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CAROL MOSELEY BRAUN

RECORDER

PLEASE LIST DOCUMENT NUMBER AND ANY INCONSISTENCY THAT MAY BE REFLECTED
ON THE MICROFILM ROLL:

DOCUMENT NUMBER:

91491697

REMARKS:

SHOT WRONG NUMBER
on Doc.

DATE:

9-30-91

THANK YOU



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Duty to Record

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For Use By County Recorder's Office

Within 30 days after the date any real property subject to the provisions of the Responsible Property Transfer Act of 1988 is transferred, this completed document must be filed in the office of the recorder of the county in which such property is located and filed with the Illinois Environmental Protection Agency.

County Date Doc. No. 91491697 Vol. Page Rec'd. By

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

LaSalle National Trust, N.A., as Trustee under Trust Agreement dated March 1, 1991 and known as Trust No. 116121

Seller... American National Bank and Trust Company of Chicago, as Trustee, under Trust Agreement dated August 5, 1991 and known as Trust No. 114338-02
Buyer...
Document No...

Property Identification:

A. Address of property... 3701 S. Spaulding Avenue, Chicago
Street City or Village Township
Permanent Real Estate Index No... 16-35-404-001, 002, 003, 004, 005, 006, 007, 008, 009 and 16-35-406-001, 003 and 026

B. Legal Description:
Section... 35 Township... 39 Range... 13
Enter current legal description in this area:

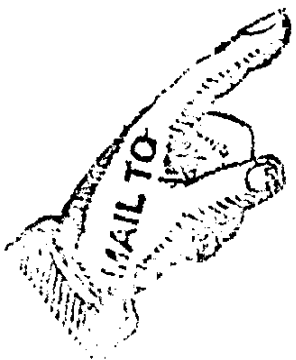
See Exhibit "A" attached hereto and incorporated herein by reference.

Prepared by: Name... Touhy-Lehigh Venture Limited Partnership 91491697

Company...
Address... 960 Maplewood Drive
City... Itasca State... IL Zip... 60143

DEPT-03 RECORDINGS \$23.50
13111 TRAN 4431 09/23/91 10:41:00
76187 + A * - 91 - 491697
COOK COUNTY RECORDER

Return to: SAMUEL L. JACOBSON
100 W. WASHINGTON ST.
SUITE 711
UICHA, IL 60607



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

23-50

Vertical handwritten text on the left margin: 2/11/91 Mrs. Ellis (4)

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VERIFIED

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VERIFIED

...

I. Liability Disclosure

Transferees and transferees of real property are advised that their ownership or other control of such property may render them liable for any environmental cleanup 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)
- X Store, office, commercial building
- Industrial building
- Farm, with buildings
- Other (specify)

II. Nature of Transfer

A. (1) Is this a transfer by deed or other instrument of conveyance?

Yes.....
X No.....

(2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?

Yes.....
No.....

(3) A lease exceeding a term of 50 years?

Yes.....
X No.....

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

Yes.....
X No.....

B. (1)

Identify Transferor

Lasalle National Trust, N.A., as Trustee under Trust Agreement dated March 1, 1991, and known as Trust No. 115121.....

Name and Current Address of Transferor:

135 S. LASALLE, CHICAGO, ILLINOIS.....

Name and Current 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:

Michael M. Mullen, Touhy-Lehigh Venture Limited Partnership
960 Maplewood Drive, Itasca, Illinois, 60143.....

Name, Position (if any) and Address

Telephone No. 708-773-0050

C.

Identify Transferor:

American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated August 5, 1991 and known as Trust No. 114338-02.....

Name and Current Address of Transferor:

33 N. LASALLE, CHICAGO, ILLINOIS 60602.....

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III. Notification

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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(f) of the Act states:
 "Notwithstanding any other provision 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, 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 22.2(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 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(i) 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 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 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

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.

Yes..... No.....^x

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

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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 waste, hazardous wastes, hazardous substances or petroleum?

Yes..... No.....X

- Landfill Yes..... No.....X
- Surface Impoundment Yes..... No.....X
- Land Treatment Yes..... No.....X
- Waste Pile Yes..... No.....X
- Incinerator Yes..... No.....X
- Storage Tank (Above Ground) Yes..... No.....X
- Storage Tank (Underground) Yes..... No.....X
- Container Storage Area Yes..... No.....X
- Injection Wells Yes..... No.....X
- Wastewater Treatment Units Yes..... No.....X
- Septic Tanks Yes..... No.....X
- Transfer Stations Yes..... No.....X
- Waste Recycling Operations Yes..... No.....X
- Waste Treatment Detoxification Yes..... No.....X
- Other Land Disposal Area Yes..... No.....X

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

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* As disclosed in the Analysis attached hereto as Exhibit "B".

