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ENVIRONMENTAL DISCLOSURE DOCUMENT 5 0 2 FOR TRANSFER OF REAL PROPERTY d pursuant to the Responsible per-

The following information is provided pursuant to the Responsible Property Transfer Act of 1988	For Use By County Recorder's Office
Seller: K. B. JERSEY REALTY ASSOCIATES	County
Buyer: HARRY PRICE et al. (trust beneficiaries)	Date
Document No.:	Doc. No.
	VolPage
	Rec'd by:
I. PROPERTY IDENTIFICATION:	West Chicago
A. Address of property: 1302 N. Milwaukee Ave. Chicago City or Village	Township
Permanent Real Fetale Index No.: 17-06-231-011	
B. Legal Description:	
Section 6 Township 39N Range	:14E
Enter or attach current legal description in this area:	
LOT 14 IN MOOR WAY!'S ADDITION TO CHICAGO IN THE EAST & OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST MERIDIAN, IN COOK COUNTY, ILLINOIS	EAST & OF THE NORTH OF THE THIRD PRINCIPAL
COUK COUNTY, ILLINOIS FILED FUR ALCORD	
1990 JUL 18 PH 2- 17 90	345502
Prepared by: Solomon Frydman Return to: 775	Wo. Lincoln Ave.
Chicago, Illindes 60626	
LIABILITY DISCLOSURE	\$0%333
Transferors and transferees of real property are advised that their ownership or other confor any environmental clean-up costs whether or not they caused or contributed to the present the property. C. Property Characteristics:	e of environnum arroblems associated with
Lot Size 50' X 100' Acreage Check all types of improvement and uses that pertain to the property:	rial building with buildings
Apartment building (6 units or less) Industr	rial building
Commercial apartment (over 6 units) Parm,	with buildings
X Store, office, commercial building Other,	specify
II. NATURE OF TRANSFER:	Yes No
A. (1) Is this a transfer by deed or other instrument of conveyance?	
(2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinoi.	s land trust?
(3) A lease exceeding a term of 40 years?	Х
(4) A mortgage or collateral assignment of beneficial interest?	

Name:	in about the previous owners, he site or real property;	OR OPERATION If or any entity or person the transferor leases	and a programmy district order of the state
Type of business/or property usage			
	indicate whether the follow	wing existed under prior ownerships, leaseho	
	yes no		YES NO
andfill		Injection Wells	
Surface Impoundmer:		Wastewater Treatment Units	
and Treatment		Septic Tanks	
Vaste Pile		Transfer Stations	-
ncinerator		Waste Recycling Operations	-
Storage Tank (Above Ground)		Waste Treatment Detoxification	Y
Storage Tank (Underground) Container Storage Area		Other Land Disposal Area	<u> </u>
s, to the best of my knowledge and beli	es, true and accurate.	signature Solomon Frydman (atty. for type or print name TRANSFEROR OR TRANSFERORS (or on be	
	with all elements complete	d on	_
B. This form was delivered to me	00		<u>_</u>
B. This form was delivered to me	19 90	signature)
	19 90	signature RISOTNE	76
	19 90	signature SornE type or print name TRANSFEREE OR TRANSFEREE (to, on be	

type or print name LENDER

(Ch. 30, par. 906)

