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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: Jae Chul Chang and Soon Jin Chang

County

Buyer: Kwang Soo Lee and In So Lee

Date

Document No.: _____

Doc. No.

Vol. _____ Page _____

Rec'd by: _____

15⁰⁰

I. PROPERTY IDENTIFICATION:

A. Address of property: 2701 W. Armitage, Chicago, IL 60647 40N
Street City or Village Township

Permanent Real Estate Index No.: 13-36-401-001

B. Legal Description:

Section 36 Township 40N Range 13

Enter or attach current legal description in this area:

Lots 1 to 10 in Block 1 in Edgar M. Snow and Company's Subdivision, being Charles Morris' Subdivision, a Resubdivision of Block 2 of Borden's Subdivision of the West 1/2 of the South East 1/4 of Section 36, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

COOK COUNTY ILLINOIS
FILED

1991 JUN 14 PM 2:56

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Prepared by: Philip T. Reinstein

Return to: Box 333

950 Skokie Blvd.
Northbrook, IL 60062
address

JAZ 0307
address

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 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 31,960 sq. ft. Acreage _____

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"/> | <input type="checkbox"/> |
| (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust? | <input type="checkbox"/> | <input type="checkbox"/> |
| (3) A lease exceeding a term of 40 years? | <input type="checkbox"/> | <input type="checkbox"/> |
| (4) A mortgage or collateral assignment of beneficial interest? | <input type="checkbox"/> | <input 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: Goya Foods, Inc.

Type of business/
or property usage Unknown

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

Jae Chul Chang
signature
Jae Chul Chang
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 13, 1991

Kwan-Soo Lee
signature
KWAN-SOO LEE
type or print name
TRANSFEEE OR TRANSFEREE (or on behalf of Transferee)

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

Jan 13 1991

The Comyners
signature
Bank of Korea, Ltd.
type or print name
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 _____

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

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 _____

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 or any of the following in regard to this real property?

a. Permits for discharge of wastewater to waters of the State.	Yes _____ No <u>X</u>
b. Permits for emissions to the atmosphere.	Yes _____ No <u>X</u>
c. Permits for any waste storage, waste treatment or waste disposal operation.	Yes _____ No <u>X</u>
6. Has the transferor had any waste water discharges (other than sewage) to a publicly owned treatment works?	Yes _____ No <u>X</u>

7. Has the transferor taken any of the following actions relative to this property?

a. Prepared a Chemical Safety Compatibility Plan pursuant to the Illinois Chemical Safety Act.	Yes _____ No <u>X</u>
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 <u>X</u>
c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.	Yes _____ No <u>X</u>

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 <u>X</u>
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 <u>X</u>
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 <u>X</u>

9. Environmental Releases During Transfer'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 <u>X</u>
b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site?	Yes _____ No <u>X</u>
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 <u>X</u>

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?

YES _____ NO _____

91287012

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

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

4. Notwithstanding any other provision or rule of law, except as provided otherwise in subsection (c), 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 22.22(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."

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."

(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.

(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

(2) Any person who at the time of disposal, transport, treatment or storage from which there was a release or substantial threat of a release of any such 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 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. 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:

Under the Illinois Environmental Protection Act, owners of real property may be held liable for costs related to the release of hazardous substance.

III. NOTIFICATION

C. Identify Transferor: Kwang Soo Lee 2701 W. Armitage, Chicago, IL 60647

Name, Position (if any), and address: Phillip T. Reinstein, Attorney, 950 Skokie Blvd., Northbrook, IL 60062

Telephone No.: 708-498-6630

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

Name and Address of Trustee if this is a transfer of beneficial interest of a trust: Jae Chul Chang 1215 N. Branch, Wilmette, IL 60091

Name and Current Address of Transferor: Jae Chul Chang 1215 N. Branch, Wilmette, IL 60091

B. (1) Identify Transferor: