON A SUBDIVISION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 WHICH LIES NORTH OF THE NORTHWESTERN RAILWAY TRACK OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

LOT 6 EXCEPT THAT PART OF LOT 6 LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON WEST LINE OF LOT 6 WHICH POINT IS 83 FEET SOUTH OF NORTHWEST CORNER OF NORTHEAST CORNER OF SAID LOT 6 THENCE ALONG A STRAIGHT LINE TO A POINT ON EAST LINE OF SAID LOT WHICH POINT IS 101.8 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT IN THE RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE AND LOTS 19 TO 24 INCLUSIVE IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON A SUBDIVISION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 WHICH LIES NORTH OF THE NORTHWESTERN RAILWAY TRACK OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 4:

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LOT 7 (EXCEPT THAT PART LYING SOUTH OF A LINE BEGINNING AT A POINT ON THE WEST LINE OF LOT 7 WHICH POINT IS 76 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT THENCE ALONG A STRAIGHT LINE TO A POINT ON THE EAST LINE OF SAID LOT WHICH SAID POINT IS 100 FEET SOUTH OF THE NORTHEAST CORNER) IN RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE AND LOTS 19 TO 24 INCLUSIVE IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON A SUBDIVISION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 WHICH LIES NORTH OF THE NORTHWESTERN RAILWAY TRACK OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 1 AND THE EAST 15.00 FEET OF LOT 2, IN THE RESUBDIVISION OF LOT 1 TO 6 (BOTH INCLUSIVE) AND LOTS 19 TO 24 (BOTH INCLUSIVE), IN BLOCK 10 IN SILVERMAN'S ADDITION TO IRVING PARK MONTROSE AND JEFFERSON, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, IL.

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