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2001-08-16 16:03:16
Cook County Recorder 39.50

PREPARED BY:

Name: Lennox G. Jackson
Urban Equities, Inc.

Address: 1809 East 71st Street, Suite D
Chicago, IL 60649



RETURN TO:

Name: Lennox G. Jackson
Urban Equities, Inc.

Address: 1809 East 71st Street, Suite D
Chicago, IL 60649

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 of Cook County.

Illinois State EPA Number: 0316695002

Avalon Park Limited Partnership, the Remediation Applicant, whose address is 1809 East 71st Street, Suite D, Chicago, IL 60649, has performed investigative and/or remedial activities for the remediation site depicted on the attached Site Base Map and identified by the following:

1. Legal description or Reference to a Plat Showing the Boundaries: PARCEL 1:
LOT 1 (EXCEPT THE SOUTH 8.83 FEET THEREOF) AND (EXCEPT THAT PART LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF LOT 1, 30.80 FEET EAST OF THE NORTHWEST CORNER OF LOT 1, TO A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET, 27.05 FEET EAST OF THE WEST LINE OF LOT 1) IN BLOCK 93 IN CORNELL BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF VACATED WOODLAWN AVENUE LYING EAST OF AND ADJOINING SAID LOT 1 (EXCEPT THE SOUTH 8.83 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

ADDRESS: 7800 SOUTH WOODLAWN AVENUE, CHICAGO, IL
P.I.N. 20-26-323-081 Sq. Footage = 2,594.44 SF

PARCEL 2:
LOT 2 (EXCEPT THE SOUTH 8.83 FEET THEREOF) AND THE SOUTH 8.83 FEET OF LOT 1 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 1, 27.05 FEET EAST OF THE WEST LINE OF LOT 1, TO A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 2, 23.21 FEET EAST OF THE WEST LINE OF LOT 2) IN BLOCK 93 IN CORNELL, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF VACATED WOODLAWN AVENUE LYING EAST OF

(Illinois EPA Site Remediation Program Environmental Notice)

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AND ADJOINING SAID LOT 2 (EXCEPT THE SOUTH 8.83 FEET THEREOF), AND LYING EAST OF AND ADJOINING THE SOUTH 8.83 FEET OF LOT 1, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7802 SOUTH WOODLAWN AVENUE, CHICAGO, IL
P.I.N. (PART OF) 20-26-323-081 Sq. Footage = 2,768.75 SF

PARCEL 3:

LOT 3 (EXCEPT THE SOUTH 8.83 FEET THEREOF) AND THE SOUTH 8.83 FEET OF LOT 2 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 2, 23.21 FEET EAST OF THE WEST LINE OF LOT 2, TO A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 3, 19.36 FEET EAST OF THE WEST LINE OF LOT 3) IN BLOCK 93 IN CORNELL, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF VACATED WOODLAWN AVENUE LYING EAST OF AND ADJOINING SAID LOT 3 (EXCEPT THE SOUTH 8.83 FEET THEREOF) AND LYING EAST OF AND ADJOINING THE SOUTH 8.83 FEET OF LOT 2, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7804 SOUTH WOODLAWN AVENUE, CHICAGO, IL
P.I.N. (PART OF) 20-26-323-081 Sq. Footage = 2,888.73 SF

PARCEL 4:

LOT 4 (EXCEPT THE SOUTH 8.83 FEET THEREOF) AND THE SOUTH 8.83 FEET OF THE LOT 3 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 3, 19.36 FEET EAST OF THE WEST LINE OF LOT 3 TO A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 4, 15.51 FEET EAST OF THE WEST LINE OF LOT 4) IN BLOCK 93 IN CORNELL, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF VACATED WOODLAWN AVENUE LYING EAST OF AND ADJOINING SAID LOT 4 (EXCEPT THE SOUTH 8.83 FEET THEREOF), AND LYING EAST OF AND ADJOINING THE SOUTH 8.83 FEET OF LOT 3, IN COOK COUNTY ILLINOIS.

ADDRESS: 7808 SOUTH WOODLAWN AVENUE, CHICAGO, IL
P.I.N. (PART OF) 20-26-323-081 Sq. Footage = 3,008.71 SF

PARCEL 5:

LOT 5 (EXCEPT THE SOUTH 8.83 FEET THEREOF) AND THE SOUTH 8.83 FEET OF LOT 4 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 4, 15.51 FEET EAST OF THE WEST LINE OF LOT 4, TO A POINT ON THE NORTH LINE OF THE SOUTH 8.83 FEET OF LOT 5, 11.67 FEET EAST OF THE WEST LINE OF LOT 5) IN BLOCK 93 IN CORNELL, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF VACATED WOODLAWN AVENUE LYING EAST OF AND ADJOINING SAID LOT 5 (EXCEPT THE SOUTH 8.83 FEET THEREOF), AND LYING EAST OF AND ADJOINING THE SOUTH 8.83 FEET OF LOT 4, IN COOK COUNTY, ILLINOIS.

