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PREPARED BY:

Name: Elizabeth Seltzer
JPMorgan Chase

Address: 7941 Lincoln Avenue
Skokie, Illinois 60077

Doc#: 1624550033 Fee: \$54.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/01/2016 01:42 PM Pg: 1 of 9

RETURN TO:

Name: Elizabeth Seltzer
JPMorgan Chase

Address: 10 South Dearborn Avenue, 25th Floor
Chicago, Illinois 60690-2300

(THE ABOVE SPACE FOR RECORDER'S OFFICE)

LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE

THE OWNER AND/OR OPERATOR OF THE LEAKING UNDERGROUND STORAGE TANK SYSTEM(S) ASSOCIATED WITH THE RELEASE REFERENCED BELOW, WITHIN 45 DAYS OF RECEIVING THE NO FURTHER REMEDIATION LETTER CONTAINING THIS NOTICE, MUST SUBMIT THIS NOTICE AND THE REMAINDER OF THE NO FURTHER REMEDIATION LETTER TO THE OFFICE OF THE RECORDER OR REGISTRAR OF TITLES OF COOK COUNTY IN WHICH THE SITE DESCRIBED BELOW IS LOCATED.

Illinois EPA No.: #0312888648
Leaking UST Incident No.: #20160241

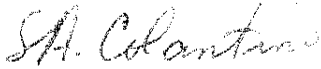
JPMorgan Chase, the owner and/or operator of the leaking underground storage tank system(s) associated with the above-referenced incident, whose address is 10 South Dearborn Avenue, 25th Floor, Chicago, Illinois 60690-2300, has performed investigative and/or remedial activities for the site identified as follows and depicted on the attached Site Base Map(s):

1. Legal Description or Reference to a Plat Showing the Boundaries: see Legal Description
2. Common Address: 7941 Lincoln Avenue, Skokie, Illinois 60077
3. Real Estate Tax Index/Parcel Index Number: 10-28-200-046-0000 and 10-28-200-047-0000
4. Site Owner: JPMorgan Chase
5. Land Use Limitation: There are no land use limitations.
6. See the attached No Further Remediation Letter for other terms.

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Sincerely,



Stephen A. Colantino
Acting Unit Manager
Leaking Underground Storage Tank Section
Division of Remediation Management
Bureau of Land

SAC:EK:PV

Attachments: Leaking Underground Storage Tank Environmental Notice
Legal Description
Site Base Map(s)

c: Apex Companies, LLC
BOL File

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8. Pursuant to 35 Ill. Adm. Code 734.720, should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the owner or operator of the leaking underground storage tank system(s) associated with the above-referenced incident and the current title holder of the real estate on which the tanks were located, at their last known addresses. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of the voidance. Specific acts or omissions that may result in the voidance of this Letter include, but shall not be limited to:
- a. Any violation of institutional controls or industrial/commercial 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 Corrective Action Plan or Completion Report;
 - d. The failure to comply with the recording requirements for the Letter;
 - e. Obtaining the Letter by fraud or misrepresentation; or
 - 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.

Submit an accurate and official copy of this Letter, as recorded to:

Illinois Environmental Protection Agency
Bureau of Land - #24
Leaking Underground Storage Tank Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

If you have any questions or need further assistance, please contact the Illinois EPA project manager, Eric Kuhlman, at 217-785-5715.

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not be used in a manner inconsistent with the following land use limitation: There are no land use limitations.

3. The land use limitation 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 No Further Remediation Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

PREVENTIVE, ENGINEERING, AND INSTITUTIONAL CONTROLS

4. Preventive: None.
 Engineering: None.
 Institutional: This Letter shall be recorded as a permanent part of the chain of title for the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter.
5. Failure to establish, operate, and maintain controls in full compliance with the Act, applicable regulations, and the approved corrective action plan, if applicable, may result in avoidance of this Letter.

OTHER TERMS

6. Any contaminated soil or groundwater removed or excavated from, or disturbed at, the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, must be handled in accordance with all applicable laws and regulations under 35 Ill. Adm. Code Subtitle G.
7. Further information regarding the above-referenced site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency
 Attention: Freedom of Information Act Officer
 Bureau of Land - #24
 1021 North Grand Avenue East
 Post Office Box 19276
 Springfield, IL 62794-9276

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3. Any co-owner or co-operator, either by joint tenancy, right-of-survivorship, or any other party sharing a legal relationship with the owner or operator to whom the Letter is issued.
4. Any holder of a beneficial interest of a land trust or inter vivos trust whether revocable or irrevocable.
5. Any mortgagee or trustee of a deed of trust of such owner or operator.
6. Any successor-in-interest of such owner or operator.
7. Any transferee of such owner or operator whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift or bequest.
8. Any heir or devisee of such owner or operator.
9. An owner of a parcel of real property to the extent that this Letter applies to the occurrence on that parcel.

