

# UNOFFICIAL COPY

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1151/0100 53 001 Page 1 of 12  
2000-01-11 15:33:20  
Cook County Recorder 43.50

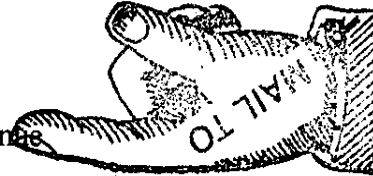
PREPARED BY:

Name: Poothkallil Gabriel  
Address: 522-530 Mannheim Road  
Bellwood, IL 60104



RETURN TO:

Name: Poothkallil Gabriel  
Address: 1734 West North Avenue  
Chicago, IL 60622



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9501/0091 08 001 Page 1 of 14  
2000-01-31 15:48:49  
Cook County Recorder 47.50

### THE ABOVE SPACE FOR RECORDER'S OFFICE

THIS ENVIRONMENTAL NO FURTHER REMEDIATION LETTER MUST BE SUBMITTED BY THE REMEDIATION APPLICANT, WITHIN 45 DAYS OF ITS RECEIPT, TO THE OFFICE OF THE RECORDER OR REGISTRAR OF TITLES OF COOK COUNTY.

Illinois State EPA Number: 0310155096

Poothkallil Gabriel, the Remediation Applicant, whose address is 1734 West North Avenue, Chicago, Illinois, has performed investigative and/or remedial activities for the remediation site depicted on the attached Site Base Map and which remediation site can be identified by the following:

1. Legal description or Reference to a Plat Showing the Boundaries:

Parcel 1:

Lots 31, 32, 33, and 34 (except that part of Lots 31 and 32 bounded and described as follows:

Beginning at the northeast corner of lot 31; Thence south along the east line of lot 31 a distance of 115.39 feet to the southeast corner of lot 31; thence southwesterly along the southerly lines of lots 31 and 32 as distance of 30 feet to a point; thence northeasterly along a straight line (which when extended would intersect the east line of lot 31, a distance of 30 north of the southeast corner of lot 31, as measured along the east line of lot 31) to a point of intersection with a line lying 10 feet west of the parallel with said east line of lot 31; thence north along the parallel line to a point of intersection with the north line of lot 31, thence east along the north line to the point of the beginning in Adolph Sturms Subdivision of the east 1/4 of the east 1/2 of the southeast 1/4 of Section 8 Township 39 north, Range 12 east of the Third Principal Meridian, lying north of the center of Butterfield Road in Cook County, Illinois.

ILLINOIS EPA SITE REMEDIATION PROGRAM ENVIRONMENTAL NOTICE

RECORDED AND ADDED PAGES

## CONDITIONS AND TERMS OF APPROVAL

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### LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. The recognized environmental conditions, as characterized in the above-referenced Report, consist of the following:
  - a. The regulated substances of concern that have been successfully addressed are listed in Table A.
  - b. The underground storage tanks which were the potential source of the identified substances of concern have been removed.
2. The remediation objectives for the above-referenced site described in the SRP Environmental Notice of this Letter were established in accordance with the requirements of the Tiered Approach to Corrective Action Objectives, 35 Illinois Administrative Code Part 742, rules.
3. In accordance with Section 58.8(c) and 58.10(b)(3) of the Act (415 ILCS 5/58.8(c), 415 ILCS 5/58.10(b)(3)), the remediation site described in the attached SRP Environmental Notice and shown on the enclosed Site Base Map of this Letter is limited to industrial/commercial uses.
4. The land use specified in this Letter may be revised if:
  - a) Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and
  - b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

### PREVENTIVE, ENGINEERING, AND INSTITUTIONAL CONTROLS

5. Preventive: None.

Engineering: None.

Institutional: No person shall construct, install, maintain or utilize a water system or well other than the water supply and water services available from the nearest Public Water Supply. The provisions of this institutional control shall be applicable to all water usage including, but not limited to, domestic, commercial and industrial uses and water for outdoor purposes.