4891697

(6)
 TITLE
 LENDER REPRESENTATIVE (PLEASE TYPE)
 LENDER
 SIGNATURE(S)

C. This form was delivered to me with all elements completed on _____, 1991
 TRANSFEREE OR TRANSFEREES (PLEASE TYPE)
 SIGNATURE(S)

B. This form was delivered to me with all elements completed on _____, 1991
 TRANSFEROR OR TRANSFERORS (PLEASE TYPE)
 SIGNATURE(S)

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.
 LASSIE NATIONAL TRUST, N.A., TRUST NO. 116121 by
 its beneficiary, Tully-Lynch Venture Limited Partnership,
 by its general partner, FLS PULSAC, by Michael K. Millen.

V. Certification

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 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:

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1. [Illegible text]

2. [Illegible text]

3. [Illegible text]

4. [Illegible text]

5. [Illegible text]

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7. [Illegible text]

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98. [Illegible text]

99. [Illegible text]

100. [Illegible text]

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ENCLOSURE

EXHIBIT 'A'

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Parcel 1: Lots 1 to 23, both inclusive, in Block 4 in Adam Smith's Subdivision of Lot 1 in Block 11, Lot 1 in Block 12 and all of Block 17 in J. H. Rees Subdivision of the West Half of the Southwest Quarter of Section 36 and that part of the Southeast Quarter of Section 35 lying South of the Illinois and Michigan Canal in Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: All that part of the South 20 feet of the West 37th Street lying north of and adjoining the North line of Block 4 in Adam Smith's Subdivision aforesaid, said part of said street being further described as all that part of the West 37th Street lying South of the right of way of the Chicago and Alton Railroad extended West of the West line of South Kedzie Avenue a distance of 298.6 feet, more or less, in the Southeast Quarter of Section 35, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: That part of Lot 2 lying South of the South line of 37th Street and East of the East line of Spaulding Avenue and North of the North line of the South 283 feet of said Lot 2 in Block 11 in James H. Rees Subdivision of the West Half of the Southwest Quarter of Section 36 with that part lying South of the Illinois and Michigan Canal of the Southeast Quarter of Section 35, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4: That part of vacated Spaulding Street being 66 feet wide lying South of a line which is 40 feet North of the North line of Lot 1, said North line extended East 66 feet in Bartley's 38th Street Addition in Blocks 14 and 15 in J. H. Rees Subdivision in Section 35, Township 39 North, Range 13, East of the Third Principal Meridian, and lying North of a line 20 feet North of the South line of Lot 3, said South line extended East 66 feet in Bartley's 38th Street Addition in Block 14 and 15 in J. H. Rees Subdivision in the Southeast Quarter of Section 35, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5: That part of vacated 37th Street lying West of the East line of Lot 2 in Block 11 and East of the East line of vacated Spaulding Avenue and lying South of a line 20 feet North of the North line of Lot 17, said North line extended West to the East line of vacated Spaulding Avenue in Adam Smith's Subdivision of Lot 1 in Block 11 and Lot 1 in Block 12 and all of Block 17 in James H. Rees Subdivision of the Southeast Quarter of Section 35 and North of the North line of Lot 17, said North line extended West to the East line of vacated Spaulding Avenue in Adam Smith's Subdivision of Lot 1 in Block 11 and Lot 1 in Block 12 and all of Block 17 in James H. Rees Subdivision in the Southeast Quarter of Section 35, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 6: Lots 1 to 8 (except the East 2.0 feet of the South 20.0 feet of Lot 3 dedicated for public street by document number 22704822) inclusive, in Bartley's 38th Street Addition, being a subdivision of Block 15 and Lot 1 in Block 14 in J. H. Rees Subdivision of the West Half of the Southwest Quarter of Section 36 and that part lying South of Illinois and Michigan Canal of the Southeast Quarter of Section 35, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 7: The South 40 feet of vacated 37th Street lying North and adjoining Lots 1, 4, 5, 6, 7 and 8 in Bartley's 38th Street Addition being a subdivision of Block 15 and Lot 1 in Block 14 in J. H. Rees Subdivision of the West Half of the Southwest Quarter of Section 36 and that part lying South of Illinois and Michigan Canal of the Southeast Quarter of Section 35, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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Parcel 8: Lot 1 in Rubins Subdivision of Lot 2 in Block 14 in J. H. Rees Subdivision of the West Half of the Southwest Quarter of Section 36, Township 39 North, Range 13, East of the Third Principal Meridian, and that part of the Southeast Quarter of Section 35, Township 39 North, Range 13, East of the Third Principal Meridian, lying South of the Illinois and Michigan Canal, in Cook County, Illinois.

Parcel 9: The South 70 feet of vacated 37th Street North and adjoining Lot 1 in Rubins Subdivision of Lot 2 in Block 14 in J. H. Rees Subdivision of the West Half of the Southwest Quarter of Section 36, Township 39 North, Range 13, East of the Third Principal Meridian, and that part of the Southeast Quarter of Section 35, Township 39 North, Range 13, East of the Third Principal Meridian, South of the Illinois and Michigan Canal, in Cook County, Illinois.

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In addition, CKK, in cooperation with ENSR, environmental consultants to GE Capital, conducted a series of soil borings and other sampling activities within the facility on April 9, 1991. A complete set of references and available laboratory analyses are included in the attached report.

ENSR Consulting and Engineering, "Review of Environmental Assessment and Soil Boring Investigation Report...," March 25, 1991.