This Letter and all attachments, including but not limited to the Leaking Underground Storage Tank Environmental Notice, must be filed within 45 days of receipt as a single instrument with the Office of the Recorder or Registrar of Titles in the county in which the above-referenced site is located. This Letter shall not be effective until officially recorded by the Office of the Recorder or Registrar of Titles of the applicable county in accordance with Illinois law so it forms a permanent part of the chain of title for the above-referenced property. Within 30 days of this Letter being recorded, an accurate and official copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA. For recording purposes, it is recommended that the Leaking Underground Storage Tank Environmental Notice of this Letter be the first page of the instrument filed.

CONDITIONS AND TERMS OF APPROVAL

LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. The remediation objectives for the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, were established in accordance with the requirements of the Tiered Approach to Corrective Action Objectives (35 Ill. Adm. Code 742) rules.
2. As a result of the release from the underground storage tank system(s) associated with the above-referenced incident, the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter, shall



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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE, EAST, P.O. BOX 19076, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829

BRUCE RAUNER, GOVERNOR

LISA BONNETT, DIRECTOR

217/524-3300

CERTIFIED MAIL

AUG 15 2016

7014 2120 0002 8289 3202

JPMorgan Chase & Co.
 Attention: Elizabeth Seltzer
 10 South Dearborn Avenue, 25th Floor
 Chicago, Illinois 606 03-2300

Re: LPC #0312885648 -- Cook County
 Skokie / JPMorgan Chase
 7941 Lincoln Avenue
 Leaking UST Incident No. #20160241
 Leaking UST Technical File

Dear Ms. Seltzer:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the Corrective Action Completion Report (report) submitted for the above referenced incident. This report was dated July 19, 2016 and was received by the Illinois EPA on Jul 21, 2016. Citations in this letter are from the Environmental Protection Act (415 ILCS 5) (Act) and Title 35 of the Illinois Administrative Code (35 Ill. Adm. Code).

The Early Action Tier 1 Remediation Objectives Compliance Report and the Licensed Professional Engineer Certification submitted pursuant to Section 57.10 of the Act and 35 Ill. Adm. Code 734.135(d) indicate the remediation objectives have been met.

Based upon the certification by Jeff Lower, a Licensed Professional Engineer, and pursuant to Section 57.10 of the Act (415 ILCS 5/57.10), your request for a no further remediation determination is granted under the conditions and terms specified in this letter.

Issuance of this No Further Remediation Letter (Letter), based on the certification of the Licensed Professional Engineer, signifies that: (1) all statutory and regulatory corrective action requirements applicable to the occurrence have been complied with; (2) all corrective action concerning the remediation of the occurrence has been completed; and (3) no further corrective action concerning the occurrence is necessary for the protection of human health, safety, and the environment. Pursuant to Section 57.10(d) of the Act, this Letter shall apply in favor of the following parties:

1. JPMorgan Chase & Co., the owner or operator of the underground storage tank system(s).
2. Any parent corporation or subsidiary of such owner or operator.

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 12, 13, 14 AND 15, TAKEN AS A TRACT (EXCEPT THE SOUTHWESTERLY 80 FEET OF SAID TRACT) IN BLOCK 2 IN CIRCUIT COURT PARTITION OF LOTS 2 TO 11 AND 13 TO 18 IN WILLIAM LILL ADMINISTRATOR'S SUBDIVISION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREOF THAT PORTION THEREOF FALLING WITHIN LOTS 5 AND 6 OF THE COUNTY CLERK'S DIVISION OF SECTION 28 AFORESAID) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTHEASTERLY 20 FEET OF THE SOUTHWESTERLY 80 FEET OF THE FOLLOWING DESCRIBED TRACT: LOTS 12, 13, 14 AND 15, TAKEN AS A TRACT, IN BLOCK 2 IN CIRCUIT COURT PARTITION OF LOTS 2 TO 11 AND 13 TO 18 IN WILLIAM LILL ADMINISTRATOR'S SUBDIVISION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREOF THAT PORTION THEREOF FALLING WITHIN LOTS 5 AND 6 OF THE COUNTY CLERK'S DIVISION OF SECTION 28 AFORESAID) IN COOK COUNTY, ILLINOIS.

