

# UNOFFICIAL COPY

22198006

- II. NATURE OF TRANSFER:
- A. (1) Is this a transfer by deed or other instrument of conveyance?  Yes  No
- (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?  Yes  No
- (3) A lease exceeding a term of 40 years?  Yes  No
- (4) A mortgage or collateral assignment of beneficial interest?  Yes  No

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

Lot Size: 140' X 90'      Acreage: \_\_\_\_\_

Property Characteristics:

Store, office, commercial building

Commercial apartment (over 6 units)

Apartment building (6 units or less)

Industrial building

Farm, with buildings

Other, specify: \_\_\_\_\_

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: Todd W. Lillibridge, as Executive Vice President of Murdoch & Co., Inc.  
 188 West Randolph Street, Suite 303  
 Chicago, Illinois 60601  
 address

Return to: Sachin & Weaver, Ltd.  
 Attn: Edward J. Wong, Jr., Esq.  
 10 South Wacker Drive, 29th Floor  
 Chicago, Illinois 60606  
 address

90086122

BOX 333 - GG

See legal description attached hereto as Exhibit A and by reference made a part hereof.

Enter or attach current legal description in this area:

Section 10 Township 39 North Range 14

I. PROPERTY IDENTIFICATION:

A. Address of property: 203 N. Wabash Avenue Chicago

City or Village: Chicago

Permanent Real Estate Index No.: 17-10-303-007-0000

Township

For Use By County Recorder's Office

Transfer Act of 1988

THE 203 N. WABASH BUILDING LIMITED PARTNERSHIP, sole

Seller: Beneficiary of Lesalie National Bank Trust No. 107100

Richard J. Meyer, as Trustee under Trident Investment Management

Buyer: Inc. - Meyer Investment Properties, Inc., Public Pension Fund

Document No.:

1985, Group Trust Agreement dated as of February 29, 1984

Doc. No. \_\_\_\_\_

Date \_\_\_\_\_

County \_\_\_\_\_

Vol. \_\_\_\_\_

Page \_\_\_\_\_

Rec'd by: \_\_\_\_\_

The following information is provided pursuant to the Responsible Property

\$16.00

## ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

90086122

NOTE: This document is prepared and submitted as a matter of routine and is not necessarily an indication that the Act referred to below is applicable to the subject property transfer.



71-97-378 (021)

Property of Cook County Clerk's Office

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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 any commercial mixing (other than paint mixing) manner as they are sold to consumers, provided that such retailer does not engage in any commercial mixing (other than paint mixing) or limiting 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

IV. ENVIRONMENTAL INFORMATION

Regulatory Information During Current Ownership

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.

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."

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 shall, 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."

2. Section 4(b) 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."

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 where 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, storage or treatment facilities or sites from which there is a release or a substantial threat of a release of a hazardous substance."

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.

C. Identify Transferor: Name and Current Address of Transferor: 22 South Harbor Blvd., Suite 700, Anaheim, CA 92805  
 Property: Public Pension Fund I-1985, Group Trust Agreement dated as of February 29, 1984  
 Richard J. Meyer, as Trustee under Trident Investment Management, Inc.-Meyer Investment Management, Inc. (Telephone No. 312/372-0600)

B. (1) Identify Transferor: Name and Current Address of Beneficiary: The 203 N. Wabash Building Limited Partnership (at direction of beneficiary, The 203 N. Wabash Building Limited Partnership)  
 Name and Current Address of Transferor: C/O Murdoch & Coll, Inc., 188 West Randolph St. Suite 300, Chicago, IL 60601  
 Name and Address of Trustee if this is a transfer of beneficial interest of a trust: 188 West Randolph St., Suite 300, Chicago, IL 60601  
 (2) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information contained in this form: Todd W. Lillibridge, Executive Vice President of Murdoch & Coll, Inc., 188 West Randolph St., Suite 300, Chicago, IL 60601  
 Telephone No. 312/372-0600

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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?

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	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
Wastewater Treatment Units	YES	NO
Septic Tanks	YES	NO
Transfer Stations	YES	NO
Waste Recycling Operations	YES	NO
Waste Treatment Detoxification	YES	NO
Other Land Disposal Area	YES	NO

If there are "YES" answers to any of the above items and the transferor 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
b. Permits for emissions to the atmosphere.	YES	NO
c. Permits for any waste storage, waste treatment or waste disposal operation.	YES	NO

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

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	NO
b. Filled an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.	YES	NO
c. Filled a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.	YES	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?

a. Written notification regarding known, suspected or alleged contamination on or emanating from the property.	YES	NO
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
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

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
b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site?	YES	NO

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

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

Yes \_\_\_\_\_ No X

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LENDER  
type or print name

signature

C. This form was delivered to me with all elements completed on \_\_\_\_\_ 19\_\_

TRANSFEREE OR TRANSFEREE'S (or on behalf of Transferor)  
type or print name

signature

B. This form was delivered to me with all elements completed on February 27, 1990

TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)  
type or print name Exec. V.P. of Murdoch & Coll, Inc.

Todd W. Lillibridge

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
- Surface Impoundment
- Land Treatment
- Waste Pile
- Incinerator
- Storage Tank (Above Ground)
- Storage Tank (Underground)
- Container Storage Area

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- Injection Wells
- Wastewater Treatment Units
- Septic Tanks
- Transfer Stations
- Waste Recycling Operations
- Waste Treatment Detoxification
- Other Land Disposal Area

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YES NO

YES NO

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:

Type of business/  
Commercial Office  
or property usage

Lasalle National Bank Trust No. 33329 U/T/A dated 2/19/63

Name: J. W. Peterson Coal & Oil Co. (beneficiary of prior record owner of the Property,  
contracted with for the management of the site or real property:

1. Provide the following information about the previous owner or any entity or person the transferor leased the site to or otherwise  
B. SITE INFORMATION UNDER OTHER OWNERSHIP OR OPERATION

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## EXHIBIT A

### LEGAL DESCRIPTION

#### Parcel 1:

Lots 30 and 31 in Block 7 in Fort Dearborn Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 2:

The East 1/2 of Wabash Avenue lying Westerly of and adjacent to said Lot 31, aforesaid and said West line extended North to North line of the South 1/2 of Haddock Place and extended South to South line of the North 1/2 of Lake Street, in Cook County, Illinois.

#### Parcel 3:

The South 1/2 of Haddock Place lying Northerly of and adjacent to said Lots 30 and 31 aforesaid, in Cook County, Illinois.

#### Parcel 4:

The North 1/2 of Lake Street lying Southerly of and adjacent to said Lots 30 and 31 aforesaid, in Cook County, Illinois.

Permanent Index No.: 17-10-303-007

Property Address: 203 North Wabash, Chicago, Illinois