

Duty to Record

Within 30 days after the date any real property subject to the provisions of the Responsible Property Transfer Act of 1988 is transferred, this completed document must be filed in the office of the recorder of the county in which such property is located and filed with the Illinois Environmental Protection Agency.

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For Use By County Recorder's Office
County _____
Date _____
Doc. No. _____
Vol. _____
Page _____
Rec'd. By _____

92542866

**ENVIRONMENTAL DISCLOSURE DOCUMENT
FOR TRANSFER OF REAL PROPERTY**

Seller: Rocfan Enterprises Limited Partnership
Buyer: Jiffy Lube International of Maryland, Inc.
Document No.: _____

DEPT-01 RECORDING \$31.50
T01111 TRAN 2656 07/24/92 11:38:00
\$3960 * -92-542866
COOK COUNTY RECORDER

Property Identification:

A. Address of property: 4389 North Harlem Avenue Norridge
Street City or Village Township

Permanent Real Estate Index No. 13-18-300-043-0000

B. Legal Description:

Section 18 Township 40 N Range 13E

Enter current legal description in this area:

See Exhibit "A" attached hereto and incorporated herein

Prepared by: Name Joy S. Goldman
Company Schwartz & Freeman
Address 401 North Michigan Ave., Suite 1900
City Chicago State Illinois Zip 60611

Return to: James T. Mayer
Mark Harris A. Miller
212 East Ohio Street, Suite 500
Chicago, Illinois 60611



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

Store No. 193

**THE ILLINOIS
CHAMBER**

Provided courtesy of
The Illinois Chamber
20 North Wacker Drive
Chicago, Illinois 60606-3083
312-372-7373

31.50

92542866

92-1092-1104 WBS E112645 (4)

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PROPERTY OF
COUNTY CLERK
OF COOK COUNTY
CHICAGO, ILLINOIS

PROPERTY OF
COUNTY CLERK
OF COOK COUNTY
CHICAGO, ILLINOIS

PROPERTY OF

PROPERTY OF
COUNTY CLERK
OF COOK COUNTY
CHICAGO, ILLINOIS

Property of Cook County Clerk's Office

PROPERTY OF
COUNTY CLERK
OF COOK COUNTY
CHICAGO, ILLINOIS

PROPERTY OF
COUNTY CLERK
OF COOK COUNTY
CHICAGO, ILLINOIS

PROPERTY OF
COUNTY CLERK
OF COOK COUNTY
CHICAGO, ILLINOIS

I. 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 cleanup costs whether or not they caused or contributed to the presence of environmental problems associated with the property.

A. 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)
..XX.. Store, office, commercial building
..... Industrial building
..... Farm, with buildings
..... Other (specify)

II. Nature of Transfer

A. (1) Is this a transfer by deed or other instrument of conveyance?

Yes..XX No.....

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

Yes..... No..XX

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

Yes..... No..XX

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

Yes..... No.....

925

B. (1) Identify Transferor:

Rocfam Enterprises Limited Partnership

Name and Current Address of Transferor:

1 Salt Creek Lane, Suite 200, Hinsdale, Illinois 60521

Name and Address of Trustee if this is a transfer of 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:

Richard A. Agoetinelli, Vice President of Rocfam Enterprises, Inc., General Partner of Rocfam Enterprises Limited Partnership
Name, Position (if any) and Address Telephone No.

C. Identify Transferee:

Jiffy Lubrite International of Maryland, Inc.

Name and Current Address of Transferee:

700 Milam Street, Houston, Texas 77002

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 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:

- (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, 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;

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STATE OF ILLINOIS
COUNTY OF COOK

Property of Cook County Clerk's Office

...

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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.

