

Within 30 days after the date any real property subject to the provisions of the Responsible Property Transfer Act of 1988 is transferred, or, upon recording of the deed, other instrument of conveyance, lease, mortgage or assignment of the beneficial interest in an Illinois land trust, whichever occurs first, this completed disclosure document must be recorded in the office of the recorder of the county in which such property is located, and within 30 days after the date any real property subject to the provisions of the Responsible Property Transfer Act is transferred, a copy thereof shall be filed with the Illinois Environmental Protection Agency.

County: 91476934
Date:
Doc. No.:
Page: Vol.:
Rec'd. By:

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY
Subject to the Illinois Responsible Property Transfer Act

Seller: Trust #2993

Buyer: Jerry A. Burjan

Document No.:

Property Identification: See attached.

A. Property Address (include township):
Permanent Real Estate Index No.:

B. Legal Description: Section Township Range
Enter or attach current legal description of this area:

Prepared by:

Name: S. M. Jenkins
Company: NA
Address: 861 South 10th Ave.
City/State/Zip: La Grange, Illinois 60525

Return to:

Name: SAME
Company:
Address:
City/State/Zip:

DEPT-01 RECORDINGS 920.00
T88888 TRAM 5785 09/13/91 14:14:00
02985 0 P *-91-476934
COOK COUNTY RECORDER

91476934

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

I. 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.

A. Property Characteristics: Lot Size: 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)

II. Nature of Transfer

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



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- Use of a clean-up 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

11. Is there any explanation needed for clarification of any of the above answers or responses?
We have a permit to remove two bulk engine oil tanks at the present time, which we intend to comply with. Three other locations to be inspected.

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: SEE ATTACHED
 Type of business/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 <input type="checkbox"/> | No <input type="checkbox"/> | Landfill | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Injection Wells |
| Yes <input type="checkbox"/> | No <input type="checkbox"/> | Surface Impoundment | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Wastewater Treatment Units |
| Yes <input type="checkbox"/> | No <input type="checkbox"/> | Land Treatment | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Septic Tanks |
| Yes <input type="checkbox"/> | No <input type="checkbox"/> | Waste Pile | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Transfer Stations |
| Yes <input type="checkbox"/> | No <input type="checkbox"/> | Incinerator | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Waste Recycling Operations |
| Yes <input type="checkbox"/> | No <input type="checkbox"/> | Storage Tank (Above Ground) | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Waste Treatment Detoxification |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Storage Tank (Underground) | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Other Land Disposal Area |
| Yes <input type="checkbox"/> | No <input type="checkbox"/> | 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.

Signature: S. M. Jenkins
 S. M. Jenkins
 Trust #2993
 Transferor(s) (type or print name) or on behalf of transferor(s)

B. This form was delivered to me, with all elements completed on August 30 19 91

Signature: Jerry J. Boyer
 Transferor(s) (type or print name) or on behalf of transferor(s)

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

Signature _____
 Lender _____
 Lender Representative (type or print name) _____
 Title _____

MAIL TO:

Charles M. Jardine
 106 West Burlington
 LaGrange, IL 60525

91476934

A. 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.

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?

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?

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 hazardous wastes, hazardous materials, hazardous substances or petroleum?

- Yes No 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

If any of the above items are answered "Yes" 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?

- Yes No 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.

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

7. Has the transferor taken any of the following actions relative to this property?

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

8. Has the transferor or any facility on the property been the subject of any of the following State or federal governmental actions?

- Yes No a. Written notification regarding known, suspected or alleged contamination on or emanating from the property.
- Yes 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.
- 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.

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?

b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site?

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?

6 1 4 7 6 9 3

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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.

Notwithstanding any other provision or rule of 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.

4. Section 22.18(a) 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 three 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.

3. Section 22.21(b) of the Act states:

The Agency shall have the authority to provide notice to any person who may be liable pursuant to Section 22.21(a) 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.

2. Section 4(g) of the Act states:

(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;

(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 from which there is a release or substantial threat of a release of such hazardous substances; and

(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;

(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;

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 release of a hazardous substance:

1. Section 22.21(a) of the Act states:

Under the Illinois Environmental Protection Act, owners of real property may be held liable for costs related to the release of hazardous substances.

