



# UNOFFICIAL COPY

## ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

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

For Use By County

Seller American National Bank & Trust Co. a/t/w/t 62269

Recorder's Office

Buyer U.S. Robotics, Inc.

County

Document No. \_\_\_\_\_

Date

Doc. No.

Vol. \_\_\_\_\_ Page \_\_\_\_\_

Rec'd by \_\_\_\_\_

### I. PROPERTY IDENTIFICATION

A. Address of property 8111 N. St. Louis Ave., Skokie, IL  
Street City or Village Township

Permanent Real Estate Index No. 10-23-406-020

### B. Legal Description

Section 23 Township 41N Range 13E

Enter or attach current legal description in this area:

**Attached**

Vertical handwritten text on the left margin.

Property of Cook County Clerk's Office



DEPT-01 RECORDINGS \$17.50  
T#1111 TRAN 8318 11/07/91 10:54:00  
#5472 # A \* - 91-586042  
COOK COUNTY RECORDER

Prepared by: Robert H. Frankenbush  
name  
8111 N. St. Louis Ave., Skokie, IL 60076  
address

Return to: Irvin I. Gresh  
Neal Barber & Eisenberg  
2 N. LaSalle, Suite 2100, Chicago, IL 60602  
address

### 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.

### C. Property Characteristics

Lot Size Irregular Acreage 3.5

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 \_\_\_\_\_

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### II. NATURE OF TRANSFER:

Yes No

- A. (1) Is this a transfer by deed or other instrument of conveyance?
- (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?
- (3) A lease exceeding a term of 40 years?
- (4) A mortgage or collateral assignment of beneficial interest?

Handwritten initials or mark.

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## B. (1) Identify Transferor:

Robert H. Frankenbush, 8111 N. St. Louis Ave., Skokie, IL 60076

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: Environmental Discovery, Inc.

Thomas E. Doyle 1900 Spring Rd. Oak Brook, IL 60521

708/571-9111

Name, Position (if any), and address

Telephone No.

## C. Identify Transferee: U.S. Robotics, Inc., 8100 McCormick Blvd., Skokie, IL 60076

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 substance.

#### 1. Section 22.2(i) 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

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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?

	YES	NO		YES	NO
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Injection Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Surface Impoundment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wastewater Treatment Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Treatment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Pile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transfer Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Incinerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Recycling Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Waste Treatment Detoxification	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Underground)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Land Disposal Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Container Storage Area	<input checked="" type="checkbox"/>	<input 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/N/A  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? UST removal by SET

Environmental, Wheeling, Illinois and related soil remediation occurred between April and July 1991.  
With respect to question 5(c) transferor did obtain a permit for offsite disposal of waste in connection with this UST removal.

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## 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: Signode Corp.

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

Robert H. Frankenbush  
signature

Robert H. Frankenbush

type or print name

TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

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

NOVEMBER 4 1991

U.S. Robotics, Inc., attorney  
signature

U.S. ROBOTICS, INC.

type or print name

TRANSFeree OR TRANSFerees (or on behalf of Transferor)

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

\_\_\_\_\_ 19\_\_\_\_

signature

type or print name

LENDER

(Ch. 30, par. 906)

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## EXHIBIT A

### Land

THAT PART OF THE WEST 375.0 FEET OF THE EAST 1835.0 FEET OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 810.48 FEET THEREOF (ALL MEASURED ALONG THE DIVISIONAL LINES OF SAID QUARTER SECTION) AND LYING SOUTH OF A LINE DRAWN FROM A POINT 206.65 FEET SOUTH OF THE NORTH EAST CORNER TO A POINT 206.37 FEET SOUTH OF THE NORTH WEST CORNER OF SAID TRACT; ALSO THAT PART OF THE WEST 20.0 FEET OF THE EAST 1855.0 FEET OF THE AFORESAID SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, LYING NORTH OF THE SOUTH 810.48 FEET THEREOF (AS MEASURED ALONG THE DIVISIONAL LINE OF SAID QUARTER SECTION) AND LYING SOUTH OF A LINE DRAWN FROM A POINT 193.37 FEET SOUTH OF THE NORTH EAST CORNER TO A POINT 193.35 FEET SOUTH OF THE NORTH WEST CORNER OF SAID PARCEL OF LAND; ALSO A TRIANGULAR PARCEL OF LAND IN THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23 AFORESAID DESCRIBED BY BEGINNING AT A POINT IN THE WEST LINE OF THE EAST 1890.0 FEET OF SAID, SOUTH EAST 1/4, (AS MEASURED ALONG THE DIVISIONAL LINES THEREOF) WHICH IS 193.32 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID SOUTH EAST 1/4; THENCE WESTERLY 104.85 FEET TO A POINT WHICH IS 193.24 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, AFORESAID; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT ON THE AFORESAID WEST LINE OF THE EAST 1890.0 FEET OF THE SOUTH EAST 1/4 OF SAID SECTION 23, WHICH IS 15.0 FEET SOUTH OF THE POINT OF BEGINNING, OF THE PARCEL OF LAND HEREWITH DESCRIBED; ALSO THAT PART OF THE WEST 800 FEET OF THE EAST 1460 FEET AS MEASURED ALONG THE SECTION DIVISION LINES OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 810.48 FEET AND SOUTH OF THE NORTH 275.0 FEET THEREOF AS MEASURED ALONG THE SECTIONAL DIVISION LINES, AND WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID TRACT 668.54 FEET WEST OF THE SOUTH EAST CORNER, AS MEASURED ON SAID SOUTH LINE TO A POINT ON THE NORTH LINE OF SAID TRACT 675.56 FEET WEST OF THE NORTH EAST CORNER, AS MEASURED ON THE NORTH LINE OF SAID TRACT, ALL IN COOK COUNTY, ILLINOIS.