Landfill	Yes.....	No. XX
Surface Impoundment	Yes.....	No. XX
Land Treatment	Yes.....	No. XX
Waste Pile	Yes.....	No. XX
Incinerator	Yes.....	No. XX
Storage Tank (Above Ground)	Yes.....	No. XX
Storage Tank (Underground)	Yes.....	No. XX
Container Storage Area	Yes.....	No. XX
Injection Wells	Yes.....	No. XX
Wastewater Treatment Units	Yes.....	No. XX
Septic Tanks	Yes.....	No. XX
Transfer Stations	Yes.....	No. XX
Waste Recycling Operations	Yes.....	No. XX
Waste Treatment/Decontamination	Yes.....	No. XX
Other Land Disposal Area	Yes.....	No. XX

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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 waste, hazardous substances or petroleum?

Yes..... No. XX
No. XX
Has the transferor ever conducted operations on the property which involved the generation, transportation and 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. XX 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. XX
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 trading (other than paint mixing or tinting of consumer sized containers), including refilling, servicing, or cleaning operations on the property.

IV. Environmental Information

A. Regulatory Information During Current Ownership

- 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 release of petroleum from an underground storage tank..."
- 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 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."
- Section 22.2(l) 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(k) 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."
- Section 22.18(b) of the Act states: "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;"
- (c) 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;"
- The text of the Act is 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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Section 10-10-10. (a) The board of directors shall have the authority to make, alter, amend, repeal, suspend, and reinstate the bylaws of the corporation.

- 1. To elect and remove the directors and officers of the corporation.
- 2. To determine the powers, duties, and liabilities of the directors and officers.
- 3. To determine the qualifications for directors and officers.
- 4. To determine the terms of office of directors and officers.
- 5. To determine the compensation of directors and officers.
- 6. To determine the procedure for the election and removal of directors and officers.
- 7. To determine the procedure for the amendment of the bylaws.
- 8. To determine the procedure for the suspension and reinstatement of the bylaws.

Section 10-10-11. (a) The board of directors shall have the authority to make, alter, amend, repeal, suspend, and reinstate the bylaws of the corporation.

Section 10-10-12. (a) The board of directors shall have the authority to make, alter, amend, repeal, suspend, and reinstate the bylaws of the corporation.

Section 10-10-13. (a) The board of directors shall have the authority to make, alter, amend, repeal, suspend, and reinstate the bylaws of the corporation.

Section 10-10-14. (a) The board of directors shall have the authority to make, alter, amend, repeal, suspend, and reinstate the bylaws of the corporation.

Section 10-10-15. (a) The board of directors shall have the authority to make, alter, amend, repeal, suspend, and reinstate the bylaws of the corporation.

Section 10-10-16. (a) The board of directors shall have the authority to make, alter, amend, repeal, suspend, and reinstate the bylaws of the corporation.

Section 10-10-17. (a) The board of directors shall have the authority to make, alter, amend, repeal, suspend, and reinstate the bylaws of the corporation.

1A. EMPLOYMENT INFORMATION

Section 10-10-18. (a) The board of directors shall have the authority to make, alter, amend, repeal, suspend, and reinstate the bylaws of the corporation.

Section 10-10-19. (a) The board of directors shall have the authority to make, alter, amend, repeal, suspend, and reinstate the bylaws of the corporation.

Section 10-10-20. (a) The board of directors shall have the authority to make, alter, amend, repeal, suspend, and reinstate the bylaws of the corporation.

Section 10-10-21. (a) The board of directors shall have the authority to make, alter, amend, repeal, suspend, and reinstate the bylaws of the corporation.

Section 10-10-22. (a) The board of directors shall have the authority to make, alter, amend, repeal, suspend, and reinstate the bylaws of the corporation.

Section 10-10-23. (a) The board of directors shall have the authority to make, alter, amend, repeal, suspend, and reinstate the bylaws of the corporation.

Section 10-10-24. (a) The board of directors shall have the authority to make, alter, amend, repeal, suspend, and reinstate the bylaws of the corporation.

Section 10-10-25. (a) The board of directors shall have the authority to make, alter, amend, repeal, suspend, and reinstate the bylaws of the corporation.

Section 10-10-26. (a) The board of directors shall have the authority to make, alter, amend, repeal, suspend, and reinstate the bylaws of the corporation.

Section 10-10-27. (a) The board of directors shall have the authority to make, alter, amend, repeal, suspend, and reinstate the bylaws of the corporation.

