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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

Seller: D. S. Assoc

Recorder's Office

Buyer: Garfield Ridge Trust Nos

County

Document No.: 91-4-5 E 91-3-11

Date

Doc. No.

Vol. _____ Page _____

Rec'd by: _____

I. PROPERTY IDENTIFICATION:

See Rider

A. Address of property: _____
Street City or Village Township

Permanent Real Estate Index No.: _____

B. Legal Description:

Section _____ Township _____ Range _____

Enter or attach current legal description in this area:

see rider

DEPT-01 RECORDING \$21.00
T#8888 TRAN 4081 06/20/91 02:12:00
#7802 # H * -91-298876
COOK COUNTY RECORDER

Prepared by: Dawn D. Suster

Bank of Chicago / Little Village

Return to:

856 W. Buena
Chicago IL 60613

3333 W. 26th St., Chicago, IL
60623

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 _____

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

- Apartment building (6 units or less)
- Commercial apartment (over 6 units)
- Store, office, commercial building
- Industrial building
- Farm, with buildings
- 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"/> |

2100 k

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

4. Section 22.18(a) of the Act states: "Notwithstanding any other provision or rule of law, except as provided otherwise in subsection (1), 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. 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.

3. Section 22.2(k) of the Act states: "(1) Any person who is liable for a release or substantial threat of release of a hazardous substance falls within the definition of a hazardous substance if the release or threat of release of such substance results in an amount of damage to property, and not more than 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 hazardous substance. Such notice shall include the identified response action and an opportunity for such person to perform the response action."

1. Section 22.10 of the Act states: "Notwithstanding any other provision or rule of law, and subject only to the defenses set forth in subsection (1) 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, treatment, storage 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."

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

III. NOTIFICATION

C. Identify Transferor: Name and Current Address of Transferor: D. S. Assoc

(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 land trust: D. S. Assoc

Name, Position (if any), and address: Donna D. Suste 856 W. Sun 312-248-2763 Name and Current Address of Transferor: 312-248-2763

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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

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

If there are "YES" answers to any of the items and the transfer is other than a change 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
- 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. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes _____ No
- c. Filed 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

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?

- _____ 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
- _____ 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

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

No

LENDER
 type or print name Donald A. Stanczyk Executive Vice President
 signature *Donald A. Stanczyk*
 Bank of Chicago / Little Village

C. This form was delivered to me with all elements completed on
 May 21 19 91

TRANSFeree OR TRANSFEREES (or on behalf of Transferor)
 type or print name
 signature Levey Sustar

B. This form was delivered to me with all elements completed on
 May 21 19 91

TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)
 type or print name
 signature Dewey Sustar

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.

V. CERTIFICATION

- Landfill
- Surface Impoundment
- Land Treatment
- Waste Pile
- Incinerator
- Storage Tank (Above Ground)
- Storage Tank (Underground)
- Container Storage Area

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
Injection Wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wastewater Treatment Units	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Septic Tanks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Transfer Stations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Waste Recycling Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Waste Treatment Detoxification	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Land Disposal Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>

