



UNOFFICIAL COPY

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

6/1/91

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

Seller _____

Buyer _____

Document No _____

I. PROPERTY IDENTIFICATION

A. Address of property 9500 Joliet Road, 6245 LaGrange Road, Hodgkins Lyons
Street City or Village Township 17.50
 Permanent Real Estate Index No. _____
 B. Legal Description _____
 Section _____ Township _____ Range _____
 Enter or attach current legal description in this area

DEPT-01 RECORDING
 73333 TRAM 2949 11/04/91 16:27:00
 80861 & C *91-577961
 COOK COUNTY RECORDER

See Exhibit "A" attached hereto and made a part hereof.



Prepared by John O'Connell
name
8695 S. Archer,
address
Willow Springs, IL 60648

Return to: William A. O'Connor, Esq.
name
19 S. LaSalle Street, 15th Floor
address
Chicago, Illinois 60603

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 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 _____

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

Apartment building (6 units or less)

Industrial building

Commercial apartment (over 6 units)

Farm with buildings

Store, office, commercial building

Other, specify _____

91577961

II. NATURE OF TRANSFER:

	Yes	No
A. (1) Is this a transfer by deed or other instrument of conveyance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) A lease exceeding a term of 40 years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) A mortgage or collateral assignment of beneficial interest?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1750

UNOFFICIAL COPY



Property of Cook County Clerk's Office

PROPERTY

RECORDS

UNOFFICIAL COPY

B. (1) Identify Transferor

Village of Hodgkins, 8990 Lyons Street, Hodgkins, IL 60525
Name and 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:

John O'Connell, Village Attorney, 8695 S. Archer, Willow Springs, IL 60648
Name, Position (if any), and address Telephone No

C. Identify Transferee: Hodgkins Auto Park, Inc., 9500 Joliet Rd., Hodgkins, IL 60525
Name and Current Address of Transferee

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 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:

(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 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."

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 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 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."

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

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

91577361

3. Has the transferor ever conducted operations on the property which involved the operation, 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		YES	NO
Landfill	_____	<input checked="" type="checkbox"/>	Injection Wells	_____	<input checked="" type="checkbox"/>
Surface Impoundment	_____	<input checked="" type="checkbox"/>	Wastewater Treatment Units	_____	<input checked="" type="checkbox"/>
Land Treatment	_____	<input checked="" type="checkbox"/>	Septic Tanks	_____	<input checked="" type="checkbox"/>
Waste Pile	_____	<input checked="" type="checkbox"/>	Transfer Stations	_____	<input checked="" type="checkbox"/>
Incinerator	_____	<input checked="" type="checkbox"/>	Waste Recycling Operations	_____	<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	_____	<input checked="" type="checkbox"/>	Waste Treatment Detoxification	_____	<input checked="" type="checkbox"/>
Storage Tank (Underground)	_____	<input checked="" type="checkbox"/>	Other Land Disposal Area	_____	<input checked="" type="checkbox"/>
Container Storage Area	_____	<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.

5. Has the transferor ever held any of the following in regard to this real property?

- a. Permits for discharge 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. 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 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. 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 _____
- 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?

- 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 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? _____

UNOFFICIAL COPY

b. SITE INFORMATION UNDER OTHER OWNERSHIP OR OPERATION

1. Provide the following information about the previous owner or lessee, company or person the transferor leased the site to or otherwise contracted with for the management of the site or real property.

Name: Central Transport, Inc., a Michigan corporation

Type of business Motor Freight
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		<input checked="" type="checkbox"/>	Injection Wells		<input checked="" type="checkbox"/>
Surface Impoundment		<input checked="" type="checkbox"/>	Wastewater Treatment Units		<input checked="" type="checkbox"/>
Land Treatment		<input checked="" type="checkbox"/>	Septic Tanks		<input checked="" type="checkbox"/>
Waste Pile		<input checked="" type="checkbox"/>	Transfer Stations		<input checked="" type="checkbox"/>
Incinerator		<input checked="" type="checkbox"/>	Waste Recycling Operations		<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	<input checked="" type="checkbox"/>		Waste Treatment Detoxification		<input checked="" type="checkbox"/>
Storage Tank (Underground)	<input checked="" type="checkbox"/>		Other Land Disposal Area		<input checked="" type="checkbox"/>
Container Storage Area		<input checked="" type="checkbox"/>			

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.

John O'Connell
Signature

John O'Connell; Attorney for the
type or print name Village of Hodgkins
TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

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

_____ 19____

[Signature]
Signature

Hodgkins Auto Park, Inc.
type or print name
TRANSFeree OR TRANSFEREES (or on behalf of Transferee)

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

_____ 19____

Signature

type or print name
LENDER

(Ch. 30, par. 906)

