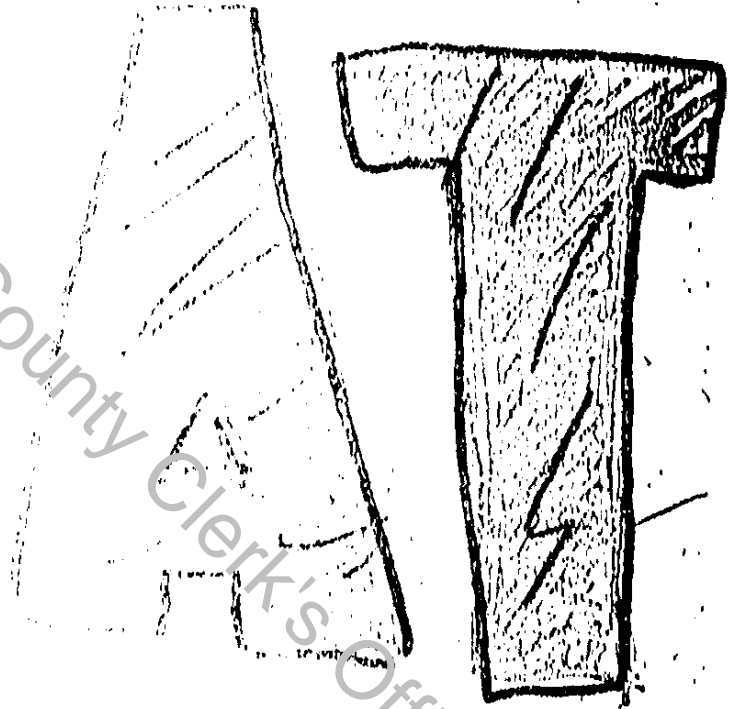


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Property of Cook County Clerk's Office



6-5-91

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ENVIRONMENTAL DISCLOSURE DOCUMENT
FOR TRANSFER OF REAL PROPERTY

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

For Use By County

Seller: Jerome Golden, as Trustee of Self Declaration of Trust dated March 13, 1975

Recorder's Office

Buyer: Frank M. Ward

County

Document No.: _____

Date

Doc. No.

Vol. _____ Page _____

Rec'd by: _____

28-

I. PROPERTY IDENTIFICATION:

A. Address of property: 301 West Lake Street, North Lake, Illinois 60164 Proviso
Street City or Village Township

Permanent Real Estate Index No.: 15-06-100-019, 15-06-100-023

B. Legal Description:

Section 6 Township 39N Range 12

Enter or attach current legal description in this area:

See Exhibit A attached hereto.

DO NOT PLAY WITH THIS DOCUMENT

COOK COUNTY ILLINOIS

1991 JUN -5 AM 10:55

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Prepared by: Terence J. Venezia
McDermott, Will & Emery
name
227 West Monroe, Chicago, IL 60606
address

Return to: Matt Carmody
11134 South Western
Chicago, Illinois 60643
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 178,287 sq. ft. Acreage 4.09

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

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

II. NATURE OF TRANSFER:

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

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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: Chicago Northwestern Railroad

Type of business/
or property usage _____

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.

Richard Kossack
signature

Richard Kossack

type or print name

TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

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

June _____ 19 91

signature

Frank M. Ward

type or print name

TRANSFeree OR TRANSFEREE (or on behalf of Transferee)

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

June _____ 19 91

signature

Richard Kossack, on behalf of Jerome Golden
As Trustee of Self Declaration of Trust

type or print name

dated March 13, 1975

LENDER

(Ch. 30, par. 906)

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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?

	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>			

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 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 X No _____ (see #11)
- 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 responses? See attached notice
regarding smoke from incinerator no longer located in property.

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B. (1) Identify Transferor:

Jerome Golden, as Trustee under Self Declaration of Trust dated March 13, 1975, 505 N. Lake Shore Drive,
Name and Current Address of Transferor Chicago, Illinois 60611

American National Bank and Trust Company of Chicago, 33 North LaSalle Street, Chicago, IL 38763
Name and Address of Trustee if this is a transfer of beneficial interest of a land trust 60690 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:

Richard Kossack, 301 West Lake Street, North Lake, Illinois 60614 (708) 344-6789
Name, Position (if any), and address Telephone No

C. Identify Transferee: Frank M. Ward, 2250 East 198th Street, Lynwood, Illinois 60411 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 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 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 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.