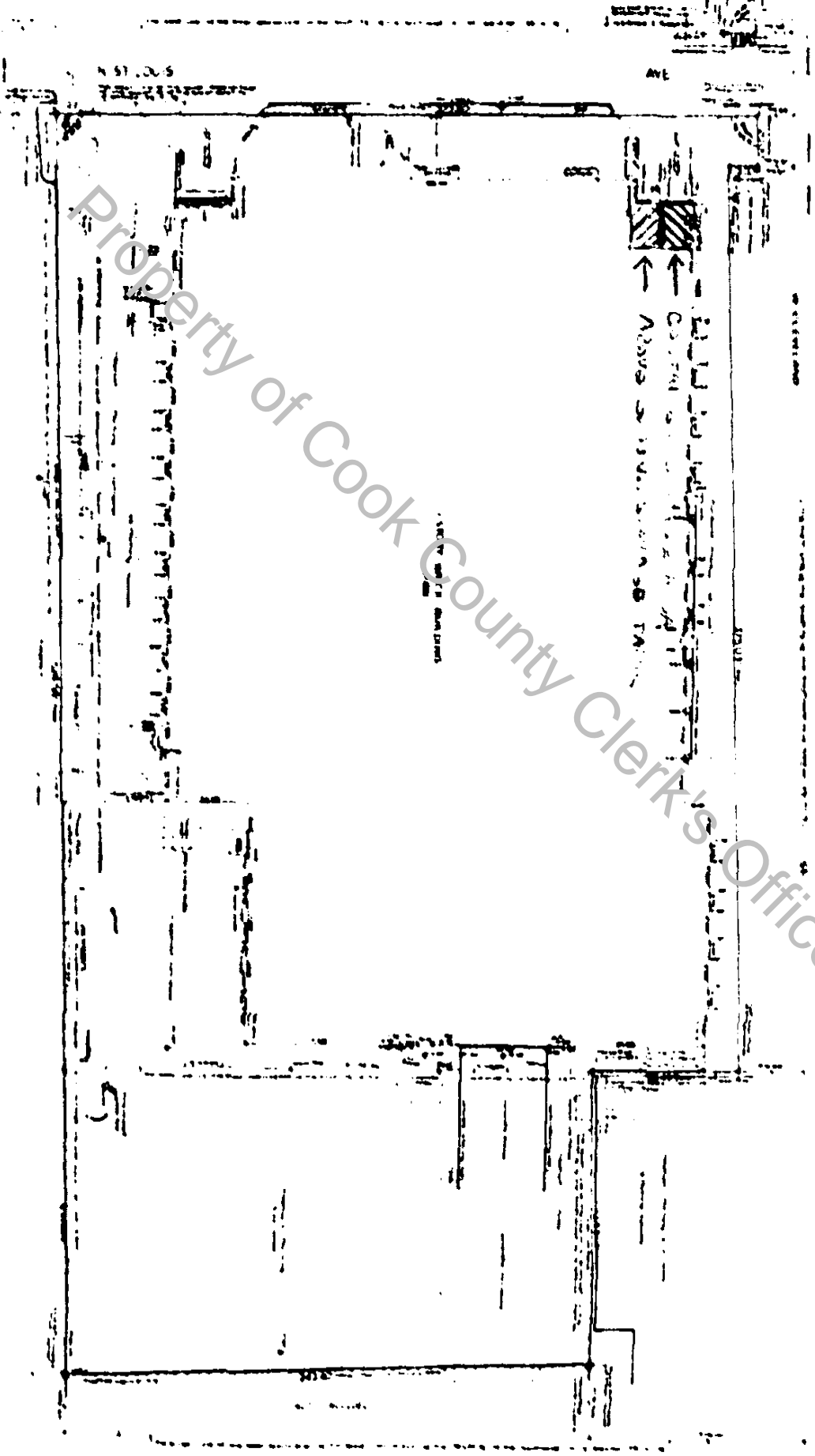
11-11-2010



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