

Copy 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 _____

92542937

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 \$33.50
T#11111 TRAN 2672 07/24/92 12:12:00
\$4033 * -92-542937
COOK COUNTY RECORDER

Property Identification:

A. Address of property: 3630 North Elston Chicago
Street City or Village Township

Permanent Real Estate Index No. 13-23-232-034-0000

B. Legal Description:

Section.....23..... Township.....40 N..... Range.....13 E

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
Balk, Ercia S. Miller
212 East Ohio Street, Suite 500
Chicago, Illinois 60611

92542937

THE ILLINOIS
CHAMBER

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

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

Store No. 593

14
5112645
WB
1104
10921092-1104

Handwritten signature

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78851050

INVESTIGATION OF THE ...
PROPERTY OF COOK COUNTY CLERK'S OFFICE

Property of Cook County Clerk's Office

78851050

PROPERTY OF COOK COUNTY CLERK'S OFFICE

To the Honorable ...
Clerk of Cook County

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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..XX

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.

92542937

(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. Agostinelli, 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 Lube International of Maryland, Inc.

Name and Current Address of Transferee:

700 Milan 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;

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
- Surface Impoundment
- Land Treatment
- Waste Pits
- Incinerator
- Storage Tank (Above Ground)
- Storage Tank (Underground)
- Container Storage Area
- Injection Wells
- Wastewater Treatment Units
- Leachate Tanks
- Transfer Stations
- Waste Recycling Operations
- Waste Treatment Detention
- Other Land Disposal Area

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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.....
5. 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.....
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, or 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.
- A. Regulatory Information During Current Ownership

IV. Environmental Information

5. 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.
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 release of petroleum from an underground storage tank."
 4. Section 22.21(a) 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."
 3. Section 22.21(b) 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."
 2. The Agency shall have the authority to provide notice to any person who may be liable pursuant to Section 22.21(b) of the 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."
 1. 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.

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NOTICE TO THE PUBLIC: This document is an unofficial copy of a document filed with the Cook County Clerk's Office. It is not a certified copy and should not be used for legal purposes. The official copy is available at the Cook County Clerk's Office.

STATE OF ILLINOIS	100	100
DEPARTMENT OF REVENUE	100	100
DEPARTMENT OF TAXATION	100	100
DEPARTMENT OF FINANCE	100	100
DEPARTMENT OF LAND AND NATURAL RESOURCES	100	100
DEPARTMENT OF TRANSPORTATION	100	100
DEPARTMENT OF HEALTH	100	100
DEPARTMENT OF EDUCATION	100	100
DEPARTMENT OF CORRECTIONS	100	100
DEPARTMENT OF SOCIAL SERVICES	100	100
DEPARTMENT OF CHILDREN AND PEARL HARBOR	100	100
DEPARTMENT OF PROFESSIONAL REGULATION	100	100
DEPARTMENT OF PUBLIC SAFETY	100	100
DEPARTMENT OF EMERGENCY SERVICES	100	100
DEPARTMENT OF COMMUNITY DEVELOPMENT	100	100
DEPARTMENT OF ECONOMIC DEVELOPMENT	100	100
DEPARTMENT OF ENVIRONMENTAL SERVICES	100	100
DEPARTMENT OF LABOR	100	100
DEPARTMENT OF POLICE	100	100
DEPARTMENT OF PUBLIC WORKS	100	100
DEPARTMENT OF WATER CONTROL	100	100
DEPARTMENT OF WATER SUPPLY	100	100
DEPARTMENT OF WASTE MANAGEMENT	100	100
DEPARTMENT OF ZONING AND PLANNING	100	100

- 1. THE STATE OF ILLINOIS, COUNTY OF COOK, BEING THE COUNTY OF RECORD, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED WITH THE CLERK OF SAID COUNTY ON THIS DAY OF FEBRUARY, 2008.
- 2. THE STATE OF ILLINOIS, COUNTY OF COOK, BEING THE COUNTY OF RECORD, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED WITH THE CLERK OF SAID COUNTY ON THIS DAY OF FEBRUARY, 2008.
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Property of Cook County Clerk's Office

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.....
.....
.....

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

No. XX

10. Is the facility currently operating under a variance granted by the Illinois Pollution Control Board?

..... 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

..... Coping with issues from subsurface storm drains or inside basements, etc.

..... Impaired usage of an on-site or nearby water well because of offensive characteristics of the water

..... Temporary or more long-term monitoring of groundwater at or near the site

..... Sampling and analysis of soils

..... Safety Act

..... Designation, by the EPA or the IEDA, of the release as "significant" under the Illinois Chemical

..... Assignment of in-house maintenance staff to remove or treat materials including soils, pavement or other

..... materials

..... Use of a cleanup contractor to remove or treat materials including soils, pavement or other surficial

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?

Yes..... No.....
XX

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

Yes..... No.....
XX

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 law?

Yes..... No.....
XX

d. 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.....
XX

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.....
XX

a. Written notification regarding known, suspected or alleged contamination on or emanating from the property.

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:

Yes..... No.....
XX

c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.

Yes..... No.....
XX

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.....
XX

d. Prepared a Chemical Safety Contingency Plan pursuant to the Illinois Chemical Safety Act

Yes..... No.....
XX

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

Yes..... No.....
XX

c. Permits for any waste storage, waste treatment or waste disposal operation.

