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 ENVIRONMENTAL DISCLOSURE DOCUMENT
 FOR TRANSFER OF REAL PROPERTY

90061661

72-35-966

Common

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

For Use By County

Recorder's Office

County

Date

Doc. No.

Vol. _____ Page _____

Rec'd by: _____

Seller: Lincoln Manufacturing Co., Inc.

Buyer: Hawk Kim

Document No.: _____

I. PROPERTY IDENTIFICATION:

A. Address of property: a portion of 2632 W. Barry, Chicago, IL 60659 West Chicago
Street City or Village Township

Permanent Real Estate Index No.: 13-25-206-020 to 022

15⁰⁰

B. Legal Description:

Section 25 Township 40 N Range 13 E

Enter or attach current legal description in this area:

LOTS 14, 15 AND 16 IN THE SUBDIVISION OF PART OF LOT 1 IN RICHOW AND BAUERMEISTERS SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

BOX 333 - TR

Prepared by: Lincoln Manufacturing Co., Inc.

Returned by: Midong Choi, Attorney at Law

name
2617 Fletcher, Chicago, IL 60618
address

name
3525 W. Peterson Ave., Suite 401
address Chicago, IL 60659

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 100' X 75' Acreage _____

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

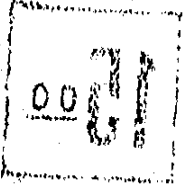
- | | |
|---|---|
| <input type="checkbox"/> Apartment building (6 units or less) | <input checked="" type="checkbox"/> Industrial building |
| <input type="checkbox"/> Commercial apartment (over 6 units) | <input type="checkbox"/> Farm, with buildings |
| <input type="checkbox"/> Store, office, commercial 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 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 checked="" type="checkbox"/> |
| (3) A lease exceeding a term of 40 years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (4) A mortgage or collateral assignment of beneficial interest? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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B. (1) Identify Transferor:

Lincoln Manufacturing Co., Inc., 2617 Fletcher, Chicago, IL 60618
Name and Current Address of Transferor

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:

John Smith Jr., President, 2617 Fletcher, Chicago, IL 60618 (312) 478-1411
Name, Position (if any), and address Telephone No.

C. Identify Transferee: Hawk Kim; 2442 W. Irving Park Rd., Chicago, IL 60618 (312) 478-1411
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 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 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

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

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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 Environ-

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

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?

YES _____ NO X

YES _____ NO X

YES X NO _____

6. Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treatment works?

YES _____ NO X

YES _____ NO X

YES X NO _____

7. Has the transferor taken any of the following actions relative to this property?

YES _____ NO X

YES _____ NO X

YES X NO _____

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?

YES _____ NO X

YES _____ NO X

YES X NO _____

9. Environmental Release During Transfer Ownership

YES _____ NO X

YES _____ NO X

YES X NO _____

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

YES _____ NO X

YES _____ NO X

YES X NO _____

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

YES _____ NO X

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1990 FEB - 6 PM 3:03
90061661

COOK COUNTY, ILLINOIS
FILED FOR RECORD

(CH. 30, par. 906)

LENDER
type or print name
signature

C. This form was delivered to me with all elements completed on Feb 6, 1990

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

B. This form was delivered to me with all elements completed on February 6, 1990

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

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

Landfill	_____	YES	_____
Surface Impoundment	_____	NO	_____
Land Treatment	_____		
Waste Pile	_____		
Incinerator	_____		
Storage Tank (Above Ground)	_____		
Storage Tank (Underground)	_____		
Con liner Storage Area	_____		

Injection Wells	_____	YES	_____
Wastewater Treatment Units	_____	NO	_____
Septic Tanks	_____		
Transfer Stations	_____		
Waste Recycling Operations	_____		
Waste Treatment Detention	_____		
Other Land Disposal Area	_____		

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:

Name: _____
Type of business/ _____
or property usage _____

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 contacted with for the management of the site or real property:
Name: _____

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BOX 333-GG

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COOK
CO. NO. 016
003620



STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
REVENUE
FEB-93 DEPT. OF REVENUE
6750

(The Above Space For Recorder's Use Only)

THE GRANTOR

Lincoln Manufacturing Company, Inc.

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and 00/100ths DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

Hawk Kim
2442 W. Irving Park
Chicago, Illinois 60618

the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

13.00

See attached Exhibit A for Legal Description.

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility encumbrances and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies; general taxes for the year 1989 and subsequent years.

REAL ESTATE TRANSACTION TAX
REVENUE
FEB-93
4375

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
999.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE FEB-93
999.00

Real Estate Index Number(s): 13-25-206-020, 13-25-206-021, 13-25-206-022

Address(es) of Real Estate: 2632 W. Barry, Chicago, Illinois

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
102.00

Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be subscribed to these presents by its President, and attested by its Secretary, this 6th day of February, 1990.

Lincoln Manufacturing Company, Inc.
By: John P. Smith, Jr. PRESIDENT
Attest: Joseph D. Ament SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that John P. Smith, Jr., personally known to me to be the President of the Lincoln Manufacturing Company, Inc., an Illinois corporation

corporation, and Joseph D. Ament personally known to me to be the Asst. Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Asst. Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of February 19 90

OFFICIAL SEAL
MARBETH ROBINSON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT. 27, 1992

19. Marbeth Robinson
NOTARY PUBLIC

This instrument was prepared by Evon Olson, Much Shelist Freed Donenberg Ament & Eiger, P.C., 200 N. LaSalle St., Suite 2100, Chicago, IL 60601

MAIL TO: MIDDONG CHOI
CHOI & SCHUGG
(Name)
3525 W. PETERSON # 401
(Address)
CHICAGO, IL 60659
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Hawk Kim
(Name)
2442 W. IRVING PARK
(Address)
CHICAGO, IL 60618
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. BOX 333 - GG

172-35-966
Cammern
1208042

90061662

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WARRANTY DEED
Corporation to Individual

TO

GEORGE E. COLE
LEGAL FORMS

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