	which in	volveu Conservation as	used by the transit	in .
inansferor ever conducted operation arandous or special wastes", as defi tion Act? there any of the following specific there any of the following specific ste, hazardous wastes, hazardous si	as on the Arthan Descon	TCAL GOVE	YES N	X.
and operation	ined by the	ha property white		X
as der	You alosed	I) al tue v		<u>X</u>
Halls or special war	concruting or crown?	Alias allo		X
azardousific	units topor petroleum	Injection Wells Treatment Units	مشتسب	سلاسس
tion re-	ubstance NO	Wastewaler		-X
hare any of the wastes, hazards	X	Septic Talles Sections Concretions	ion	
innistent everal waster azardous or special waster tion Act? there any of the following specific there are only of the following specific	- X	Septic Tanks Septic Tanks Transfer Stations Operations Waste Recycling Operations Waste Trentment Detoxification Valente Trentment Operations	ייטן	"Laneficial
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iment		Mazic Paug Dishon	collateral assisting protect	tion.
there any of the sales, hazardous wastes, hazardous wastes, hazardous wastes, hazardous wastes, hazardous wastes, hazardous wastes, hazardous enterent (impound) ge Tunk (Above Ground) ge Tunk (Underground) ge Tunk (Underground		wortgage C	the Environment	44
enmen		other than is filed with	F10-	No -
Pile Ground)	نا ماد ،	ransfer is the plan to the	Yes	No X
ulo, (Apove County)	icins and the	nit, such	Yes	No -
Re Tunk (Undere.	the application of each	to this tem bloke	Yes	No X
uniner Storage and conswers to any	icies the	ુ લાગુદ્ધ પાતા મહત્વ	1 Yes	
rator ge Tank (Above Ground) age Tank (Underground) age Tank (Underg	The following of the	State. State. State. Waste disposal operation. Ther than sewage) to a publicly own the relative to this property? The relative to this property? The relative to the filling Chemical States and to the federal energy planning the federal energy plann	ned	No A
here with a sicosure discharge held f	any to lo water	CHRIC GIRDONAL OF TO A DIDLIC.	Yen -	X
long with this transferor everyes of	the Himosphere, testment of v	ther than sewas	afety Act.	
5. Has the permits for discoursions to	craye, waste the harges (o	to this property Chemical S	eral Emergency Yes -	No X
a. Permits for end waste su	wastewater and action	ns relative the Illinois of the fed	4 Commu. Yes	State or
permis in a feror had an	the following hours	musnau Loud bruson	ing and comments in the fol	lowing Tra
6. Has the trans	uny of the Continuency Francal	" enter Finergency Fram	that of any of the	_ /
			1	109
7. Has the prepared a Chemistry	unity Right-10-Richit pursual	m property been	or emanating	,
a. Filed an Emergenment	nich Release	ther than sewage, ther than sewage, the than sewage, the relative to this property? the fillinois Chemical States and to the fed fillinois chemical states and to the fed fillinois chemical states and to the federal Emergency Plant of the seperty or the property or the second or allegation contamination of the with a court or the following whether or not the second of the federal laws? Therefore, the federal laws? Therefore, the federal laws? Therefore, the federal laws?	a for which a	Yes -
b planning mic Chen	w Act of 1900 on the pro	or allegad comme	Hol Board	
c. Filed a Right-to-Kno	or any lucing sust	pecteur.	real order or decree	100 / P
nny the transferor	maurding know	with a court of the	Lium	
8. manual actions	lion top.	i whether whe	s any huzurdou	s 4 1 20
g. Has the transist governmental actions? Written notifical written property.	wallental entology enterer	s, then inare	Jenze., Ol m.,	ith /
the properties	consent decire checking to	ownership reportable.	Codirect contact w	
b. Filling order or	consent decree was entered consent decree was entered consent decree was entered by checking Years answered by checking Transfer for this property. The consent decree was entered at this site and Releases During Transfer at Releases or periodeum as required at this site and the consent and the consent at the consent at the consent and the consent at the consent a	pected or alleged contumnation Contention Co	ome into one	er /
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a. substance	hazardous such	(b) are rest	nateriuls includer in 211	Regu
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B. (1) Identify Transferor:

K. B. JERSEY REALTY ASSOCIATES, a New Jersey General Partnership.
Nemc and Current Address of Transferor 290 Norwood Ave., Deal, New Jersey 07723

Name and Address of Trustee if this is a transfer of beneficial interest of a land trust.

Thust 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:

Solomon Frydman (atty. for transferor), 1555 W. Pratt, Chicago, IL 60626
Name, Position (if any), and address

(312) 743-6701

C. Identify Transferce: <u>Hanufacturers Affiliated Trust Co. as Trustee U/T/N N-1114</u>
Name and Current Address of Transferce

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(t) of the Acceptages:

"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, true sport, storage or treatment of a hazardous substance owned or operated the facility of 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 apportunity 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 hazardor, substance fails without sufficient cause to vide removal or remedial action upon or in accordance with a notice and request by the agency or upon or in accordance with any order to 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 s, the amount of any costs incurred by the State of Illinois as result of such failure to take such removal or remedial action. The live damage imposed by the Board shall be in addition to any costs recovered from such person pursuant to this Section and in addition to the penalty or relief provided by this Act or any other law."

Section 22.18(a) of the Act states:

otwithstanding any other provision or rule or law, except as provided otherwise in subsection (b), the owner or operator, or both, derground storage tank shall be liable for all costs of preventive action, corrective action and enforcement action incurred by the Illinois as a result of a release or a substantial threat of release of petroleum from an underground storage (10).

he text of the statutes set out above is subject to change by amendment. Persons using this form may update it to reflect changes of the statutes cited, but no disclosure statement shall be invalid merely because it sets forth an obsolete or superseded version of

ONMENTAL INFORMATION

aformation During Current Ownership

transferor ever conducted operations on the property which involved the generation, manufacture, processing, transporta-, storage or handling of "hazardous substances", as defined by the Illinois Environmental Protection Act? This question plicable for consumer goods stored or handled by a retailer in the same form, approximate amount, concentration and are sold to consumers, previded that such retailer does not engage in any commercial mixing (other than paint mixing or her sized containers). Finishing, refinishing, servicing, or cleaning operations on the property.

