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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. BUSH, CHIEF OF BUREAU OF LAND • DOUGLAS P. SCOTT, DIRECTOR

(217) 782-6761

RECEIVED
MAY 04 2007

April 18, 2007

ATWELL-HICKS

CERTIFIED MAIL

7004 2510 0001 8623 0186

Oak Forest Cleaners
Attn: Sang Ki Lee
532 South Bartlett Road
Streamwood, IL 60107



Doc#: 0722239048 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/10/2007 09:59 AM Pg: 1 of 10

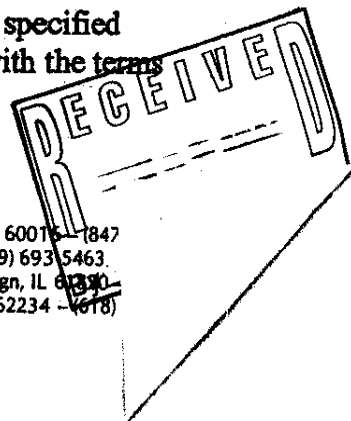
Re: 0313065080- Cook County
Streamwood/Oak Forest Cleaners
Site Remediation Program/Technical Reports
No Further Remediation Letter

Dear Mr. Lee:

The *Focused Phase II Site Investigation and Remediation Objectives Report* (dated April 30, 2004/Log No. 04-22337), as prepared by Atwell-Hicks, Inc. for the Oak Forest Cleaners property, has been reviewed by the Illinois Environmental Protection Agency ("Illinois EPA"). The approved remediation objectives at the Site are equal to or are above the existing levels of regulated substances and the above-referenced report shall serve as the approved Remedial Action Completion Report.

The Remediation Site, consisting of 0.25 acres, is located at 532 South Bartlett Road, Streamwood, 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 (received October 22, 2004/Log No. 04-22337), is Mr. Sang Ki Lee of Oak Forest 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 - (708) 447-1847
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
SPRINGFIELD - 4500 S. Sixth Street Rd., Springfield, IL 62706 - (217) 786-6892 • COLLINSVILLE - 2009 Mall Street, Collinsville, IL 62234 - (618) 468-1818
MARION - 2309 W. Main St., Suite 116, Marion, IL 62959 - (618) 993-7200

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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 approved for Residential or 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) Areas outside the Remediation Site boundaries, as shown in the Site Base Map, are not subject to any other institutional controls.
- 7) 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.
- 8) Further information regarding this Remediation Site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

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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

- 9) 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.
- 10) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Mr. Sang Ki Lee;
 - 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;

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- 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
 - 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.
- 11) This letter, including all attachments, must be recorded as a single instrument within forty-five (45) days of receipt with the Recorder of Deeds 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 Recorder of Deeds of Cook County in accordance with Illinois law so that it forms a permanent part of the chain of title for the Oak Forest Cleaners property.
- 12) Within thirty (30) days of this Letter being recorded by the Recorder of Deeds 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
- 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 billing statement.

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If you have any questions regarding the Oak Forest Cleaners property, you may contact the Illinois EPA project manager, Scott Hacke at 217/524-3267.

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: Marie Chaudhry
30W327 Forsythia Lane
Wayne, IL 60184

Jin-seok Baik
Atwell-Hicks, Inc.
1245 East Diehl Road
Naperville, IL 60563

bcc: Records Unit
Bob O'Hara
Sherri Oxencis
Rick Lucas

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY**PREPARED BY:**

Name: Sang Ki Lee
Oak Forest Cleaners

Address: 532 S. Bartlett Road
Streamwood, Illinois 60107

RETURN TO:

Name: Sang Ki Lee
Oak Forest Cleaners

Address: 532 S. Bartlett Road
Streamwood, Illinois 60107

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 Recorder of Deeds of Cook County.

