

# UNOFFICIAL COPY

90266532

## ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

\$16.00



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

For Use By County

Seller: LaSalle National Bank T/U/T No. 24-7338-00

Recorder's Office

Buyer: Yoshio and Noriko Kabayama

County

Date

Document No.:

Doc. No.

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

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

### I. PROPERTY IDENTIFICATION:

A. Address of property: 1250 N. Central Park, Chicago, IL 60651 West Chicago  
Street City or Village Township

Permanent Real Estate Index No.: See attached rider

### B. Legal Description:

Section 2 Township 39N Range 13

Enter or attach current legal description in this area:

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

See rider attached JUN 10 PM 3:04

90266532

Prepared by: Ronald L. Farkas

Return to:

Ronald L. Farkas

77 West Washington St., Chgo.,  
address IL 60602

77 West Washington St., Chgo.  
address IL 60602

### LIABILITY DISCLOSURE

Box 333

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: 25X124

Lot Size 159.88X124 and / Acreage \_\_\_\_\_

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 \_\_\_\_\_

### 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?

\_\_\_\_\_

(3) A lease exceeding a term of 40 years?

\_\_\_\_\_

(4) A mortgage or collateral assignment of beneficial interest?

\_\_\_\_\_

\_\_\_\_\_

7A-55-286-210

90266532

# UNOFFICIAL COPY

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 X

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?

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

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 X
- b. Permits for emissions to the atmosphere. Yes \_\_\_\_\_ No X
- c. Permits for any waste storage, waste treatment or waste disposal operation. Yes \_\_\_\_\_ No X

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

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

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 X
- 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 X
- c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes \_\_\_\_\_ No X

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 X
- 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 X
- 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 X

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 X
- b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site? Yes \_\_\_\_\_ No X
- 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 X

11. Is there any explanation needed for clarification of any of the above answers or responses? NO

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

90266532

# UNOFFICIAL COPY

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 X

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?

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

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 X
- b. Permits for emissions to the atmosphere. Yes \_\_\_\_\_ No X
- c. Permits for any waste storage, waste treatment or waste disposal operation. Yes \_\_\_\_\_ No X

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

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

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 X
- 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 X
- c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes \_\_\_\_\_ No X

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 X
- 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 X
- 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 X

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 X
- b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site? Yes \_\_\_\_\_ No X
- 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 X

11. Is there any explanation needed for clarification of any of the above answers or responses? No

72-55-286-71

90266532

# UNOFFICIAL COPY

## 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: Lee A. Miller

Type of business/  
or property usage: Restaurant supply

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

## 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.

Kasim Pirlant  
signature Kasim Pirlant

Josh Tunca  
signature Josh Tunca

type or print name  
TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

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

JUNE 1 1990

Transferors and transferees hereby waive the 30-day requirement under Sec. 4-a of the Responsible Property Transfer Act, and they further certify that they are aware of the purpose and intent of the disclosure.

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

\_\_\_\_\_ 19\_\_\_\_

Yoshio Kabayama  
signature Yoshio Kabayama

Noriko Kabayama  
signature Noriko Kabayama

type or print name  
TRANSFEEE OR TRANSFEREES (or on behalf of Transferee)

signature

type or print name  
LENDER

50466532

(Ch. 30, par. 906)

# UNOFFICIAL COPY

9 0 2 6 6 5 3 2

## PARCEL 1:

Lot 43 in Block 17 in Beebe's Subdivision in the East 1/2 of the North West 1/4 of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, (except the South 5 acres in the North East corner thereof) recorded in Book 4 Page 41 on April 4, 1873, in Cook County, Illinois.

## PARCEL 2:

Lots 4 and 5 (except the South 10 feet of said Lot 5) all in Block 17 in Beebe's Subdivision of the East 1/2 of the North West 1/4 (except 5 acres in the North East corner thereof) of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

## PARCEL 3:

Lots 2 and 3, the South 10 feet of Lot 5, all of Lot 6 and the North 9 feet 10 5/8 inches of Lot 7 all in Block 17 in Beebe's subdivision of the East 1/2 of the North West 1/4 (except 5 acres in the North East corner thereof) of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

## PARCEL 4:

Lot 1 in Block 17 in Beebe's subdivision of the East 1/2 of the North West 1/4 (except the 5 acres in the North East corner thereof) in Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 1250 North Central Park, Chicago, IL 60651

PIN: 16-02-132-006  
16-02-132-022  
16-02-132-025  
16-02-132-026  
16-02-132-043

982.55.21

90266532