



UNOFFICIAL COPY

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

90572654

The following information is provided pursuant to the Responsible Property

For Use By County

Transfer Act of 1988 Refinance:

Recorder's Office

LaSalle National Trust, N.A., as successor Trustee to
Seller: LaSalle National Bank, as Trustee u/t/a dated September
21, 1987 and known as Trust No. 112671

County

Buyer: LaSalle National Trust, N.A., as Trustee u/t/a dated
October 9, 1990.

Date

\$ 16.00

Document No.: _____

LEGAL DESCRIPTION

(Building & Parking Lot)

Parcel 1

That part of Lots 12, 13 and 14, in Block 33, in Chicago North Shore Land Company's Subdivision of Sections 17 and 18, Township 42 North, Range 13, East of the Third Principal Meridian, lying South of the following described line, Beginning at a point on the Southwesterly line of said lots 12, 13, and 14, and being the Northeasterly line of Linden Avenue, 90.0 ft. Southeasterly of the Northwesterly corner of said Lot 12, thence Northeasterly at right angles to the Southwesterly line of said Lots 12, 13, and 14, 104.30 ft., more or less to a point on the East line of said Lots, and West line of Green Bay Road, said point being 84.24 ft., more or less, South of the Northeast corner of said Lot 12, all in Cook County, Illinois.

90572654

Parcel 2

Lot 2 in Block 10 in Chicago North Shore Land Company's Subdivision of the North West 1/4 of Section 17, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

name 135 S. LaSalle St. #1254	Harritt & Gekas, Ltd. 135 S. LaSalle St. #1254
address	Chicago, IL address 60603

LIABILITY DISCLOSURE

Transferees 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 22,499.8 Acreage .5165

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

- | | |
|--|---|
| <input type="checkbox"/> Apartment building (6 units or less) | <input type="checkbox"/> Industrial building |
| <input type="checkbox"/> Commercial apartment (over 6 units) | <input type="checkbox"/> Farm, with buildings |
| <input checked="" type="checkbox"/> Store, office, commercial building | <input type="checkbox"/> Other, specify _____ |

II. NATURE OF TRANSFER:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| A. (1) Is this a transfer by deed or other instrument of conveyance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) A lease exceeding a term of 40 years? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (4) A mortgage or collateral assignment of beneficial interest? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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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: First National Bank and Trust Company of Evanston a National Banking association, as Trustee u/t/a dated December 1, 1958 and known as Trust No. R-873 as to an undivided 4/5 interest and Sanford Richard Robertson as to an undivided 1/5 interest

Type of business/ Retail store, Charles Stevens Department Store
or property usage: _____

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

	YES	NO		YES	NO
Landfill	_____	<u>X</u>	Injection Wells	_____	<u>X</u>
Surface Impoundment	_____	<u>X</u>	Wastewater Treatment Units	_____	<u>X</u>
Land Treatment	_____	<u>X</u>	Septic Tanks	_____	<u>X</u>
Waste Pile	_____	<u>X</u>	Transfer Stations	_____	<u>X</u>
Incinerator	_____	<u>X</u>	Waste Recycling Operations	_____	<u>X</u>
Storage Tank (Above Ground)	_____	<u>X</u>	Waste Treatment Detoxification	_____	<u>X</u>
Storage Tank (Underground)	<u>X</u>	_____	Other Land Disposal Area	_____	<u>X</u>
Container Storage Area	_____	<u>X</u>			

V. CERTIFICATION

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.

The Winnetka Landmark Building Partnership, an Illinois Limited Partnership

signature
Raymond H. Chou, Pres. R.H. Chou Investments, Inc., General Partner

type or print name
TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

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

_____ 19 _____

signature

type or print name

TRANSFeree OR TRANSFEREES (or on behalf of Transferee)

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

October 15 19 90

signature

JANET I. KULIBABA

type or print name

LENDER

(Ch. 30, par. 906)

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1990 NOV 23 PM 2:59

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B. SITE INFORMATION UNDER OTHER OWNERSHIP OR OPERATION / 2 6 5 4

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: First National Bank and Trust Company of Evanston a National Banking association, as Trustee u/t/a dated December 1, 1958 and known as Trust No. R-873 as to an undivided 4/5 interest and Sanford Richard Robertson as to an undivided 1/5 interest

Type of business/ Retail store, Charles Stevens Department Store
or property usage _____

