

# UNOFFICIAL COPY

92731826 9 2 7 3 1 3 2 0

### 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.

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

### ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY 1/

39/9

Seller (Mortgagor): Archibald Candy Corporation

Buyer (Mortgagee): Wilmington Trust Company and William J. Wade,  
as Trustee

Document No: 92 702275

### Property Identification:

A. Address of property 1101 Jackson Blvd., Chicago West Town  
Street City or Village Township

Permanent Real Estate Index No 17-17-223-011; 12, 13, 14, 15

16, 17, 18, 19, 20, 21

B. Legal Description:  
Section 17 Township 39 Range 14 22, 23, 24, 25, 26

Enter current legal description in this area:

☐ Lots 17 to 26 inclusive in Wrights Subdivision of the West 1/2 of Block 24 in Canal Trustees Subdivision of the West 1/2 and the West 1/2 of the North East 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian; also

☐ That part of vacated Garden Street lying South of and adjoining Lots 17 to 21 inclusive and North of and adjoining Lots 22 to 26 inclusive in Wrights Subdivision of the West 1/2 of Block 24 in Canal Trustees Subdivision of the West 1/2 and the West 1/2 of the North East 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian; also

☐ Lots 1 to 26 inclusive in the Subdivision of the East 1/2 of Block 24 in Canal Trustees Subdivision of the West 1/2 and the West 1/2 of the North East 1/4 of the East 1/2 of Block 24 in Canal Trustees Subdivision of the West 1/2 and the West 1/2 of the North East 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian; also

1/ NA = Not applicable.

92731826

73 19 420 D-1

# UNOFFICIAL COPY

05810500

Faint, illegible text at the top of the page, possibly a header or introductory paragraph.

Faint, illegible text in the upper middle section of the page.

Faint, illegible text in the middle section of the page.

Faint, illegible text in the lower middle section of the page.

Faint, illegible text in the lower section of the page.

Faint, illegible text at the bottom of the page.

Property of Cook County Clerk's Office

05810500

# UNOFFICIAL COPY

9 2 7 3 1 8 2 6

All of the heretofore vacated North-South 20 foot alley lying West of the West line of Lots 1 to 16, both inclusive, lying East line of Lots 17 and 22, lying East of the East Line of the 40 foot public alley vacated by Document Number 20386525, being a line drawn from the Southeast corner of Lot 17 to the corner of Lot 1 to the Northeast corner of Lot 17, and lying North of a line in Subdivision of the West 1/2 of Block 24 in Canal Trustee's Subdivision of the West 1/2 and the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Prepared by: Name Mr. Adam E. Max, Vice President  
Company Archibald Candy Corporation  
Address 1137 W. Jackson Boulevard  
City Chicago State IL Zip 60607

Return to: Spengler, Carlson, Gubar, Brodsky  
& Frischling  
520 Madison Avenue  
New York, NY 10022  
Attn: Herbert B. Max, Esq.

The following information is provided pursuant to the Responsible Property Transfer Act of 1998.

## 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)  
 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 \_\_\_\_\_ No  X
- (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?  
Yes \_\_\_\_\_ No  X

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

05/21/2020

# UNOFFICIAL COPY

7 2 7 3 1 5 2 6

(3) A lease exceeding a term of 40 years?  
Yes \_\_\_\_\_ No X

(4) A mortgage or collateral assignment of beneficial interest?  
Yes X No \_\_\_\_\_

B. (1) Identify Transferor (Mortgagor):  
Archibald Candy Corporation

Name and Current Address of Transferor (Mortgagor):  
Archibald Candy Corporation  
1137 West Jackson Blvd.  
Chicago, Illinois 60607

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:

Name Mr. Adam E. Max, Vice President  
Company Archibald Candy Corporation  
Address 1137 W. Jackson Boulevard  
City Chicago State IL Zip 60607  
(312) 243-2700

Name, Position (if any) and Address Telephone No. \_\_\_\_\_

C. Identify Transferee (Mortgagee):  
Wilmington Trust Company and William J. Wade, as Trustee

Name and Current Address of Transferee:  
Wilmington Trust Co. and William J. Wade, as Trustee  
Richards, Layton & Finger, P.A.  
c/o Mr. William J. Wade, Trustee  
1 Rodney Square, P.O. Box 551  
Wilmington, Delaware 19899

### III. Notification

Under the Illinois Environmental Protection Act, owners of real property may be held liable for the costs related to the release of hazardous substances.

