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ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

92791993

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.

92791993

Page

Rec'd by:

Seller: _____
Buyer: _____
Document No. _____

I. PROPERTY IDENTIFICATION:

A. Address of property: 9156 Archer Avenue, Willow Springs, Illinois
Street City or Village Township

Permanent Real Estate Index No.: 18-33-207-006

B. Legal Description:

Section 33 Township 38 Range 12

Enter or attach current legal description in this area:

See Exhibit "A" attached here

DEPT-01 RECORDING 071.80
T65555 TRAN 9116 10/23/92 14:54:00
106518 & E. #--92-791993
COOK COUNTY RECORDER



Prepared by: Richard C. Jones, Jr.
DAVIDIC & DENYON
737 N. Michigan Ave., Suite 1250
Chicago, Illinois 60611

Return to: Richard J. Skrodzki
SELDSTEIN, SKRODZKI, RUSGIAN
HEGEC & HOFF, LTD.
760 West 52nd Place
Summit, Illinois 60801

LIABILITY DISCLOSURE

Transferees 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 236.55' x 185.57' Acreage 1.0599 acres

Check all types of improvement and uses that pertain to the property:

- | | |
|--|---|
| <input type="checkbox"/> Apartment building (6 units or less) | <input type="checkbox"/> Industrial building |
| <input type="checkbox"/> Commercial apartment (over 6 units) | <input type="checkbox"/> Farm, with buildings |
| <input checked="" type="checkbox"/> Store, office, commercial building | <input type="checkbox"/> Other, specify _____ |

31.00

II. NATURE OF TRANSFER:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| A. (1) Is this a transfer by deed or other instrument of conveyance? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) A lease exceeding a term of 40 years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (4) A mortgage or collateral assignment of beneficial interest? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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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: Union Building Corporation, 8000 East Jefferson Avenue, Detroit, Michigan 48214.

Type of business/
or property usage Holding company for union
UAW Local 558 building

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		YES	NO
Landfill		<input checked="" type="checkbox"/>	Injection Wells		<input checked="" type="checkbox"/>
Surface Impoundment		<input checked="" type="checkbox"/>	Wastewater Treatment Units		<input checked="" type="checkbox"/>
Land Treatment		<input checked="" type="checkbox"/>	Septic Tanks		<input checked="" type="checkbox"/>
Waste Pile		<input checked="" type="checkbox"/>	Transfer Stations		<input checked="" type="checkbox"/>
Incinerator		<input checked="" type="checkbox"/>	Waste Recycling Operations		<input checked="" type="checkbox"/>
Storage Tank (Above Ground)		<input checked="" type="checkbox"/>	Waste Treatment Detoxification		<input checked="" type="checkbox"/>
Storage Tank (Underground) *	<input checked="" type="checkbox"/>		Other Land Disposal Area		<input checked="" type="checkbox"/>
Container Storage Area		<input checked="" type="checkbox"/>			

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.

By Richard T. McGowan
Signature
State BANK OF COOK COUNTY, Trust No. 91-1021

Richard T. McGowan, President
type or print name Edon Construction Co., Inc.,
TRANSFEROR OR TRANSFERORS (or on behalf of Transferor) Beneficiary

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

October 21 1992

WILLIAM OF WILLOW SPRINGS
Signature
William of Willow Springs TRUSTEE
type or print name
TRANSFEREE OR TRANSFEREES (or on behalf of Transferee)

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

_____ 19____

Signature

type or print name
LENDER

(Ch. 30, par. 906)

92791392

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 palm mixing or tinting of consumer sized containers), finishing, refinishing, servicing, or cleaning operations on the property.

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?

IV. ENVIRONMENTAL INFORMATION

1. Section 22.2(f) of the Act states: "Notwithstanding any other provision or rule of law, and subject only to the defense set forth in subsection (j) of this Section, the following persons may be liable for all costs of removal or remedial action incurred by the State of Illinois as a result of a release or of a 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; (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 in a facility there is a release or substantial threat of a release of such hazardous substances; and (4) Any person who accepts or accepts any hazardous substance 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 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."

4. Section 22.18(a) of the Act states: "Notwithstanding any other provision or rule of law, except as provided otherwise in subsection (c), 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 statute set out above is subject to change by amendment. Persons using this form may update it to reflect changes in the text of the statute cited, but no disclaimer statement shall be invalid merely because it sets forth an obsolete or superseded version of such text.

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: Village of Willow Springs, 880 South Archer Avenue, Willow Springs, Illinois 60480
 Name and Current Address of Transferor
 Name (Printed in full), and address: Edward T. McCowan, Edon Construction Co., Inc., 5917 West 115th Street, North, Illinois 60482 (708/597-1520)
 Telephone 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 and Address of Transferor (if this is a transfer of beneficial interest of a land trust): _____
 Telephone No. _____
 Name and Current Address of Transferor: State Bank of Countryside, as Trustee Under Trust No. 91-1021

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EXHIBIT "A"

Legal Description

Lot "A" (except the Northerly 270 feet, as measured along the Easterly line of Poston Avenue and parallel with the Southerly line of Blackstone Avenue) in Owners Subdivision of part of the North-East Quarter of Section 33, Township 38 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded April 3, 1959, as Document Number 174985 in the Recorder of Deeds Office, Cook County, Illinois.

Permanent Index No.: 18-33-207-006

Property of Cook County Clerk's Office

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EXHIBIT "B"

Based upon the Phase I Environmental Assessment dated September, 1992, prepared by Lalcon, Inc., 4100 Madison Street, Hinsdale, Illinois, there appears to be an underground storage tank located near the outside northwest corner of the building located upon the Property. The underground storage tank was not installed by the seller, and was never used by the seller, and neither the seller nor its beneficiary or agents was aware of the underground storage tank at the time seller purchased the Property. Based upon the Environmental Assessment, the underground storage tank appears to contain water, and no petroleum product was identified by Lalcon, Inc. as being stored in the tank. The Environmental Assessment further states that the tank is not believed to have been used since the late 1960's or early 1970's.

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