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Illinois Responsible Property Transfer Act of 1988

90128479

Environmental Disclosure Document

For Transfer Of Real Property

71-78-932

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

For Use By County Recorder's Office

Seller: Wyman-Gordon Company County _____

Buyer: Harvey GRQ, Inc. Date _____

Document No. 3867-15 Doc. No. -90 128479

Vol. _____

Page DEPT-01 RECORDING _____ \$31.00

T#3333 TRAN 2386 03/22/90 16:12:00

Rec'd #3634 * -90-128479

COOK COUNTY RECORDER

I. PROPERTY IDENTIFICATION:

A. Address of property: Sibley and Wood, Harvey
(Street, City or Village, Township)

Permanent Real Estate Index No.: see attached

B. Legal Description: Section 7 Township 36N Range 14

Enter or attach current complete legal description in this area:

see attached

Prepared by: WYMAN-GORDON Co. Return to: HARVEY GRQ

Name

Name

105 MADISON

7660 W 62nd Pl.

address

address

WORCHESTER, MASS.
01613

SUMMIT IL. 60501

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.

3/00

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C. Property Characteristics:
Lot Size: _____ Acreage: 58 acres

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:

- A. (1) Transfer by deed or other instrument of conveyance? Yes No
- (2) 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

B. (1) Identify Transferor:

Wyman Gordon Company

(Name and Current Address of Transferor)

105 Madison, Worcester, Mass. 01613

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:

Anne Ryan, Winston & Strawn, 312/558-5600, 35 W. Wacker Dr., Chicago, IL 60601 - based on information received from Tony Sterker, 708/331-4273

(Name, Position (if any), address and telephone no.)

C. Identify Transferee:

(Name and Current Address of Transferee)

Harvey GRQ, Inc., 7660 West 62nd Place, Summit, IL 60501

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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 from which 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 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

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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

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 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

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

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

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WINSTON & STRAWN

- | | | |
|--------------------------------|---|--|
| Storage Tank (Above Ground) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Storage Tank (Underground) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Container Storage Area | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Injection Wells | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Wastewater Treatment Units | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Septic Tanks | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Transfer Stations | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Waste Recycling Operations | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Waste Treatment Detoxification | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Other Land Disposal Area | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

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
 - (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? Yes No
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) Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes No

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- (c) Filed 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

- (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

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

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

Regarding (a), the municipal wastewater facility found hexane that they believed was traceable to this facility. However, to our best knowledge, no report was made.

Regarding (b), oil has stained the soil.

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: N/A

Type of business 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:

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

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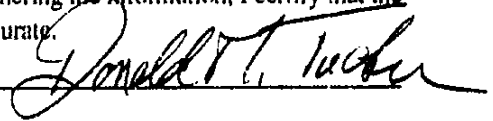
9 0 1 2 0 4 7 9

Transfer Stations	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Waste Recycling Operations	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Waste Treatment Detoxification	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other Land Disposal Area	<input type="checkbox"/> Yes	<input type="checkbox"/> No

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.

Signature



Donald Tucker

Type or Print Name

TRANSFEROR OR TRANSFERORS

(or on behalf of Transferee)

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

1/11, 1990

Signature

STUART LICHTER

Type or Print Name

TRANSFEEE OR TRANSFEREES

(or on behalf of Transferor)

C. This form was delivered to me with all elements completed on _____, 19__

Signature

Type or Print Name

LENDER

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Tax Number

29-07-204-016

- 017

- 018

- 019

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- 021

- 038

- 039

- 040

- 041

- 042

043

29-07-205-012

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- 014

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29-07-206-014

- 017

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29-07-208-005

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29-07-209-001

[Signature] P1# S

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29-07-209-003
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29-07-210-001
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-015
-016
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29-07-211-001
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29-07-211 - 009

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29-07-212 - 001

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29-07-212-021

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29-07-213-001

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29-07-213 - 042

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** 29-07-218 - 002

** - 003

29-07-219 - 001

* 29-07-211-043 (see tax report p. 41)

- Sold on 7-24-64, deed to Michael Powers on 4-11-67

* 29-07-212-017 (see tax report p. 51)

- Sold on 7-24-64, deed to Michael Powers on 4-11-67

- Unpaid special assessments 1935-36 - forfeited.

** 29-07-218-002 - subject to Calumet

Union Drainage District

- 1988 fee of \$8.00 is unpaid

29-07-218-003 - subject to Calumet

Union Drainage District

- 1988 fee of \$2.00 is unpaid

*** Parcel 2, Parcel 17 and part of Parcel 4 are not assessed.

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✓ Parcel 1

29-07-218-002 (prt)
-003 (prt)

Parcel 2

✓ Parcel 3

BLK. C - 29-07-209-005 (also affects EY2 P4)
 - 29-07-209-004 (also affects W 1/2 P4)
 E - 29-07-209-003
 F - 29-07-209-001 (prt); 29-07-209-007 (prt); 29-07-209-008

✓ Parcel 4

29-07-209-004 (WY2 only)

29-07-209-005 (EY2 only)

† Search indicated per ...