# UNOFFICIAL COPY

INVESTIGATION REPORT

Case No. 123456789

Date: 10/26/2023

Property of Cook County Clerk's Office

8533950

Page 1 of 1

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 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 is 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 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(q) 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 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."

92731826

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

05/01/2010



# UNOFFICIAL COPY

9 2 7 3 1 3 2 6

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."

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

##### A. 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

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

92731826

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

05/11/2018

# UNOFFICIAL COPY

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?

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

Yes	_____	No	_____ <u>X</u>
Yes	_____	No	_____ <u>X</u>
Yes	_____	No	_____ <u>X</u>
Yes	_____	No	_____ <u>X</u>
Yes	_____	No	_____ <u>X</u>
Yes	_____	No	_____ <u>X</u>
Yes	_____	No	_____ <u>X</u>
Yes	_____	No	_____ <u>X</u>
Yes	_____	No	_____ <u>X</u>
Yes	_____	No	_____ <u>X</u>
Yes	_____	No	_____ <u>X</u>
Yes	_____	No	_____ <u>X</u>
Yes	_____	No	_____ <u>X</u>
Yes	_____	No	_____ <u>X</u>
Yes	_____	No	_____ <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
- c. Permits for any waste storage, waste treatment or waste disposal operations.  
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 \_\_\_\_\_

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

557788

# UNOFFICIAL COPY

9 2 7 3 1 3 2 6

- 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 transfer 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 N/A

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?  
Yes \_\_\_ No N/A

\_\_\_ use of a cleanup contractor to remove or treat materials including soils, pavement or other surficial materials

92731826

# UNOFFICIAL COPY

IN SENATE, January 11, 1907.

REPORT

OF THE

COMMISSIONERS OF THE LAND OFFICE

IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE

ON JANUARY 10, 1906.

ALBANY, N. Y.:

THE UNIVERSITY OF THE STATE OF NEW YORK PRESS,

1907.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

100-100000

# UNOFFICIAL COPY

9 2 7 3 1 5 2 6

- \_\_\_ 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 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 fumes from subsurface storm drains or inside basements, etc.
- \_\_\_ Signs of substances reaching 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

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

---

---

---

---

## B. Site Information Under Other Ownership or Operation

1. Provide the following information about the previous owner or any entity or persons 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 Former service station

92731826





# UNOFFICIAL COPY

9 2 7 3 1 1 2 6

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: (No knowledge except as indicated)

Landfill	Yes	___	No	___
Surface Impoundment	Yes	___	No	___
Land Treatment	Yes	___	No	___
Waste Pile	Yes	___	No	___
Incinerator	Yes	___	No	___
Storage Tank (Above Ground)	Yes	___	No	___
Storage Tank (Underground)	Yes	<u>X</u>	No	___
Container Storage Area	Yes	___	No	___
Injection Wells	Yes	___	No	___
Wastewater Treatment Units	Yes	___	No	___
Septic Tanks	Yes	___	No	___
Transfer Stations	Yes	___	No	___
Waste Recycling Operations	Yes	___	No	___
Waste Treatment Detoxification	Yes	___	No	___
Other Land Disposal Area	Yes	___	No	___

## 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 correct.

*Adam E. Max*  
Signature(s)

Adam E. Max for  
Archibald Candy Corporation

Transferor (Mortgagor) (Please  
type) (on or behalf of Transferor)

B. This form was delivered to me with all elements  
completed on 9/18, 1992.

*W. Wade*  
Signature(s)

William J. Wade for  
Wilmington Trust Company and  
William J. Wade, as Trustee

Transferee (Mortgagee) (Please  
type) (on or behalf of Transferee)

92731826

# UNOFFICIAL COPY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this 1st day of January, 2007.

CLERK OF COOK COUNTY

Property of Cook County Clerk's Office

03011906

# UNOFFICIAL COPY

9 2 7 3 1 3 2 6

C. This form was delivered to me with all elements completed on \_\_\_\_\_, 1992.

\_\_\_\_\_  
Signature(s)

\_\_\_\_\_  
(same as Transferee/Mortgagee)  
Lender

\_\_\_\_\_  
Lender Representative (Please Type)

\_\_\_\_\_  
Title

6056L(1)

Property of Cook County Clerk's Office

92731826

# UNOFFICIAL COPY

UNOFFICIAL COPY

PROPERTY OF COOK COUNTY CLERK'S OFFICE

Property of Cook County Clerk's Office

05/11/20