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Duty to Record
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.

For Use By County
Recorder's Office
County:
Date:
Doc. No:
Vol:
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Rec'd By:

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

\$22-

Seller (Mortgagor): ARCHIBALD CANDY CORPORATION
Buyer (Mortgagee): Wilmington Trust Company and William J. Wade, as Trustee

Document No: _____

Property Identification:

A.	Address of property	<u>14701 S. Cicero</u>	<u>Midlothian</u>	
		Street	City or Village	Township
			<u>28-12-300-015</u>	
	Permanent Real Estate Index No	<u>28-12-300-017</u>		
		<u>28 10 300 034</u>		
B.	Legal Description:			
	Section _____	Township _____	Range _____	

Enter current legal description in this area:

PARCEL 1:

The west 34.60 feet of the east 71.60 feet of the west 266.10 feet of the south 108 feet of the north 125 feet of Lot 5 in A.T. McIntosh's addition to Midlothian Farms, a subdivision in the southwest 1/4 of Section 10, Township 36 North, range 17, east of the third principal meridian, in Cook County, Illinois.

PARCEL 2:

That part of Lot 5 in A.T. McIntosh's addition to Midlothian Farms being a subdivision of the southwest 1/4 of the south east 1/4 and the east 1/2 of said south east 1/4 of Section 9 and the west 1/2 of the southwest 1/4 and the west 33/80th of the east 1/2 of said southwest 1/4 of section 10 all in Township 35 north, range 17, east of the third principal meridian, described as follows:

1/ NA = Not Applicable

BOX 363.

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Recorder's Office

Beginning at a point on the north line of Lot 5, 142 feet east of the northwest corner of said Lot 5; thence south on a line parallel with the west line of said Lot 5, a distance of 125 feet; thence east on a line parallel with the north line of said Lot 5, a distance of 52 1/2 feet; thence north on a line parallel with the west line of said Lot 5 a distance of 125 feet; thence west along the north line of said Lot a distance of 52 1/2 feet to the point of beginning (except the north 17 feet thereof taken for highway purposes, all in Cook County, Illinois.

PARCEL 3:

That part of Lot 5 in Arthur T. McIntosh's addition to Midlothian Farms being a subdivision of the southwest 1/4 of the south east 1/4 and the east 1/2 of said south east 1/4 of Section 9 and the west 1/2 of the southwest 1/4 and the west 33/80th of the east 1/2 of said southwest 1/4 of Section 10, all in Township 35 north, range 13, east of the third principal meridian, bounded and described as follows:

Beginning at a point on the north line of said Lot 5, 17.00 feet east of the northwest corner of said Lot 5; thence east along the north line of said Lot 5, a distance of 125.00 feet; thence south on a line parallel with the west line of said Lot 5, a distance of 125.00 feet; thence west parallel west of north line of said Lot 5, 125.00 feet to a point 17.00 feet east of the west line of said Lot 5; thence north on a line 17.00 feet east of and parallel with the west line of said Lot 5, 125.00 feet to the point of beginning (excepting from the above described parcel of land that part thereof bounded and described as follows

Beginning at a point, distant 33 feet south and 50 feet east of the northwest corner of said southwest 1/4 of Section 10; thence east, parallel with the north line of said southwest 1/4 of Section 10, a distance of 125.00 feet to a point; thence south, at right angles to the last described course, a distance of 12 feet to a point; thence west, parallel with said north line a distance of 75 feet to a point, thence southwest a distance of 63.64 feet to a point distant 50 feet south and 55 feet east of said northwest corner; thence south, parallel with the east line of said Section 10, a distance of 68 feet to a point; thence west a distance of 5 feet to a point; thence north along the east line of Cicero Avenue, a distance of 125 feet to the point of beginning), in Cook County, Illinois.

PARCEL 4:

Easement for ingress and egress for the benefit of Parcel 3 as created by the grant of easement made by 147th Street building Corporation, a corporation of Illinois, to J. Clare Moore, Jr. and others dated July 19, 1966 and recorded August 1, 1966 as document 19902712 for passageway over property described as follows:

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Beginning at a point on a line parallel to the est line of Lot 5 in A.T. McIntosh's addition to Midlothian Farms aforesaid, 17.0 feet east of the est line of Lot 5 and 125.0 feet south of the north line of said Lot 5; thence east along a line parallel with the north line of said Lot 5, a distance of 145.0 feet; thence south along a line parallel with the est line of said Lot 5, a distance of 35.0 feet; thence west along a line parallel with the north line of said Lot 5, a distance of 145.0 feet to the east line of the west 17.0 feet of Lot 5; thence north along a line parallel with the west line of said Lot 5, a distance of 35.0 feet to the point of beginning, in Cook County, Illinois.

Prepared by: Name Mr. Adam E. Max, Vice President
Company Archibald Candy Corporation
Address 1137 W. Jackson Boulevard
City Chicago State IL Zip 60607

Return to: Spengler, Carlson, Gubar, Brodsky
& Frischling
520 Madison Avenue
New York, NY 10022
Attn: Herbert P. Max, Esq.

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 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)
 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?

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Yes ___ No X

(2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?
Yes ___ No X

(3) A lease exceeding a term of 40 years?
Yes ___ No X

(4) A mortgage or collateral assignment of beneficial interest?
Yes X No ___

B. (1) Identify Transferor (Mortgagor):

Archibald Candy Corporation

Name and Current Address of Transferor (Mortgagor):

Archibald Candy Corporation
1137 West Jackson Blvd.
Chicago, Illinois 60607

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 Mr. Adam E. Max, Vice President
Company Archibald Candy Corporation
Address 1137 W. Jackson Boulevard
City Chicago State IL Zip 60607
(312) 243-2700

Name, Position (if any) and Address Telephone No.

C. Identify Transferee (Mortgagee):

Wilmington Trust Company and William J. Wade, as Trustee

Name and Current Address of Transferee:

Wilmington Trust Company and William J. Wade, as Trustee

Richards, Layton & Finger, PA

1 Rodney Square, P. O. Box 551

Wilmington, Delaware 19899

Attn: William J. Wade

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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.

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 from which 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 opportunity for such person to perform the response action."

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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 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."

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

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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 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 X

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?

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

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 N/A

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- b. Permits for emissions to the atmosphere.
Yes No N/A
- c. Permits for any waste storage, waste treatment or waste disposal operations.
Yes No N/A
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 N/A
- 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 N/A
- c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.
Yes No N/A
8. Has the transfer 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 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
- 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 N/A

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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

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?

Yes No N/A

use of a cleanup 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 reaching 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 X

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

B. Site Information Under Other Ownership or Operation

1. Provide the following information about the previous owner or any entity or persons the transferor leased the site to or otherwise contracted with for the management of the site or real property:

Name Purchased from LaSalle National Trust

Type of business/or property usage Former gas station

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: (No knowledge except as indicated)

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 <u>X</u>	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 ___

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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.

Adam E. Max

Signature(s) Adam E. Max, V.P. for

Archibald Candy Corporation

Transferor (Mortgagor) (Please type)
(or on behalf of Transferor)

B. This form was delivered to me with all elements completed on October 30 1991

William J. Wade
Signature(s) William J. Wade for

Wilmington Trust Company and William J. Wade, as Trustee

Transferee (Mortgagee) (Please type)
(or on behalf of Transferee)

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

Signature(s)

(Same as Transferee/Mortgagee)
Lender

Lender Representative (Please Type)

Title

Property of County Clerk's Office

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