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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

Recorder's Office

Seller: Zunith Electronics Corporation

County

Buyer: Helene Curtis, Inc.

Date

Document No.:

Doc. No.

Vol. _____ Page _____

Rec'd by: _____

\$ 17.00

I. PROPERTY IDENTIFICATION:

A. Address of property: 1500 North Kostner Avenue Chicago 39 North
Street City or Village Township

Permanent Real Estate Index No.: 16-03-105-008-000; 16-03-105-020-000
16-03-105-021-000

B. Legal Description:

Section 0 Township 39 North Range 13

Enter or attach current legal description in this area:

See legal description attached as Exhibit A

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Prepared by: John J. Van Zeyl, Esq.
1000 Milwaukee Avenue
Glenview, IL 60025-2493
address

Return to: _____
name
address

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 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 _____ Acreage 11.9887 acres

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

_____ Apartment building (6 units or less)

X _____ Industrial building

_____ Commercial apartment (over 6 units)

_____ Farm, with buildings

_____ Store, office, commercial building

_____ Other, specify _____

II. NATURE OF TRANSFER:

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

Yes No

X _____

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

_____ X _____

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

_____ X _____

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

_____ X _____

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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: Martin J. Hanson and Ann C. Hanson, his wife, Martin J. Hanson as Trustee under the will of John C. Hanson, deceased, and Louis E. Hanson and Lillian E. Hanson, as Trustees under the will of Louis J. Hanson, deceased; and the Pyle-National Company

Type of business/
or property usage: Furniture company and vacant land

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	_____	<u>X</u>	Injection Wells	_____	<u>X</u>
Surface Impoundment	_____	<u>X</u>	Wastewater Treatment Units	_____	<u>X</u>
Land Treatment	_____	<u>X</u>	Septic Tanks	_____	<u>X</u>
Waste Pile	_____	<u>X</u>	Transfer Stations	_____	<u>X</u>
Incinerator	_____	<u>X</u>	Waste Recycling Operations	_____	<u>X</u>
Storage Tank (Above Ground)	_____	<u>X</u>	Waste Treatment Detoxification	_____	<u>X</u>
Storage Tank (Underground)	_____	<u>X</u>	Other Land Disposal Area	_____	<u>X</u>
Container Storage Area	_____	<u>X</u>			

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.

John J. Van Zeyl
signature

John J. Van Zeyl

type or print name

TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

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

May 6 19 71

David D. Gregg
signature

David D. Gregg

type or print name

TRANSFEEE OR TRANSFEEES (or on behalf of Transferee)

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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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.
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?

IV. ENVIRONMENTAL INFORMATION

Regulatory Information During Current Ownership

1. 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 of both 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."

2. Section 22.18(b) of the Act states: "Notwithstanding any other provision or rule of law, except as provided otherwise in subsection (b), the owner or operator of both 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."

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 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 22.2(l) of the Act states: "Notwithstanding any other provision or rule of law, except as provided otherwise in subsection (b), the owner or operator of both 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 wish 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.

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(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, 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(g) 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(i) 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 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 of both 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 wish 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.

B. (1) Identify Transferor:

Name and Address of Transferor: Zenith Electronics Corporation, 1000 Milwaukee Avenue, Glenview, IL 60025-2493

Name and Current Address of Transferor: _____

Name and Address of Transferee 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:

John J. Van Zeyl, Senior Attorney, Zenith Electronics Corporation, (708) 391-8066

Name, Position (if any), and address: _____

Telephone No.: _____

C. Identify Transferee: Helene Curtis, Inc., 325 North Wells Street, Chicago, IL 60610-4713

Name and Current Address of Transferee: _____

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EXHIBIT A

KOSTNER LAND

PARCEL 1:

THAT PART OF THE NORTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE (HEREINAFTER REFERRED TO AS "FIRST MENTIONED EAST LINE") OF THE WEST 300 FEET OF SAID NORTH EAST QUARTER OF THE NORTH WEST QUARTER, WITH A STRAIGHT LINE (HEREINAFTER REFERRED TO AS "FIRST MENTIONED STRAIGHT LINE") DRAWN FROM A POINT ON THE ABOVE DESCRIBED FIRST MENTIONED EAST LINE WHICH IS 686.25 FEET SOUTH OF THE NORTH LINE OF SAID NORTH EAST QUARTER OF THE NORTH WEST QUARTER WHICH IS 689.15 FEET SOUTH OF THE NORTH EAST CORNER THEREOF; AND RUNNING THENCE EAST ALONG THE ABOVE "FIRST MENTIONED STRAIGHT LINE", A DISTANCE OF 393.47 FEET TO ITS INTERSECTION WITH THE WEST LINE (HEREINAFTER REFERRED TO AS "WEST LINE") OF THE EAST 640.48 FEET OF SAID NORTH EAST QUARTER OF THE NORTH WEST QUARTER; THENCE SOUTH ALONG SAID "WEST LINE", A DISTANCE OF 320 FEET; THENCE WEST ALONG A STRAIGHT LINE (HEREINAFTER REFERRED TO AS "SECOND MENTIONED STRAIGHT LINE") LOCATED 320 FEET SOUTH OF AND PARALLEL WITH THE ABOVE DESCRIBED "FIRST MENTIONED STRAIGHT LINE", A DISTANCE OF 393.47 FEET MORE OR LESS, TO THE INTERSECTION OF SUCH "SECOND MENTIONED STRAIGHT LINE" WITH THE ABOVE DESCRIBED "FIRST MENTIONED EAST LINE", AND THENCE NORTH ALONG SAID "FIRST MENTIONED EAST LINE", A DISTANCE OF 320 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM THE ABOVE DESCRIBED PREMISES ANY PART THEREOF THAT MAY FALL WITHIN THE LIMITS OF THE PREMISES DESCRIBED IN PARCEL 2 OF WARRANTY DEED FROM MARSH J. HANSON AND OTHERS TO ZENITH RADIO CORPORATION, A CORPORATION OF ILLINOIS DATED JUNE 6, 1950 AND RECORDED JUNE 9, 1950 AS DOCUMENT 14822985, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 300 FEET OF SAID NORTH EAST 1/4 OF THE NORTH WEST 1/4) (EXCEPT THAT PART OF SAID NORTH EAST 1/4 OF THE NORTH WEST 1/4 LYING NORTH OF A STRAIGHT LINE (HEREINAFTER REFERRED TO AS "STRAIGHT LINE") DRAWN FROM A POINT ON THE EAST LINE OF THE WEST 300 FEET AFORESAID WHICH POINT IS 686.25 FEET SOUTH OF NORTH LINE OF SAID SECTION TO A POINT ON THE EAST LINE OF SAID NORTH WEST 1/4 WHICH LATTER POINT IS 689.15 FEET SOUTH OF THE NORTH EAST 1/4 OF SAID NORTH WEST 1/4) (AND EXCEPT ALSO THAT PART OF SAID NORTH EAST 1/4 OF THE NORTH WEST 1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 300 FEET AFORESAID WITH THE ABOVE DEFINED STRAIGHT LINE AND RUNNING THENCE EAST ALONG SAID STRAIGHT LINE A DISTANCE OF 393.47 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 640.48 FEET OF SAID NORTH EAST 1/4 OF THE NORTH WEST 1/4; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 640.48 FEET A DISTANCE OF 636.91 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID NORTH EAST 1/4 OF THE NORTH WEST 1/4; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 A DISTANCE OF 394.72 FEET TO ITS INTERSECTION WITH SAID EAST LINE OF THE WEST 300 FEET OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 300 FEET A DISTANCE OF 635.35 FEET TO THE PLACE OF BEGINNING) (AND EXCEPT ALSO THEREFROM THE EAST 33 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 3)

PARCEL 3:

THAT PART OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SAID SECTION 3 WHICH IS 640.48 FEET WEST OF THE SOUTH EAST CORNER OF SAID NORTH EAST 1/4 OF THE NORTH WEST 1/4 AND RUNNING THENCE NORTH ON A LINE WHICH IS PARALLEL WITH THE EAST LINE OF SAID NORTH EAST 1/4 OF THE NORTH WEST 1/4 FOR THE DISTANCE OF 18 FEET TO A POINT; THENCE WEST ON A LINE WHICH IS PARALLEL WITH THE SAID SOUTH LINE OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 FOR A DISTANCE OF 23.76 FEET TO A POINT OF CURVE; THENCE SOUTH WESTERLY ON A CURVED LINE TANGENT TO SAID LAST DESCRIBED LINE CONVEX TO THE SOUTH WEST AND HAVING A RADIUS OF 371.07 FEET A DISTANCE OF 352.92 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING NORTH WESTERLY ON A CURVED LINE CONVEX TO THE SOUTH WEST AND HAVING A RADIUS OF 349.27 FEET A DISTANCE OF 203.61 FEET TO A POINT IN THE EAST LINE OF THE WEST 300 FEET OF SAID NORTH EAST 1/4 OF THE NORTH WEST 1/4; THENCE SOUTH ALONG SAID EAST LINE OF WEST 300 FEET A DISTANCE OF 105.22 FEET TO A POINT WHICH IS 236.92 FEET NORTH OF THE SOUTH LINE OF NORTH EAST 1/4 OF THE NORTH WEST 1/4; THENCE SOUTH EASTERLY ON A CURVED LINE CONVEX TO THE SOUTH WEST CONCENTRIC WITH SAID LAST DESCRIBED CURVED LINE AND HAVING A RADIUS OF 349.27 FEET FOR A DISTANCE OF 108.60 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING SOUTH EASTERLY IN A CURVED LINE CONVEX TO THE SOUTH WEST CONCENTRIC WITH SAID FIRST DESCRIBED CURVED LINE AND HAVING A RADIUS OF 393.07 FEET A DISTANCE OF 331.75 FEET TO A POINT IN THE SOUTH LINE OF SAID NORTH EAST 1/4 OF THE NORTH WEST 1/4; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 63.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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