III. Notification

Name and current address of transferor

Jerry J. Burjan 8474 Heather Drive, Burr Ridge, IL 60521

Identity Transferor:

Name

S. M. Jenkins

Agent 861 South 10th Ave., La Grange, IL 708-354-7152

(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 trust

Trust #2993 - 861 South 10th Ave., La Grange, Illinois 60525

(1) Identify Transferor:

9 1 4 7 6 9 3 4

EXHIBIT "A"PARCEL 1

Parcel of property with the dimensions of 125 feet on the north, 171.30 feet on the east, 129.42 feet on the south and 203.88 feet on the west, improved with a 1 story brick building commonly known as 301 Hillgrove, LaGrange, Illinois, and legally described as follows:

Lots 6, 7, 8, and 9 in Block 18 in Cossitt's First Addition to LaGrange, being a subdivision of that part of the North West 1/4 of Section 4, Township 38 North, Range 12 East of the Third Principal Meridian, lying North of Chicago, Burlington and Quincy Railroad and South of Naperville Road or Ogden Avenue, in Cook County, Illinois.
P.I.N. 18-04-116-015

PARCEL 2

Parcel of property with dimensions of 250 feet on the north, 138.5 feet on the east, 256.66 feet on the south and 204 feet on the west, improved with a 1 story brick building commonly known as 201-219 Hillgrove, LaGrange, Illinois, and legally described as follows:

Lots 5, 6, 7, 8, 9, 10, and 11 in Block 17 in Cossitt's First Addition to LaGrange, being a subdivision of that part of the North West 1/4 of Section 4, Township 38 North, Range 12 East of the Third Principal Meridian, lying North of the Railroad and South of Ogden Avenue Recorded July 14, 1882 in Block 17 in Cook County, Illinois.

P.I.N. 18-04-117-005
18-04-117-006
18-04-117-007
18-04-117-008
18-04-117-011

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9 1 4 7 6 9 3 4

#4 B 1

201 Hillgrove - Two underground bulk engine oil tanks

Bower Buick Lessee before July 15, 1986
BIF Building Corporation lessor before July 15, 1986
Limousine Store of Illinois lessee July 15, 1986 to present
A & A Limousine lessee July 15, 1986 to present
Hoff Wallpaper & Paint lessee April 1990 to present

219 Hillgrove - Possible fuel oil tank - may not be regulated

Bower Buick lessee before July 15, 1986
BIF Building Corporation lessor before July 15, 1986
Hoff Wallpaper & Paint lessee July 15, 1986 to April 1990
Brown's Corvett lessee December 1990 to present

301 Hillgrove - (1) Possible fuel oil tank - may not be regulated
(2) Possible tank, use unknown - may not be regulated

Sears Roebuck before June 1976
Trust #2913 lessor after 1976
Telephone Announcement Systems lessee 1986 & 1987
Ameriteck Audio lessee after 1987
Stevensons Custom bath lessee after october 1986
Pronto Sales Corp. lessee after 1976 to 1990

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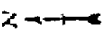
9147693A

11/20/11 11:11

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Exhibit A Parcel 2

Lot 4 in Block 17 in Cossitt's Range 17, East of the Third E in Cook County, Illinois.