✓ Parcel 5 +

448 -	29-07-212-001	+1 (N 1/2)	29-07-212-002	35-29-07-212-015	27	29-07-212-0
47 -	-002	41 (S 1/2)	-009	34	-016	26
46 -	-003	40	-010	33	-017	25
45 -	-004	39	-011	32	-018	24
44 -	-005	38	-012	31	-019	23
43 -	-006	37	-013	30	-020	22
42 -	-007	36	-014	29	-021	21
					-022	20

✓ Parcel 6

29-07-212-001 → 225 (prts)

Parcel 7

29-07-212-020	prt	-033	-042	29-07-215-001	-011	17
-027	(W 1/2)	-034	-043	-002	-012	18
-028		-035	-044	-003	-013	19
-029		-036	-045	-004	-014	20
-030		-037	-046	-005	-015	21
-031		-038	-047	-006	-016	22
-032		-039	-048	-007	-017	23
		-040	-049	-008	-018	24
		-041		-009	-019	25
				-010	-020	26
				-021	-021	27
				-022	-022	28
				-023	-023	29

✓ Parcel 8

29-07-212-025 (prt)
-049

Parcel 9

29-07-212-001 (prt)
29-07-212-020 (prt)
29-07-215-001
-024

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✓ Parcel 10

Lot 21 - 29-07-210 -024	31 - 29-07-210 -018	51 - 29-07-210 -012	43 - 29-07-210
24 - -023	32 - -017	38 - -011	
27 - -022	33 - -016	39 - -010	45 -
28 - -021	34 - -015	40 - -009	46 -
29 - -020	35 - -014	41 - -008	47 -
30 - -019	36 - -013	42 - -007	48 -

✓ Parcel 11

Lot 16 - 29-07-211 -037	22 - 29-07-211 -043	37 - 29-07-211 -011	47 - 29-07-211
17 - -038	23 - -044	38 - -010	48 -
18 - -039	24 - -045	39 - -009	
19 - -040	25 - -014	40 - -008	
20 - -041	26 - -013	41 - -005	
21 - -042	27 - -012	42 - -004	
		43 - -003	

✓ Parcel 12

Lot 25 - 29-07-206 -023	30 - 29-07-206 -018
26 - -022	31 - -017
27 - -021	32 - -014
28 - -020	
29 - -019	

✓ Parcel 13

Lot 15 - 29-07-205 -037	21 - 29-07-205 -018
16 - -038	32 - -015
25 - -022	23 - -014
26 - -021	34 - -013
27 - -020	35 - -012
28 - -019	

✓ Parcel 14

Lot 17 - 29-07-204 -038	25 - 29-07-204 -021
18 - -039	26 - -020
19 - -040	27 - -019
20 - -041	28 - -018
21 - -042	29 - -017
22 - -043	30 - -014

✓ Parcel 15

29-07-219-001

✓ Parcel 16

29-07-209-006 (S)(2)
29-07-219-001 (S)(2)

Parcel 17

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Parcel 18

29-07-205-055

Parcel 19

29-07-205-012

* Parcel 5 (cont.)

48	29-07-213-001
47	-002
46	-003
45	-004
44	-005
43	-006
42	-007
41	-008
40	-009
39	-010
37+38	-011
36	-012
35	-013
34	-014
33	-015
32	-016
31	-017
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2	-046
1	-047

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Exhibit A

PARCEL 1:
BLOCK "A" IN HARVEY, A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 7,
SOUTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 36 NORTH, RANGE 1- EAST OF
THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM A PART TAKEN FOR
ROADWAY PURPOSES AT THE SOUTH WEST CORNER OF SAID PARCEL) IN COOK
COUNTY, ILLINOIS

ALSO

PARCEL 2:
ALL THAT PART OF SPAULDING AVENUE LYING BETWEEN WOOD STREET AND 147TH
STREET AND ADJACENT TO SAID BLOCK "A";

ALSO

PARCEL 3:

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BLOCKS "C", "D", "E" AND "F" IN HARVEY, A SUBDIVISION IN THE NORTH EAST
 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 1 - EAST OF THE THIRD
 PRINCIPAL MERIDIAN SOUTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY,
 ILLINOIS;
 ALSO
 PARCEL 2:
 A STRIP OF LAND 50.00 FEET WIDE LYING NORTHWESTERLY AND SOUTHWESTERLY
 OF THE AFORESAID BLOCK "C" AS SHOWN ON SAID HARVEY SUBDIVISION;
 ALSO
 PARCEL 3:
 ALL OF BLOCKS 191 AND 192 (INCLUDING THE NORTH AND SOUTH ALLEYS IN THE
 AFORESAID HARVEY SUBDIVISION;
 ALSO
 PARCEL 4:
 THAT PART OF THE EAST 1/2 OF PACINA AVENUE LYING WEST OF AND ADJACENT
 TO SAID BLOCK 192;
 ALSO
 PARCEL 5:
 THAT PART OF MARSHFIELD AVENUE LYING BETWEEN BLOCKS 191 AND 192;
 ALSO
 PARCEL 6:
 THAT PART OF THE NORTH 1/2 OF 146TH STREET LYING EAST OF THE CENTER
 LINE OF SAID PACINA AVENUE AND LYING WEST OF THE SOUTHERLY
 PROLONGATION OF THE EAST LINE OF SAID BLOCK 191;
 ALSO
 PARCEL 7:
 THAT PART OF THE SOUTH 1/2 OF 145TH STREET LYING EAST OF THE CENTER
 LINE OF SAID PACINA AVENUE AND LYING WEST OF THE NORTHERLY
 PROLONGATION OF THE EAST LINE OF SAID BLOCK 191;
 ALSO
 PARCEL 8:
 LOTS 25 TO 48 (BOTH INCLUSIVE) IN BLOCK 193 IN THE AFORESAID HARVEY
 SUBDIVISION;
 ALSO
 PARCEL 9:
 LOTS 16 TO 24 (BOTH INCLUSIVE), LOTS 36 TO 41 (BOTH INCLUSIVE) AND LOTS
 42 TO 48 (BOTH INCLUSIVE) IN BLOCK 194 IN SAID HARVEY SUBDIVISION;
 ALSO
 PARCEL 10:
 LOTS 25 TO 32 (BOTH INCLUSIVE) IN BLOCK 196 IN SAID HARVEY SUBDIVISION;
 ALSO
 PARCEL 11:
 LOTS 15, 16, 25, 26, 27, 28, 29, 32, 33, 34 AND 35 IN BLOCK 197 IN THE
 AFORESAID HARVEY SUBDIVISION;
 ALSO
 PARCEL 12:
 LOTS 17 TO 22 (BOTH INCLUSIVE) AND LOTS 23 TO 30 (BOTH INCLUSIVE) IN



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BLOCK 196 IN SAID HARVEY SUBDIVISION; 20128379

ALSO

PARCEL 15:

"SUB-BLOCKS" "H" AND "I" IN SUBDIVISION OF BLOCK "E" IN HARVEY A SUBDIVISION OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 16:

ALL OF MARSHFIELD AVENUE LYING WEST OF AND ABUTTING THE WEST LINE OF BLOCK "I" AND LYING SOUTH OF AND ABUTTING THE NORTH LINE OF SAID BLOCK "I" EXTENDED WEST AND LYING EAST OF AND ABUTTING THE EAST LINE OF BLOCK "H" AND THE EASTERLY LINE OF THE B&O C. T. RAILROAD RIGHT OF WAY, NORTH OF THE NORTH LINE OF SIBLEY BOULEVARD (147TH STREET) IN SUBDIVISION OF LOT "E" AFORESAID;

ALSO

PARCEL 17:

THAT PART OF THE SOUTH 1/2 OF 146TH STREET LYING EAST OF THE WEST LINE OF THE AFORESAID MARSHFIELD AVENUE AND LYING WEST OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE AFORESAID BLOCK "I";

ALSO

PARCEL 18:

A TRACT OF LAND BOUNDED ON THE NORTH BY THE SOUTH LINE OF 144TH STREET ON THE EAST BY THE WEST LINE OF WOOD STREET, ON THE SOUTHERLY SIDE BY THE CHICAGO AND CALUMET TERMINAL RAILROAD RIGHT OF WAY AND ON THE WEST BY THE CENTER LINE OF HONORE STREET EXTENDED SOUTH BEING IN THE WEST 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION 7;

ALSO

PARCEL 19:

A TRACT OF LAND BOUNDED ON THE NORTHERLY SIDE BY THE CHICAGO AND CALUMET TERMINAL RAILROAD RIGHT OF WAY; ON THE EAST BY THE WEST LINE OF WOOD STREET; ON THE SOUTHERLY SIDE BY THE G. T. W. RAILROAD RIGHT OF WAY AND ON THE WEST BY THE CENTER LINE OF HONORE STREET EXTENDED SOUTH OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION 7; ALL IN COOK COUNTY, ILLINOIS

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