6. Failure to establish, operate and maintain controls in full compliance with the Act, applicable regulations, and the above-referenced Report may result in voidance of this Letter. 00025696

## OTHER TERMS

7. Any contaminated soil or groundwater that is removed, excavated, or disturbed from the above-referenced site must be handled in accordance with all applicable laws and regulations.
8. Where the Remediation Applicant is not the sole owner of the remediation site, the Remediation Applicant shall complete the attached "Property Owner Certification of NFR Letter Under the Site Remediation Program" form. This certification by original signature of each property owner, or the authorized agent of the owner(s), of the remediation site or any portion thereof who is not a Remediation Applicant shall be recorded along with this Letter.
9. Further information regarding this remediation site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:
- Illinois Environmental Protection Agency  
Attention: Freedom of Information Act Officer  
Bureau of Land -- #24  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, IL 62794-9276
10. Pursuant to Section 58.10(f) of the Act (415 ILCS 5/58.10(f)), should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the current title holder and to the Remediation Applicant at the last known address. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of this cause. Specific acts or omissions that may result in the voidance of this Letter under Sections 58.10(e)(1)-(7) of the Act (415 ILCS 5/58.10(e)(1)-(7)) include, but shall not be limited to:
- a) Any violation of institutional controls or the designated land use restrictions;
  - b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;
  - c) The disturbance or removal of contamination that has been left in place in

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**Parcel 2:**

The south ½ of the vacated alley lying north and adjoining Lots 31, 32, 33, and 34 in Adolph Sturms Subdivision of the east ¼ of the east ½ or the southeast ¼ of Section 8 Township 39 north, Range 12 east of the Third Principal Meridian, lying north of the center of Butterfield Road in Cook County, Illinois.

2. Common Address: 522-530 Mannheim Road, Bellwood, IL 60104
3. Real Estate Tax Index/Parcel Index Number: 15-08-415-020, 15-08-415-023, and 15-08-415-025
4. Remediation Site Owner: Poothkallil Gabriel
5. Land Use Limitation: Industrial/Commercial
6. Site Investigation: Focused

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See attached No Further Remediation Letter for other terms.

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**PROPERTY OWNER CERTIFICATION OF NFR LETTER**  
**UNDER THE SITE REMEDIATION PROGRAM**

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If the Remediation Applicant is not the sole owner of the remediation site, include the full legal name, title, the company, the street address, the city, the state, the ZIP Code, and the telephone number of all other property owners. Include the site name, street address, city, ZIP code, county, Illinois Inventory I.D. number and real estate tax index/parcel index number. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below.

A duly authorized agent means a person who is authorized by written consent or by law to act on behalf of a property owner including, but not limited to:

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1. For corporations, a principal executive officer of at least the level of vice-president;
2. For a sole proprietorship or partnership, the proprietor or a general partner, respectively; and
3. For a municipality, state or other public agency, the head of the agency or ranking elected official.

For multiple property owners, attach additional sheets containing the information described above, along with a signed, dated certification for each. All property owner certifications must be recorded along with the attached No Further Remediation Letter.

