

**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.

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FOR USE BY COUNTY RECORDER'S OFFICE

County \_\_\_\_\_ Vol. \_\_\_\_\_  
Date \_\_\_\_\_ Page \_\_\_\_\_  
Doc. No. \_\_\_\_\_ Rec'd. By \_\_\_\_\_

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

~~SELLER~~ BORROWER: HAROLD W. SCHOLIN AND CLODOMERA SCHOLIN

~~BUYER~~ LENDER: UPTOWN NATIONAL BANK OF CHICAGO

Document No.: \_\_\_\_\_

**Property Identification**

A. Address of property: 4610 N. RONALD AVENUE HARWOOD HEIGHTS NORWOOD PARK  
Street City or Village Township

Permanent Real Estate Index No. 13-18-100-079-0000

B. Legal Description:  
Section 13/18 Township 40 Range 12/13

Enter current legal description in this area:

LOT 12 (EXCEPT THE SOUTH 95 FEET THEREOF) ALL OF LOT 13 AND THE SOUTH 30 FEET OF LOT 14 IN GUNNISON STREET SUBDIVISION, BEING A RESUBDIVISION OF LOT 3 (EXCEPT THE EAST 5 ACRES THEREOF) IN C. R. BALL SUBDIVISION OF THE NORTH HALF OF THE NORTH WEST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT SCHOOL LOT) AND THE NORTH 25.4 ACRES OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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Prepared by: Name HAROLD W. SCHOLIN AND CLODOMERA SCHOLIN  
Company SCHOLIN INTERNATIONAL INCORPORATED  
Address 4610 N. RONALD AVE  
City HARWOOD HEIGHTS State IL Zip 60656

Return to: SPERO A. CANTOS, VICE PRESIDENT  
UPTOWN NATIONAL BANK OF CHICAGO  
4753 NORTH BROADWAY  
CHICAGO, ILLINOIS 60640

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

**I. Liability Disclosure**

Transfers 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 122' X 176' Acreage 4.76 acres

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

- ..... Apartment building (6 units or less)  Industrial building
- ..... Commercial apartment (over 6 units)  Farm, with buildings
- ..... Store, office, commercial building  Other (specify)

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REGORER FORM ILLIANA FINANCIAL  
STOCK FORM #EOD-90 1/90

SPERA A. CANTOS  
LENDER REPRESENTATIVE (PLEASE TYPE)  
VICE PRESIDENT  
TITLE

UPTOWN NATIONAL BANK OF CHICAGO  
LENDER

*[Signature]*  
SIGNATURE(S)

C This form was delivered to me with all elements completed on MAY 9 19 90

TRANSPEREE OR TRANSPERES (PLEASE TYPE)  
(or on behalf of Transferee)

SIGNATURE(S)

B This form was delivered to me with all elements completed on 19

HAROLD M. SCHOLIN AND CLODOMERA SCHOLIN  
TRANSPEROR OR TRANSPEROR (PLEASE TYPE)  
(or on behalf of Transferor)

SIGNATURE(S)

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

2. If the transferor has knowledge, indicate whether the following existed under prior ownership, 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 |

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 .....

Site Information Under Other Ownership or Operation

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
- 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

*[Handwritten signature]*

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II. Nature of Transfer

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

B. (1) Identify Transferor:

Name and Current Address of Transferor:

HAROLD W. SCHOLIN AND CLODOMERA SCHOLIN, 4610 N. RONALD AVE., HARWOOD HEIGHTS, IL 60656

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:

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 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.

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**IV. Environmental Information**

**A. Regulatory Information During Current Ownership**

- 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
- 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
- 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
- Are there any of the following specific units (operating or closed) at the property which are or were used by the transferor to manage hazardous wastes, hazardous substances or petroleum?
 

Landfill <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Surface Impoundment <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Land Treatment <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Waste Pile <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Incinerator <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Storage Tank (Above Ground) <input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wastewater Treatment Units <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Septic Tanks <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Transfer Stations <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Waste Recycling Operations <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Waste Treatment Detoxification <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Other Land Disposal Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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- 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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No b. Permits for emissions to the atmosphere. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No c. Permits for any waste storage, waste treatment or waste disposal operation. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 6. Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treatment works? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No b. Filled an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No c. Filled a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	8. Has the transferor or any facility on 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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Assignment of in-house maintenance staff to remove or treat materials including soils, pavement or other surficial materials <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Designation, by the EPA or the IRDA, of the release as "significant" under the Illinois Chemical Safety Act <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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