

# UNOFFICIAL COPY

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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  
County  
Date  
Doc. No.  
Vol.  
Page  
Rec'd By:

### I. PROPERTY IDENTIFICATION:

#### A. Address of property:

Street

City or Village

Township

Permanent Real Estate Index No: 05-30-201-00677-113

#### B. Legal Description:

Section 30 Township 4 North Range 1

Enter or attach complete legal description in this area:

91331037

Prepared By: William S. Taylor

name

Referred To: James [unclear]

name

5375 North Milwaukee Avenue

address

Northbrook, Illinois 60062

**AFFILIATED BANK**

7952 N. LINCOLN AVENUE

SKOKIE, ILLINOIS 60077

### 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 \_\_\_\_\_ 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)

19.29

Rec'd 5/23/86 7-5

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## II. NATURE OF TRANSFER:

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

### B. (1) Identify Transferor:

William E. Taylor  
Name

7842 East Prairie Road, Skokie, Illinois  
Current Address of Transferor

\_\_\_\_\_  
Name and Address of Trustee if this is a transfer of \_\_\_\_\_ (Trust No. beneficial interest of a land trust.

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

William E. Taylor  
Name

Position (if any)

Address 7842 East Prairie Road, Skokie, Illinois

Telephone No. 479-8080

### C. Identify Transferee:

Affiliated Bank  
Name

795 North Lincoln Avenue, Skokie, Illinois 60077  
Current Address of Transferee

## III. NOTIFICATION

Under the Illinois Environmental Protection Act,<sup>2</sup> 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<sup>3</sup> 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:

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- (1) The owner and operator of a facility or vessel from which there is a release of 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 substance; 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<sup>4</sup> states:

"The Agency shall have the authority to provide notice to any person who may be liable pursuant to Section 22.2(a) 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 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<sup>5</sup> 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.

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**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  \_\_\_\_\_

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

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.

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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.<sup>6</sup> 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 environment 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

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

## 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.

*William C. [Signature]*  
TRANSFEROR  
(or on behalf of Transferor)

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

\_\_\_\_\_ 19\_\_

\_\_\_\_\_  
TRANSFEEE  
(or on behalf of Transferee)

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

May 30 1991

Affiliated Bank

BY: *Robert A. [Signature]*  
LENDER

*for John Edwards*

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## EXHIBIT "A"

THAT PART OF THE SOUTH 15 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID NORTH 1/2 WITH THE CENTER LINE OF MILWAUKEE AVENUE, WHICH POINT IS 1075.64 FEET MORE OR LESS EAST OF THE WEST LINE OF SAID NORTHEAST 1/4 AND RUNNING THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF MILWAUKEE AVENUE A DISTANCE OF 154.06 FEET TO ITS INTERSECTION WITH A LINE 125 FEET MEASURED PERPENDICULARLY, NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTH 1/2 FOR A PLACE OF BEGINNING; THENCE NORTHWESTERLY ALONG CENTER LINE OF MILWAUKEE AVENUE, 150.73 FEET TO THE NORTH LINE OF SAID SOUTH 15 ACRES; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 15 ACRES 391.05 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE SOUTHERLY ALONG THE CENTER LINE OF SANDERS ROAD 123.30 FEET TO ITS INTERSECTION WITH A LINE 125 FEET MEASURED PERPENDICULARLY NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTH 1/2; THENCE WEST ALONG AFOREMENTIONED LINE 319.46 FEET TO PLACE OF BEGINNING, (EXCEPTING FROM SAID TRACT OF LAND THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF SANDERS ROAD WITH A LINE 125 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 AFORESAID; THENCE WEST, ON SAID PARALLEL LINE, TO THE INTERSECTION WITH A LINE 50 FEET WESTERLY OF AND PARALLEL WITH SAID CENTER LINE; THENCE NORTHWESTERLY ON SAID 50 FOOT PARALLEL LINE, TO THE NORTH LINE OF THE SOUTH 15 ACRES AFORESAID; THENCE EAST, ON SAID NORTH LINE, TO THE CENTER LINE OF SANDERS ROAD AFORESAID, THENCE SOUTHEASTERLY, ON SAID CENTER LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3375 Milwaukee Avenue, Northbrook, Illinois 60062

Permanent Index Number: 04-30-201-006

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