<b>Property Owner Information</b>	
Owner's Name:	<u>POOTHAKALLIL GABRIEL</u>
Title:	<u>OWNER PER RECORD</u>
Company:	
Street Address:	<u>1734 WEST NORTH AVE</u>
City:	<u>CHICAGO</u> State: <u>IL</u> Zip Code: <u>60622</u> Phone: <u>773-342-8705</u>
<b>Site Information</b>	
Site Name:	<u>MANN-FIELD CENTER</u>
Site Address:	<u>522-530 MANNHEIM ROAD</u>
City:	<u>BELLWOOD</u> State: <u>IL</u> Zip Code: <u>60224</u> County: <u>COOK</u>
Illinois Inventory ID Number:	<u>0310155096</u>
Real Estate Tax Index/Parcel Index No.	<u>15-08-415-020, 15-08-415-023 AND 15-08-415-025</u>
I hereby certify that I have reviewed the attached No Further Remediation Letter, and that I accept the terms and conditions and any land use limitations set forth in the Letter.	
Owner's Signature:	<u>[Signature]</u> Date: <u>JAN 11, 2000</u>
SUBSCRIBED AND SWORN TO BEFORE ME this <u>11th</u> day of <u>January</u> , <u>2000</u>	
<u>[Signature]</u> Notary Public	<div style="border: 1px dashed black; padding: 5px; width: fit-content; margin: auto;"><b>"OFFICIAL SEAL"</b> Cheryl C. Darien Notary Public, State of Illinois My Commission Expires 01-12-2002</div>

The Illinois EPA is authorized to require this information under Sections 415 ILCS 5/58 - 58.12 of the Environmental Protection Act and regulations promulgated thereunder. If the Remediation Applicant is not also the sole owner of the remediation site, this form must be completed by all owners of the remediation site and recorded with the NFR Letter. Failure to do so may void the NFR Letter. This form has been approved by the Forms Management Center. All information submitted to the Site Remediation Program is available to the public except when specifically designated by the Remediation Applicant to be treated confidentially as a trade secret or secret process in accordance with the Illinois Compiled Statutes, Section 7(a) of the Environmental Protection Act, applicable Rules and Regulations of the Illinois Pollution Control Board and applicable Illinois EPA rules and guidelines.

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## PROPERTY OWNER CERTIFICATION OF NFR LETTER UNDER THE SITE REMEDIATION PROGRAM

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If the Remediation Applicant is not the sole owner of the remediation site, include the full legal name, title, the company, the street address, the city, the state, the ZIP Code, and the telephone number of all other property owners. Include the site name, street address, city, ZIP code, county, Illinois Inventory I.D. number and real estate tax index/parcel index number. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below.

A duly authorized agent means a person who is authorized by written consent or by law to act on behalf of a property owner including, but not limited to:

1. For corporations, a principal executive officer of at least the level of vice-president;
2. For a sole proprietorship or partnership, the proprietor or a general partner, respectively; and
3. For a municipality, state or other public agency, the head of the agency or ranking elected official.

For multiple property owners, attach additional sheets containing the information described above, along with a signed, dated certification for each. All property owner certifications must be recorded along with the attached No Further Remediation Letter.

### Property Owner Information

Owner's Name: POOTHAKALU GABRIEL AND SARAMMA GABRIEL  
 Title: OWNED PER RECORD  
 Company: \_\_\_\_\_  
 Street Address: 1734 WEST NORTH AVE  
 City: CHICAGO State: IL Zip Code: 60622 Phone: (773) 342-8705

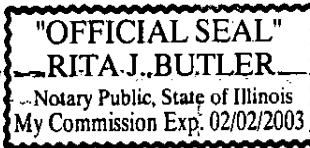
### Site Information

Site Name: MAUN-FIELD CTR  
 Site Address: 522-530 MAUNHEIM RD  
 City: BELWOOD State: IL Zip Code: 60104 County: COOK  
 Illinois Inventory ID Number: 0310155096  
 Real Estate Tax Index/Parcel Index No. 15-08-415-020, 15-08-415-023 AND 15-08-415-025

I hereby certify that I have reviewed the attached No Further Remediation Letter, and that I accept the terms and conditions and any land use limitations set forth in the Letter.