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

EXHIBIT A

Legal Description

Parcel 1:

That part of the North 1/2 of the North West Fractional 1/4 of Section 6, Township 39 North, Range 12 East of the Third Principal Meridian, bounded and described as follows:

Beginning at a point on the Southwesterly line of Lake Street, distant 50 feet Southeasterly, measured at right angles, from the center line of Chicago and Northwestern Railway Company lead or connecting track ICC No. 859, as said track is now located; thence Southeasterly along said Southwesterly line of Lake Street a distance of 43 feet, more or less, to a point distant 72 feet northwesterly, measured along said Southwesterly line of Lake Street, from the Southeasterly edge of the pavement of the Easterly "Return" or the concrete driveway; thence Southeasterly and Southerly along a curve concave to the West, and having a radius of 250 feet, a distance of 100 feet, more or less, to a point of tangency with a line parallel with and distant 42 feet Westerly, measured at right angles, from the Easterly edge of said driveway pavement; thence Southerly parallel with the Easterly edge of said driveway pavement a distance of 570 feet, more or less, to a point on the center line of the Commonwealth Edison Company power line; thence Westerly along the center line of said power line to a point distant 50 feet Southeasterly, measured at right angles, from the center line of said Track No. 859; thence Northeasterly parallel with the center line of said Track No. 859 to the point of beginning, in Cook County, Illinois;

Parcel 2:

That part of the North West fractional 1/4 of Section 6, Township 39 North, Range 12 East of the Third Principal Meridian, bounded as follows:

On the Northerly side by the Southerly line of a tract of land described in Document Number 21654936, dated October 5, 1971; on the Westerly side by a line parallel with and distant 37 feet Southeasterly, measured at right angles, from the center line of Chicago and Northwestern Transportation Company Track ICC Number 859, as said track is now located; on the Southerly side by a line parallel with and distant 200 feet Southerly, measured at right angles from said Southerly line of a

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tract of land described in Document Number 21654936; and on the Easterly side by the following described line:

Commencing at a point on the Southwesterly line of Lake Street according to Township dedication (being a line 33.00 feet Southwesterly of and parallel with the center line thereof as now constructed and occupied), distant 45.00 feet Northwesterly, measured at right angles, from the center line of Chicago and Northwestern Transportation Company Track ICC Number 860, as now located; thence South 70 Degrees 58 Minutes 01 Seconds East along said Southwesterly line a distance of 233.14 feet; thence South 4 Degrees 04 Minutes 12 Seconds West a distance of 567.084 feet; thence South 2 Degrees 02 Minutes 18 Seconds East a distance of 666.432 feet; thence South 87 Degrees 52 Minutes 42 Seconds West a distance of 66.00 feet to the point of beginning of the following described line; thence North 2 Degrees 02 Minutes 18 Seconds West a distance of 117 feet, more or less, to a point on said Southerly line of a tract of land described in Document Number 21654936, and there terminating, in Cook County, Illinois.

Property of Cook County Clerk's Office

91258333



COOK COUNTY DEPARTMENT OF ENVIRONMENTAL CONTROL

MAYBROOK CIVIC CENTER

1500 MAYBROOK DRIVE

MAYWOOD, ILLINOIS 60153

Telephone - 708/865-616

FAX No. - 708/865-6361

RICHARD J. PHELAN, PRESIDENT
BOARD OF COUNTY COMMISSIONERS

Charles F. Legg
Director

CERTIFIED NO. P 474 014 749
RETURN RECEIPT REQUESTED

AMERICAN PAPER RECYCLE
301 W. LAKE
NORTHLAKE, IL

RE: COUNTY OF COOK STATE OF ILLINOIS VS: Z- 21753

PLEASE BE ADVISED THAT THE ABOVE CAPTIONED MATTER WAS
CONTINUED

FROM:

TO: 5-27-91

11:00 A.M., COURTROOM "B,"
1500 MAYBROOK DRIVE,
MAYWOOD, ILLINOIS 60153

6-15-91

FAILURE TO APPEAR ON THIS COURT DATE CAN RESULT IN A DEFAULT
JUDGEMENT BEING ENTERED AGAINST YOU.

Yours,

Gene Tepper
Violations Coordinator

GT:mp

91259333

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NOTICE TO APPEAR
Z 21755

4th Branch 85
Municipal District
American Paper Recycle

301 W LAKESIDE
MAYBROOK CIVIC CENTER
MAYBROOK, ILLINOIS 60153

301 W LAKESIDE
MAYBROOK, ILLINOIS 60153

301 W LAKESIDE
MAYBROOK, ILLINOIS 60153

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301 W LAKESIDE
MAYBROOK, ILLINOIS 60153

County Clerk's Office

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Property of Cook County Clerk's Office



BURT BERNSTEIN
Environmental Control Inspector I

DEPT. OF ENVIRONMENTAL CONTROL
MAYBROOK CIVIC CENTER
1500 MAYBROOK DRIVE
MAYWOOD, ILLINOIS 60153

(708) 865-8165

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