

# UNOFFICIAL COPY

PREPARED BY:



Name: Mr. Chan Koo Park  
Best Cleaners

Doc#: 0633449257 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/30/2006 03:24 PM Pg: 1 of 5

Address: 395 S. Prospect Ave.  
Bartlett, IL 60103



RETURN TO:

Name: Mr. Chan Koo Park  
Best Cleaners

Doc#: 0634955031 Fee: \$42.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 12/15/2006 03:44 PM Pg: 1 of 10

Address: 395 S. Prospect Ave.  
Bartlett, IL 60103

## 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: 0434120001

Best Cleaners, the Remediation Applicant, whose address is 395 S. Prospect Ave., Bartlett, IL 60103 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: That part of the Southeast 1/4 of Section 35, Township 41 North, Range 9 East of the Third Principal Meridian, described as follows: Beginning at the Southwest corner of said Southeast 1/4; thence Easterly along the South line of said Southeast 1/4, a distance of 409.81 feet; thence Northerly at right angles to the last described course, a distance of 540.3 feet; thence Westerly parallel with the South line of said Southeast 1/4, a distance of 396.42 feet to the West line of said Southeast 1/4; thence Southerly along said West line a distance of 540.47 feet to the place of beginning, (excepting that part, if any, lying East of the West line, and said West line extended North and South of Hearthwood Farms Subdivision, Unit 6, a planned unit development in the Southwest 1/4 of the Southeast 1/4 of aforesaid Section 35, according to the plat thereof recorded July 16, 1984 as document number 27173331) in Cook County, Illinois.

*Re Recorded to add more pages*

### The legal description of the Remediation Site, which is part of the above, is:

The Remediation Site may be located by proceeding North along the centerline of South Prospect Avenue 140 feet from the intersection of centerlines of East Devon Avenue and South Prospect Avenue; then proceed east 54 feet to the Southwest corner of the Site, which is the point of beginning of the site as shown on the site base map; then proceed East from the point of beginning 168 feet along the Southern site boundary to the Southeast corner of the site; then proceed North along the Eastern site boundary 68 feet to the Northeast corner of the site; then proceed West along the Northern site boundary 168 feet to the Northwest corner of the site; then South along the Western site boundary 54 feet to the point of beginning.

