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Within 90 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.

IL9119

Recorder's Office

County

Cook

Date

Doc. No.

Vol.

Page

Rec'd. By

92934499

150/36

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

Seller: Chrysler Realty Corporation

Buyer: Wilmington Trust Company and William J. Wade, as Trustees, Mortgagee

Document No.:

Property Identification:

A. Address of property: 1439 South Lee Street, Des Plaines, Illinois

Street City or Village Township

Permanent Real Estate Index No.: 09-20-400-020, 09-20-400-022

B. Legal Description:

Section: 20 **Township:** 41 North **Range:** 12 East

Enter current legal description in this area:

See Exhibit A

DEPT-01 RECORDING \$31.00
T9:111 TRAN 2175 12/11/92 11:18:00

65252 * -92-934499
COOK COUNTY RECORDER

Prepared by:

Name: Stephen E. Dawson, Esq.
Company: Dickinson, Wright, Moon, Van Dusen & Freeman
Address: 525 North Woodward Avenue
City: Bloomfield Hills, MI **Zip:** 48304

Return to:

Stephen E. Dawson, Esq.
Dickinson, Wright, Moon, Van Dusen & Freeman
525 North Woodward Avenue
Bloomfield Hills, MI 48304



Box 978

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Provided courtesy of
The Illinois Chamber
20 North Wacker Drive
Chicago, Illinois 60606-3063
312-578-7573

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

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

A. Property Characteristics:

Lot Sta. ~~Acres~~ ^{2.41} Acres.....

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

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

Yes..... No

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

Yes..... No

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

Yes No.....

B. (1) Identify Transferor:

CHRYSLER REALTY CORP 1450 W. LOMA LAKE RD SUITE 280 Troy MI 48068

Name and Current Address of Transferor:

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:

JAMES ASAM CHRYSLER REALTY CORP. (313) 952-1202
Name, Position (if any) and Address Telephone No.

C. Identify Transferee:

Wilmington Trust Company and William J. Wade, as trustees

Name and Current Address of Transferee:

Rodney Square North, 1 East 11th Street Wilmington, Delaware 19890

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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 28.2(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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- (3) Any person who by contract, agreement, or otherwise is a transporter with another party or entity for transport, storage, disposal or treatment of hazardous substances, and, control or release by such person at a facility there is a release or substantial threat of a release of such hazardous substances; and
- (4) Any person who accepts or accepted 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(e) 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 5 times, the amount of any costs incurred by the State of Illinois as 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 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 clauses 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 activity (other than paint mixing or tinting of consumer sized containers), finishing, refinishing, servicing, or cleaning operations on the property.

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.....

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

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?

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

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.

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- 6. 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.
 - b. Permits for emissions to the atmosphere. Yes..... No.
 - c. Permits for any waste storage, waste treatment or waste disposal operation. Yes..... No.
- 6. Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treatment works? Yes..... No.
- 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.
 - b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1988. Yes..... No.
 - c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1988. Yes..... No.
- 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.
 - 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.
 - 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.
- 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 law? Yes..... No.
 - b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site? Yes..... No.
 - 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 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 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.
- 11. Is there any explanation needed for clarification of any of the above answers or responses?

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EXHIBIT A

PARCEL 1

The Northerly 300 feet of the Westerly 350 feet of that part of the South half of the Southeast quarter, lying west of the Wisconsin Central Railroad Right-of-Way in Section 20, Township 41 North, Range 12, East of the Third Principal Meridian (except the North 332 feet thereof) in Cook County, Illinois

PARCEL 11

Lot 1 in Lee Forest Subdivision, being a part of the North 332 feet of that part of the south half of the south east quarter of Section 20, Township 41 North, Range 12 East of the Third Principal Meridian, lying west of the Wisconsin Central Railroad in Cook County, Illinois.

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