Owner's Signature: *Saramma Gabriel* Date: JAN 17, 2000

SUBSCRIBED AND SWORN TO BEFORE ME  
 this 15th day of JANUARY 2000



*[Signature]*  
 Notary Public

The Illinois EPA is authorized to require this information under Sections 415 ILCS 5/58 - 58.12 of the Environmental Protection Act and regulations promulgated thereunder. If the Remediation Applicant is not also the sole owner of the remediation site, this form must be completed by all owners of the remediation site and recorded with the NFR Letter. Failure to do so may void the NFR Letter. This form has been approved by the Forms Management Center. All information submitted to the Site Remediation Program is available to the public except when specifically designated by the Remediation Applicant to be treated confidentially as a trade secret or secret process in accordance with the Illinois Compiled Statutes, Section 7(a) of the Environmental Protection Act, applicable Rules and Regulations of the Illinois Pollution Control Board and applicable Illinois EPA rules and guidelines.

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PROPERTY

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 01/10/2011 BY 60322 UCBAW/STP

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## PROPERTY OWNER CERTIFICATION OF NFR LETTER UNDER THE SITE REMEDIATION PROGRAM

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If the Remediation Applicant is not the sole owner of the remediation site, include the full legal name, title, the company, the street address, the city, the state, the ZIP Code, and the telephone number of all other property owners. Include the site name, street address, city, ZIP code, county, Illinois Inventory I.D. number and real estate tax index/parcel index number. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below.

A duly authorized agent means a person who is authorized by written consent or by law to act on behalf of a property owner including, but not limited to:

1. For corporations, a principal executive officer of at least the level of vice-president;
2. For a sole proprietorship or partnership, the proprietor or a general partner, respectively; and
3. For a municipality, state or other public agency, the head of the agency or ranking elected official.

For multiple property owners, attach additional sheets containing the information described above, along with a signed, dated certification for each. All property owner certifications must be recorded along with the attached No Further Remediation Letter.

Property Owner Information	
Owner's Name:	<u>POOTHAKALLIL AND ROSAMMA ABRAHAM</u>
Title:	<u>OWNER PER RECORD</u>
Company:	
Street Address:	<u>1734 WEST NORTH AVE</u>
City:	<u>CHICAGO</u> State: <u>IL</u> Zip Code: <u>60622</u> Phone: <u>(773) 342-8705</u>
Site Information	
Site Name:	<u>MANN-FIELD CENTER</u>
Site Address:	<u>522-530 MANNHEIM ROAD</u>
City:	<u>BELLWOOD</u> State: <u>IL</u> Zip Code: <u>60104</u> County: <u>COOK</u>
Illinois Inventory ID Number:	<u>0310155096</u>
Real Estate Tax Index/Parcel Index No.	<u>15-08-415-020, 15-08-415-023 AND 15-08-415-025</u>
I hereby certify that I have reviewed the attached No Further Remediation Letter, and that I accept the terms and conditions and any land use limitations set forth in the Letter.	
Owner's Signature:	<u><i>Poethakallil Abraham</i></u> <u><i>Rosamma Abraham</i></u> Date: <u>1-24-2000</u>
SUBSCRIBED AND SWORN TO BEFORE ME this <u>14<sup>th</sup></u> day of <u>January</u> 2000	
<u><i>Harlan J. Smolin</i></u> Notary Public	<div style="border: 2px dashed black; padding: 5px; text-align: center;"> <p>"OFFICIAL SEAL"</p> <p>HARLAN J. SMOLIN</p> <p>Notary Public, State of Illinois</p> <p>My Commission Expires May 8, 2002</p> </div>

The Illinois EPA is authorized to require this information under Sections 415 ILCS 5/58 - 58.12 of the Environmental Protection Act and regulations promulgated thereunder. If the Remediation Applicant is not also the sole owner of the remediation site, this form must be completed by all owners of the remediation site and recorded with the NFR Letter. Failure to do so may void the NFR Letter. This form has been approved by the Forms Management Center. All information submitted to the Site Remediation Program is available to the public except when specifically designated by the Remediation Applicant to be treated confidentially as a trade secret or secret process in accordance with the Illinois Compiled Statutes, Section 7(a) of the Environmental Protection Act, applicable Rules and Regulations of the Illinois Pollution Control Board and applicable Illinois EPA rules and guidelines.