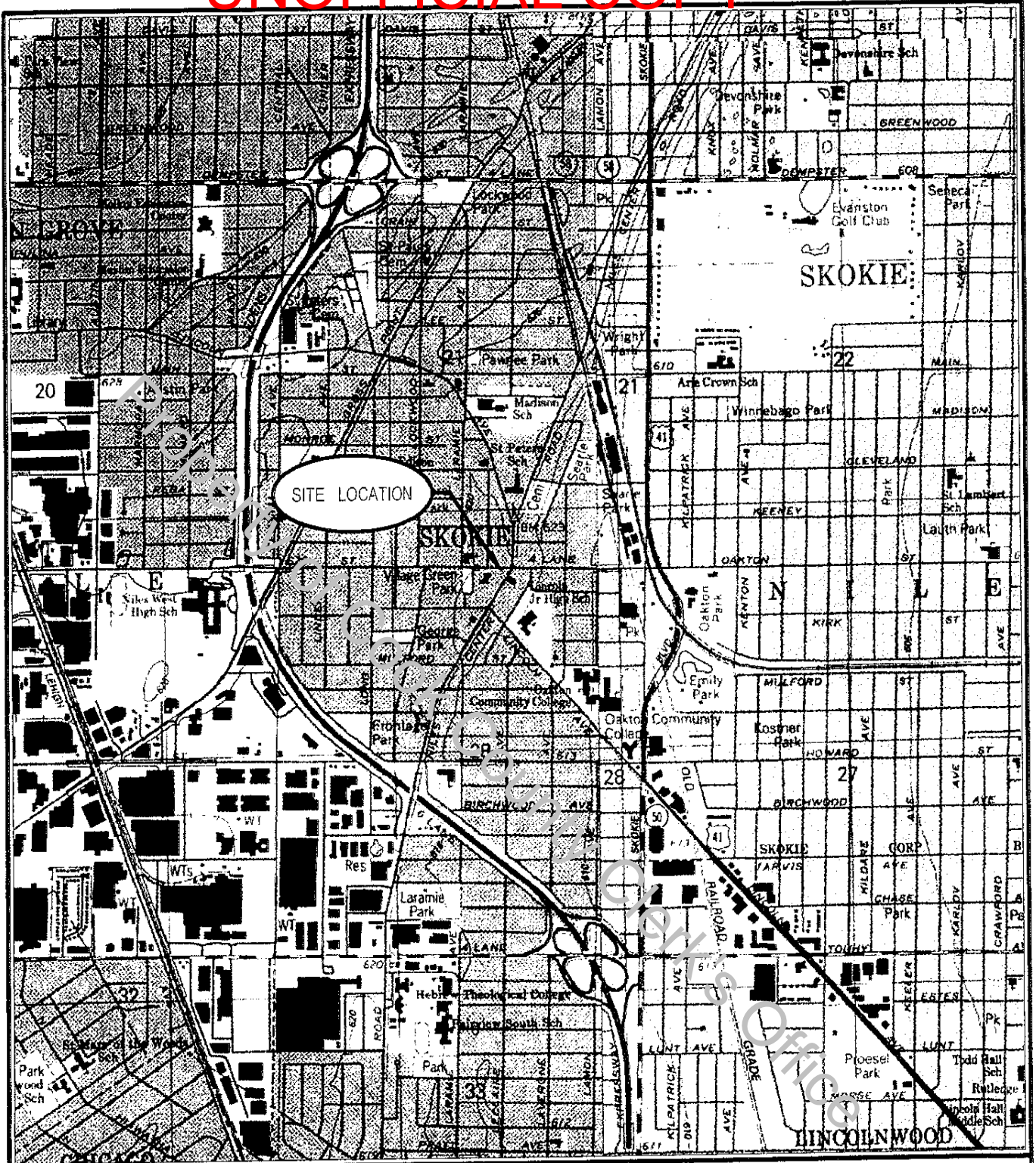
PINS: 10-28-200-046-0000 & 10-28-200-047-0000

ADDRESS: 7939-41 LINCOLN AVENUE, SKOKIE, ILLINOIS

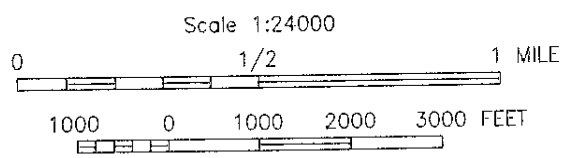
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QUADRANGLE LOCATION



(SOURCE OF MAP IS USGS 7.5 MINUTE QUADRANGLE MAP, PARK RIDGE (1995), ILLINOIS)