Illinois State EPA Number: 0313065080

Sang Ki Lee, the Remediation Applicant, whose address is 532 S. Bartlett Road, Streamwood, Illinois 60107 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:

Property

THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST $\frac{1}{4}$ AND RUNNING THENCE SOUTH 1 DEGREE, 08 MINUTES, 50 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST $\frac{1}{4}$, 258.53 FEET FOR A PLACE OF BEGINNING; THENCE 89 DEGREES, 34 MINUTES, 07 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST $\frac{1}{4}$, 596.42 FEET TO THE CENTER LINE OF BARTLETT ROAD; THENCE SOUTH 13 DEGREES, 43 MINUTES, 35 SECONDS WEST, ALONG SAID CENTER LINE, 328.65 FEET TO THE NORTH LINE OF HILLTOP SUBDIVISION, RECORDED FEBRUARY 13, 1963 AS DOCUMENT NUMBER 18718416; THENCE NORTH 89 DEGREES, 20 MINUTES, 05 SECONDS WEST, ALONG SAID NORTH LINE, 524.82 FEET TO SAID WEST LINE OF THE SOUTHWEST $\frac{1}{4}$; THENCE NORTH 1 DEGREE, 08 MINUTES, 50 SECONDS EAST, ALONG SAID WEST LINE, 317.72 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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Remediation Site

FROM THE INTERSECTION OF THE CENTERLINES OF E. STREAMWOOD BOULEVARD AND S. BARTLETT ROAD, PROCEED 300 FEET NORTH ALONG THE CENTERLINE OF S. BARTLETT ROAD TO A POINT; THEN PROCEED 83 FEET WEST TO THE SOUTHEAST CORNER OF THE REMEDIATION SITE BOUNDARY AS A POINT OF BEGINNING: THENCE 110 FEET NORTH, THENCE 100 FEET WEST, THENCE 100 FEET SOUTH, THENCE 100 FEET EAST TO THE POINT OF BEGINNING.

2. Common Address: 532 S. Bartlett Road, Streamwood, IL
3. Real Estate Tax Index/Parcel Index Number: 06-23-300-029-0000
4. Remediation Site Owner: Marie Chaudhry
5. Land Use: Residential or Industrial/Commercial
6. Site Investigation: Focused

See NFR letter for other terms.

