

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.

351263

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For Use By County Recorder's Office

County

Date

Doc. No.

Vol.

Page

Rec'd. by

90148659

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

90148659

DEPT-01 RECORDING \$16.00

18999 TRAN 0910 04/03/90 16:22:00

1867 G -90-148659

COOK COUNTY RECORDER

Property Identification

A. Address of property... 3339-44 Peterson Ave, Chicago Jefferson
Street City or Village Township

Permanent Real Estate Index No... 13, 02, 117, 033, 034, 035, 036, 057

B. Legal Description:

Section... 2 Township... 40 North Range... 13 East

Enter or attach complete legal description in this area:

PARCEL 1:

LOTS 15 TO 17 (EXCEPT THAT PART OF SAID LOTS LYING SOUTH OF A LINE 67 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTH EAST QUARTER OF SAID SECTION 2) IN BLOCK 3 IN OLIVER SALINGER AND COMPANY'S 5TH KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER, A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE WEST HALF AND OF THAT PART OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTH EAST FRACTIONAL QUARTER SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE DRAWN FROM A POINT 643.43 FEET NORTH OF THE SOUTH WEST CORNER OF ABOVE DESCRIBED TRACT AS MEASURED ON THE WEST LINE THEREOF TO A POINT 642.97 FEET NORTH OF THE SOUTH EAST CORNER OF SAID TRACT AS MEASURED ON THE EAST LINE THEREOF IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2:

LOTS 18 AND 19 IN BLOCK 3 (EXCEPT THAT PART OF SAID LOTS 18 AND 19 LYING SOUTH OF A LINE 67 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF A NORTH EAST QUARTER OF SECTION 2) IN OLIVER SALINGER AND COMPANY'S 5TH KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER, A SUBDIVISION OF THE EAST HALF OF THE WEST HALF AND OF THAT PART OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTH EAST FRACTIONAL QUARTER SOUTH OF INDIAN BOUNDARY LINE OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE DRAWN FROM A POINT 643.43 FEET NORTH OF THE SOUTH WEST CORNER OF ABOVE DESCRIBED TRACT AS MEASURED ON THE WEST LINE THEREOF TO A POINT 642.97 FEET NORTH OF THE SOUTH EAST CORNER OF SAID TRACT AS MEASURED ON THE EAST LINE THEREOF, ALL IN COOK COUNTY, ILLINOIS.

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REFER TO: WILLIAM D. BOND (228-0110)
PAGE <1>

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00148659

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

Property Identification
A. Address of property:

3339-44 Peterson Ave. Chicago Jefferson
City of Village Street
Township

COOK COUNTY RECORDER
14867 ÷ G * -90 - 148659
14999 TRAN 0910 06/03/90 16:22:00
DEPT. 01 RECORDING \$16.00

Duty to Record
Within 30 days after the date, any real property sub-
ject 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: 9
Date: _____
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Vol.: _____
Page: _____
Recd. by: 00148659

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

6 9 2 1 6
Provided courtesy of
The Illinois Chamber
20 North Wacker Drive
Chicago, Illinois 60606-3083
312-372-7373

**THE ILLINOIS
CHAMBER**



30145559

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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 *136 x 146* 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)

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.....

B. (1) Identify Transferor:

..... *TERENCE D. TUNAN*

Name and Current Address of Transferor:

..... *527 Ric Vista Ln. Glenview, IL 60025*

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:

.....

Name, Position (if any) and Address

Telephone No.

C. Identify Transferee:

..... *Associated Bank / Morton Grove*

Name and Current Address of Transferee:

..... *2700 N. Cicero Ave. Morton Grove, IL 60053*

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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 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;

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.

301-19659

- 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

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 waste, hazardous substances or petroleum?

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

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

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 activity (other than paint mixing or tinting of consumer sized containers), finishing, refinishing, servicing, or cleaning operations on the property.

IV. Environmental Information

A. 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 of law, except as provided otherwise in subsection (b), the owner or operator of both, or 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 a 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."

2. Section 4(d) 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. 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 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;

(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

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NY

11. Is there any explanation needed for clarification of any of the above answers or responses?
 Yes..... No.....
10. Is the facility currently operating under a variance granted by the Illinois Pollution Control Board?
 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.....
 Coping with fumes from subsurface storm drains or inside basements, etc.....
 Impaired usage of an on-site or nearby water well because of offensive characteristics of the water.....
 Temporary or more long-term monitoring of groundwater at or near the site.....
 Sampling and analysis of soils.....
 Designation, by the IEPA or the ISDA, of the release as "significant" under the Illinois Chemical Safety Act.....
 Arrangement of in-house maintenance staff to remove or treat materials including soils, pavement or other artificial materials.....
 Use of a cleanup contractor to remove or treat materials including soils, pavement or other artificial materials.....
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 answer to questions (a) and (b) are Yes, have any of the following actions or events been associated with a release on the property?
 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.....
 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.....
 a. Written notification regarding known, suspected or alleged contamination on or emanating from the property, or federal governmental actions.
 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. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1980.
 Yes..... No.....
 b. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1980.
 Yes..... No.....
 c. 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.....
 a. Written notification regarding known, suspected or alleged contamination on or emanating from the property, or federal governmental actions.
 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 1980.
 Yes..... No.....
 c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1980.
 Yes..... No.....
6. 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.....
 d. Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treatment works?
 Yes..... No.....

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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

Type of business or property usage *Medical - Dental Professional Building*

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

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.

.....
TRANSFEROR
(or on behalf of Transferor)

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

..... 10.....

.....
TRANSFEEE
(or on behalf of Transferee)

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

..... *March 22* 10..... *90*

.....
LENDER
John S. Cornellison
Vice Chairman



Provided courtesy of
The Illinois Chamber
20 North Wacker Drive
Chicago, Illinois 60606-3083
312-372-7373