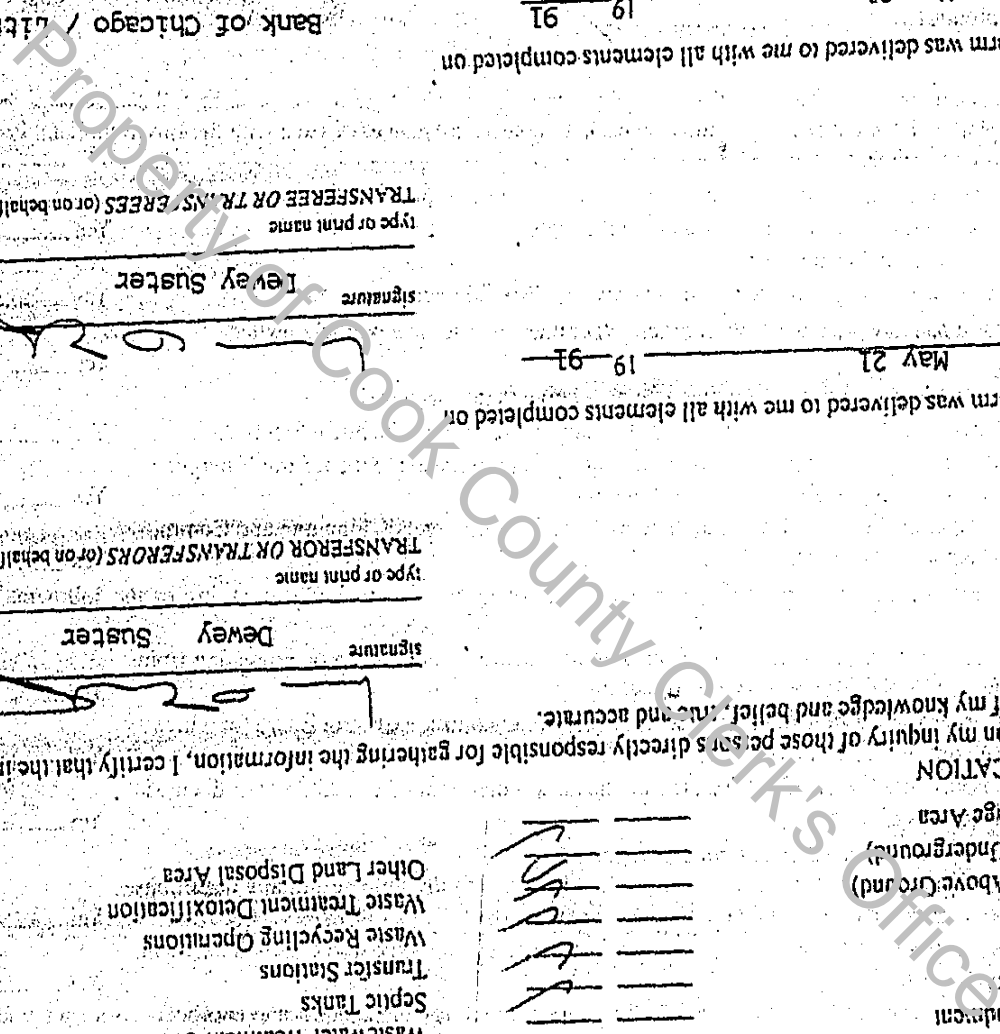
Type of business/ or property usage

Name:

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:

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91288876



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RIDER

Parcel 1: 16-26-218-034
2642 W. Luther Street
Chicago, IL 60608

Lot 78 in the Cyrus H. McCormick Estate Subdivision of Block 11 in S. J. Walker's Subdivision of the Northeast 1/4 of Section 25, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: 16-26-215-031
2328 S. Kedzie Avenue
Chicago, IL 60623

Lot 12 in Block 8 in Kralovec and Kasper's Subdivision of the East 1/2 of the Northeast 1/4 (Except the South 44 Acres thereof) of Section 26, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: 16-26-209-018
2349 S. Drake Avenue
Chicago, IL 60623

The North 7 Feet of Lot 7 and the South 23 Feet of Lot 9 in Block 5 in King, Scott and Wilson's Addition to Chicago, being a Subdivision of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 26, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4: 16-35-106-015
3125 S. Lawndale Avenue
Chicago, IL 60623

Lot 14 in Block 2 in Gary and Jacobson's Subdivision of that part of the East 1/2 of the East 1/2 of the Northwest 1/4 of Section 35, Township 39 North, Range 13, East of the Third Principal Meridian North of the West Fork of the South Branch of the Chicago River in Cook County, Illinois.

Parcel 5: 16-26-201-026 common address: 2232 S. St. Louis, Chicago, IL

LOT 22 in block 4 in King Scott and Wilson's Addition to Chicago in the West 1/2 of the west 1/2 of the north east 1/4 of section 26, township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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