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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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91160169

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

91-0064
Cowan pg

Seller: American National Bank, As Trustee (Trust No. 104369-05)

Buyer: American Veterinary Medical Association

Property Identification:

A. Address of property: 1931 North Maccham Road, Schaumburg, Illinois
Street City or Village Township

Permanent Real Estate Index No. 07-12-101-005 S. 07-12-101-016

B. Legal Description:

Section Fractional 1 & Township 41 North Range 10 East

Enter current legal description in this area:

See attached Schedule A

Prepared by: Name Russell J. Blair
Company Cambridge Investors, L. Limited Partnership
Address Six Central Row
City Hartford State CT Zip 06103

DEPT-01 RECORDING \$18.00
1:3333 TRAN 2327 04/09/91 14:00:00
19142 * C * - 91 - 160169
COOK COUNTY RECORDER

Return to: Thoreso M. Moyer, Esq.
Kirkland & Ellis
200 Randolph Drive
Chicago, IL 60601

91160169

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



Provided courtesy of
The Illinois Chamber
20 North Wacker Drive
Chicago, Illinois 60606-3083
312-372-7373

BOX 334

1800

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The undersigned, Clerk of Cook County, Illinois, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk's Office.

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

I. 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 cleanup costs whether or not they caused or contributed to the presence of environmental problems associated with the property.

A. Property Characteristics:

Lot Size 198.871. Acreage 4.561....

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

- Apartment building (6 units or less)
- Commercial apartment (over 6 units)
- ..X.. Store, office, commercial building
- Industrial building
- Farm, with buildings
- Other (specify)

II. Nature of Transfer

A. (1) Is this a transfer by deed or other instrument of conveyance?

Yes...X. No.....

(2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?

Yes...X. No.....

(3) A lease exceeding a term of 40 years?

Yes..... No..X..

(4) A mortgage or collateral assignment of beneficial interest?

Yes..... No..X..

B. (1) Identify Transferor:

Cambridge Investors I Limited Partnership.....

Name and Current Address of Transferor:

Six Central Row, Hartford, CT 06103.....

Name and Address of Trustee if this is a transfer of beneficial interest of a land trust:

American National Bank, as Trustee P.O. Box 97207, Chicago, IL 60678.....

Trust No.

104369-05.....

(2) Identify person who has completed this form on behalf of the transferor and who has knowledge of the information contained in this form:

Russell J. Blair..... (203) 727-1854.....

Name, Position (if any) and Address

Telephone No.

C. Identify Transferee:

American Veterinary Medical Association.....

91160169

Name and Current Address of Transferee:

930 North Meacham Road, Schaumburg, IL 60196.....

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;

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Page 1 of 1

IN SENATE, January 11, 1900.

REPORT OF THE

COMMISSIONERS OF THE LAND OFFICE

IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE

ON JANUARY 1, 1899.

CHICAGO, ILL., 1900.

Printed by the State Printer.

Property of Cook County Clerk's Office

Approved and ordered published, January 11, 1900.

MAILED

Attest: _____

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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. (Applicants should refer to the disclosure document.)

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

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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 hazardous wastes, hazardous substances or petroleum?
 - Yes..... No..X (see 2 above)
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..X
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..X (see 2 below)
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 activity (other than paint mixing or filling of consumer sized containers), finishing, refinishing, servicing, or cleaning operations on the property.

IV. Environmental Information

- A. Regulatory Information During Current Ownership
 2. 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.
 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 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 (3), the owner or operator 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.
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 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 (3), the owner or operator 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.

(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

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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...X.
 - b. Permits for emissions to the atmosphere. Yes..... No...X.
 - c. Permits for any waste storage, waste treatment or waste disposal operation. Yes..... No...X.
6. Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treatment works? Yes..... No...X.
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...X.
 - 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...X.
 - c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes..... No...X.
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...X.
 - 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...X.
 - 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...X.
 - b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site? Yes..... No...X.
 - 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...X
11. Is there any explanation needed for clarification of any of the above answers or response?
- The underground storage tank (UST) identified in question 4 above is a 250 gallon tank used for storage of diesel fuel to power an emergency generator. The UST is registered with the Office of the Illinois State Fire Marshall and an application for the removal was filed with that office on February 2, 1991. The UST is expected to be removed within thirty days of the transfer.