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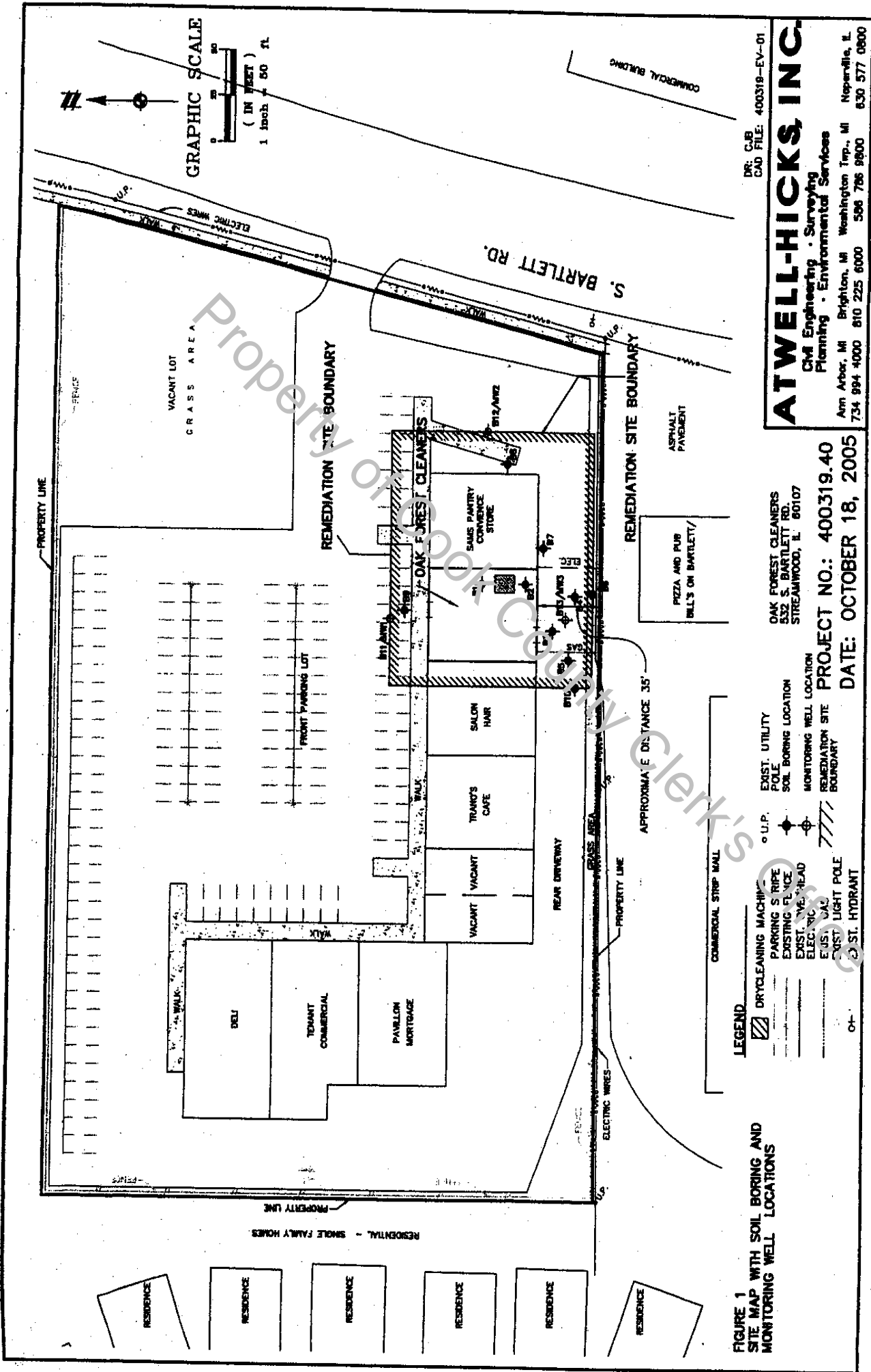
SITE REMEDIATION PROGRAM
TABLE A: REGULATED SUBSTANCES OF CONCERN
0313065080- COOK COUNTY

Volatile Organic Compounds

<u>CAS No.</u>	<u>Compound Name</u>
156-60-5	<i>trans</i> -1,2-Dichloroethene
156-59-2	<i>cis</i> -1,2-Dichloroethene
127-18-4	Tetrachloroethene
79-01-6	Trichloroethene
75-01-4	Vinyl Chloride

Property of Cook County Clerk's Office

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Site Base Map
0313065080 – Cook County
Streamwood/Oak Forest Cleaners
Site Remediation Program

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

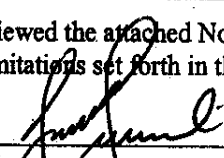
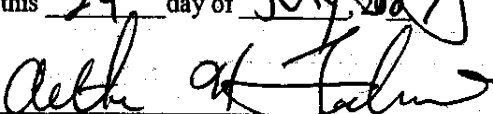
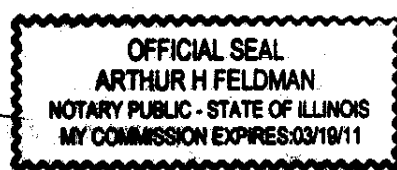
Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized 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:	MARIA & JOHN GEROLIS
Title:	DIRECTOR / MGR.
Company:	GEROLIS BUILDINGS LLC
Street Address:	510 N LINCOLN
City:	CHICAGO
State:	IL
Zip Code:	60705
Phone:	773-617-1419
Site Information	
Site Name:	CAVE FOREST CLEANERS IN SKEANWOOD
Site Address:	490-538 S. BARTLETT RD
City:	SKEANWOOD
State:	IL
Zip Code:	60107
County:	COOK
Illinois inventory identification number:	
Real Estate Tax Index/Parcel Index No.	06-23-300-009-0000
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:	7-24-07
SUBSCRIBED AND SWORN TO BEFORE ME this 24 day of July, 2007	
	
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.