

91460469

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ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

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COMMUNITY TITLE GUARANTY COMPANY 911978

The following information is 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 DEPT 01 RECORDING \$19.29  
T#5555 TRAN 7565 09/05/91 16:26:00  
#4087 # E \*-91-460469  
6018 N. WENDE COUNTY RECORDER

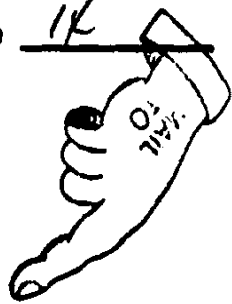
**I. PROPERTY IDENTIFICATION:**  
A. Address of property:

Street \_\_\_\_\_  
Chicago, Illinois \_\_\_\_\_  
City or Village \_\_\_\_\_ Township \_\_\_\_\_

Permanent Real Estate Index No: 14-05-212-019-0000

B. Legal Description:  
Section \_\_\_\_\_ Township 40 Range 1K  
Enter or attach complete legal description in this area:

*See Attached*



Prepared By: [Signature]  
name \_\_\_\_\_  
Skokie  
address \_\_\_\_\_

Return To: Teoria - Skokie  
**AFFILIATED BANK**  
7952 N. LINCOLN AVENUE  
SKOKIE, ILLINOIS 60076

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**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 50 X 150 Acreage \_\_\_\_\_

- 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) Single Person occupying Property

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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:

Name

Current Address of Transferor

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)

Address

Telephone No.

### C. Identify Transferee:

Name

Current Address of Transferee

## III. NOTIFICATION

Under the Illinois Environmental Protection Act,<sup>2</sup> 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<sup>3</sup> 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 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:

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- (1) The owner and operator of a facility or vessel from which there is a release of 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<sup>4</sup> 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 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<sup>5</sup> 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

### 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

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?

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

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

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

Yes   
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. Yes  No
- b. Filed an Emergency and Hazardous Chemical Inventory form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.<sup>6</sup> Yes  No
- c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes  No

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
- b. Filing an environment enforcement case with a court or the Pollution Control Board for which a final order or consent decree was entered. Yes  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. Yes  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?  
Yes   
No
- b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site?  
Yes   
No

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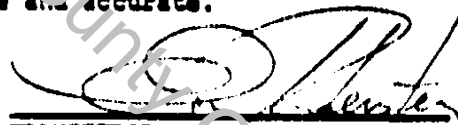
2. If the transferor has knowledge, indicate whether the following existed under prior ownerships, leaseholds granted by the transferor, other contracts for management or use of the facilities or real property:

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

*to best of  
my knowledge*

## 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

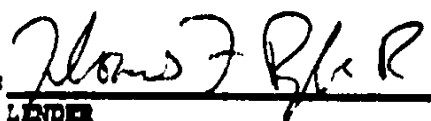
May 6 1991

\_\_\_\_\_  
TRANSFeree  
(or on behalf of Transferee)

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

8/6 1991

Affiliated Bank

BY:   
LENDER

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## LEGAL DESCRIPTION

PIN # 14-05-212-019

COMMON ADDRESS: 6018 N. WINTHROP  
CHICAGO, ILLINOIS 60660

LOT 6 IN BLOCK 13 IN COCHRAN'S SECOND ADDITION TO  
EDGEMATER, BEING A SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF  
SECTION 3, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1, 320 FEET OF THE SOUTH  
1,913 FEET THEREOF AND THE RIGHT OF WAY OF THE CHICAGO EVANSTON  
AND LAKE SUPERIOR RAILROAD) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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