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ENVIRONMENTAL DISCLOSURE DOCUMENT
FOR TRANSFER OF REAL PROPERTY

92441966

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: _____

~~XXXX~~ Transferor: L & B Partnership

~~XXXX~~ Transferee & Lender: Bank of Commerce & Industry

Document No.: _____

I. PROPERTY IDENTIFICATION:

A. Address of property: 1750 N. Lawndale, Chicago, Illinois
Street City or Village Township

Permanent Real Estate Index No.: 13-35-319-002, 13-35-319-003, 13-35-319-015, & 13-35-319-039

B. Legal Description:

Section 35 Township 40 Range 13

Enter or attach current legal description in this area:

See attached legal description

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1992 JUN 18 PM 12:36

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Prepared by: Paul Bartolomei
name

Return to: Bank of Commerce & Industry
name

1750 Lawndale, Chgo. Il. 60647
address

6100 N. Northwest Hwy., Chicago, Il. 60631
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 44,620 S.F. Acreage _____

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

(2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?

(3) A lease exceeding a term of 40 years?

(4) A mortgage or collateral assignment of beneficial interest?

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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

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 finishing of consumer sized containers), finishing, refilling, servicing, or cleaning operations on the property.

Regulatory Information During Current Ownership

IV. ENVIRONMENTAL INFORMATION

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.

4. Section 22.18(a) of the Act states: "Notwithstanding any other provision or rule or law, except as provided otherwise in subsection (b), the owner or operator of both an underground storage tank shall be liable for all costs of preventive action, corrective action and emergency 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 22.22(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 hazardous substance.

(2) Any person who at the time of disposal, transport, agreement or storage from which there was a release or substantial threat of a release of any such vessel used for such disposal, transport, agreement or storage from which there is 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 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 22.21 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 hazardous substances."

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.

C. Identify Transferor: Bank of Commerce & Industry, 6100 N. Northwest Hwy., Chgo. IL. 60631

Name and Current Address of Transferor

Name, Position (if any), and address

Paul Bartolomei, Partner 1750 Lawdale, Chicago, IL. 60647

contained in this form: L & B Partnership

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

Name and Address of Trustee if this is a transfer of beneficial interest of a trust

La Salle National Bank, 135 South La Salle, Chicago, Illinois #28685

Name and Current Address of Transferor

L & B Partnership, 1750 N. Lawdale, Chicago, Illinois

B. (1) Identify Transferor:

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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?

<table border="0" style="width: 100%;"> <tr><td>Injection Wells</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;">YES</td></tr> <tr><td>Wastewater Treatment Units</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;">NO</td></tr> <tr><td>Septic Tanks</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;">NO</td></tr> <tr><td>Transfer Stations</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;">NO</td></tr> <tr><td>Waste Recycling Operations</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;">NO</td></tr> <tr><td>Waste Treatment Detoxification</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;">NO</td></tr> <tr><td>Other Land Disposal Area</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;">NO</td></tr> </table>	Injection Wells	<input checked="" type="checkbox"/>	YES	Wastewater Treatment Units	<input checked="" type="checkbox"/>	NO	Septic Tanks	<input checked="" type="checkbox"/>	NO	Transfer Stations	<input checked="" type="checkbox"/>	NO	Waste Recycling Operations	<input checked="" type="checkbox"/>	NO	Waste Treatment Detoxification	<input checked="" type="checkbox"/>	NO	Other Land Disposal Area	<input checked="" type="checkbox"/>	NO	<table border="0" style="width: 100%;"> <tr><td>Landfill</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;">YES</td></tr> <tr><td>Surface Impoundment</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;">NO</td></tr> <tr><td>Land Treatment</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;">NO</td></tr> <tr><td>Waste Pile</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;">NO</td></tr> <tr><td>Incinerator</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;">NO</td></tr> <tr><td>Storage Tank (Above Ground)</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;">NO</td></tr> <tr><td>Storage Tank (Underground)</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;">NO</td></tr> <tr><td>Container Storage Area</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;">NO</td></tr> </table>	Landfill	<input checked="" type="checkbox"/>	YES	Surface Impoundment	<input checked="" type="checkbox"/>	NO	Land Treatment	<input checked="" type="checkbox"/>	NO	Waste Pile	<input checked="" type="checkbox"/>	NO	Incinerator	<input checked="" type="checkbox"/>	NO	Storage Tank (Above Ground)	<input checked="" type="checkbox"/>	NO	Storage Tank (Underground)	<input checked="" type="checkbox"/>	NO	Container Storage Area	<input checked="" type="checkbox"/>	NO
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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.	<input checked="" type="checkbox"/>	YES
b. Permits for emissions to the atmosphere.	<input checked="" type="checkbox"/>	NO
c. Permits for any waste storage, waste treatment or waste disposal operation.	<input checked="" type="checkbox"/>	NO

6. Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treatment works?

