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ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER
OF REAL PROPERTY

The following information
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:

\$22.00

I. PROPERTY IDENTIFICATION:

A. Address of property: 503-507 Chestnut, Winnetka, New Trier
Street City or Village Township

Permanent Real Estate Index Nos.: 05-20-212-008, 009, 010,
05-20-212-011, 012

B. Legal Description:

See Exhibit A attached hereto and made a part hereof

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 146 X 88 Acreage .3 Acre

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)

72-48641 D-2

1208284
COURT REPORTER

Prepared By LARS WILSON
874 Green Bay Road
Winnetka, IL 60093
MAIL TO: Robert F. Feldgraber, Esq.
ATTORNEY AT LAW
10 S. Wacker Drive Suite 3800
Chicago IL 60606

COOK COUNTY, ILLINOIS
FILED FOR RECORD
APR 16 AM 11:15

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BOX 333-GG

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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>	___

B. (1) Identify Transferor:

Chestnut Street Partners, 874 Green Bay Road, Winnetka, Illinois as beneficiary under: The Winnetka Bank, 791 Elm, Winnetka, Illinois, as Trustee under Trust Agreement dated October 15, 1985 and known as Trust No. R-596

(2) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information contained in this form:

Lars Nilsson, 874 Green Bay Road, Winnetka
Name and address Telephone No.

C. Identify Transferee:

NBD Chicago Bank, 307 West Washington Avenue, Chicago, IL

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 or 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

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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 for 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 for 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 a 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 or 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.

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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 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 tainting 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?

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

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 | _____ <input checked="" type="checkbox"/> |
| b. Permits for emissions to the atmosphere. | Yes | _____ <input checked="" type="checkbox"/> |
| | No | _____ <input checked="" type="checkbox"/> |
| c. Permits for any waste storage, waste treatment or waste disposal operation. | Yes | _____ <input checked="" type="checkbox"/> |
| | No | _____ <input checked="" type="checkbox"/> |

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

Yes	_____
No	_____ <input checked="" type="checkbox"/>

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

- | | | |
|--|-----|---|
| a. Prepared a Chemical Safety Contingency Plan pursuant to the Illinois Chemical Safety Act. | Yes | _____ <input checked="" type="checkbox"/> |
| | No | _____ <input checked="" type="checkbox"/> |
| b. Filing an environmental enforcement case with a court of the Pollution Control Board for which a final order of consent decree was entered. | Yes | _____ <input checked="" type="checkbox"/> |
| | No | _____ <input checked="" type="checkbox"/> |

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- 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

8. 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, or 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.

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

Yes
No

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

Yes
No

A. 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: Miss Nitisor
874 Green Bay rd Winnetka, IL 60093
Type of business/ Restaurant and apartments
or property usage

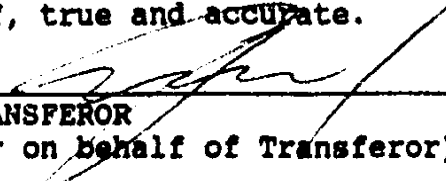
2. If the transferor has knowledge, indicate whether the following existed under prior ownerships, leaseholds granted by the transferor, other contracts for management or use of the facilities or real property:

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

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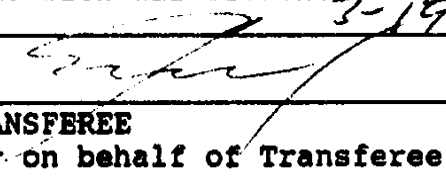
V. CERTIFICATION

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 _____, 1990



TRANSFEEE
(or on behalf of Transferee)

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

LENDER

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ONE:

The North 93 feet of the South 146 feet of that part of Block 26 in the Village of Winnetka, lying West of the East line of Lot 7 in Oak Knoll Subdivision of part of said Block 26 in the North East 1/4 of the North East 1/4 of Section 20, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

PARCEL TWO:

The South 53 feet of part of Block 26 in the Village of Winnetka lying West of the East line of Lot 7 in Oak Knoll Subdivision of said part of Block 26 in the North East 1/4 of the North East 1/4 of Section 20, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

PARCEL THREE:

Lot 6 (except the North 41 feet taken for Chestnut Court) in Oak Knoll Subdivision of that part of Block 26 in Village of Winnetka in the North East 1/4 of Section 20, Township 42 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at a point 37 feet East of the North East Corner of Chestnut and Oak Streets; thence North 187 feet; Thence East and parallel with the South line of said Block 150 feet; Thence South 30 feet; Thence East 8 feet; Thence South 32 feet; Thence West 8 feet; Then South 125 feet; Thence West 150 feet to the Point of Beginning, according to the Plat of said Oak Knoll Subdivision recorded in the Office of the Recorder of Cook County, Illinois in Book 119 of Plats Page 26 as Document 4991672 all in Cook County, Illinois.

Permanent Tax Number: 05-20-212-008, 05-20-212-009, 05-20-212-010
05-20-212-011, 05-20-212-012

Property Address: 503-507 Chestnut, Winnetka, Illinois

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