

Duty to Record

Within 30 days after the date any real property subject to the provisions of the Responsible Property Transfer Act of 1988 is transferred, this completed document must be filed in the office of the recorder of the county in which such property is located and filed with the Illinois Environmental Protection Agency.

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For Use By County Recorder's Office

County

Date

Doc. No. 03031512

Vol.

Page

Rec'd. By

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

Seller: PIONEER TRUST AND SAVINGS BANK, solely as Trustee of Trust No. 9234

Buyer: THE UNO-VEN COMPANY

Document No.:

DEPT-01 RECORDING \$31.50
T#0011 TRAN 8774 12/16/93 14:38:00
#5446 * -03-031512
COOK COUNTY RECORDER

Property Identification:

A. Address of property: 6801 North Western Avenue Chicago
Street City or Village Township

Permanent Real Estate Index No. 11-31-121-007

B. Legal Description:

Section 31 Township 41N Range 14E

Enter current legal description in this area:

The West 139 feet of the South Half of Lot 28 (except part taken for street) in Smith's Addition to Rogers Park, a subdivision in the Northwest Quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Prepared by: Name Sherrill S. Mangels
Company THE UNO-VEN COMPANY
Address 3850 North Wilke Road
Arlington Heights
City, Ill. State IL Zip 60004

03031512

Return to: Sherrill S. Mangels
THE UNO-VEN COMPANY
3850 North Wilke Road
Arlington Heights, IL 60004

31.50

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

After recording mail to:
Lawyers Title Insurance
One First National Plaza
10 South Dearborn, Suite 3250
Chicago, IL 60603-2093
Case No. CHI-19923



Provided courtesy of The Illinois Chamber
20 North Wacker Drive
Chicago, Illinois 60606-3083
312-372-7373

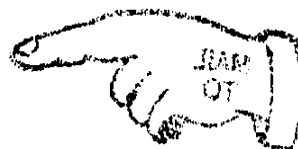
C-93-05477

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I. 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 cleanup costs whether or not they caused or contributed to the presence of environmental problems associated with the property.

A. Property Characteristics:

Lot Size...188'x122' Acreage...22,911.60 sq. ft.

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
-X Other (specify) Service Station/C-Store

II. Nature of Transfer

A. (1) Is this a transfer by deed or other instrument of conveyance?

Yes...X No.....

(2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?

Yes...X No.....

(3) A lease exceeding a term of 40 years?

Yes..... No...X

(4) A mortgage or collateral assignment of beneficial interest?

Yes..... No...X

B. (1) Identify Transferor: Pioneer Bank & Trust Company (formerly Pioneer Trust and Savings Bank), not personally, but solely as Trustee under Trust Agreement No. 9234, dated June 25, 195.

Name and Current Address of Transferor:

4000 West North Avenue, Chicago, IL 60639

Name and Address of Trustee if this is a transfer of beneficial interest of a land trust:

4000 West North Avenue, Chicago, IL 60639

Trust No.

9234

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

C.W. Harmon, Jr. (708) 818-7254 and Sherrill S. Mangels (708) 818-7250

Manager, Environmental Asset Development Analyst

3850 North Wilke Road, Arlington Heights, Illinois 60004

C. Identify transferee:

THE UNO-VEN COMPANY

Name and Current Address of Transferee:

3850 North Wilke Road, Arlington Heights, IL 60004

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 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 as a result of a release or substantial threat of a release of a hazardous substance:

- (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;
- (2) Any person who at the time of disposal, transport, storage or treatment of a hazardous substance 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;

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- (3) Any person who by contract, agreement, or otherwise has arranged with another party or entity for transport, storage, disposal or treatment of hazardous substances owned, controlled or possessed by such person at a facility there is a release or substantial threat of a release of such hazardous substances; and
 - (4) Any person who accepts or accepted any hazardous substances 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."
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. 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:
"If any person who is liable for a release or substantial threat of release of a hazardous substance 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."
 4. Section 22.18(a) of the Act states:
"Notwithstanding any other provision or rule or law, except as provided otherwise in subsection (b), the owner or operator, or both of an underground storage tank shall be liable for all costs of preventive action, corrective action and enforcement action incurred by the State of Illinois as a result of a release or a substantial threat of release of petroleum 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

A. 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...X
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...X 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...X 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?

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

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.

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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...X.
 - b. Permits for emissions to the atmosphere. Yes..... No...X.
 - c. Permits for any waste storage, waste treatment or waste disposal operation. Yes..... No...X.
6. Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treatment works?
- Yes..... No...X.
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
Yes..... No...X.
 - b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.
Yes...X No.....
 - c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.
Yes..... No...X.
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.
Yes..... No...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.
Yes..... No...X.
 - 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.
Yes N/A No...N/A
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?
Yes...X No.....
 - b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site?
Yes...X No.....
 - 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?
 -X 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 IESDA, of the release as "significant" under the Illinois Chemical Safety Act
 -X 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...X.
11. Is there any explanation needed for clarification of any of the above answers or responses?
Evidence of petroleum contamination in soil was found when a new overhead canopy was installed at the site. The nature and extent of soil contamination is currently being evaluated in accordance with appropriate IEPA regulations.

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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 See Addendum attached and made a part hereof

Type of business or property usage Service Station

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

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

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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.

PIONEER BANK & TRUST COMPANY, not personally but
solely as Trustee under Trust Agreement No. 9234,
SIGNATURE(S) dated June 25, 1953
Stephen J. Madest, A.H. per file
TRANSFEROR OR TRANSFERORS (PLEASE TYPE) Trust Officer
(or on behalf of Transferor)

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

..... 12-3 1993

Sheville Mangels
SIGNATURE(S)
on behalf of Transferee
TRANSFEREE OR TRANSFEREES (PLEASE TYPE)
(or on behalf of Transferee)

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

..... Dec. 3 1993

..... No Lender; not applicable

..... LENDER

..... LENDER REPRESENTATIVE (PLEASE TYPE)

..... TITLE

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ADDENDUM TO ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

Based on the Transferor's (seller's) inquiry, this Environmental Disclosure Document for Transfer of Real Property was prepared by Transferee rather than Transferor by reason of the fact that Transferee or its assignor, Union Oil Company of California ("Unocal") has had use and possession of the property since July 15, 1968 under Lease Agreement of that date by and between Transferor, Pioneer Bank & Trust Company (formerly Pioneer Trust and Savings Bank), not personally, but solely as Trustee under Trust Agreement No. 9234 dated June 25, 1953, as Lessor, and Unocal, as Lessee (the "Lease"). Effective December 1, 1989, Unocal, by Assignment and Assumption Agreement, assigned, transferred and conveyed to The UNO-VEN Company all of its right, title and interest in, to and under the Lease.



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