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ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

For Use By County
Recorder's Office

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

County: _____
Date: _____
Doc. No.: _____
Vol.: _____

Monroe Centre Venture, sole
Seller: beneficiary of Boulevard Bank
National Association, as Trustee U/T/A
dated June 25, 1986 a/k/a Trust No. 8310
Buyer: Alexander B. Magnus, Jr.

Page: _____
Rec'd. by: _____

Document No.: _____

432

I. PROPERTY IDENTIFICATION:

- A. Address of property: 627 West Monroe Street
Chicago, Illinois
Permanent Real Estate Index No.: 17-16-106-033
- B. Legal Description:
Section 16 Township 39N Range 14

Enter or attach current legal description in this area:

See Exhibit A Attached Hereto

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1992 JUL -2 PM 2:06

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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 41,359 Square Feet 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
- X Other (specify) Surface Parking Lot

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 the beneficial interest of an Illinois land trust? | _____ | <u> X </u> |
| (3) Is this a lease exceeding a term of 40 years? | _____ | <u> X </u> |
| (4) Is this a mortgage or collateral assignment of beneficial interest? | _____ | <u> X </u> |

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B. (1) Identify Transferor:

Name and Current Address of Transferor:

c/o Monroe Centre Venture
711 Jorie Boulevard
Oakbrook, Illinois 60521

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

Trust No. _____

- (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, Position (if any), Address and Telephone No.:

Tom Moran
c/o Monroe Centre Venture
711 Jorie Boulevard
Oakbrook, Illinois 60521
708-573-0471

C. Identify transferee:

Name and Current Address of transferee:

Alexander B. Magnus
600 W. Rand Road
Arlington Heights, Illinois 60004

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.

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

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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 a 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 the transport, storage, disposal or treatment of hazardous substances owned, controlled or possessed by such person at a facility from which 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."

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."

3. Section 22.2(k) of the Act states:

"If any person who is liable for a release or substantial threat of a 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."

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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, 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 a 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.

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 X

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 X

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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 X

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

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. Yes _____
No X

b. Permits for emissions to the atmosphere. Yes _____
No X

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c. Permits for any waste storage, waste treatment or waste disposal operation. Yes _____
No X

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

Yes _____
No X

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 X

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 X

c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes _____
No X

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 X

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 X

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 _____

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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 X

b. Have any hazardous substances or petroleum which were released come into direct contact with the ground at this site?

Yes _____
No X

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 ground-water 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?

Yes _____
No X

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

No.

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: _____

Type of business/
or property usage: _____

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

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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.

TRANSFEROR OR TRANSFERORS
(or on behalf of Transferor)
Monroe Centre Venture

By: Richard S. McKeane
signature

Michael McKeane, a general partner
type or print name

B. This form was delivered to me with all elements completed on July 2, 1992.

TRANSFeree OR TRANSFEREES
(or on behalf of Transferee)

By: Alexander B. Magnus
signature

Alexander B. Magnus
type or print name

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

LENDER

signature

type or print name

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EXHIBIT A

THE PROPERTY

PARCEL 1:

SUB LOTS 1 TO 8, BOTH INCLUSIVE, IN JAMES D. F. OGDEN'S SUBDIVISION OF LOT 1 IN BLOCK 26 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE VACATED ALLEY EXTENDING EAST FROM DESPLAINES STREET BOUNDED ON THE NORTH BY SUB LOTS 1 TO 4, BOTH INCLUSIVE, AND BOUNDED ON THE SOUTH BY SUB LOT 5 IN JAMES D. F. OGDEN'S SUBDIVISION OF LOT 1 IN BLOCK 26 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOT 2 IN BLOCK 26 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4:

LOT 1 (EXCEPT THE EAST 115 FEET THEREOF) IN COLLINS SUBDIVISION OF LOTS 3 AND 4 IN BLOCK 26 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 5:

ALL THAT PART OF EAST AND WEST 30 FOOT PUBLIC ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 1 SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 9 AND 10 AND WESTERLY OF A LINE DRAWN FROM THE SOUTHEAST CORNER LOT 9 TO A POINT ON THE NORTH LINE OF SAID LOT 1 SAID POINT BEING 44 FEET EAST OF THE WEST LINE OF SAID LOT ALL IN COLLINS SUBDIVISION OF LOTS 3 AND 4 IN BLOCK 26 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 6:

LOTS 9 AND 10 IN COLLINS SUBDIVISION OF LOTS 3 AND 4 IN BLOCK 26 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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PARCEL 7:

ALL THAT PART OF THE EAST AND WEST 16 FOOT VACATED ALLEY DEDICATED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, OCTOBER 10, 1962 AS DOCUMENT 18615171, BEING THE SOUTH 16 FEET OF THAT PART OF LOT 2 LYING EAST OF ALLEY OF BLOCK 26 OF SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 16 FEET OF THAT PART OF LOT 1 LYING WEST OF ALLEY IN COLLINS' SUBDIVISION OF LOTS 3 AND 4 IN BLOCK 26 OF SCHOOL SECTION ADDITION TO CHICAGO AFOREMENTIONED; ALSO THE NORTH 16 FEET OF THE REMAINING NORTH SOUTH PORTION OF THE CIRCULAR SHAPED VACATED ALLEY OPENED BY COUNCIL ORDER, ASSESSMENT CONFIRMED JULY 6, 1957 AS LIES WITHIN LOT 2 IN BLOCK 26 OF SAID SCHOOL SECTION ADDITION TO CHICAGO, AS COLORED IN RED AND INDICATED BY THE WORDS "TO BE VACATED" ON THE PLAT ATTACHED TO ORDINANCE OF VACATION OF THE CITY COUNCIL OF THE CITY OF CHICAGO, RECORDED SEPTEMBER 1, 1971 AS DOCUMENT 21606356, ALL IN COOK COUNTY, ILLINOIS

PARCEL 8:

ALL THAT PART OF THE CIRCULAR-SHAPED 15 FOOT PUBLIC ALLEY OPENED BY COUNCIL ORDER, ASSESSMENT CONFIRMED JULY 6, 1857 AS LIES WITHIN LOT 2 OF BLOCK 26 OF THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS VACATED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICAGO DULY ENACTED ON JULY 13, 1962 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON OCTOBER 10, 1962 AS DOCUMENT 18615177

PROPERTY ADDRESS: 623 WEST MONROE STREET
CHICAGO, ILLINOIS

PERMANENT INDEX NO.: 17-16-106-033

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