10

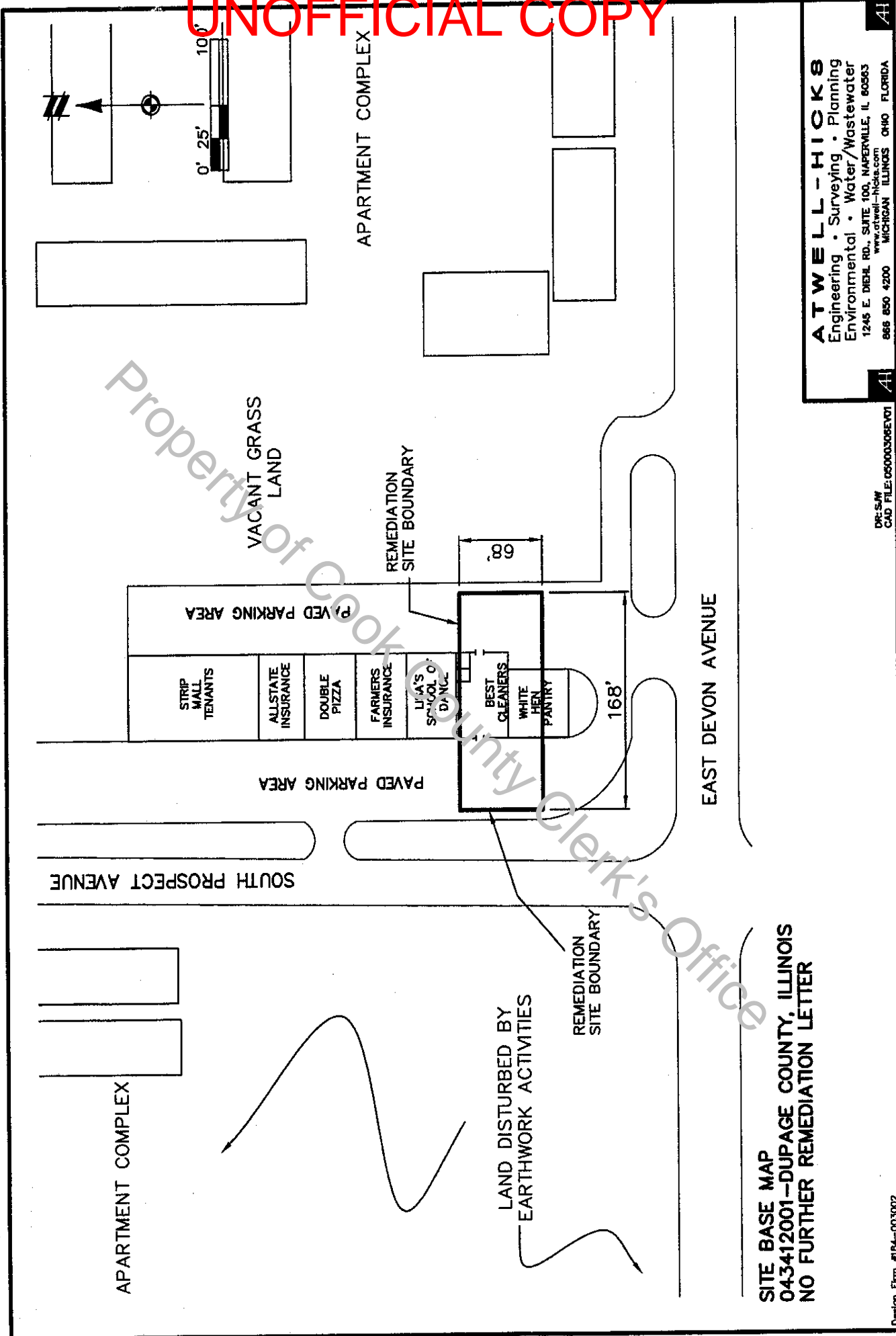
# UNOFFICIAL COPY

2. Common Address: 395 S. Prospect Ave., Bartlett
3. Real Estate Tax Index/Parcel Index Number: 06-35-400-024-0000
4. Remediation Site Owner: CVP Property Holdings, LLC
5. Land Use: Industrial/Commercial
6. Site Investigation: Focused

See NFR letter for other terms.

Property of Cook County Clerk's Office

UNOFFICIAL COPY



Property of Cook County Clerk's Office

SITE BASE MAP  
043412001-DUPAGE COUNTY, ILLINOIS  
NO FURTHER REMEDIATION LETTER

**ATWELL-HICKS**  
Engineering • Surveying • Planning  
Environmental • Water/Wastewater  
1245 E. DIEHL RD., SUITE 100, NAPERVILLE, IL 60563  
www.atwell-hicks.com  
866 850 4200 MICHIGAN ILLINOIS OHIO FLORIDA

DR:SW  
CAD FILE:06000306EY01

Design Firm #184-003002

41

41

**UNOFFICIAL COPY**

## SITE REMEDIATION PROGRAM

**TABLE A: REGULATED SUBSTANCES OF CONCERN  
0434120001 –COOK COUNTY****Volatile Organic Compounds**

CAS No.	Compound Name
67-64-1	Acetone
71-43-2	Benzene
75-27-4	Bromodichloromethane
75-25-2	Bromoform
74-83-9	Bromomethane
78-93-3	2-Butanone (MEK)
75-15-0	Carbon Disulfide
56-23-5	Carbon Tetrachloride
108-90-7	Chlorobenzene
127-43-1	Chlorodibromomethane (Dibromochloromethane)
75-00-3	Chloroethane
67-66-3	Chloroform
74-87-3	Chloromethane
75-34-3	1,1-Dichloroethane
107-06-2	1,2-Dichloroethane
75-35-4	1,1-Dichloroethene
156-60-5	<i>trans</i> -1,2-Dichloroethene
156-59-2	<i>cis</i> -1,2-Dichloroethene
78-87-5	1,2-Dichloropropane
10061-02-6	<i>trans</i> -1,3-Dichloropropene
10061-01-5	<i>cis</i> -1,3-Dichloropropene
100-41-4	Ethylbenzene
591-78-6	2-Hexanone
75-09-2	Methylene Chloride
108-10-1	4-Methyl-2-Pentanone (MIBK)
100-42-5	Styrene
127-18-4	Tetrachloroethene
79-34-5	1,1,2,2-Tetrachloroethane
79-01-6	Trichloroethene
71-55-6	1,1,1-Trichloroethane
79-00-5	1,1,2-Trichloroethane
108-05-4	Vinyl Acetate
75-01-4	Vinyl Chloride
1330-20-7	Xylenes (total)

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

Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below. This certification shall be recorded in accordance with Illinois Administrative Code 740.620.

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.

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 NFR letter.

Property Owner Information	
Owner's Name: <u>RAMESH CHOKSKI</u>	
Title: <u>Managing Member</u>	
Company: <u>CVP PROPERTY HOLDINGS, LLC</u>	
Street Address: <u>1373 E. Thacker St</u>	
City: <u>Schaumburg</u> State: <u>IL</u> Zip Code: <u>60173</u> Phone: <u>224-558-7260</u>	
Site Information	
Site Name: <u>Best Cleaners</u>	
Site Address: <u>395 S. Prospect Ave</u>	
City: <u>Bartlett</u> State: <u>IL</u> Zip Code: <u>60103</u> County: <u>COOK</u>	
Illinois inventory identification number: _____	
Real Estate Tax Index/Parcel Index No. <u>06-35-400-024-0000</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>Ramesh Chokski</u>	Date: <u>11/6/06</u>
SUBSCRIBED AND SWORN TO BEFORE ME this <u>6<sup>th</sup></u> day of <u>November</u> 20 <u>06</u>	
<u>Tiffany Baker</u> Notary Public	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">           Official Seal            Tiffany Baker            Notary Public State of Illinois            My Commission Expires 01/04/2010         </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.

