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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.

For Use By County
Recorder's Office
County:
Date:
Doc. No.:
Vol.:
Page:
Rec'd. By:

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

Seller: 700 Michigan Tower Partnership, an Illinois partnership
Buyer: Edward and Jessica L. Charles
Document No.:

DEPT-01 RECORDING \$29.50
T#1111 TRAN 6254 05/31/91 11:23:00
#5836 A *-91-260557
COOK COUNTY RECORDER

Property Identification:

A. Address of property 100 East Huron Street, Chicago, North Town
Street City or Village Township

Permanent Real Estate Index No. 17-10-102-009

B. Legal Description:
Section 10 Township 39N Range 14

Enter current legal description in this area:

See Exhibit A attached to and made a part of this Disclosure Document.

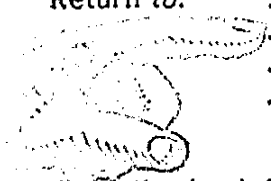
Prepared by: Name Edmund C. Woodbury
Company Brookfield Development, Inc.
Address 321 N. Clark Street, Suite 700
City Chgo. State IL Zip 60610

Theodore R. Johnson
Sudler Marling, Inc.
875 North Michigan Avenue
Chicago, IL 60611

Return to: Rudnick & Wolfe
203 North LaSalle Street, Suite 1800
Chicago, IL 60601
Attn: Sue Ann Fishbein

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

E111290/12910468 (RM)



29 MAIL

RUDNICK & WOLFE

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

- A. **Property Characteristics:** *As shown on Exhibit A and Exhibit B attached hereto and made a part hereof
 Lot Size.....*.....Acreage.....*.....
 Check all types of improvement and uses that pertain to the property:
 Apartment building (6 units or less)
 ..X. Commercial apartment (over 6 units)
 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..... No.....
- (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?
 Yes..... No..X..
- (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:
 ...700 Michigan Tower Partnership.....
 Name and Current Address of Transferor: c/o Sudler Marling, Inc.
 ...875 North Michigan Avenue, Chicago, Illinois 60611.....
 Name and Address of Trustee if this is a transfer of beneficial interest of a land trust:
 ...N/A.....
 Trust No.:
 ...N/A.....
- (2) Identify person who has completed this form on behalf of the transferor and who has knowledge of the information contained in this form:
 ...Edmund C. Woodbury..... (312) 245-5000.....
 Name, Position (if any) and Address Telephone No.
 Director of Construction, Brookfield Development Inc.
 700 Quaker Tower, 321 North Clark Street, Chicago, Illinois 60610
 and
 Theodore R. Johnson, Sudler Marling, Inc., 875 North Michigan Avenue,
 Chicago, Illinois 60611 (312) 751-0900

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C. Identify Transferee:

.....

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 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;

(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 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 or 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

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..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..X. 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..X..

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?

Landfill	Yes.....	No...X
Surface Impoundment	Yes.....	No...X
Land Treatment	Yes.....	No...X
Waste Pile	Yes.....	No...X
Incinerator	Yes.....	No...X

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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

(See Exhibit B)

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^X....
- b. Permits for emissions to the atmosphere.
Yes..... No^X....
- c. Permits for any waste storage, waste treatment or waste disposal operations.
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....

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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..... No..... N/A -
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..... N/A
 - 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? N/A
 - 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 ground-water 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.

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..... 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 responses?

..... The petroleum storage tank referenced above is for the sole use of.....
..... storage of diesel fuel to operate an emergency generator as required by.....
..... the City of Chicago Building Code.....
.....

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 BCEQ-ILLINOIS RESOURCES INC.

Type of ~~business~~ or property usage ... parking garage.....

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.....
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..

*This has been removed.

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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.

TRANSFEROR:

700 MICHIGAN TOWER PARTNERSHIP,
an Illinois partnership

By: CHICAGO PLACE APARTMENTS
LIMITED PARTNERSHIP,
an Illinois limited partnership,
one of its general partners

By: SUDLER MARLING, INC.,
an Illinois corporation,
its general partner

By: 
Giles Marling, Chairman

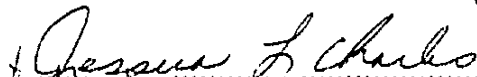
By: BROOKFIELD ILLINOIS II INC.,
a Minnesota corporation,
one of its general partners

By: 
Stephen Bell
Vice President

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

..... May 30 1971

x 
.....
Signature(s)


.....
Transferee or Transferees (Please type)
(or on behalf of Transferee)

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

..... May 30 19 91

.....
Signature(s).....

