



UNOFFICIAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

\$ 16.00

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

For Use By County

Recorder's Office

Seller: The Jack Denst Designs Inc

County

Buyer: Denst Designs LTD

Date

Document No.: _____

Doc. No.

90494058

Vol. _____ Page _____

Rec'd by: _____

I. PROPERTY IDENTIFICATION:

A. Address of property: 7355 S. Exchange Ave Chicago, Illinois Hyde Park
Street City or Village Town

Permanent Real Estate Index No.: 21-30-112-024-0000

B. Legal Description:

Section 30 Township 38N Range 15E

Enter or attach current legal description in this area:

LOTS 2 AND 3 IN RYAN CHAMBER'S SUBDIVISION OF LOTS 37 AND 38 IN DIVISION NO. 3 OF SOUTH SLOPE SUBDIVISION OF THE NORTH FRACTION SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 55, 126, 127 AND 128 DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

72-70-956-DB

DRAW

Prepared by: John R. Denst, President of
The Jack Denst Designs, Inc.
1935 North Lincoln, Chicago, IL
address address 60614

Return to: Anthony Packard, Esq.
200 West Adams Street, #2500
Chicago, Illinois 60606
address address

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LIABILITY DISCLOSURE

Transfers 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 _____ Acreage _____

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 _____

II. NATURE OF TRANSFER:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| A. (1) Is this a transfer by deed or other instrument of conveyance? | <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 type="checkbox"/> |
| (3) A lease exceeding a term of 40 years? | <input type="checkbox"/> | <input type="checkbox"/> |
| (4) A mortgage or collateral assignment of beneficial interest? | <input type="checkbox"/> | <input type="checkbox"/> |

B. (1) Identify Transferor:

The Jack Denst Designs, Inc. an Illinois corporation, 1935 North Lincoln Chicago, Illinois

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Name and Address of Transferor 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:

Elizabeth Voss, Secretary and John R. Denst, President, 1935 North Lincoln, Chicago, Illinois 60614

Name, Position (if any), and address

Telephone No.

C. Identify Transferee: Denst Designs, Ltd., an Illinois corporation, 7355 South Exchange Ave. Chicago, Illinois 60646

Name and Current Address of Transferee

Chicago, Illinois 60646

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(g) 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 tinning 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 Resources Conservation and Recovery Act and the Illinois Environmental Protection Act?

YES 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	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
Surface Impoundment	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
Land Treatment	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
Waste Pile	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
Incinerator	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
Storage Tank (Underground)	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
Container Storage Area	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>

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.	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
b. Permits for emissions to the atmosphere.	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
c. Permits for any waste storage, waste treatment or waste disposal operation.	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
d. Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treatment works?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>

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.	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
b. Filled an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
c. Filled a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
d. 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?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>

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?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>

10. Is the facility currently operating under a variance granted by the Illinois Pollution Control Board?

YES NO

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

YES NO

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

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COOK COUNTY, ILLINOIS

COOK COUNTY, ILLINOIS

LENDER

TYPE OR PRINT NAME

Southeast Financial Bank

Gary Costello, as Vice President

[Signature]

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

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Oct 5

TRANSFEROR OR TRANSFERREES (or on behalf of Transferor)

TYPE OR PRINT NAME

Illinois corporation

Densit Designs, Ltd., an

Thomas Olson, as President of

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

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TRANSFEROR OR TRANSFERREES (or on behalf of Transferor)

TYPE OR PRINT NAME

Illinois corporation

The Jack Densit Designs, Inc., an

Elizabeth Voss, as Secretary of

The Jack Densit Designs, Inc., an

John R. Densit, as President of

Illinois corporation

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.

V. CERTIFICATION and taken together shall constitute one original. This Affidavit may be signed in counterpart, for convenience purposes, by the transferor and transferee.

Table with 3 columns: Facility Name, YES/NO, and YES/NO. Rows include Landfill, Surface Impoundment, Land Treatment, Waste Pile, Incinerator, Storage Tank (Above Ground), Storage Tank (Underground), Container Storage Area, Injection Wells, Wastewater Treatment Units, Septic Tanks, Transfer Stations, Waste Recycling Operations, Waste Treatment Detoxification, Other Land Disposal Area.

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

Type of business/ or property usage: PRINTERS SILK SCREEN WALLCOVERINGS
7355 S Exchange Ave Chicago, IL 60649

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: The Jack Densit Designs Inc

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IRPTA SECTION 4(b) WAIVER

Transferor: The Jack Denst Designs, Inc., formerly known as Denst & Soderlund, Inc., an Illinois corporation
Transferee: Denst Designs, Ltd., an Illinois corporation
Property: 7355 South Exchange Avenue, Chicago, Illinois
Lender: Southwest Financial Bank

1. The undersigned acknowledge that they are Parties (as defined in Section 3(d) of the Illinois Responsible Property Transfer Act, Ill. Rev. Stat., ch. 30, par. 901 et seq. ("Act") to the anticipated transfer of the above-referenced Property.
2. The undersigned further acknowledge the purpose of the Act is to ensure that the parties involved in certain real estate transactions are made aware of the existing environmental liabilities associated with ownership of such properties, as well as the past use and environmental status of such properties. It is also the purpose of the Act to ensure that the interest of the People of the State is protected by providing a mechanism whereby parties to a real estate transaction are advised of the environmental condition of such property and thus are encouraged to act in a responsible manner so as to fulfill the purpose and intent of existing environmental laws.
3. The Lender has requested that the Transferee comply with the Act or provide an affidavit that the Act is inapplicable as a condition precedent to the disbursement of the loan. Without acknowledgment of whether such Act is applicable or not, the Transferor and Transferee have agreed to comply with the Act.
4. Pursuant to Section 4(b) of the Act, the undersigned waive the time period, for the delivery of the Disclosure Document as specified in Section 4(a) of the Act, provide such document is delivered to all parties prior to or on the date of transfer of the Property. A copy of this Waiver is to be attached to the Disclosure Document for recording with the Recorder of Deeds of Cook County, Illinois and also for filing with the Illinois Environmental Protection Agency within thirty (30) days after the date of transfer of title to the Property.

TRANSFEROR:

The Jack Denst Designs, Inc., formerly known as Denst & Soderlund, Inc., an Illinois corporation

Dated: October __, 1990

By: _____
John R. Denst, President

TRANSFEE:

Denst Designs, Ltd., an Illinois corporation

Dated: October __, 1990

By: _____
Thomas Olson, President

LENDER:

Southwest Financial Bank

Dated: October 3, 1990

By: _____
Its: VICE PRESIDENT.

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PROPERTY CLIENT'S OFFICE

2004-09-03