

UNOFFICIAL COPY

Duty to Record

Within 30 days after the date, any real property subject to the provisions of the Responsible Property Transfer Act of 1988 is transferred, this completed document must be filed in the office of the recorder of the county in which such property is located and filed with the Illinois Environmental Protection Agency.

FOR USE BY COUNTY RECORDER'S OFFICE
County Vol.
Date Page
Doc. No. Rec'd. By

**ENVIRONMENTAL DISCLOSURE DOCUMENT
FOR TRANSFER OF REAL PROPERTY**

15⁰⁰

Seller: David M. Almeroth
Buyer: David M. Almeroth
Document No.:

Property Identification

A. Address of property: 2052 N. Halsted Street Chicago North Chicago
City or Village Township

Permanent Real Estate Index No. 14-32-228-025-0000 492

B. Legal Description:
Section 32 Township 40 North Range 14
Enter current legal description in this area:

LOT (3) IN BLOCK (8) OF CUSHMAN'S SUBDIVISION OF BLOCK (4) OF SHEFFIELD'S ADDITION IN THE SOUTHEAST (1/4) OF THE NORTHEAST (1/4) OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS. (RECORDED DECEMBER 12, 1867. ANTE-FIRE. RE-RECORDED AUGUST 7, 1873. DOCUMENT 113576. --VACATION OF THE 1/2 (1/2) OF ABOVE. ANTE-FIRE.)

COOK COUNTY, ILLINOIS

1990 OCT 11 AM 11:48

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BOX 333 - GG

Prepared by: Name David M. Almeroth
Company
Address 1717 W. Ridgewood Lane
City Glenview State IL Zip 60025

Return to: Mr. Steve Olson
UPTOWN NATIONAL BANK OF CHICAGO
4753 North Broadway
Chicago, IL 60640

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

I. 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 cleanup costs whether or not they caused or contributed to the presence of environmental problems associated with the property.

A. Property Characteristics:

Lot Size 24' x 125' Acreage

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

- Apartment building (6 units or less)
- Commercial apartment (over 6 units)
- Store, office, commercial building
- Industrial building
- Farm, with buildings
- Other (specify)

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NOTE

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MEMORANDUM FORM (ILLINOIS FINANCIAL STOCK FORM #DD-90 1/80)

LANDER REPRESENTATIVE (PLEASE TYPE)
Philip N. Collins, Vice President
LANDER
Uptown National Bank of Chicago
AGENCY (PLEASE TYPE)

C. This form was delivered to me with all elements completed on 9/4 1990

TRANSMITTER OR TRANSMITTER (PLEASE TYPE)
(or on behalf of Transmitter)

AGENCY (PLEASE TYPE)

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

TRANSMITTER OR TRANSMITTER (PLEASE TYPE)
(or on behalf of Transmitter)
David M. Almeroth

AGENCY (PLEASE TYPE)

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.

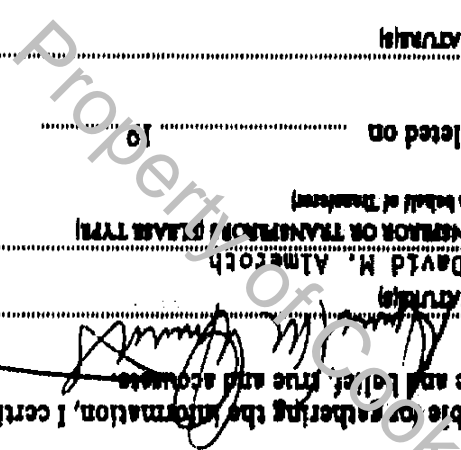
V. Certification

2. If the transferor has knowledge, indicate whether the following existed under prior ownership, leaseholds granted by the transferor, other contracts for management or use of the facilities or real property:
- | | | |
|-----------------------------|-----|----|
| Landfill | Yes | No |
| Surface Impoundment | Yes | No |
| Land Treatment | Yes | No |
| Waste Pile | Yes | No |
| Incinerator | Yes | No |
| Storage Tank (Above Ground) | Yes | No |
| Storage Tank (Underground) | Yes | No |
| Container Storage Area | Yes | No |
| Injection Wells | Yes | No |
| Water Treatment Units | Yes | No |
| Septic Tanks | Yes | No |
| Transfer Stations | Yes | No |
| Waste Recycling Operations | Yes | No |
| Waste Treatment Detention | Yes | No |
| Other Land Disposal Area | Yes | No |

- B. Site Information Under 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 ownership, leaseholds granted by the transferor, other contracts for management or use of the facilities or real property:

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?
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 ownership, leaseholds granted by the transferor, other contracts for management or use of the facilities or real property:
- | | | |
|---|-----|----|
| Sampling and analysis of soils | Yes | No |
| Temporary or more long-term monitoring of groundwater at or near the site | Yes | No |
| Impaired usage of an on-site or nearby water well because of offensive characteristics of the water | Yes | No |
| Coupling with furnes from subsurface storm drains or inside basements, etc. | Yes | No |
| 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 | Yes | No |

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IV. Environmental Information

A. 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 NoX.....
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 NoX.....
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 NoX.....
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	Yes	NoX.....	Injection Wells	Yes	NoX.....
Surface Impoundment	Yes	NoX.....	Wastewater Treatment Units	Yes	NoX.....
Land Treatment	Yes	NoX.....	Septic Tanks	Yes	NoX.....
Waste Pile	Yes	NoX.....	Transfer Stations	Yes	NoX.....
Incinerator	Yes	NoX.....	Waste Recycling Operations	Yes	NoX.....
Storage Tank (Above Ground)	Yes	No	Waste Treatment Detoxification	Yes	No
Storage Tank (Underground)	Yes	NoX.....	Other Land Disposal Area	Yes	NoX.....
Container Storage Area	Yes	NoX.....			

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 held any of the following in regard to this real property?

a. Permits for discharges of wastewater to waters of the State.	Yes	NoX.....
b. Permits for emissions to the atmosphere.	Yes	NoX.....
c. Permits for any waste storage, waste treatment or waste disposal operation.	Yes	NoX.....
6. Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treatment works?
Yes NoX.....
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	NoX.....
b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1985.	Yes	NoX.....
c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.	Yes	NoX.....
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	NoX.....
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	NoX.....
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	NoX.....
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	NoX.....
b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site?	Yes	NoX.....
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		

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Under the Illinois Environmental Protection Act, owners of real property may be held liable for costs related to the release of hazardous substances. Section 22.2(f) of the Act states: 1. Notwithstanding any other provision of law, and subject only to the defenses set forth in subsection (i) 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 accepts 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. Section 4(j) of the Act states: 2. 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. Section 22.2(k) of the Act states: 3. 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 a 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. Section 22.18(a) of the Act states: 4. Notwithstanding any other provision or rule or 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 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.

III. Notification

Name and Current Address of Transferee:
C. Identify Transferee:
Name, Position (if any) and Address Telephone 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:
Trust No.
Name and Address of Trustee if this is a transfer of beneficial interest of a land trust:
1717 W. Ridgwood Lane, Glenview IL 60025
Name and Current Address of Transferor:
DAVID M. ALMEROCH
B. (1) Identify Transferor:
Yes X No
(4) A mortgage or collateral assignment of beneficial interest?
Yes No
(3) A lease exceeding a term of 40 years?
Yes No
(2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?
Yes No X
A. (1) Is this a transfer by deed or other instrument of conveyance?
Yes No X

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