630-666-8107  
64-200-2700-21302



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10/19/2011

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MAY 10 2011  
CLERK OF COOK COUNTY  
CHICAGO, ILL.

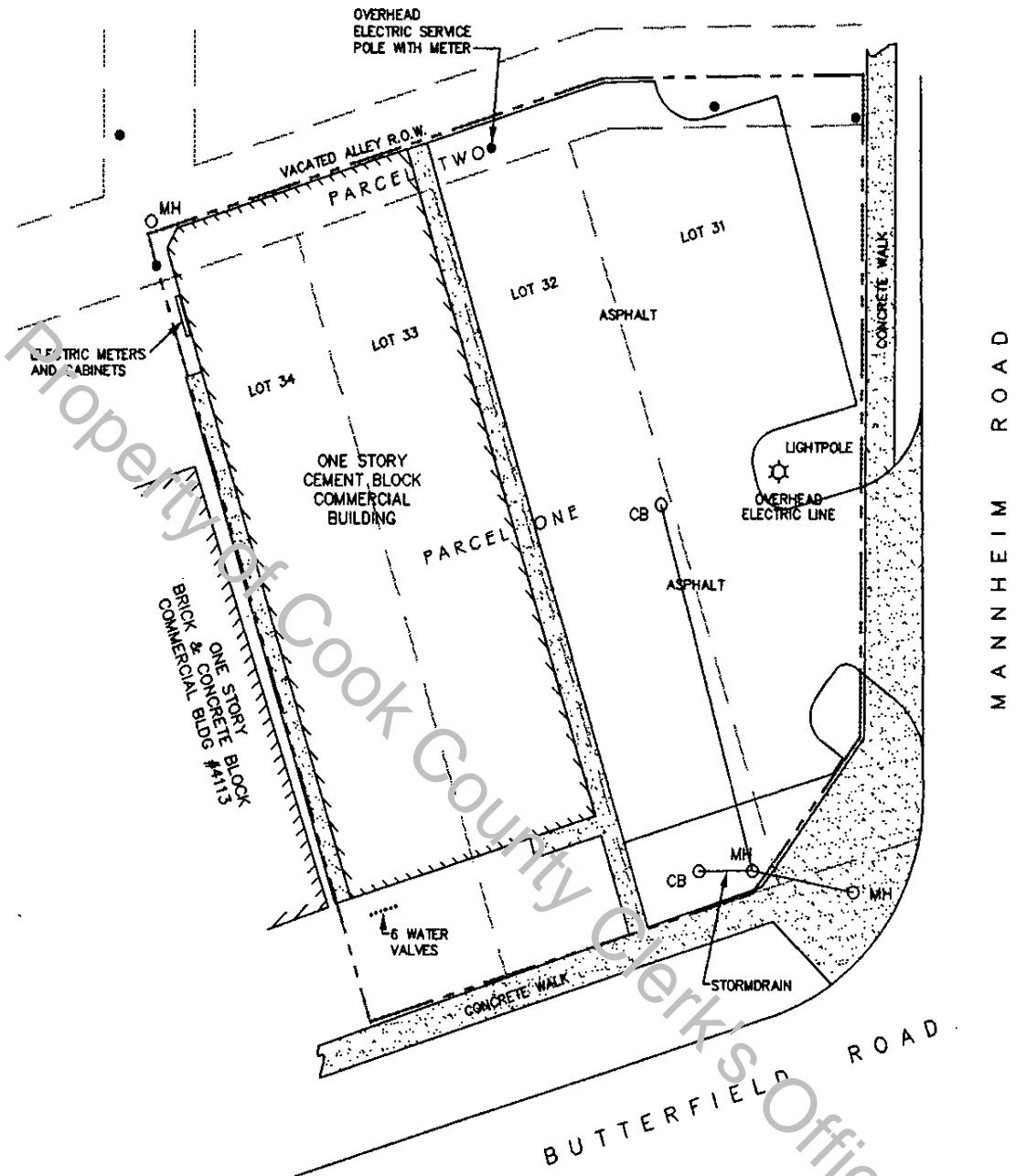
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**SITE BASE MAP FROM REMEDIAL ACTION COMPLETION REPORT  
522-530 MANNHEIM ROAD  
LPC #0310155096**