Yes No X

insferor ever conducted operations on the property which involved the processing, storage or handling of petroleum, ch was associated directly with the transferor's vehicle usage?

Yes No Y

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B. (1) Identify Transferor:

K. B. JERSEY REALTY ASSOCIATES, a New Jersey General Partnership
Name and Current Address of Transferor 290 Norwood Ave., Deal, New Jersey 07723

Name and Address o' 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:

Sojomon Frydman (atty. for transferor), 1555 W. Pratt, Chicago, IL 60626 (312) 743-6701
Nume, Position (if any), and address
Telephone No.

C. Identify Transferce: Manufacturers Affiliated Trust Co. as Trustee U/T/N N-1114
Name and Current Address of Transferce

III. NOTIFICATION

Under the Illino's 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 claim provision or rule of law, and subject only to the defenses set forth in subsection (j) of this Section, the following persons shall be habte 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 prizardous 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 processed 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."

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"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 lazardous substance fails without sufficient cause to provide removal or remedial action upon or in accordance with a notice and request by the regency 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 arrownt 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 this such removal or remedial action. The punitive damage imposed by the Board shall be in addition to any costs recovered from such person fursuant 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

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) X
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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 X

3. Has the transferor ever conducted operation sposal of "hazardous or special wastes", as defi	ned by the feder	ral Resource Conservation and Recovery	Act and the	llinois	Environ
ental Protection Act?	Yes	No <u>X</u>			
4. Are there any of the following specific ur			ere used by	the tran	sferor t
anage waste, hazardous wastes, hazardous subst	ances or petrole	eum?			
YI				YES	NO
	<u>X_</u> _	Injection Wells			<u>X</u>
	X_	Wastewater Treatment Units Septic Tanks			<u> </u>
	X	Transfer Stations			X
	X_	Waste Recycling Operations			X
	X_	Waste Treatment Detoxification			<u>X</u>
•	X	Other Land Disposal Area			<u> </u>
ontainer Storage Area	X_				
ong with this disclosure document. 5. Has the transferor ever neld may of the follow. a. Permits for discharges of wast evater to vib. Permits for emissions to the atmosphere. c. Permits for any waste storage, waste frea for the transferor had any wastewater discountered.	vaters of the Sta	disposal operation.	Yes Yes Yes	No_ No_	<u>X</u>
atment works?	, angen (willer the		Yes	No _	<u>X</u>
7. Has the transferor taken any of the following	ng actions relativ	ve to this property?			
a. Prepared a Chemical Safety Contingency	Plan our want t	to the Illinois Chemical Safety Act.	Yes	No.	<u> X</u>
b. Filed an Emergency and Hazardous Cher		Form pursuant to the federal Emergency	\$7	X 1	v
Planning and Community Right-to-Know		to A Surana Diamina and Commu	Yes	NO.	_ _
 Filed a Toxic Chemical Release Form punity Right-to-Know Act of 1986. 	rsuant to the fed	de al Emergency Planning and Commu-	Yes	No	٧
8. Has the transferor or any facility on the	nmmerty or the	e none wheen the subject of any of th			
vernmental actions?	property or ore	4			
a. Written notification regarding known, su	spected or alleg	ged contaming area on or emanating from			v
the property.			Yes	No_	
b. Filing an environmental enforcement cas final order or consent decree was entered		r the Pollution Control ooker for which a	Yes	No	X
c. If item b. was answered by checking Yes		whether or not the final and a or decree is	100		,
still in effect for this property.	, then more are		Y28	_ No.	<u>X</u>
9. Environmental Releases During Transferor	's Ownership	T'_			
a. Has any situation occurred at this site wh	nich resulted in a	a reportable "release" of any haza wous			v
substances or petroleum as required unde	r State or federa	al laws?	~es	No_	
b. Have any hazardous substances or petrole the ground at this site?	eum, which wer	re released, come into direct contact with	700	No	X
c. If the answers to questions (a) and (b) are	Yes have any	of the following actions or events been as			
properly?	100, 11412 0117	William Indian in a company of the c	C	3	
Use of a cleanup contractor to remove	or treat materia	ils including soils, pavement or other surf	icial materi	ials	
Assignment of in-house maintenance Designation, by the IEPA or the IESD Sampling and analysis of soils	staff to remove (A. of the releas	or treat materials including soils, pareme se as "significant" under the Illinois Chem	nt or other s nical Safety	surficial Act	materia
Temporary or more long-term monito					
Impaired usage of an on-site or nearby	water well bec	ause of offensive characteristics of the wa	ater		
Coping with fumes from subsurface si Signs of substances leaching out of the	form drains or it ground along th	nside basements, etc. he base of slopes or at other low points on c	or immediat	ely adjac	ent to t
10. Is the facility currently operating under a ontrol Board?	•	·	Yes		
		f the above answers or responses?			