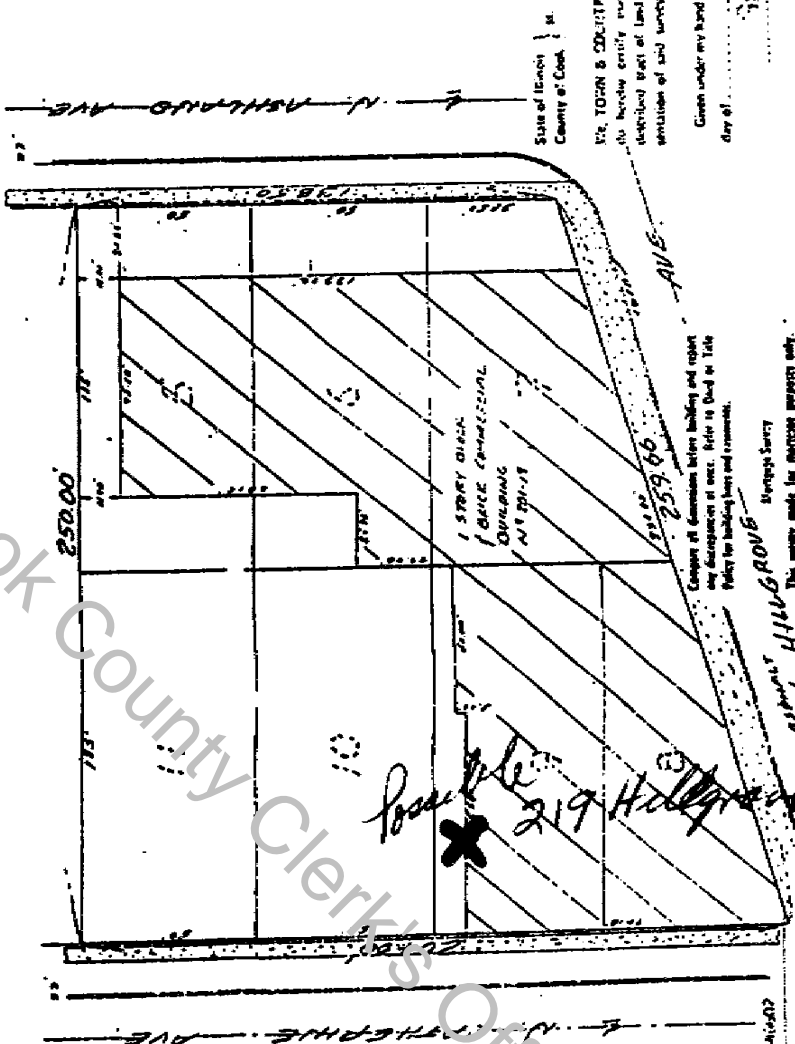
CERTIFICATE OF SURVEY

By **TOWN & COUNTRY LAND SURVEYORS & COMPANY**
REGISTERED ILLINOIS LAND SURVEYORS

1115 SOUTH OAK PARK AVENUE
TULLY PARK, ILLINOIS 60717

PHONE: 479-3117
479-3118

Lots 3, 6, 7, 8, 9, 10 and 11 in Block 17 in Cossitt's First Addition to Leffingwell, being a Subdivision of that part of the Northwest 1/4 of Section 4, Township 34 North, Range 17, East of the Third Principal Meridian, 11th E. of the Chicago Meridian and South of the Kapewville Road (now Ogden Avenue) in Cook County, Illinois.



91476934

Survey No. 55-42457
Ordered by: Century 21-Simon & Matis
Scale: 1" = 20'

Given under my hand and seal this 8th day of May, A.D. 1971.
T. J. Matis, Surveyor
Illinois Land Surveyor No. 1771
Survey No. 55-42457

Clones of this plan shall be made and kept by the Surveyor. This survey made for mortgage purposes only. Before making any construction or fence by lot owner, owner should be notified immediately.