Property of Cook County Clerk's Office

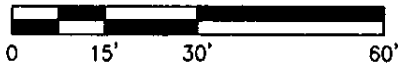


LEGEND:

- MH ○ MANHOLE
- CB ○ CATCH BASIN
- UTILITY POLE
- ☆ LIGHT POLE



APPROXIMATE SCALE



SITE PLAN ADAPTED FROM PLAT OF SURVEY BY GREMLEY AND BIEDERMANN, INC. DATED 11/12/1987.

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SITE PLAN UTILITIES

522-530 MANNHEIM ROAD BELLWOOD, ILLINOIS

Weaver Boos & Gordon, Inc.

CHICAGO, IL DUPAGE CO., IL GRIFFITH, IN ALBUQUERQUE, NM  
(312)922-1030 (630)858-2490 (219)923-9609 (505)867-6990

DRAWN BY: TAG DATE: 10/13/98 FILE: 0320-01-05

REVIEWED BY: MP CAD: SITEPLN.DWG FIGURE 2

**Table A: Contaminants of Concern**

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**Volatiles**

<u>CAS No.</u>	<u>Compound Name</u>
71-43-2	Benzene
10-41-4	Ethylbenzene
108-88-3	Toluene
1330-210-7	Xylenes (total)

**Polynuclear Aromatics**

<u>CAS No.</u>	<u>Compound Name</u>
83-32-9	Acenaphthene
120-12-7	Anthracene
56-55-3	Benzo(a)anthracene
50-32-8	Benzo(a)pyrene
205-99-2	Benzo(b)fluoranthene
207-08-9	Benzo(k)fluoranthene
218-01-9	Chrysene
53-70-3	Dibenzo(a,h)anthracene
206-44-0	Fluoranthene
86-73-7	Fluorene
193-39-5	Indeno(1,2,3-c,d)pyrene
91-20-3	Naphthalene
129-00-0	Pyrene
208-96-8	Acenaphthylene
191-24-2	Benzo(g,h,i)perylene
85-01-8	Phenanthrene

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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276

THOMAS V. SKINNER, DIRECTOR

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217/782-6762

CERTIFIED MAIL

P344 339 584

JAN 04 2000

Mr. Poothkallil Gabriel  
1734 West North Avenue  
Chicago, IL 60622

Re: LPC #0310155096 -- Cook County  
Bellwood/522-530 Mannheim Road  
522-530 Mannheim Road  
Project Code LP80-248  
Site Remediation Technical

Dear Mr. Gabriel:

The Remedial Action Completion Report ("Report"), dated October 8, 1999 (Log No. 99-2149), and subsequent correspondence received December 17, 1999, as prepared by Weaver Boos & Gordon, Inc., for the 522-530 Mannheim Road property has been reviewed by the Illinois Environmental Protection Agency ("Illinois EPA"). The Report demonstrates that the remedial action was successfully completed.

The remediation site, consisting of 0.33 acres, is legally described in the attached Environmental Notice and is commonly known as 522-530 Mannheim Road, Bellwood, Illinois. Pursuant to Section 58.10 of the Environmental Protection Act ("Act") (415 ILCS 5/58.10), your request for a no further remediation determination is granted under the conditions and terms specified in this No Further Remediation Letter ("Letter").