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

a. Prepared a Chemical Safety and Hazardous Chemical Inventory Form pursuant to the federal Emergency Response and Community Right-to-Know Act of 1986.	<input checked="" type="checkbox"/>	YES
b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Response and Community Right-to-Know Act of 1986.	<input checked="" type="checkbox"/>	NO
c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.	<input checked="" type="checkbox"/>	NO

8. Has the transferor or any facility on the property or in 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.	<input checked="" type="checkbox"/>	YES
b. Filing an environmental enforcement case with a court or the Pollution Control Board for which a final order or consent decree was entered.	<input checked="" type="checkbox"/>	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.	<input type="checkbox"/>	YES

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?	<input checked="" type="checkbox"/>	YES
b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site?	<input checked="" type="checkbox"/>	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?	<input type="checkbox"/>	YES

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 EPA 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 funnels 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

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

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(Ch. 30, par. 906)

COMPLIMENTS OF CHICAGO TITLE INSURANCE COMPANY Page 4

C. This form was delivered to me with all elements completed on _____ 19____

LENDER
type or print name

signature

B. This form was delivered to me with all elements completed on _____ 5-21 19 92

LENDER
type or print name
TRANSPERER OR TRANSPERERS (or on behalf of Transfere)

Patricia Gray, Real Estate Officer

signature

BANK OF COMMERCE & INDUSTRY

type or print name
TRANSPERER OR TRANSPERERS (or on behalf of Transfere)

Paul Bartolomei

signature

Partner

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	_____	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	_____	X
Waste Treatment Detoxification	_____	X
Other Land Disposal Area	_____	X

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:

Type of business/
or property usage
Cabinet Manufacturers

Name: Felice Cabinets, Inc.

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:

B. SITE INFORMATION UNDER OTHER OWNERSHIP OR OPERATION

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COMMENCING AT THE NORTHWEST CORNER OF LOT 2 IN BLOCK 3 OF SAID SUBDIVISION WHICH CORNER IS THE BEGINNING OF A 14 DEGREE CURVE TO THE LEFT WITH ITS TANGENT ALONG THE NORTH LINE OF SAID LOT 2; THENCE WESTERLY ALONG SAID 14 DEGREE CURVE 11 FEET TO A POINT IN THE SOUTHEASTERLY BOUNDARY LINE OF THE PROPERTY OF THE GRANTORS, HENRY A. SCANDRETT, WALTER J. CUMMINGS AND GEORGE I. HAIGHT, NOT AS INDIVIDUALS BUT SOLELY AS TRUSTEES OF THE PROPERTY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, AS SHOWN ON A PLAT MARKED "EXHIBIT 'A'" ATTACHED TO AND MADE A PART OF WARRANTY DEED DATED OCTOBER 21, 1891 FROM MARY A. REID TO THE CHICAGO AND PACIFIC RAILROAD COMPANY, A PREDECESSOR OF SAID GRANTORS WHICH DEED WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON OCTOBER 24, 1891 AND RECORDED IN BOOK 3656 OF RECORD ON PAGE 91 AND THE TRUE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUED WESTERLY ALONG SAID 14 DEGREE CURVE FOR A DISTANCE OF 86.86 FEET TO THE BEGINNING OF AN 11 DEGREE 28 MINUTES CURVE TO THE LEFT AND TANGENT TO SAID 14 DEGREE CURVE AT SAID LAST MENTIONED POINT; THENCE WESTERLY ON SAID 11 DEGREE 28 MINUTES CURVE TO THE LEFT 117.56 FEET TO A POINT IN THE NORTH PROLONGATION OF THE WEST LINE OF NORTH RIDGEWAY AVENUE DISTANT 518.72 FEET NORTH OF INTERSECTION OF SAID STREET LINE WITH THE NORTH LINE OF WABANSIA AVENUE; THENCE SOUTH ALONG THE NORTH PROLONGATION OF THE WEST LINE OF SAID NORTH RIDGEWAY AVENUE 91.52 FEET TO A POINT IN THE AFOREMENTIONED SOUTHEASTERLY BOUNDARY LINE OF SAID GRANTORS PROPERTY; THENCE NORTHEASTERLY ALONG SAID BOUNDARY LINE TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

ALL THAT PART OF THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION) AND (EXCEPT RAILROAD WHICH IS DESCRIBED AS FOLLOWS):

PARCEL II:

ALL OF LOTS 2 TO 8, BOTH INCLUSIVE, LOT 40 (EXCEPT THE SOUTH 16 FEET THEREOF), ALL LOTS 41 TO 45, (EXCEPT THAT PART OF SAID LOTS 42, 43, 44 AND 45 CONVEYED TO CHICAGO AND PACIFIC RAILROAD COMPANY), ALSO THE NORTH AND SOUTH VACATED ALLEY EAST AND ADJOINING LOT 40 (EXCEPT THE SOUTH 16 FEET THEREOF) AND LOTS 41 TO 45 AND WEST AND ADJOINING LOTS 2 TO 6 AND LOT 7 (EXCEPT THE SOUTH 16 FEET THEREOF), ALL IN BLOCK 3 IN SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION AND EXCEPT RAILROAD).

PARCEL I:

LOT 39 IN BLOCK 3 IN MARY A. REID'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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