Harris Trust and Savings Bank
.....
Lender

..... Michael J. Gorman
Lender Representative (Please Type)

..... Vice President
Title

.....
Assistant Vice President

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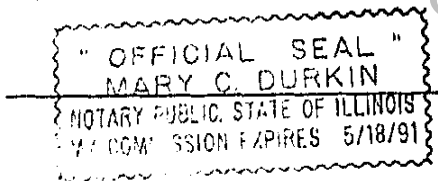
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Mary C Durkin a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Jules Marling, personally known to me to be the Chairman of Sudler Marling, Inc., a corporation of the State of Illinois, whose name is subscribed to the within Instrument, appeared before me this day in person and acknowledged that as such Chairman, he signed and delivered the said Instrument of writing as Chairman of said Corporation to be thereunto affixed, as his free and voluntary act and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 16 day of March, 1990.

Mary C Durkin
Notary Public

My Commission Expires:



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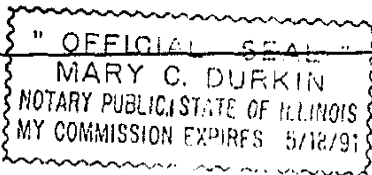
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, MARY C. DURKIN a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Stephen Bell, personally known to me to be the Vice President of BROOKFIELD ILLINOIS II INC., a corporation of the State of Minnesota, whose name is subscribed to the within Instrument, appeared before me this day in person and acknowledged that as such Vice President, he signed and delivered the said Instrument of writing as Vice President of said Corporation to be thereunto affixed, as his free and voluntary act and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 16 day of March, 1991.

Mary C. Durkin
Notary Public

My Commission Expires:



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STATE OF)
) SS.
COUNTY OF)

I, Mary C. Durkin, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Edward Charles (and Jessie Charles), personally known to me to be the same person(s) whose name(s) (are/is) subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged to me that (they/he/she), being thereunto duly authorized, signed and delivered said instrument as (their/his/her) own free and voluntary act, for the use and purposes set forth therein.

GIVEN under my hand and notarial seal this 2nd day of April 1990.

Mary C. Durkin
Notary Public

My Commission Expires:

" OFFICIAL SEAL "
MARY C. DURKIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/18/91

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, RAYLENE F. STUGLIK a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Michael J. Gorman, personally known to me to be the Vice President of Harris Trust and Savings Bank, a corporation of the State of Illinois, and Gray Christopher Daly, personally known to me to be the Assistant Vice President ~~Secretary~~ of said Corporation, whose names are subscribed to the within Instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Vice President ~~Secretary~~, they signed and delivered the said Instrument of writing as Vice President and Assistant Vice President ~~Secretary~~ of said Corporation to be thereunto affixed, as their free and voluntary act and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 30th day of May A.D. 1990.

Raylene F. Stuglik
Notary Public

My Commission Expires:

OFFICIAL SEAL
RAYLENE F. STUGLIK
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. DEC. 19, 1992

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EXHIBIT A

LOTS 2 OF CHICAGO PLACE, BEING A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE WITHIN BLOCK 46 (EXCEPT THE EAST 75.00 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CHICAGO PLACE RECORDED SEPTEMBER 7, 1990, AS DOCUMENT NO. 90435974, IN COOK COUNTY, ILLINOIS.

