

Who Shall Tax a Fee for the Sale of any real property subject to the provisions of the Responsible Property Transfer Act of 1988, transferred, or upon recording of the deed, other instrument of conveyance, lease, mortgage or assignment of the beneficial interest of an Illinois land trust, whichever occurs first, this completed disclosure document must be recorded in the office of the recorder of the county in which such property is located, and within 30 days after the date any real property subject to the provisions of the Responsible Property Transfer Act is transferred, a copy thereof shall be filed with the Illinois Environmental Protection Agency.

County: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Doc. No.: \_\_\_\_\_ Vol.: \_\_\_\_\_  
 Page: \_\_\_\_\_ Rec'd. By: \_\_\_\_\_

**ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY**  
 Subject to the Illinois Responsible Property Transfer Act

COOK COUNTY RECORDER  
 175 W. WASHINGTON ST.  
 CHICAGO, ILL. 60601  
 TEL: 312-621-1228  
 FAX: 312-621-1228

Seller: BLOOM TOWNSHIP, an Illinois Body Politic  
 Buyer: CASTLE CANDY COMPANY, an Illinois Corporation  
 Document No.: \_\_\_\_\_

Property Identification:  
 A. Property Address (include township): 10th St. & Dixie Highway, Chgo. Hts., IL Bloom Twp.  
 Permanent Real Estate Index No.: 32 20 205 013 000  
 B. Legal Description: Section \_\_\_\_\_ Township Bloom Range 1  
 Enter or attach current legal description in this area:

See attached

Prepared by: Name: Luciano Panici Company: CIFELLI & SCREMENTI, LTD. Address: 450 W. 14th Street City/State/Zip: Chicago Heights, IL 60411  
 Return to: Name: Luciano Panici Company: CIFELLI & SCREMENTI, LTD. Address: 450 W. 14th Street City/State/Zip: Chicago Heights, IL 60411

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 clean-up costs whether or not they caused or contributed to the presence of environmental problems associated with the property.

A. Property Characteristics: Lot Size: 1/2 Acre / Acreage: \_\_\_\_\_

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

- |  |   |
|--|---|
| <input type="checkbox"/> Apartment building (6 units or less)          | <input type="checkbox"/> Industrial building  |
| <input type="checkbox"/> Commercial apartment (over 6 units)           | <input type="checkbox"/> Farm, with buildings |
| <input checked="" type="checkbox"/> Store, office, commercial building | <input type="checkbox"/> Other (specify)      |

**II. Nature of Transfer**

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



Attorneys' Title Guaranty Fund, Inc.

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B. (1) Identify Transferor

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**BLOOM TOWNSHIP**

7 1 5 1 1 2 8

Name and current address of the transferor

**425 South Halsted, Chicago Heights, IL 60411**

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:

**Robert A. Grossi,**

**Supervisor**

**425 S. Halsted, Chgo Hts., IL (708)754-9400**

Name

Position (if any)

Address

Phone

C. Identify Transferee:

**Castle Candy Co. Beneficiary under Chicago Heights National, as Trustee**

Name and current address of transferee

**Under Trust No. 2308**

**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 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.

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 three 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 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.

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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

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?

- Yes  No  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

If any of the above items are answered Yes 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 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
- 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
- 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

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?

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N/A Use of a clean up procedure or to remove or treat materials including soils, pavement or other surficial materials.

N/A Assignment of in-house maintenance staff to remove or treat materials including soils, pavement or other surficial materials.

N/A Designation, by the IEPA or the HESDA, of the release as "significant" under the Illinois Chemical Safety Act.

N/A Sampling and analysis of soils.

N/A Temporary or more long-term monitoring of groundwater at or near the site.

N/A Impaired usage of an on site or nearby water well because of offensive characteristics of the water.

N/A Coping with fumes from subsurface storm drains or inside basements, etc.

N/A 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?

No

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: Jetco Properties, Inc., a Delaware Corporation

Type of business or property usage: Shopping Center

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  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

V. Certification

A. Based on my inquiry of those persons directly responsible for gathering the information, I certify that the information submitted to the best of my knowledge and belief, true and accurate.

Signature: Robert A. Grossi
Robert A. Grossi, Bloom Township Supervisor

Transferor(s): Type or print name(s) or on behalf of transferor(s)

B. This form was delivered to me with all elements completed on November 24th 1991

Signature: Alfred D. Struck
CASTLE CANY COMPANY INC. (by ALFRED D. STRUCK, President)

Transferor(s): Type or print name(s) or on behalf of transferor(s)

C. This form was delivered to me with all elements completed on \_\_\_ 19 \_\_\_

Signature

Sender

Sender Representative Type or print name(s)

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0 1 6 . . 1 2 8

THAT THE NORTH 50 FEET THEREOF AND A 200.00 FEET  
SECTION BETWEEN LINES IN DIXIE HIGHWAY CUT-OFF THE NORTH  
EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, AND THAT EAST  
1/2 OF THE DIXIE HIGHWAY CUT-OFF OF THE NORTHWEST 1/4 OF  
THE NORTHWEST 1/4 OF SECTION 20, ALL IN TOWNSHIP 25 NORTH,  
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED  
AS FOLLOWS:

TO BEGIN AT A POINT ON THE SOUTHWESTERLY LINE OF DIXIE  
HIGHWAY CUT-OFF 374.0 FEET (AS MEASURED ALONG THE AFORESAID  
SOUTHWESTERLY LINE OF DIXIE HIGHWAY CUT-OFF) NORTHWESTERLY  
TO THE SOUTHERLY LINE OF THE NORTH WEST QUARTER OF THE NORTH  
WEST QUARTER OF SAID SECTION 20; THENCE SOUTHWESTERLY 89 DEGREES  
51 MINUTES 20 SECONDS TO SAID LINE FOR A DISTANCE OF 747.10 FEET; THENCE  
SOUTHWESTERLY ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY  
LINE OF DIXIE HIGHWAY CUT-OFF A DISTANCE OF 720.40 FEET;  
THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN INTERIOR  
ANGLE OF 89 DEGREES 51 MINUTES 20 SECONDS WITH THE LAST  
MENTIONED CURVE FOR A DISTANCE OF 408.40 FEET TO A POINT OF  
TANGENCY; THENCE FURTHER ALONG SAID CURVE, CONVEX  
SOUTHWESTERLY, HAVING A RADIUS OF 50.0 FEET, FOR AN ARC  
DISTANCE OF 47.16 FEET TO A POINT OF TANGENCY; THENCE NORTH  
WESTERLY TO THE CENTER OF SAID CURVE, FOR A DISTANCE OF  
50.0 FEET; THENCE SOUTH LINE OF TENTH STREET BEING 6.00 FEET  
WIDER THAN THE NORTH LINE OF SAID NORTH WEST  
QUARTER OF SECTION 20; THENCE EAST ALONG SAID NORTH LINE  
FOR A DISTANCE OF 200.0 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF DIXIE  
HIGHWAY CUT-OFF; THENCE SOUTHEASTERLY ALONG SAID  
DIXIE HIGHWAY CUT-OFF A DISTANCE OF 720.40 FEET TO THE POINT  
OF BEGINNING; IN COOK COUNTY, ILLINOIS.

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NOT TO SCALE

EAST

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Bloom Twp Plaza

Back of Building

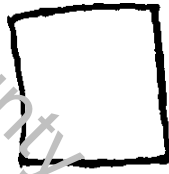


Note:

• - Represents Fill pipe

□ - Represents (13) 500 gal. Tanks

○ - Fill pipe



(1) 1000 gal. Tank  
in center of back  
lot.

Asphalt Paving

West

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