

THIS INSTRUMENT WAS PREPARED BY:  
111 West Washington Street  
Chicago, Illinois 60602

**UNOFFICIAL COPY**

JAMES L. BESSON, JR. - 0 2 3 6  
% Chicago Title and Trust Company  
312-630-2168



ES & CALL  
RELEASE DEED

91023649

F. 217 R. 12/73

THE ABOVE SPACE FOR REGISTRARS USE ONLY

KNOW ALL MEN BY THESE PRESENTS That CHICAGO TITLE AND TRUST COMPANY, a corporation of the State of Illinois, as Trustee

in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto Commercial National Bank of Chicago, as trustee under trust agreement dated October 10, 1984 and known as trust number 615

the heirs, legal representatives (or if a corporation, its successors) and assigns, all the right, title, interest, claim, or demand whatsoever which the grantor may have acquired in, through or by a certain Trust Deed, recorded in the Recorder's Office (or if the property is registered, filed in the Registrar's Office) of Cook County, in the State of Illinois, as Document Number 27 301 339. Also extended by LR 87 678 515 to the premises situated in the County of Cook, State of Illinois, described as follows, to-wit:

That part of Lots 28 and 29 in Block 12 in Cochran's Second Addition to Edgewater in the East 1/2 of Fractional Section 5, Township 40 North, Range 14, East of Third Principal Meridian lying West of the East 157 feet 6 inches of said Lots and North of the South 33 feet 2 inches of Lots 28 aforesaid, in Cook County, Illinois.

PTN = 1A-05-204-03A

DEPT-01 RECORDING 13.25  
T#7777 TRAN 8269 01/15/91 14:52:00  
#0447 # G \* - 91 - 023649  
COOK COUNTY RECORDER

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together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, Said CHICAGO TITLE AND TRUST COMPANY, as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice-President, and attested by its Assistant Secretary, and its corporate seal to be hereto affixed,

(Date) December 20, 1990

CHICAGO TITLE AND TRUST COMPANY  
as Trustee as aforesaid,

By *Evelyn A. Lawrence*  
Assistant Vice-President

Attest *Ethel Sims*  
Assistant Secretary



**FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.**

STATE OF ILLINOIS, } SS.  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal

Date 12/20/90

*Ethel Sims*  
Notary Public

DELIVERY INSTRUCTIONS

NAME

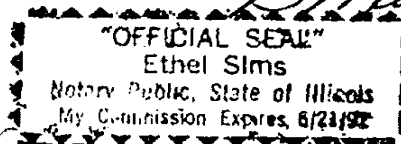
STREET

CITY

INSTRUCTIONS

INTERCOUNTY TITLE COMPANY  
140 W MADISON STREET  
CHICAGO IL 60604  
OR North Bank  
505 N Lake Shore Dr.  
Chicago, IL 60611

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE



RECORDER'S OFFICE BOX NUMBER 533 Chicago, IL 60611

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EXHIBIT

Property of Cook County Clerk's Office

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II. 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 of 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(d) 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 falls without sufficient cause to provide removal or remedial action upon or in accordance with 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 no 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 result of a release or a substantial threat of release of petroleum from an underground storage tank. 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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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

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

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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

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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 environment 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

NA

10. Is the facility currently operating under a variance granted by the Illinois Pollution Control Board?

- Yes
- No

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

.....  
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NA

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ENCLOSURE



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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 transferor leased the site to or otherwise contracted with for the management of the site or property:

Name: MR. JOHN CANNER

Type of business/ or property usage: VETERAN OF FOREIGN WAR

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

	YES	NO
Landfill	....	....
Surface Impoundment	....	....
Land Treatment	....	....
Waste Pile	....	....
Incinerator	....	....
Storage Tank (Above Ground)	....	....
Storage Tank (Underground)	....	....
Container Storage Area	....	....
Injection Wells	....	....
Wastewater Treatment Units	....	....
Septic Tanks	....	....
Transfer Stations	....	....
Waste Recycling Operations	....	....
Waste Treatment Detoxification	....	....
Other Land Disposal Area	....	....

*No  
Knowledge*

## 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.

*Frankie James*  
*Bercy James*  
TRANSFEROR  
(or on behalf of Transferor)

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

12-12 1990

*Frankie James*  
*Bercy James*  
TRANSFeree  
(or on behalf of Transferee)

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

12/13 1990

CHICAGO CITY BANK AND TRUST COMPANY  
*Paul A. Jary*  
LENDER

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MAILED

MAILED 10:00 AM