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B. Site Information Under Other Ownership or Operation 9 1 1 6 0 1 6 9

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 Moorgate Properties, Inc. c/o SIGNA Investments, Inc.
900 Cottage Grove Road, Bloomfield, CT 06002

Type of business/or property usage office building for commercial lease

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:

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

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.

*By Cambridge Associates, Its
sole General Partner

Cambridge Investors I Limited Partnership*
TRANSFEROR (PLEASE TYPE)

(or on behalf of Transferor)

By: Russell J. Blair
SIGNATURE(S)

Partner

B. This form was delivered to me with all elements completed on
April 5th 1991

American Veterinary Medical Association
TRANSFeree (PLEASE TYPE)

(or on behalf of Transferee)

R. K. Adams
SIGNATURE(S)

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

LENDER

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LENDER REPRESENTATIVE (PLEASE TYPE)

TITLE

SIGNATURE

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PHYSICIAN LOT #3 (INCLUDED)

ISLAND SECTION TO BE REMOVED

DRUMMER

EXISTING OFFICE BUILDING
FIN FLOOR 132' 5.0" or 6' x 15' FT APPROXIMATE TO 6' x

PROPOSED OFFICE BUILDING

210' 0.0" DRIVE
10' UTILITY EASEMENT PER DOC # 26374115

EXISTING CURBING TO BE REMOVED

382.28'

M 85° 58' 18" W

N 50° 27' 17" W
S 50° 27' 12" W

20' UTILITY EASEMENT PER DOC # 26374115

N 39° 32' 40" W
187' 0.0"

PARTIAL ISLAND REMOVAL

LOT #3

01160169

ARCEB
S. CH. BEN
S. 60° 27' 12" W

REMOVED

WORK TO BE FIELD

6' 2 1/2" @ 10'

4' 2 1/2" @ 10'

3' 2 1/2" @ 10'

10' @ 10'

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FACE OF BUILDING

COLLIN

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Lawyer's Title
Insurance Corporation

8

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE A CONTINUED - CASE NO. 91-00064

PARCEL 1:

Lot 3 in Walden International Subdivision, being a subdivision of part of Fractional Section 1 and part of the North 1/2 of Section 12, both in Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, as shown on plat of subdivision recorded January 30, 1980 as Document Number 25342431.

PARCEL 2:

Easements for the benefit of Parcel 1 for storm water drainage, ingress and egress, and utilities as established by Declaration of Protective Covenants dated March 17, 1980 and recorded with the Cook County Recorder of Deeds on March 29, 1980, as Document No. 25406331, and easements for the benefit of all owners of Walden International Subdivision for utilities as established by plat of subdivision recorded January 30, 1980 as Document Number 25342431.

PARCEL 3:

Perpetual, non-exclusive Easement for the benefit of Parcel 1 for ingress and access to, and egress from, the office building located on Parcel 1 as established by Agreement dated May 19, 1983 and recorded June 13, 1983 as Document No. 26640200 over the following Land:

A triangular Parcel of Land in Lot 4 in Walden International Subdivision, being a Subdivision of part of Fractional Section 1 and part of the North Half of Section 12, Both in Township 41 North, Range 10 East of the Third Principal Meridian, as shown on plat of subdivision recorded January 30, 1980 as Document Number 25342431, more particularly described as follows:

Commencing at the North West corner of said Lot 4; thence South 85 degrees 58 minutes 18 seconds East along the North line of said Lot 4, a distance of 260.35 feet to a point in the Southwesterly edge of an existing concrete walk to the point of beginning; thence South 85 degrees 58 minutes 18 seconds East continuing along the North line of Lot 4, a distance of 74.35 feet to a point in the Southeasterly edge of an existing concrete walk; thence South 50 degrees 47 minutes 3 seconds West along the Southeasterly edge of said existing concrete walk, a distance of 53.88 feet to a point 36.95 feet South, measured at right angles of said North line of Lot 4; thence North 39 degrees 31 minutes 27 seconds West along the Southwesterly edge of said existing concrete walk, a distance of 50.94 feet to the point of beginning, all in Cook County, Illinois.

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SCHEDULE A - PAGE 2

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COOK COUNTY

CLERK OF COURTS