



UNOFFICIAL COPY

ENVIRONMENTAL DISCLOSURE DOCUMENT
FOR TRANSFER OF REAL PROPERTY

91410151

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

For Use By County

Seller: Graymills Corporation

Recorder's Office

Buyer: NBD Skokie Bank, N.A.

County

Document No.: _____

Date

Doc. No.

Vol. _____ Page _____

Rec'd by: _____

I. PROPERTY IDENTIFICATION: 3666 - 3733 North Lincoln Avenue

A. Address of property: 3720 - 3722 North Lincoln Ave., Chicago
Street City or Village Township

Permanent Real Estate Index No.: 14-19-219-007-0000, 14-19-219-011-0000, 14-19-220-005-0000,
14-19-220-008-0000, 14-19-220-010-0000

B. Legal Description:

Section 19 Township 40 North Range 14 East

Enter or attach current legal description in this area:

See attached

DEPT-01 RECORDINGS \$16.00
7:11:11 TRAN 1513 08/12/91 16:46:00
#8908 * -91-410151
COOK COUNTY RECORDER

Prepared by: Graymills Corporation
name
3705 N. Lincoln Ave., Chicago, IL 60613
address

Return to: Steven N. Zaris
name
112 W. Monroe, Chicago, IL 60603
address

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 _____ Acreage approximately 2.08 acres

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

- Apartment building (6 units or less)
- Industrial building **91410151**
- Commercial apartment (over 6 units)
- Farm, with buildings
- 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? | _____ | <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> | _____ |

Box 211 (S. Zaris) / 600

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: H.E. Riley, J.C. Steinman, 3705 Lincoln Corp. (based on a summary of abstracts made available to the preparer)

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

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.

Valerie A. Lapinski
signature

Valerie A. Lapinski
type or print name
TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

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

signature

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

C. This form was delivered to me with all elements completed on 7 July 29 19 91

[Signature]
signature
Commercial Banking Officer
NED State Bank, N.A.
type or print name
LENDER

(Ch. 30, par. 906)

SI410151

The forms indicated in 7 b and c above have not been filled due to the low quantity used per the

for fuel oil has been closed for over 15 years.

11. Is there any explanation needed for clarification of any of the above answers or responses? Storage tank once used

Control Board? Yes ___ No X

10. Is the facility currently operating under a variance granted by the Illinois Pollution

- ___ site
- ___ Signs of substances leaching out of the ground along the base of slopes or at other low points on or immediately adjacent to the
- ___ Coping with funnels 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 EPA or the IESDA, of the release as "significant" under the Illinois Chemical Safety Act
- ___ Assignment of in-house maintenance staff to remove or treat materials including soils, pavement or other surficial materials
- ___ Use of a cleanup contractor to remove or treat materials including soils, pavement or other surficial materials

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?

___ the ground at this site? Yes ___ No X

b. Have any hazardous substances or petroleum, which were released, come into direct contact with

___ substances or petroleum as required under State or federal laws? Yes ___ No X

a. Has any situation occurred at this site which resulted in a reportable "release" of any hazardous

___ Environmental Releases During Transfer's Ownership? 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

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

a. Written notification regarding known, suspected or alleged contamination on or emanating from

___ the property. 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? Yes ___ No X

c. Filed a Toxic Chemical Release Form pursuant to the Federal Emergency Planning and Commu-

___ nity Right-to-Know Act of 1986. 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

a. Prepared a Chemical Safety Contingency Plan pursuant to the Illinois Chemical Safety Act.

___ Yes X No ___

7. Has the transferor taken any of the following actions relative to this 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 X No ___

___ 6. Has the transferor had any wastewater, discharges (other than sewage) to a publicly owned

___ treatment works? Yes ___ No X

___ 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 X 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? Yes ___ No X

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 Environ-

___ mental Protection Act? YES ___ NO X

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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	___

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.

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

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 filling of consumer sized containers, finishing, refishing, servicing, or cleaning operations on the property. Yes X No _____

IV. ENVIRONMENTAL INFORMATION

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 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."

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 falls 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(g) 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 hazardous substance; such notice shall include the identified response action and an opportunity for such person to perform the response action."

1. Section 22.2(d) of the Act states: "Notwithstanding any other provision or rule of law, and subject only to the defenses set forth in subsection (f) 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 hazardous substance: (1) The owner and operator of a facility or vessel from which there is a release or substantial threat 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."

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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.

C. Identify Transferor: Name and Current Address of Transferor: Bank of America, NBD Skokie, Bank - 8001 Lincoln Ave., Skokie, IL, 60077

Name and Address of Trustee (if any), and address: Valerie A. Lapski, Sr. Vice President

Telephone No. (312) 477-4100

(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 and Address of Trustee (if this is a transfer of beneficial interest of a land trust): Bank of America - 1825 W. Lawrence Ave., Chicago, IL

Trust No. 25-4852

Name and Current Address of Transferor: Gamma 113 Corporation - 3705 N. Lincoln Ave., Chicago, IL

B. (1) Identify Transferor:

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9 1 4 1 0 1 5 1

LEGAL DESCRIPTION

PARCEL 1:

LOTS 10 AND 11 AND THE NORTHWESTERLY 5 FEET OF LOT 12 IN BLOCK 1 IN JOHN TURNER'S HEIR'S SUBDIVISION OF BLOCKS 1 TO 4 IN JOHN TURNER'S SUBDIVISION OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND WEST OF LINCOLN AVENUE, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH EAST OF NORTHEASTERLY LINE OF LINCOLN AVENUE AND WEST OF THE 66 FEET RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY, (EXCEPT THE 25 FEET RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY ALSO EXCEPT THAT PART THEREOF LYING EAST OF RIGHT OF WAY OF THE NORTHWESTERN RAILROAD COMPANY AND ALSO EXCEPT THAT PART LYING NORTH OF A LINE 289.64 FEET SOUTH AND PARALLEL WITH THE SOUTH LINE OF GRACE STREET, EXTENDED EAST, IN COOK COUNTY, ILLINOIS

PARCEL 3:

THE SOUTH 70 FEET OF THE NORTH 322.64 FEET (AS MEASURED ON THE EAST AND WEST LINES) OF THAT PART OF THE SOUTH WEST 1/4 OF NORTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF THE NORTHWESTERN ELEVATED RAILROAD RIGHT OF WAY AND WEST OF THE WEST LINE OF THE 66 FEET RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS ALSO

THE SOUTH 43 FEET OF THE NORTH 322.64 FEET (AS MEASURED ON THE EAST AND WEST LINES) OF THE EAST 60 FEET (AS MEASURED ON THE SOUTH LINE) OF THAT PART OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THE NORTHWESTERN ELEVATED RAILROAD RIGHT OF WAY, IN COOK COUNTY, ILLINOIS

PARCEL 4:

THE SOUTH 185.36 FEET OF THE NORTH 508 FEET OF THAT PART OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF 25 FOOT RIGHT OF WAY OF NORTHWESTERN ELEVATED RAILROAD COMPANY AND LYING WEST OF 66 FOOT RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS.

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