UNOFFICIAL COPY

PARCEL 1:
 THAT PART OF LOT 1 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 16; THENCE NORTH 89 DEGREES 58 MINUTES 43 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF LAGRANGE ROAD; THENCE NORTH 0 DEGREES 04 MINUTES 17 SECONDS WEST ALONG SAID EAST LINE, SAID LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 16 A DISTANCE OF 330.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 43 SECONDS EAST 10.00 FEET; THENCE NORTH 0 DEGREES 04 MINUTES 17 SECONDS WEST ALONG SAID EAST LINE OF LAGRANGE ROAD A DISTANCE OF 111.00 FEET FOR A PLACE OF BEGINNING; THENCE ALONG SAID EAST LINE OF LAGRANGE ROAD THE FOLLOWING 5 COURSES AND DISTANCES: 1) NORTH 0 DEGREES 04 MINUTES 17 SECONDS WEST 204.22 FEET; 2) THENCE NORTH 89 DEGREES 55 MINUTES 43 SECONDS EAST 45.00 FEET; 3) THENCE NORTH 0 DEGREES 04 MINUTES 17 SECONDS WEST 20.00 FEET; 4) THENCE SOUTH 89 DEGREES 55 MINUTES 43 SECONDS WEST 45.00 FEET; 5) THENCE NORTH 0 DEGREES 04 MINUTES 17 SECONDS WEST 184.81 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 IN BLOCK 1 IN SOUTH LAGRANGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1927, AS DOCUMENT NO. 9626371; THENCE NORTH 60 DEGREES 50 MINUTES 40 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 51.49 FEET; THENCE SOUTH 0 DEGREES 04 MINUTES 17 SECONDS EAST 11.52 FEET; THENCE NORTH 60 DEGREES 50 MINUTES 40 SECONDS EAST 80.11 FEET; THENCE NORTH 0 DEGREES 04 MINUTES 17 SECONDS WEST 95.55 FEET TO A POINT ON A LINE 65.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF JOLIET ROAD; THENCE NORTH 60 DEGREES 50 MINUTES 40 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 485.14 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 38 SECONDS EAST 792.85 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 43 SECONDS WEST 538.82 FEET TO THE PLACE OF BEGINNING;

PARCEL 2:
 THAT PART OF LOT 1 IN SCHOOL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 16; THENCE NORTH 89 DEGREES 58 MINUTES 43 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF LAGRANGE ROAD; THENCE NORTH 0 DEGREES 04 MINUTES 17 SECONDS WEST ALONG SAID EAST LINE, SAID LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 16 A DISTANCE OF 261.00 FEET; THENCE ALONG SAID EAST LINE OF LAGRANGE ROAD THE FOLLOWING 7 COURSES AND DISTANCES: 1) NORTH 0 DEGREES 04 MINUTES 17 SECONDS WEST 69.00 FEET; 2) THENCE NORTH 89 DEGREES 58 MINUTES 43 SECONDS EAST 10.00 FEET; 3) NORTH 0 DEGREES 04 MINUTES 17 SECONDS WEST 75.22 FEET; 4) THENCE NORTH 89 DEGREES 55 MINUTES 43 SECONDS EAST 45.00 FEET; 5) THENCE NORTH 0 DEGREES 04 MINUTES 17 SECONDS WEST 20.00 FEET; 6) THENCE SOUTH 89 DEGREES 55 MINUTES 43 SECONDS WEST 45.00 FEET; 7) THENCE NORTH 0 DEGREES 04 MINUTES 17 SECONDS WEST 184.81 FEET; TO

CONTINUED ON NEXT

9157061

UNOFFICIAL COPY

A POINT ON THE SOUTH LINE OF LOT 1 IN BLOCK 1 IN SOUTH LAGRANGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1927, AS DOCUMENT NO. 9626371; THENCE NORTH 60 DEGREES 50 MINUTES 40 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 51.49 FEET; THENCE SOUTH 0 DEGREES 04 MINUTES 17 SECONDS EAST 11.52 FEET; THENCE NORTH 60 DEGREES 50 MINUTES 40 SECONDS EAST 80.11 FEET; THENCE NORTH 0 DEGREES 04 MINUTES 17 SECONDS WEST 95.55 FEET TO A POINT ON A LINE 65.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF JOLIET ROAD; THENCE NORTH 60 DEGREES 50 MINUTES 40 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 485.14 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 60 DEGREES 50 MINUTES 40 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 93.15 FEET; THENCE SOUTH 29 DEGREES 09 MINUTES 20 SECONDS EAST 10.00 FEET TO A POINT ON A LINE 75.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH SAID CENTERLINE OF JOLIET ROAD; THENCE NORTH 60 DEGREES 50 MINUTES 40 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 90.75 FEET TO A POINT ON A LINE 566.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF SECTION 16; THENCE SOUTH 0 DEGREES 03 MINUTES 38 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 303.38 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 22 SECONDS WEST 165.56 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 38 SECONDS WEST 222.69 FEET TO THE PLACE OF BEGINNING;

EXCEPTING FROM SAID PARCEL 2 THE FOLLOWING: BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 0 DEGREES 03 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL 2 A DISTANCE OF 18.94 FEET; THENCE NORTH 60 DEGREES 50 MINUTES 40 SECONDS EAST 189.46 FEET TO A POINT IN THE EAST LINE OF SAID PARCEL 2; THENCE SOUTH 0 DEGREES 03 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 112.26 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE SOUTH 89 DEGREES 56 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL 2 A DISTANCE OF 165.56 FEET TO THE PLACE OF BEGINNING

PARCEL 3:

THAT PART OF LOT 15 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE 75.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF JOLIET ROAD, AND A LINE 566.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 16; THENCE SOUTH 0 DEGREES 03 MINUTES 38 SECONDS EAST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 191.12 FEET; THENCE NORTH 60 DEGREES 50 MINUTES 40 SECONDS EAST 99.82 FEET FOR A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, HAVING A CHORD BEARING OF NORTH 15 DEGREES 50 MINUTES 40 SECONDS EAST, A DISTANCE OF 39.27 FEET FOR A POINT OF TANGENCY; THENCE NORTH 29 DEGREES 09 MINUTES 20 SECONDS WEST 142.00 FEET TO A POINT IN A LINE 75.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF JOLIET ROAD; THENCE SOUTH 60 DEGREES 50 MINUTES 40 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 31.89 FEET TO THE PLACE OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS

PIN: 18-16-410-009

18-16-410-008

18-16-410-007

Address: 9500 Joliet Road, 6245 LaGrange Road
Hodgkins IL 60142

31577951