ADDRESS: 7810 SOUTH WOODLAWN AVENUE, CHICAGO, IL
P.I.N. (PART OF) 20-26-323-081 Sq. Footage = 3,128.69 SF

2. Common Address: 7800 S. Woodlawn Avenue, Lots 1 through 5

3. Real Estate Tax Index/Parcel Index Number: 20-26-323-081

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4. Remediation Site Owner: Avalon Park Limited Partnership
5. Land Use: Residential and/or Industrial/Commercial
6. Site Investigation: Comprehensive

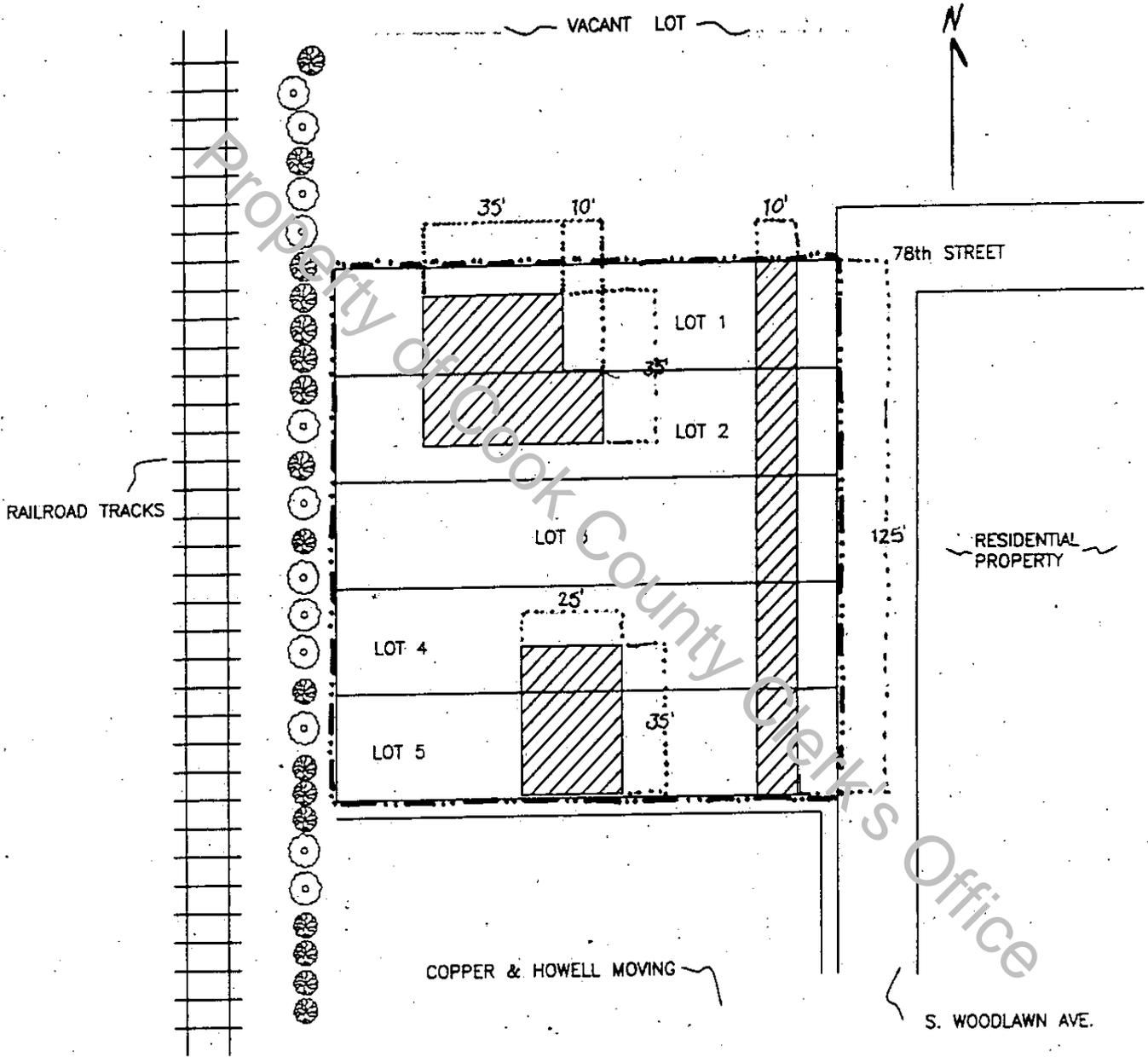
See NFR letter for other terms.

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Site Base Map
0316695002 - Cook County
Chicago/Specialty Sealant Tape
Site Remediation Program



--- Site Remediation Boundary
 AREA OF SOIL REMOVED & REPLACED W/CLEAN FILL

SCALE 1"=40'

Project No: 1037.002	Title: AREA OF SOIL REMOVED & REPLACED WITH CLEAN FILL	Project:	7800 S. WOODLAWN AVE. CHICAGO, ILLINOIS
Date: 7/24/01			
Figure: 1		Client:	ESTATES OF AVALON
 ENVIRONMENTAL DESIGN INTERNATIONAL inc. 200 S. MICHIGAN AVENUE, SUITE 700 CHICAGO, IL 60604 PHONE: (312) 356-5400			

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

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 identification 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;
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 NFR letter.