# UNOFFICIAL COPY

## ILLINOIS ENVIRONMENTAL PROTECTION AGENCY



1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 – (217) 782-3397  
 JAMES R. THOMPSON CENTER, 100 WEST RANDOLPH, SUITE 11-300, CHICAGO, IL 60601 – (312) 814-6026

ROD R. BLAGOJEVICH, GOVERNOR    DOUGLAS P. SCOTT, DIRECTOR

(217) 782-6761

November 28, 2006

CERTIFIED MAIL

7004 2510 0001 8621 1871

Mr. Chan Koo Park  
 Best Cleaners  
 395 S. Prospect Ave.  
 Bartlett, IL 60103

Re:    0434120001 –Cook County  
        Bartlett/Best Cleaners  
        Site Remediation Program/Technical Reports  
        No Further Remediation Letter

Dear Mr. Park:

The *Focused Site Investigation Report, Remedial Objectives Report & Remedial Action Completion Report* (May 16, 2006/06-30059), as prepared by Atwell-Hicks for the Best Cleaners property, has been reviewed by the Illinois Environmental Protection Agency (“Illinois EPA”) and demonstrates that the remedial action was completed in accordance with 35 Illinois Administrative Code Parts 740 and 742.

The Remediation Site, consisting of 0.27 acres, is located at 395 S. Prospect Ave., Bartlett, 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 26, 2006/06-30059), is Best Cleaners.

This focused 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 for the specified recognized environmental conditions so long as the Site is utilized in accordance with the terms of this Letter.

ROCKFORD – 4302 North Main Street, Rockford, IL 61103 – (815) 987-7760    •    DES PLAINES – 9511 W. Harrison St., Des Plaines, IL 60016 – (847) 294-4000  
 ELGIN – 595 South State, Elgin, IL 60123 – (847) 608-3131    •    PEORIA – 5415 N. University St., Peoria, IL 61614 – (309) 693-5463  
 BUREAU OF LAND - PEORIA – 7620 N. University St., Peoria, IL 61614 – (309) 693-5462    •    CHAMPAIGN – 2125 South First Street, Champaign, IL 61820 – (217) 278-5800  
 SPRINGFIELD – 4500 S. Sixth Street Rd., Springfield, IL 62706 – (217) 786-6892    •    COLLINSVILLE – 2009 Mall Street, Collinsville, IL 62234 – (618) 346-5120  
 MARION – 2309 W. Main St., Suite 116, Marion, IL 62959 – (618) 993-7200

# UNOFFICIAL COPY

## Conditions and Terms of Approval

### Level of Remediation and Land Use Limitations

- 1) The recognized environmental conditions, as characterized by the focused site investigation, consist of the following:
  - a) Regulated substances of concern that have been successfully addressed are detailed in the attached Table A.
- 2) The Remediation Site is restricted to Industrial/Commercial land use.
- 3) 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

- 4) The implementation and maintenance of the following controls are required as part of the approval of the remediation objectives for this Remediation Site.

### Institutional Controls:

- 5) No person shall construct, install, maintain, or operate a well at the Remediation Site. All water supplies and water services for the Remediation Site must be obtained from a public water supply system. The provisions of this institutional control shall be applicable to all water usage (e.g., domestic, industrial/commercial uses and outdoor watering).

### Other Terms

- 6) 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.
- 7) 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

# UNOFFICIAL COPY

Springfield, IL 62794-9276

- 8) 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;
  - 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.
- 9) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Best Cleaners;
  - 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;



**UNOFFICIAL COPY**

- 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
- 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.
- 10) 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 Best Cleaners property.
- 11) 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
- 12) 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.

# UNOFFICIAL COPY

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

Sincerely,



Joyce L. Munie, P.E., Manager  
Remedial Project Management Section  
Division of Remediation Management  
Bureau of Land

Attachments: Illinois EPA Site Remediation Program Environmental Notice  
Site Base Map  
Table A: Regulated Substances of Concern  
Property Owner Certification of No Further Remediation Letter under the Site  
Remediation Program Form

cc: Ramesh Chokshi  
CVP Property Holdings, LLC  
1373 E. Thacker St.  
Schaumburg, IL 60173

Thomas Guist  
Atwell-Hicks, LLC  
1245 East Diehl Road, Suite 100  
Naperville, IL 60563

PROPERTY OF COOK COUNTY CLERK'S OFFICE