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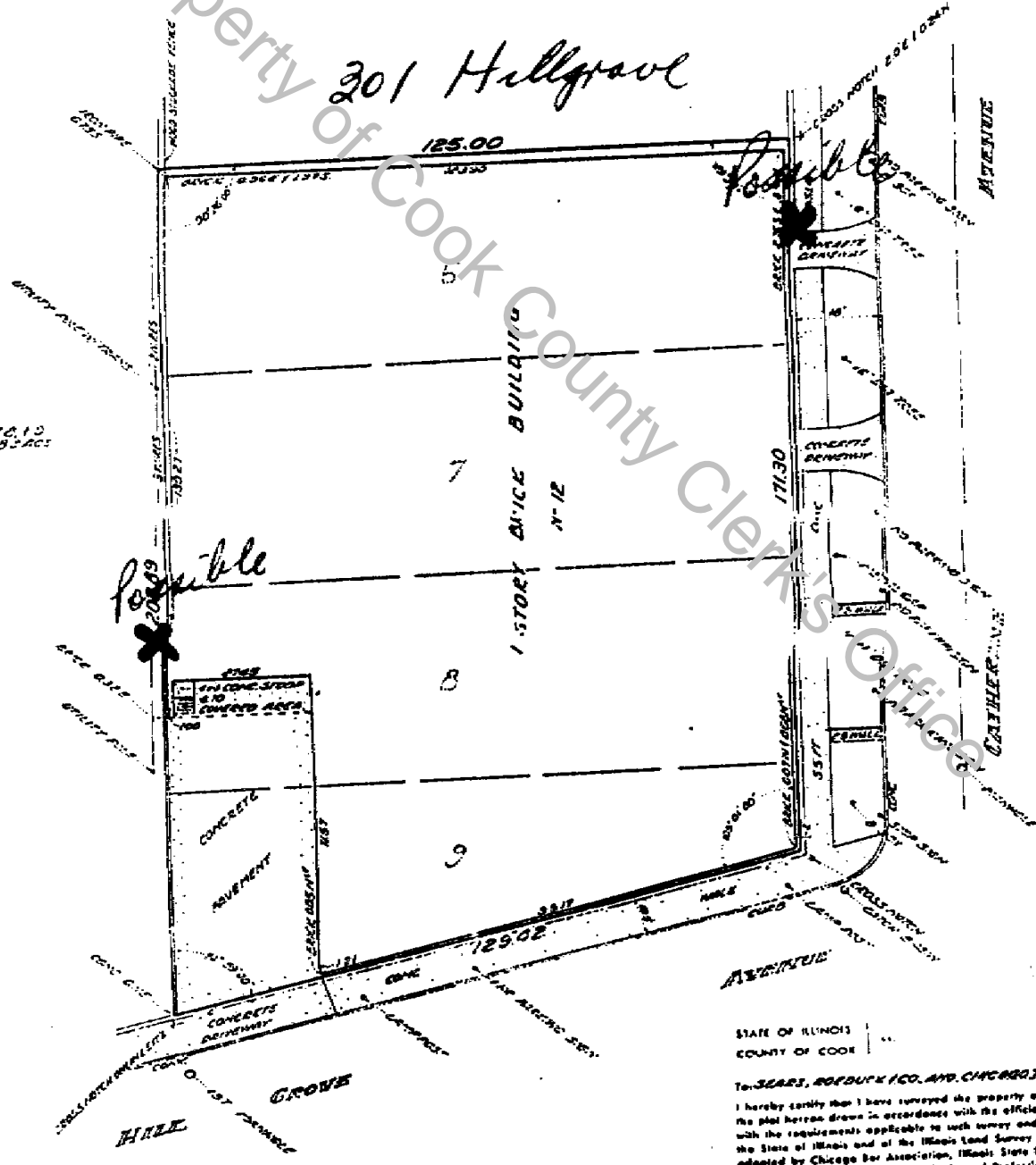
91476934

1. ELSTON AVENUE
CHICAGO, ILLINOIS 60630
TAC 312/685-5102

PLAT OF SURVEY
GREMLEY & BIEDERMANN INC.

Exhibit
A
Parcel 1

LOTS 7, 8 AND 9 IN BLOCK 35 IN CASSELL'S FIRST ADDITION TO LA GRANGE, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF CHICAGO, RYDLIGHT AND QUINCY RAILROAD AND SOUTH OF WOODVILLE ROAD OR WOODEN AVENUE, IN COOK COUNTY, ILLINOIS.



AREA
LOTS 6, 7, 8, 9
= 0.5383 ACRES

91476934

STATE OF ILLINOIS
COUNTY OF COOK

To: SEARS, ROEBUCK & CO. AND CHICAGO TITLE INS. CO.
I hereby certify that I have surveyed the property as described herein and prepared the plat hereon drawn in accordance with the official records and in strict compliance with the requirements applicable to such survey and to said plat of both the laws of the State of Illinois and of the Illinois Land Survey Standards jointly established and adopted by Chicago Bar Association, Illinois State Bar Association, Illinois Registered Land Surveyors Association, and Society of Professional Land Surveyors in 1962. That the plat hereon drawn correctly represents said survey.

Order No. 71324
Scale 1 inch = 20 feet

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UNOFFICIAL COPY SHEFFIELD TANK CO.

INSTALLERS OF

STORAGE TANKS

PUMPS - HOISTS

COMPRESSORS

18000 S. WILL-COOK ROAD

RT. 2 LOCKPORT, ILLINOIS 60441

TELEPHONE 349-0444

ASHLAND

201 Hillgrove

1-STORY BUILDING
NO BASEMENT

VENT
PIPES
12" OVER
GRADE

50'

40'

2- 1000 GAL TANKS - U.G. LABEL
(1- MOTOR OIL STEEL)
(1- WASTE OIL STEEL)

FENCE
LINE

HILLCROVE

31476933

BOWER MOTORS CO.
201 W HILLCROVE
LA-GRANGE, ILL 60525

DIVISION OF FIRE PREVENTION
Office of the State Fire Marshall

6/10/88
[Signature]

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