

UNOFFICIAL COPY

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

OFFICIAL BUSINESS
GOVERNMENTAL AGENCY
NO WORK

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

For Use By County

1st National Bank of Evergreen Park

Recorder's Office

Seller: T/U/T 4482 dated 11/8/77

County

Buyer: City of Chicago

Date

Document No.:

Doc. No.

Vol. _____ Page _____

Rec'd by: _____

I. PROPERTY IDENTIFICATION:

A. Address of property: 5413-5439 & 5412-5454 S. Parkside Ave., Chicago

Street

City or Village

Township

Permanent Real Estate Index No.:

B. Legal Description:

Section 8 Township 38 N Range 13

Enter or attach current legal description in this area:

See Attached

**\$3.00
FILING**

CHICAGO TITLE AND TRUST COMPANY
111 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602

Prepared by: James L. DeVries

name

Return to:

ATTN: Dorothy Cannon

6600 College Dr., Ste. 201

address

MAIL LOCATION name: 0380

FECROW NO: 1602784

address

Palos Heights, IL 60463

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 2.8

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

Apartment building (6 units or less)

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

72-80-519 4-9

Call 602-784 Cannon



UNOFFICIAL COPY

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: N/A

N/A

Type of business/ or property usage N/A

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

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.

signature

KARL R Lehtinen

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 5 1991

signature

KAREN K. WEIL, Asst. Comptroller of City of Chicago

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)

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1991 JUN -6 PM 2:23

91272326

91272326

3. Has the transferor ever conducted operations on the property which involved the generation, recovery, 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?

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

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 discharge 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

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. Filled an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes _____ No
- c. Filled 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 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
- 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? Yes _____ No

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 ESDA, 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?

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

Yes _____ No

91272326

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

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, refishing, servicing, or cleaning operations on the property. Yes No

IV. ENVIRONMENTAL INFORMATION

5. The text of the statutes set out above is subject to change by amendment. Persons using this form may 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.

4. Section 22.18(a) of the Act states: "Notwithstanding any other provision or rule or law, except as provided otherwise in subsection (7), the owner or operator, or both, of an underground storage tank shall be liable for all costs of preventive action, corrective action and cleanup 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: "[...] 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 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."

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(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."

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 (f) 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 where 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."

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.

Section 22.1(f) of the Act states: "Notwithstanding any other provision or rule of law, and subject only to the defenses set forth in subsection (f) 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 where 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."

C. Identify Transferor: Name and Current Address of Transferor: City of Chicago, City Hall, Chicago, IL
 Name, Position (if any), and address: James L. DeVites, Attorney, 6600 W. College Dr., Ste. 201, Palos Heights 385-4886
 Telephone No. 708

(2) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information contained in this form: 1st Nat. Bank of Evergreen Park, 3101 W. 95th St., Evergreen Park, IL 60642
 Name and Address of Trustee if this is a transfer of beneficial interest of a land trust. Trust No. 4482
 Name and Current Address of Transferor: 708

B. (1) Identify Transferor:

UNOFFICIAL COPY

9 1 2 7 2 5 0 0

LEGAL DESCRIPTION OF PROPERTY

All that certain parcel or parcels of land located in the City of Chicago, County of Cook, State of Illinois, more particularly described as follows:

AND LOTS 8 TO 24, BOTH INCLUSIVE, *KKL*

THE SOUTH 9 FEET OF LOT 30 AND ALL OF LOTS 31 TO 39, BOTH INCLUSIVE, AND THE 16 FOOT VACATED ALLEYS ADJOINING LOTS 8 TO 14, BOTH INCLUSIVE, (EXCEPT THAT PART LYING WITHIN THE FOLLOWING DESCRIBED LINES: BEGINNING AT A POINT ON THE WEST LINE OF LOT 13, 146.03 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 8; THENCE NORTHEASTERLY ON A CURVED LINE CONVEX TO THE NORTH WEST HAVING A RADIUS OF 837.8 FEET TO A POINT ON THE WEST LINE OF LOT 14, 25.89 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 14; THENCE CONTINUING NORTHEASTERLY ON SAID CURVED LINE TO A POINT ON THE EAST LINE OF LOT 24, 108 FEET SOUTH OF THE NORTH EAST CORNER OF LOT 25; THENCE CONTINUING NORTHEASTERLY ON SAID CURVED LINE TO A POINT ON THE WEST LINE OF LOT 27, 37.94 FEET SOUTH OF THE NORTH WEST CORNER OF SAID LOT 26; THENCE CONTINUING NORTHEASTERLY ON SAID CURVED LINE TO THE NORTH LINE OF THE EAST AND WEST 16 FOOT PUBLIC ALLEY LYING NORTHERLY OF AND ADJOINING SAID LOT 26 TO A POINT 236.74 FEET WEST OF THE EAST LINE OF SAID SECTION 8; THENCE WESTERLY ALONG SAID NORTHERLY ALLEY LINE TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE TERMINAL RAILROAD COMPANY WHICH IS ALSO THE NORTHWESTERLY AND WESTERLY LINE OF THE NORTHEASTERLY AND SOUTHWESTERLY AND NORTH AND SOUTH 16 FOOT PUBLIC ALLEY LYING NORTHWESTERLY AND WESTERLY OF SAID LOTS 14 TO 25, BOTH INCLUSIVE, THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID ALLEY LINE TO THE NORTH WEST CORNER OF SAID LOT 13; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 13, 12.15 FEET TO THE PLACE OF BEGINNING), ALL IN MONBLATT'S 55TH STREET FULL SECTION LINE SUBDIVISION OF LOTS 1 TO 4 AND THAT PART OF LOTS 44 AND 45 LYING EAST OF THE INDIANA HARBOR BELT RAILROAD IN THE SUBDIVISION OF THE SOUTH EAST 1/4 OF

PROPERTY OFFICE

91272326

*to a point on the north line of Lot 26, 43 feet east of the north west corner of said Lot 26; thence continuing northeasterly on said curved line

KKL

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

SECTION 8, TOWNSHIP 38 NORTH, RANGE 13 EAST
OF THE THIRD PRINCIPAL MERIDIAN, LYING
SOUTH OF ARCHER AVENUE, IN COOK COUNTY,
ILLINOIS.

Commonly known as: 5413-5439 and 5412-5454 South Parkside
Avenue, Chicago, Illinois 60638

Permanent Index Numbers: 19-08-429-014-0000, 015-018, 020-031,
19-08-430-005-0000, 006-013, 19-08-430-042-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Delayed Billing
City of Chicago
attn: Karen Weil
121 No La Salle St.
Chicago, Ill. 60602

100-35000