September 4, 1990.

Mostardi-Platt Associates, Inc., "Phase I Environmental Assessment..."

Documentation...," September 6, 1990.

Mostardi-Platt Associates, Inc., "Underground Storage Tank Excavation

Mostardi-Platt Associates, Inc., "Soil Boring Investigation...," August 9, 1990.

26, 1990.

Mostardi-Platt Associates, Inc., "Asbestos Assessment and Sampling...," July

Chicago, Illinois, January 31, 1990.

RERC Environmental, "Environmental Assessment of 3231 W. 37th Place,

At your request, Carlson Knight Kucerna, Inc. (CKK) has reviewed a number of reports describing environmental conditions at the 3701 South Spaulding Avenue facility prepared by various consulting firms. These reports include the following:

Dear Mr. Sivall:

3701 South Spaulding Avenue
Chicago, IL

Subject:

Mr. Robert L. Sivall
The STAVVA Group
960 Redwood Drive
Itasca, IL 60143

Carlson Knight Kucerna, Inc.
Management Consultants for Environmental Issues



April 24, 1991

PN 8313

Exhibit "B"

630630630

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this _____ day of _____, 20__.

Clerk of Cook County, Illinois

Notary Public in and for the State of Illinois

Notary Public in and for the State of Illinois

Notary Public in and for the State of Illinois

Notary Public in and for the State of Illinois

Notary Public in and for the State of Illinois

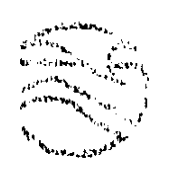
Notary Public in and for the State of Illinois

Notary Public in and for the State of Illinois

Notary Public in and for the State of Illinois

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COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST.
CHICAGO, ILL. 60602
TEL: 312.603.1000
WWW.COOKCOUNTYIL.GOV



COOK COUNTY CLERK'S OFFICE

Mr. Robert L. Stovall
The FCL/STAVA Group
April 24, 1991
Page 2



Carlson
Knight
Kudrma, Inc.

Based upon these reports and discussions with some of the consulting firms which have studied the site, we have reviewed and analyzed known environmental conditions in the attached report. The major environmental issues at the site may be summarized as follows.

Underground Storage Tanks

Two underground storage tanks have been removed and disposed of from the site along with observably contaminated soils and backfill from the excavation. Observations made by the consultants on site at the time of the removal as well as a soil sample taken by CKK near the excavation indicate that any residual contamination is within the allowable guidelines set by the Illinois Environmental Protection Agency.

Other Storage Tanks

Early fire insurance maps indicate that two large storage tanks were once located in the northwest portion of the original building. There is no indication as to whether or not these tanks were above or below ground. Two soil samples were taken in this location by CKK. Laboratory results indicate that petroleum fuel residuals were within allowable guidelines set by Illinois EPA but that other organic material, either natural or man-made, may be present in isolated pockets in this area.

Site-Wide Soil Contamination

A series of ten boreholes were placed across the site for sampling and laboratory analysis of soils, including areas within the existing building. Analytical results show trace amounts of various fuels and chemical residuals are present on the site but, for the most part, not in amounts substantially in excess of cleanup objectives commonly set by Illinois EPA for various regulatory purposes. Some slightly elevated methylene chloride contamination was found in five boreholes.

PCB Contamination

Two surface soil samples taken along the former railroad spur on the northern edge of the property and two wipe samples taken in an abandoned transformer room showed no significantly elevated levels of PCBs.

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OFFICE OF THE CLERK OF THE CIRCUIT COURT
JUDICIAL CENTER
100 N. LAUREL STREET
CHICAGO, ILLINOIS 60602



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100 N. LAUREL STREET

CHICAGO, ILLINOIS 60602

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Mr. Robert L. Stovall
The FCL/STAVA Group
April 24, 1991
Page 3



Carlson
Knight
Kudrna, Inc.

Asbestos

Asbestos-containing building materials appear to be limited to boiler jacket insulation, floor tile and/or mastic, and, possibly, pipe joints and elbows. All of these materials can be safely managed through a well-designed operation and maintenance program. Loose transite panels were found in an abandoned transformer room. These should be removed and properly disposed of.

Please let me know if we can provide additional information.

Respectfully submitted,

CARLSON KNIGHT KUDRNA, INC.

Richard J. Carlson
President

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Received of the State
of Illinois
the sum of \$100.00
for the year 1900

Property of Cook County Clerk's Office

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Mr. Robert L. Stovall
The FCL/STAVA Group
April 24, 1991
Page 3



Asbestos

Asbestos-containing building materials appear to be limited to boiler jacket insulation, floor tile and/or mastic, and, possibly, pipe joints and elbows. All of these materials can be safely managed through a well-designed operation and maintenance program. Loose transite panels were found in an abandoned transformer room. These should be removed and properly disposed of.

Please let me know if we can provide additional information.

Respectfully submitted,

CARLSON KNIGHT KUDRNA, INC.

Richard J. Carlson
President

Carlson
Knight
Kudrna, Inc.

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