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ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

4015193

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

For Use By County

Recorder's Office

Seller: General American Life Insurance Co.

County

Buyer: Morgan Realty Partners

Date

Document No.: _____

Doc. No.

Vol. _____ Page _____

Rec'd by: _____

I. PROPERTY IDENTIFICATION:

A. Address of property: 14736-14831 S. McKinley/14728-14838 S. Campbell, Rosen, Bremen
Street City or Village Township

Permanent Real Estate Index No.: 28-12-401-055-0000

B. Legal Description:

Section 12 Township 36 North Range Range 13

Enter or attach current legal description in this area:

See Attached

DEPT-01 RECORDING 933.00
T86666 TRAN 1658 12/02/94 16146:00
\$6556 + LC *-04-015193
COOK COUNTY RECORDER

Prepared by: Bradley R. Hammitt
NAME
300 Park Blvd, Suite 290
Itasca, IL 60143
ADDRESS

Return to: _____
NAME

ADDRESS

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: 286,912 Acreage 6.59

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

Apartment building (6 units or less)

Industrial building

Commercial apartment (over 6 units)

Farm, with buildings

Store, office, commercial building

Other, specify _____

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II. NATURE OF TRANSFER:

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

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(3) A lease exceeding a term of 40 years?

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(4) A mortgage or collateral assignment of beneficial interest?

<input checked="" type="checkbox"/>	<input type="checkbox"/>
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B. (1) Identify Transferor:

General American Life Ins. Co. 700 Market Street, St. Louis, MO 63101
Name and Current Address of Transferor

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

Trust No.

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

Bradley R. Hammitt, Assistant Branch Mgr. 300 Park Blvd., Ste. 290 Itasca, IL 6014
Name, Position (if any), and address

Ph. #708-773-6336

Telephone No.

C. Identify Transferee: Morgan Realty Partners 241 S. Frontage Rd., Ste. 43 Burr Ridge, IL 60521 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 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;

(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 of 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

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 _____ No X

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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 X

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	_____	<u>X</u>	Injection Wells	_____	<u>X</u>
Surface Impoundment	_____	<u>X</u>	Wastewater Treatment Units	_____	<u>X</u>
Land Treatment	_____	<u>X</u>	Septic Tanks	_____	<u>X</u>
Waste Pile	_____	<u>X</u>	Transfer Stations	_____	<u>X</u>
Incinerator	_____	<u>X</u>	Waste Recycling Operations	_____	<u>X</u>
Storage Tank (Above Ground)	_____	<u>X</u>	Waste Treatment Detoxification	_____	<u>X</u>
Storage Tank (Underground)	<u>X</u>	_____	Other Land Disposal Area	_____	<u>X</u>
Container Storage Area	_____	<u>X</u>			

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 had 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 _____ No X
- 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 _____ No _____

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 _____ No X
- b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site? Yes _____ No 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 IESDA, 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 X

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

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B. SITE INFORMATION UNDL. 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 ownerships, leaseholds granted by the transferor, other contracts for management or use of the facilities or real property:

	YES	NO		YES	NO
Landfill	_____	<u>X</u>	Injection Wells	_____	<u>X</u>
Surface Impoundment	_____	<u>X</u>	Wastewater Treatment Units	_____	<u>X</u>
Land Treatment	_____	<u>X</u>	Septic Tanks	_____	<u>X</u>
Waste Pile	_____	<u>X</u>	Transfer Stations	_____	<u>X</u>
Incinerator	_____	<u>X</u>	Waste Recycling Operations	_____	<u>X</u>
Storage Tank (Above Ground)	_____	<u>X</u>	Waste Treatment Detoxification	_____	<u>X</u>
Storage Tank (Underground)	<u>X</u>	_____	Other Land Disposal Area	_____	<u>X</u>
Container Storage Area	_____	<u>X</u>			

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.