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

	YES	NO		YES	NO
Landfill	_____	<u>X</u>	Injection Wells	_____	<u>X</u>
Surface Impoundment	_____	<u>X</u>	Wastewater Treatment Units	_____	<u>X</u>
Land Treatment	_____	<u>X</u>	Septic Tanks	_____	<u>X</u>
Waste Pile	_____	<u>X</u>	Transfer Stations	_____	<u>X</u>
Incinerator	_____	<u>X</u>	Waste Recycling Operations	_____	<u>X</u>
Storage Tank (Above Ground)	_____	<u>X</u>	Waste Treatment Detoxification	_____	<u>X</u>
Storage Tank (Underground)	<u>X</u>	_____	Other Land Disposal Area	_____	<u>X</u>
Container Storage Area	_____	<u>X</u>			

V. CERTIFICATION

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.

The Winnetka Landmark Building Partnership,
an Illinois Limited Partnership

Ray H. Chou
signature
Raymond H. Chou, Pres. R.H. Chou Investments,
Inc., General Partner.

type or print name
TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

LEGAL DESCRIPTION

(Building & Parking Lot)

Parcel 1

That part of Lots 12, 13 and 14, in Block 33, in Chicago North Shore Land Company's Subdivision of Sections 17 and 18, Township 42 North, Range 13, East of the Third Principal Meridian, lying South of the following described line, Beginning at a point on the Southwesterly line of said lots 12, 13, and 14, and being the Northeasterly line of Linden Avenue, 90.0 ft. Southeasterly of the Northwesterly corner of said Lot 12, thence Northeasterly at right angles to the Southwesterly line of said Lots 12, 13, and 14, 104.30 ft., more or less to a point on the East line of said Lots, and West line of Green Bay Road, said point being 84.24 ft., more or less, South of the Northeast corner of said Lot 12, all in Cook County, Illinois.

Parcel 2

Lot 2 in Block 10 in Chicago North Shore Land Company's Subdivision of the North West 1/4 of Section 17, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

9-15-726 90572654

The following information is provided pursuant to the Responsible Property Transfer Act of 1988 Refinance:
 Seller: LaSalle National Trust, N.A., as successor Trustee to LaSalle National Bank, as Trustee u/t/a dated September 21, 1987 and known as Trust No. 112671
 Buyer: LaSalle National Trust, N.A., as Trustee u/t/a dated October 9, 1990.
 Document No.: _____

For Use By County
 Recorder's Office
 County **\$ 16.00**
 Date _____
 Doc. No. _____
 Vol. _____ Page _____
 Rec'd by: _____

I. PROPERTY IDENTIFICATION:

A. Address of property: 1010 Green Bay Road, Winnetka, Illinois New Trier
Street City or Village Township
 Permanent Real Estate Index No.: 05-17-108-027-0000
05-17-108-028-0000
05-17-108-029-0000
 B. Legal Description: 05-17-107-042 0000
05-17-107-054-0000
 Section _____ Township _____ Range _____

Enter or attach current legal description in this area:

See attached legal description

FILE 383-GG

Prepared by: Harvitt & Gekas, Ltd. Return to: Constantine J. Gekas
name name
135 S. LaSalle St. #1254 135 S. LaSalle St. #1254
address address
Chicago, IL 60603

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 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 22,499.8 Acreage 5165

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 _____

II. NATURE OF TRANSFER:

- | | Yes | No |
|--|----------|----------|
| A. (1) Is this a transfer by deed or other instrument of conveyance? | _____ | <u>X</u> |
| (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust? | _____ | <u>X</u> |
| (3) A lease exceeding a term of 40 years? | _____ | <u>X</u> |
| (4) A mortgage or collateral assignment of beneficial interest? | <u>X</u> | _____ |

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NAME ZAWAK

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COMPLIMENTS OF CHICAGO TITLE INSURANCE COMPANY

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1990 NOV 23 PM 2:59

COOK COUNTY, ILLINOIS
FILED FOR RECORD

(Ch. 30, par. 906)

LENDER
Type or print name

JANET I. KULLIBARA

Signature

Janet I. Kullibara
V.P.

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

October 15 1990

TRANSFEREE OR TRANSFERRES (or on behalf of Transferor)

Type or print name

Signature

19

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

8 0 0 1 2 6 5 4
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: First National Bank and Trust Company of Evanston a National

Property of Cook County Clerk's Office

UNOFFICIAL COPY

E. 3690 11/89

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No	Yes
X	_____
X	_____
X	_____
X	_____

- A. (1) Is this a transfer by deed or other instrument of conveyance?
 (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?
 (3) A lease exceeding a term of 40 years?
 (4) A mortgage or collateral assignment of beneficial interest?