TITLE

LENDER REPRESENTATIVE (PLEASE TYPE)

LENDER

SIGNATURE(S)

02542866

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

(or on behalf of Transferor)

TRANSFEREE OR TRANSFEREE'S (PLEASE TYPE)

IT IS:

SIGNATURE(S)

BY:

Ally Life Insurance of Maryland, Inc.

19 92

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

(or on behalf of Transferor)

TRANSFEROR OR TRANSFERORS (PLEASE TYPE)

IT IS:

SIGNATURE(S)

BY:

By: Rockam Enterprises, Inc., its General Partner
Rockam Enterprises Limited Partnership

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	Yes	No	XX
Surface Impoundment	Yes	No	XX
Land Treatment	Yes	No	XX
Waste Pile	Yes	No	XX
Incinerator	Yes	No	XX
Storage Tank (Above Ground)	Yes	No	XX
Storage Tank (Underground)	Yes	No	XX
Current Storage Area	Yes	No	XX
Injection Wells	Yes	No	XX
Water Treatment Units	Yes	No	XX
Septic Tanks	Yes	No	XX
Transfer Station	Yes	No	XX
Waste Recycling Operation	Yes	No	XX
Waste Treatment Detention	Yes	No	XX
Other Land Disposal Area	Yes	No	XX

2. If the transferor has knowledge, indicate whether the following existed under prior ownership, leasehold, or other contract for management or use of the facilities or real property:

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: Lessee---CarCare Enterprises Inc.

Type of business or property usage:

Site Information Under Other Ownership or Operation

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AMOUNT

PROPERTY TAXES

CHARGES

REVENUES

C. THE TOTAL AMOUNT REQUIRED TO BE RAISED BY THE BOARD OF SUPERVISORS

FOR THE YEAR 1980 IS

AS SHOWN IN THE FOLLOWING TABLE

PROPERTY TAXES

CHARGES

REVENUES

D. THE TOTAL AMOUNT REQUIRED TO BE RAISED BY THE BOARD OF SUPERVISORS

FOR THE YEAR 1980 IS

AS SHOWN IN THE FOLLOWING TABLE

PROPERTY TAXES

CHARGES

REVENUES

E. THE TOTAL AMOUNT REQUIRED TO BE RAISED BY THE BOARD OF SUPERVISORS

FOR THE YEAR 1980 IS

AS SHOWN IN THE FOLLOWING TABLE

PROPERTY TAXES

CHARGES

REVENUES

A. COLLECTIONS

PROPERTY TAXES

CHARGES

REVENUES

PROPERTY TAXES

CHARGES

REVENUES

PROPERTY TAXES

CHARGES

REVENUES

PROPERTY TAXES

CHARGES

REVENUES

PROPERTY TAXES

CHARGES

REVENUES

F. THE TOTAL AMOUNT REQUIRED TO BE RAISED BY THE BOARD OF SUPERVISORS

FOR THE YEAR 1980 IS

AS SHOWN IN THE FOLLOWING TABLE

PROPERTY TAXES

CHARGES

REVENUES

PROPERTY TAXES

CHARGES

REVENUES

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EXHIBIT "A"

Store No.: 193

Parcel Address: 4369 North Harlem Avenue
Norridge, Illinois

Legal Description:

LOT 35 TO 39, INCLUSIVE, IN PRASSAS AND
KATSISIANNIS GREATER HARLEM AND MONTROSE
AVENUE SUBDIVISION OF THE NORTH 727.30 FEET
OF THE WEST 1,548.80 FEET (EXCEPT THE EAST 5
ACRES AND EXCEPT THE SOUTH 80 FEET OF THE
NORTH 260 FEET OF THE WEST 158 FEET THEREOF)
IN THE SOUTH 1/2 NORTH OF THE INDIAN BOUNDARY
LINE OF SECTION 18, TOWNSHIP 40 NORTH, RANGE
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

Property Index No.: 13-13-300-043, VOL. 137

Property of Cook County Clerk's Office

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