By: Mary Lou Lemley
signature
Mary Lou Lemley, Vice President
type or print name
TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on _____ 19____

[Signature]
signature
Michael Ronoski, Morgan Realty Partners
type or print name
TRANSFeree OR TRANSFEREES (or on behalf of Transferor)

C. This form was delivered to me with all elements completed on _____ 19____

[Signature]
signature
General American Life Ins. Co.
type or print name
LENDER Id. Branch manager

(Ch. 30, par 906)

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THAT PART OF THE NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4; THENCE SOUTH ON THE WEST LINE THEREOF 145.00 FEET FOR A PLACE OF BEGINNING; THENCE SOUTHEASTERLY 224.29 FEET TO A POINT, SAID POINT BEING 236.00 FEET SOUTH OF AND 205 FEET EAST OF SAID NORTHWEST CORNER (AS MEASURED ON SAID WEST LINE AND ON A LINE AT RIGHT ANGLES THERETO); THENCE SOUTHEASTERLY 194.98 FEET TO A POINT, SAID POINT BEING 343.00 FEET SOUTH OF AND 368.00 FEET EAST OF SAID NORTHWEST CORNER (AS MEASURED ON SAID WEST LINE AND ON A LINE AT RIGHT ANGLES THERETO); THENCE SOUTHEASTERLY 292.04 FEET TO A POINT, SAID POINT BEING 551.00 FEET SOUTH OF AND 573.00 FEET EAST OF SAID NORTHWEST CORNER (AS MEASURED ON SAID WEST LINE AND ON A LINE AT RIGHT ANGLES THERETO); THENCE SOUTH 167.78 FEET TO A POINT, SAID POINT BEING 470.39 FEET NORTHEASTERLY OF AND 400.00 FEET NORTHWESTERLY OF THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST FRACTIONAL 1/4 WITH THE INDIAN BOUNDARY LINE (AS MEASURED ON SAID INDIAN BOUNDARY LINE AND ON A LINE AT RIGHT ANGLES THERETO); THENCE SOUTHWESTERLY 489.31 FEET TO A POINT, SAID POINT BEING 15.39 FEET NORTHEASTERLY OF AND 270.00 FEET NORTHWESTERLY OF THE LAST DESCRIBED INTERSECTION (AS MEASURED ON SAID INDIAN BOUNDARY LINE AND ON A LINE AT RIGHT ANGLES THERETO) THENCE SOUTHWESTERLY 202.67 FEET TO A POINT IN THE SOUTH LINE OF SAID NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 SAID POINT BEING 262.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4; THENCE WEST ON SAID SOUTH LINE 68.00 FEET TO A POINT; THENCE NORTH ON A LINE 194.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SAID NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 TO A POINT; SAID POINT BEING 282.54 FEET SOUTH OF AND 194.00 FEET EAST OF SAID NORTHWEST CORNER (AS MEASURED ON SAID WEST LINE AND ON A LINE AT RIGHT ANGLES THERETO); THENCE NORTHWESTERLY 212.26 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4; SAID POINT BEING 196.42 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4; THENCE NORTH 51.42 FEET ON THE WEST LINE OF SAID NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND INSTALLATION OF SEWERS, SANITARY SEWERS, STORM SEWERS, WATER MAINS, ELECTRIC, GAS OR COMMUNICATION LINES, AS CREATED BY EASEMENT AGREEMENT RECORDED DECEMBER 4, 1973 AS DOCUMENT NUMBER 22561728 OVER THE EASTERLY AND NORTHEASTERLY 15 FEET OF THE LAND DESCRIBED AS FOLLOWS (AS MEASURED PERPENDICULAR TO THE EASTERLY AND NORTHEASTERLY LINES THEREOF): THAT PART OF THE NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4; THENCE SOUTH ON THE WEST LINE THEREOF 196.42 FEET FOR A PLACE OF BEGINNING; THENCE SOUTHEASTERLY 212.26 FEET TO A POINT, SAID POINT BEING 282.54 FEET SOUTH OF AND 194 FEET EAST OF SAID NORTHWEST CORNER (AS MEASURED ON SAID WEST LINE AND ON A LINE AT RIGHT ANGLES THERETO); THENCE SOUTH ON A LINE 194.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4; THENCE WEST 161.00 FEET ON THE SOUTH LINE OF SAID NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 TO A POINT, 33.00 FEET EAST OF THE WEST LINE OF SAID NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4; THENCE NORTHWESTERLY 46.67 FEET TO A POINT IN THE WEST LINE OF SAID NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4,

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Commitment - Schedule A - Continued

SAID POINT BEING 33.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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09/07/94

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