II. NATURE OF TRANSFER:

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

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

Lot Size 22,499.8 Acreage .5165

C. Property Characteristics:

Transferees 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.

LIABILITY DISCLOSURE

Prepared by: Harvitt & Gekas, Ltd. name
 135 S. LaSalle St. #1254 address
 Return: Constantine J. Gekas name
 Harvitt & Gekas, Ltd. name
 135 S. LaSalle St. #1254 address
 Chicago, IL address 60603

FOX 883-CG

See attached legal description

Enter or attach current legal description in this area:

I. PROPERTY IDENTIFICATION:
 A. Address of property: 1010 Green Bay Road, Winnetka, Illinois City or Village
 Street 05-17-108-027-0000
 Permanent Real Estate Index No.: 05-17-108-029-0000
 Legal Description: 05-17-107-042 0000
 05-17-107-054-0000
 Section _____ Township _____ Range _____
 B. Legal Description: Enter or attach current legal description in this area:

Rec'd by: _____

Vol. _____ Page _____

Doc. No. _____

Date _____

County _____

Recorder's Office _____

For Use By County _____

The following information is provided pursuant to the Responsible Property Transfer Act of 1988. Refinance:
 Seller: Lasalle National Trust, N.A., as successor Trustee to Lasalle National Bank, as Trustee u/t/a dated September 21, 1987 and known as Trust No. 112071
 Buyer: Lasalle National Trust, N.A., as Trustee u/t/a dated October 9, 1990.
 Document No.: _____

\$ 16.00

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

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Property of Cook County Clerk's Office

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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 Resource Conservation and Recovery Act and the Illinois Environmental Protection Act?

Yes _____ No X

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?

	YES	NO		YES	NO
Landfill	_____	<u>X</u>	Injection Wells	_____	<u>X</u>
Surface Impoundment	_____	<u>X</u>	Wastewater Treatment Units	_____	<u>X</u>
Land Treatment	_____	<u>X</u>	Septic Tanks	_____	<u>X</u>
Waste Pile	_____	<u>X</u>	Transfer Stations	_____	<u>X</u>
Incinerator	_____	<u>X</u>	Waste Recycling Operations	_____	<u>X</u>
Storage Tank (Above Ground)	_____	<u>X</u>	Waste Treatment Detoxification	_____	<u>X</u>
Storage Tank (Underground)	_____	<u>X</u>	Other Land Disposal Area	_____	<u>X</u>
Container Storage Area	_____	<u>X</u>			

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 _____ No X
- b. Permits for emissions to the atmosphere. Yes _____ No X
- c. Permits for any waste storage, waste treatment or waste disposal operation. Yes _____ No X

6. Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treatment works? Yes _____ No X

7. Has the transferor taken any of the following actions relative to this property? Yes _____ No X

- a. Prepared a Chemical Safety Contingency Plan pursuant to the Illinois Chemical Safety Act. Yes _____ No X
- b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes _____ No X
- c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes _____ No X

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 _____ No X
- 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 _____ No X
- 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 _____ No X

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 _____ No X
- b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site? Yes _____ No X
- 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?

- X Use of a cleanup contractor to remove or treat materials including soils, pavement or other surficial materials
- X Assignment of in-house maintenance staff to remove or treat materials including soils, pavement or other surficial materials
- X Designation, by the IEPA or the IESDA, of the release as "significant" under the Illinois Chemical Safety Act
- X Sampling and analysis of soils
- X Temporary or more long-term monitoring of groundwater at or near the site
- X Impaired usage of an on-site or nearby water well because of offensive characteristics of the water
- X Coping with fumes from subsurface storm drains or inside basements, etc.
- X 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

10. Is the facility currently operating under a variance granted by the Illinois Pollution Control Board? Yes _____ No X

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

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B. (1) Identify Transferor:

LaSalle National Trust, N.A., as successor Trustee to LaSalle National Bank, as
Name and Current Address of Transferor
Trustee u/t/a dated September 21, 1987 and known as Trust 112671
135 S. LaSalle St., #1254, Chicago, IL 60603
Name and Address of Trustee 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:

Raymond H. Chou, Pres. R.H. Chou Investments, Inc., General Partner, The Winnetka
Landmark Building Partnership 708-501-4700
Name, Position (if any), and address Telephone No.

C. Identify Transferee: same as above

Name and Current Address of Transferee

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(q) 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 tinting 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