Yes..... No.....
XX

b. Permits for emissions to the atmosphere.

Yes..... No.....
XX

a. Permits for discharges of wastewater to waters of the State.

Yes..... No.....
XX

5. Has the transferor ever held any of the following in regard to this real property?

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 Lessee--JBB Corporation of Chicago

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:

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...XX	No.....
Storage Tank (Underground)	Yes...XX	No.....
Container Storage Area	Yes.....	No...XX
Injection Well	Yes.....	No...XX
Wastewater Treatment Units	Yes.....	No...XX
Septic Tanks	Yes.....	No...XX
Transfer Stations	Yes.....	No...XX
Waste Recycling Operation	Yes.....	No...XX
Waste Treatment Detoxification	Yes.....	No...XX
Other Land Disposal Area	Yes.....	No...XX

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.

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

By: [Signature]
SIGNATURE(S)

Its: VICE PRESIDENT
TRANSFEROR OR TRANSFERORS (PLEASE TYPE)
(or on behalf of Transferor)

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

..... 7/17/92
JERRY LUBE INTERNATIONAL OF MARYLAND, INC.

By: [Signature]
SIGNATURE(S)

Its: VICE PRESIDENT
TRANSFEEE OR TRANSFEEES (PLEASE TYPE)
(or on behalf of Transferee)

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

..... 19..... 92542937

.....
SIGNATURE(S)

.....
LENDER

.....
LENDER REPRESENTATIVE (PLEASE TYPE)

.....
TITLE

EXHIBIT "A"

Store No.: 593

Parcel Address: 3630 North Elston Avenue
Chicago, Illinois

Legal Description:

ALL THAT PART OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBES AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WARNER AVENUE (NOW ADDISON STREET) WITH THE CENTER LINE OF ELSTON AVENUE; RUNNING THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ELSTON AVENUE A DISTANCE OF 604.15 FEET; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES WITH ELSTON AVENUE A DISTANCE OF 158 FEET; THENCE SOUTH AT RIGHT ANGLES TO WARNER AVENUE (NOW ADDISON STREET) A DISTANCE OF 302.9 FEET TO THE CENTER LINE OF WARNER AVENUE (NOW ADDISON STREET); THENCE EAST ALONG THE CENTER LINE OF WARNER AVENUE (NOW ADDISON STREET) 547.65 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING EXCEPTING THAT PART THEREOF TAKEN FOR STREET PURPOSES AND EXCEPT THEREFROM THAT PARTY LYING NORTH AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST ADDISON STREET WITH THE EAST LINE OF BLOCK 12 AS LAID OUT AND OCCUPIED IN R.F. BICKERDIKE SUBDIVISION OF BLOCK 12 IN BICKERDIKE'S SECOND ADDITION TO IRVING PARK RECORDED AS DOCUMENT NUMBER 4015579; THENCE NORTH 00 DEGREES 00 MINUTES 01 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK 12 A DISTANCE 93.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 53 MINUTES 48 SECONDS EAST PARALLEL WITH THE NORTH LINE OF WEST ADDISON STREET 113.29 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 0.34 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 46 SECONDS EAST 65.50 FEET; THENCE NORTH 43 DEGREES 44 MINUTES 26 SECONDS EAST 129.18 FEET TO THE SOUTHWESTERLY LINE OF ELSTON

Office 32542937

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INVESTIGATION

SEARCHED INDEXED SERIALIZED FILED

APR 19 1964

FEDERAL BUREAU OF INVESTIGATION
U. S. DEPARTMENT OF JUSTICE
WASHINGTON, D. C. 20535

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AVENUE, AND EXCEPT THAT PART THEREOF
DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH
LINE OF WEST ADDISON STREET WITH THE EAST
LINE OF BLOCK 12 AS LAID OUT AND OCCUPIED IN
R.F. BICKERDIKE SUBDIVISION OF BLOCK 12 IN
BICKERDIKE'S SECOND ADDITION TO IRVING PARK
RECORDED AS DOCUMENT NUMBER 4015579; THENCE
NORTH 00 DEGREES 00 MINUTES 01 SECONDS EAST
ALONG THE EAST LINE OF SAID BLOCK 12 A
DISTANCE OF 93.79 FEET; THENCE NORTH 89
DEGREES 53 MINUTES 48 SECONDS EAST PARALLEL
WITH THE NORTH LINE OF WEST ADDISON STREET
113.29 FEET; THENCE NORTH 00 DEGREES 00
MINUTES 00 SECONDS EAST 0.34 FEET; THENCE
NORTH 89 DEGREES 51 MINUTES 46 SECONDS EAST
252.73 FEET TO AN INTERSECTION WITH THE
SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE
WHICH INTERSECTION IS 94.25 FEET NORTH OF THE
NORTH LINE OF WEST ADDISON STREET; THENCE
SOUTH 46 DEGREES 31 MINUTES 34 SECONDS EAST
ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON
AVENUE 136.17 FEET TO THE NORTH LINE OF WEST
ADDISON STREET; THENCE SOUTH 89 DEGREES 53
MINUTES 48 SECONDS WEST ALONG SAID LINE
465.28 FEET TO THE POINT OF BEGINNING, IN
COOK COUNTY, ILLINOIS.

Property Index No.: 13-23-232-034, VOL. 351

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TO: [Illegible]

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