Property Owner Information	
Owner's Name: _____	
Title: _____	
Company: _____	
Street Address: _____	
City: _____	State: _____ Zip Code: _____ Phone: _____
Site Information	
Site Name: _____	
Site Address: _____	
City: _____	State: _____ Zip Code: _____ County: _____
Illinois inventory identification number: _____	
Real Estate Tax Index/Parcel Index No. _____	
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: _____	Date: _____
SUBSCRIBED AND SWORN TO BEFORE ME this _____ day of _____, 20__	
_____ 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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bcc: Records Unit
Bob O'Hara
Ginger Miller

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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

(217) 782-6761

August 15, 2001

CERTIFIED MAIL

7000 11070 0008 1669 5451

Lennox G. Jackson
Urban Equities, Inc.
1809 East 71st Street, Suite D
Chicago, IL 60649

Re: 0316695002 - Cook County
Chicago/Specialty Sealant Tape
Site Remediation Program/Technical Reports

Dear Mr. Jackson:

The Remedial Action Completion Report (June 27, 2001/01-2519), as prepared by Environmental Design International, Inc. for the Specialty Sealant Tape property, has been reviewed by the Illinois Environmental Protection Agency ("Illinois EPA") and demonstrates that the remedial action was completed in accordance with the Work Plan Subsurface Investigation (May 19, 2000/00-2722).

The Remediation Site, consisting of 0.33 acres, is located at 7800 S. Woodlawn Avenue, Chicago, Illinois. Pursuant to Section 58.10 of the Illinois Environmental Protection Act ("Act") (415 ILCS 5/1 et seq.), your request for a no further remediation determination is granted under the conditions and terms specified in this letter. The Remediation Applicant, as identified on the Illinois EPA's Site Remediation Program DRM-1 Form (June 29, 2001/01-2519), is Avalon Park Limited Partnership.

This comprehensive No Further Remediation Letter ("Letter") signifies a release from further responsibilities under the Act for the performance of the approved remedial action. This Letter shall be considered prima facie evidence that the Remediation Site described in the attached Illinois EPA Site Remediation Program Environmental Notice and shown in the attached Site Base Map does not constitute a threat to human health and the environment and does not require further remediation under the Act if utilized in accordance with the terms of this Letter.

GEORGE H. RYAN, GOVERNOR

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Conditions and Terms of Approval

Level of Remediation and Land Use Limitations

- 1) The Remediation Site is restricted to Residential or Industrial/Commercial land use.
- 2) 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.
- 3) Where the Remediation Applicant is not the sole owner of the Remediation Site, the Remediation Applicant shall complete the attached *Property Owner Certification of the No Further Remediation 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.
- 4) 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
Attn: Freedom of Information Act Officer
Bureau of Land-#24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276
- 5) 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 the 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 accordance with the Remedial Action Plan. Access to soil contamination may be allowed if, during and after any access, public health and the environment are protected consistent with the Remedial Action Plan;
 - d) The failure to comply with the recording requirements for this Letter;

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- 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 forty-five (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 forty-five (45) days after receiving a request for payment from the Illinois EPA.
- 6) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Avalon Park Limited Partnership;
 - 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 thereto;
 - 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

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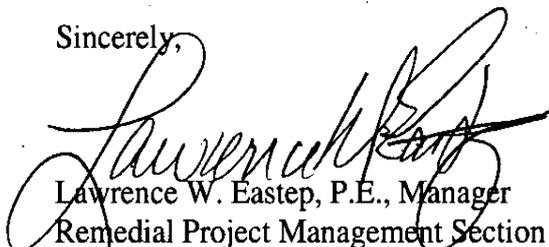
- k) In the case of a fiduciary (other than a land trustee), the estate, trust estate, or other interest in property held in a fiduciary capacity, and a trustee, executor, administrator, guardian, receiver, conservator, or other person who holds the remediated site in a fiduciary capacity, or a transferee of such party.
- 7) This letter, including all attachments, must be recorded as a single instrument within forty-five (45) days of receipt with the Office of the Recorder of Cook County. For recording purposes, the Illinois EPA Site Remediation Program 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 of Cook County in accordance with Illinois law so that it forms a permanent part of the chain of title for the Specialty Sealant Tape property.
- 8) Within thirty (30) days of this Letter being recorded by the Office of the Recorder of Cook County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

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

- 9) 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 billing statement.

If you have any questions regarding this correspondence, you may contact the Illinois EPA project manager, Tammy Smith at 217/785-8410.

Sincerely,



Lawrence W. Eastep, P.E., Manager
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

Attachments(3): Illinois EPA Site Remediation Program Environmental Notice
Site Base Map
Property Owner Certification of No Further Remediation Letter under the
Site Remediation Program Form

cc: Scott Dileto, EDI, 200 S. Michigan Ave., Suite 700, Chicago, IL 60604

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