

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.

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FOR USE BY COUNTY RECORDER'S OFFICE

County 9 1 5 8 1 8 2 8 Vol. _____
Date _____ Page _____
Doc. No. _____ Rec'd. By _____

**ENVIRONMENTAL DISCLOSURE DOCUMENT
FOR TRANSFER OF REAL PROPERTY**

Seller:

Buyer:

\$ 16.00

Document No.:

Property Identification:

A. Address of property 4040 WASHINGTON BLVD, HILLSIDE, PROWISD
Street City or Village Township

Permanent Real Estate Index No. 15-06-418-019-0000

B. Legal Description:

Section _____ Township _____ Range _____

Enter current legal description in this area:

See Attached Legal

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COOK COUNTY RECORDER'S OFFICE
1991 NOV -6 AM 10:46 91581828

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Prepared by: Name JOHN L. THOMPSON
Company J & T PARTNERSHIP
Address 4040 WASHINGTON BLVD
City HILLSIDE State ILL Zip 60162

Return to: Bank of Commerce & Industry
6100 N. Northwest Highway
Chicago, Illinois 60631
Attn: Connie Alioto

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 16.0 x 185 Acreage 3/4 IRREGULAR SHAPE

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 501 333- Other (specify)

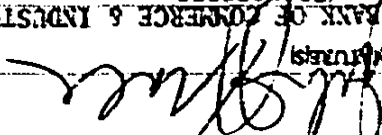
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Recorder Form #125
 BFC Forms Service, Inc
 1710 Armage Court, Addison, IL 60101
 (708) 495-3990

_____ TITLE
 President

_____ LENDER REPRESENTATIVE (PLEASE TYPE)
 John J. Frale

_____ LENDER / TRANSFEREE
 BANK OF COMMERCE & INDUSTRY

_____ SIGNATURES



_____ This form was delivered to me with all elements completed on September 23 19 91

_____ (for on behalf of Transferor)
 TRANSFEROR OR TRANSFEREE (PLEASE TYPE)

_____ SIGNATURES

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

_____ (for on behalf of Transferee)
 TRANSFEROR OR TRANSFEREE (PLEASE TYPE)

_____ SIGNATURES


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.

V. Certification

| | | | |
|-------|-----|-------|--------------------------------|
| _____ | Yes | _____ | Landfill |
| _____ | Yes | _____ | Surface Impoundment |
| _____ | Yes | _____ | Land Treatment |
| _____ | Yes | _____ | Waste Pile |
| _____ | Yes | _____ | Incinerator |
| _____ | Yes | _____ | Storage Tank (Above Ground) |
| _____ | Yes | _____ | Storage Tank (Underground) |
| _____ | Yes | _____ | Container Storage Area |
| _____ | Yes | _____ | Injection Wells |
| _____ | Yes | _____ | Wastewater Treatment Units |
| _____ | Yes | _____ | Septic Tanks |
| _____ | Yes | _____ | Transfer Stations |
| _____ | Yes | _____ | Waste Recycling Operations |
| _____ | Yes | _____ | Waste Treatment Detoxification |
| _____ | Yes | _____ | Other Land Disposal Area |

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

_____ Type of business or property usage

_____ Name _____

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:

_____ Site Information Under Other Ownership or Operation

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?
NO

_____ 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

IV. Environmental Information

A. Regulatory Information During Current Ownership

9 4 5 3 1 3 2 8

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?

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

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II. Nature of Transfer

- A. (1) Is this a transfer by deed or other instrument of conveyance?
 - Yes 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 40 years?
 - Yes No
- (4) A mortgage or collateral assignment of beneficial interest?
 - Yes No

B. (1) Identify Transferor:

Name and Current Address of Transferor:
 I & I Partnership, 4040 N. Washington Blvd., Hillside, IL 60162

Name and Address of Trustee if this is a transfer of beneficial interest of a land trust:
 Manufacturers Affiliated Trust Company, 758 N. North Ave., Chicago, IL 60610

Trustee (s) 9138

(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 L. Thompson, Partner

Name, Position (if any) and Address

Telephone No

C. Identify Transferee:

Name and Current Address of Transferee:

Bank of Commerce & Industry, 6100 N. Northwest Highway, Chicago, IL 60631

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

(4) Any person who accepts or accepts 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(f) 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 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 herein. It is noted that the text of the statutes cited herein may be obsolete or superseded version of such text.

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LEGAL DESCRIPTION

LOTS 6, 7, 8, 9, 10, 11, 12 and 13 (EXCEPT THAT PART OF LOT 13 TAKEN FOR STREET) IN BLOCK 1 AND THE SOUTH 1/2 OF VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 11 AND THE NORTH 1/2 OF VACATED ALLEY SOUTH OF AND ADJOINING LOTS 8, 9 AND 10 AFORESAID, AND THE EAST 1/2 OF THAT PART OF VACATED ENGLEWOOD AVENUE LYING BETWEEN BLOCKS 1 AND 2 FROM THE SOUTHERLY LINE OF BUTTERFIELD ROAD TO THE NORTH LINE OF WEST WASHINGTON BOULEVARD ALL IN THOMAS ROWANS SUBDIVISION OF LOTS 1 TO 6, INCLUSIVE, 15 TO 23, INCLUSIVE, AND LOTS 42, 43, 48, 49, 50, 55, 56 AND 57 TOGETHER WITH VACATED STREET BETWEEN LOTS 2, 3 AND 4, ALL IN J. H. WHITESIDE AND CO'S MADISON STREET ADDITION IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Street Address: 4040 W. Washington Boulevard, Hillside, Illinois

P.I.N. 15-08-418-019-0000

Property of Cook County Clerk's Office

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