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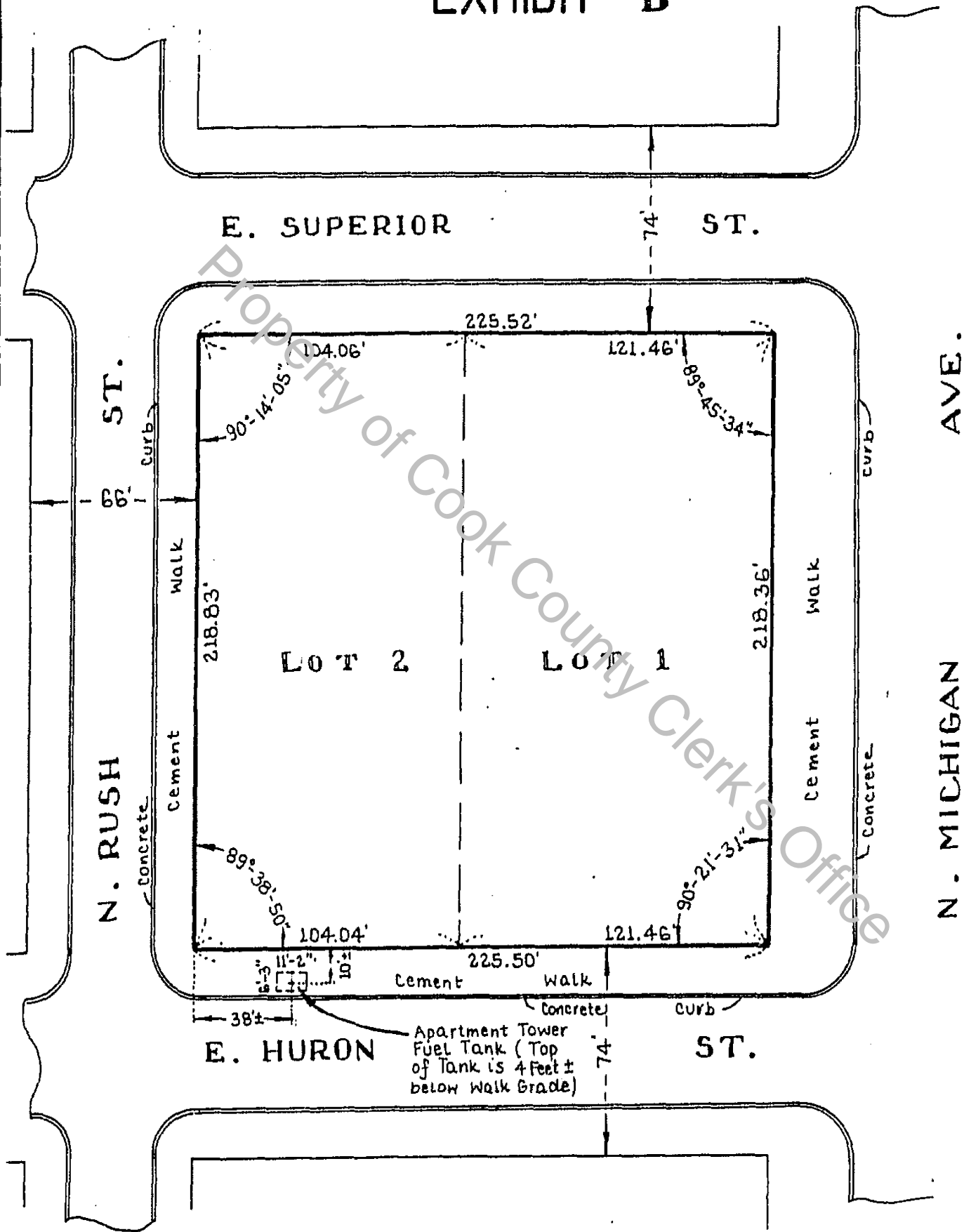
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EXHIBIT "B"



CHICAGO GUARANTEE SURVEY COMPANY 123 W. Madison St., Chicago, Illinois 60602 (312) 726-6880

ORDER No. 9006021-E

DATE October 16th, 1990

ORDERED BY Rudnick & Wolfe

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CLOSING STATEMENT
100 EAST HURON STREET CONDOMINIUM
(TRANSFER BY DEED)

SELLER : 700 Michigan Tower Partnership, an Illinois partnership, sole beneficiary of LaSalle National Trust, N.A., Trust No. 111297 under Trust Agreement dated July 1, 1986.

PURCHASER : Edward & Jessica L. Charles

PURCHASED UNIT: 4404

CLOSING DATE : May 30, 1991

ESCROW NUMBER : E111290

	<u>CREDIT PURCHASER</u>	<u>CREDIT SELLER</u>
1. Purchase Price		\$435,000.00
2. Earnest Money	\$100,000.00	
3. Monthly Assessment prorated from the Closing Date to the end of the month.		\$18.68
4. Miscellaneous		
5. Subtotal	\$100,000.00	\$435,018.68
6. Cash To Balance (Amount Due Seller)	\$335,018.68	
7. Total	\$435,018.68	\$435,018.68

Note: 1990 Real Estate Taxes, which will cover the Condominium as a whole, shall be paid in accordance with the terms and provisions of Paragraph 5(g) of the Purchase Agreement and Paragraph 1 of Exhibit F thereto.

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1991 Real Estate Taxes, for which there will be a separate tax bill, shall be paid and prorated in accordance with the terms and provisions of Paragraph 5(g) of the Purchase Agreement and Paragraph 3 of Exhibit F thereto. Seller hereby estimates its share of real estate taxes with respect to 1991 to be \$776.31.

ACCEPTED BY PURCHASER(S):

ACCEPTED BY SELLER:

700 MICHIGAN TOWER PARTNERSHIP,
an Illinois partnership

By:

Kay Durkin
Its Authorized Agent

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100 EAST HURON STREET CONDOMINIUM

UNIT: 4404

PURCHASER: Edward & Jessica L. Charles

SETTLEMENT FOR PURCHASER

1. Cash To Balance (Amount Due Seller)	\$335,018.68
2. Monthly Assessment for the First Month After Closing Date	\$579.06
3. Two Month's Assessment for start-up and reserve purposes for the Condominium Association	\$1,158.12
4. City of Chicago Transfer Tax	\$3,262.50
5. Purchaser's estimated title charges, escrow fee and recording fees	\$600.00
6. Total Due From Purchaser	<u>\$340,618.36</u>

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