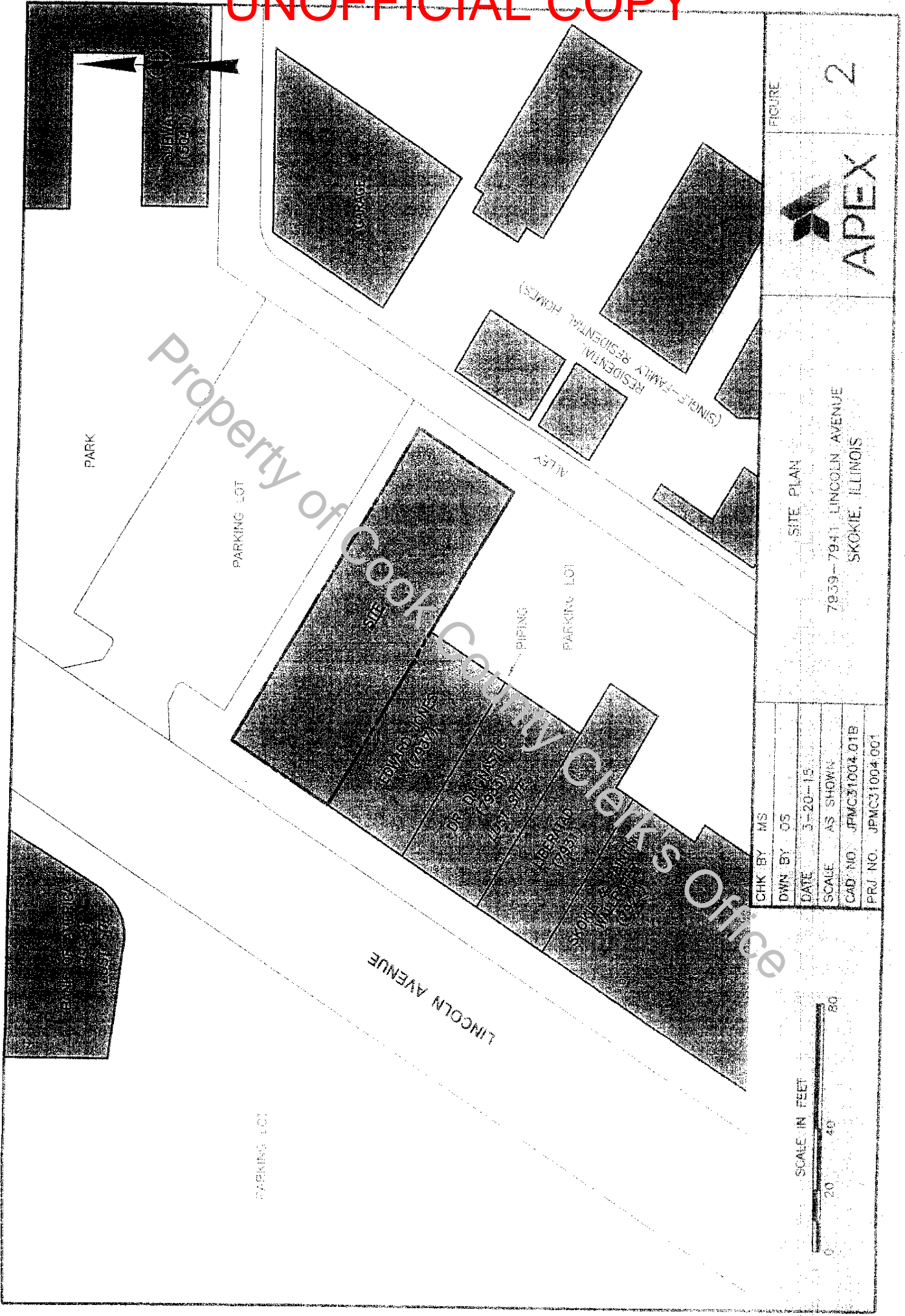
CHECK BY	MS
DRAWN BY	OS
DATE	3-17-15
SCALE	AS SHOWN
CAD NO.	JPMC31004.01A
PRJ NO.	JPMC31004.001

SITE LOCATION MAP
 7941 LINCOLN AVENUE
 SKOKIE, ILLINOIS



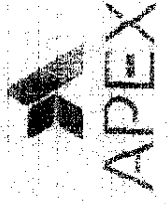
FIGURE
1

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FIGURE

2



SITE PLAN

7839-7941 LINCOLN AVENUE
SKOKIE, ILLINOIS

CHK BY	MS
DWN BY	OS
DATE	3-20-15
SCALE	AS SHOWN
CAD. NO.	JPMC31004.01B
PRJ. NO.	JPMC31004.001