Issuance of this focused Letter signifies a release from further responsibilities under the Act in performing the approved remedial action. The Letter shall be considered *prima facie* evidence that the remediation site described in the attached Site Remediation Program ("SRP") Environmental Notice and shown in the attached Site Base Map does not constitute a threat to human health and the environment for the specified recognized environmental conditions so long as the site is utilized in accordance with the terms of this Letter.

accordance with the above-referenced Report. Access to soil contamination may be allowed if, during and after any access, public health and the environment are protected consistent with the above-referenced Report;

- d) The failure to comply with the recording requirements for this Letter;
  - e) Obtaining the Letter by fraud or misrepresentation;
  - f) Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment;
  - g) The failure to pay the No Further Remediation Assessment Fee within 45 days after receiving a request for payment from the Illinois EPA;
  - h) The failure to pay in full the applicable fees under the Review and Evaluation Services Agreement within 45 days after receiving a request for payment from the Illinois EPA.
11. Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Poothkallil Gabriel;
  - b) The owner and operator of the remediation site;
  - c) Any parent corporation or subsidiary of the owner of the remediation site;
  - d) Any co-owner, either by joint-tenancy, right of survivorship, or any other party sharing a relationship with the owner of the remediation site;
  - e) Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable, involving the remediation site;
  - f) Any mortgagee or trustee of a deed of trust of the owner of the remediation site or any assignee, transferee, or any successor-in-interest of the owner of the remediation site;
  - g) Any successor-in-interest of the owner of the remediation site;
  - h) Any transferee of the owner of the remediation site whether the transfer was by sale,

bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest;

- i) Any heir or devisee of the owner of the remediation site;
  - j) Any financial institution, as that term is defined in Section 2 of the Illinois Banking Act and to include the Illinois Housing Development Authority, that has acquired the ownership, operation, management, or control of the remediation site through foreclosure or under the terms of a security interest held by the financial institution, under the terms of an extension of credit made by the financial institution, or any successor in interest thereto; or
  - k) In the case of a fiduciary (other than a land trustee), the estate, trust estate, or other interest in property held in a fiduciary capacity, and a trustee, executor, administrator, guardian, receiver, conservator, or other person who holds the remediated site in a fiduciary capacity, or a transferee of such party.
12. This Letter, including all attachments, must be recorded as a single instrument with the Office of the Recorder or Registrar of Titles of Cook County. For recording purposes, the SRP Environmental Notice attached to this Letter should be the first page of the instrument filed. This Letter shall not be effective until officially recorded by the Office of the Recorder or Registrar of Titles of Cook County in accordance with Illinois law so that it forms a permanent part of the chain of title for the 522-530 Mannheim Road property. Within 30 days of this Letter being recorded by the Office of the Recorder or Registrar of Titles of Cook County, a certified copy of this Letter and all attachments, as recorded, shall be obtained and submitted to the Illinois EPA as indicated below.

Mr. Robert O'Hara  
Illinois Environmental Protection Agency  
Bureau of Land/RPM Section  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, IL 62794-9276

13. In accordance with Section 58.10(g) of the Act, a No Further Remediation Assessment Fee based on the costs incurred for the remediation site by the Illinois EPA for review and evaluation services will be applied in addition to the fees applicable under the Review and Evaluation Services Agreement. Request for payment of the No Further Remediation Assessment Fee will be included with the final billing statement.



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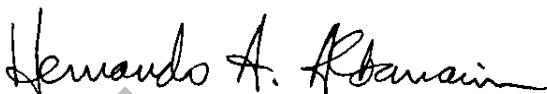
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If you have any questions regarding this correspondence, you may contact the Illinois EPA project manager, Lesli Reynolds at 217/557-7048.

Sincerely,



Hernando A. Albarracin  
Unit D, Manager  
LUST Section  
Division of Remediation Management  
Bureau of Land

*jar*  
HAA:lar/lp80248d.wpd

Enclosures: SRP Environmental Notice  
Site Base Map  
Property Owner Certification Form  
Table A

cc: Weaver Boos & Gordon, Inc.  
Division File

Property of Cook County Clerk's Office