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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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Recorder's Office
County
Date
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Vol.
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Rec'd. By

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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: 845 East Chicago, Elgin, Illinois
Street City or Village Township

Permanent Real Estate Index No.: 06-18-302-069-000A

B. Legal Description:
Section: 18 **Township:** 41 North **Range:** 9 EAST

Enter current legal description in this area:

See Exhibit A

DEPT-01 RECORDING \$31.00
T41111 TRAN 2175 12/11/92 11:21:00
#5257 * -92-936849
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 48304
State MI Zip

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



Box 1948

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Provided courtesy of
The Illinois Chamber
20 North Wacker Drive
Chicago, Illinois 60606-8063
812-872-7879

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

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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 ~~(Acres)~~ Acreage..... 2.72±

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

- Apartment building (8 units or less)
- Commercial apartment (over 8 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 20 years?

Yes..... No

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

Yes No.....

B. (1) Identify Transferor:

Name and Current Address of Transferor:

CHRYSLER REALTY CORP 1450 W. LONG LAKE RD SUITE 200 TROY MI 48098

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 ASAMI 1450 W. LONG LAKE RD SUITE 200 TROY MI 48098
Name, Position (if any) and Address Telephone No. (313) 952-1202

C. Identify Transferee:

Wilmington Trust Company and William J. Wade as trustee

Name and Current Address of Transferee:

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

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 23.2(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 has charge, title, custody or control for transport, storage, disposal or treatment of hazardous substances owned, controlled or possessed 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 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(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 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 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 amended 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 ...
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 wastes, 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 had 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 1980. Yes..... No.
 - c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1980. 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 government 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?
 IEPA IS CURRENTLY REVIEWING A PHASE 2 REPORT.

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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 NORTHWEST VALLEY TRUSS

Type of business or property usage AUTO DEALERSHIP

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

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....	No....
Conc. or 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 Detention	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 accurate.

James A. Asan
 SIGNATURE(S)
GREEN REALTY CORP
 TRANSFEROR OR TRANSFERORS (PLEASE TYPE)
 (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on October 21, 1992
WILMINGTON TRUST COMPANY, as Trustee, Mortgagee

By: Bruce L. Bisson
 SIGNATURE(S)
Bruce L. Bisson, Assistant Vice President
 TRANSFEREE OR TRANSFEREES (PLEASE TYPE)
 (or on behalf of Transferor)

C. This form was delivered to me with all elements completed on Oct 21, 1992
William J. Wade, as Trustee, Mortgagee

W. Wade
 SIGNATURE(S)
 TRANSFEREE ADDITIONAL TRANSFEREE
 TRANSFER REPRESENTATIVE (PLEASE TYPE)
 TITLE

32930649

EXHIBIT A

PARCEL ONE:

That part of the South half of Section 18, Township 41 North, Range 9 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of the Southwest quarter of Section 15; thence west along the South line of said Section 15, a distance of 638 feet to the Southeast corner of a 1/4 acre tract or parcel by Grote and Church to Jay Legge; thence North 7 degrees 55 minutes East 15 feet; thence North 82 degrees 7 minutes West, a distance of 20.7 feet to the westerly line of Lot 9 of the County Clerks subdivision of un subdivided lot in Section 18, Township 41 North, Range 9; thence North 7 degrees 55 minutes East along said westerly line, a distance of 899.18 feet to the Southerly line of State Route 19; thence Northwesterly along the Southerly line of State Route 19, a distance of 575.2 feet for the place of beginning; thence continuing Northwesterly along said Southerly line, a distance of 341.17 feet to the East line of Lot 19 in the County Clerks Division and also is 307.38 feet by various deed and 308.38 feet by measurement Easterly of the center line of Willard Avenue measured along the Southerly line of State Route 19 (Chicago Road); thence South along the East line of Lot 19 in the County Clerks Division, a distance of 502.94 feet to a point on a line that is 500 feet Southerly of (measured at right angles thereto) and parallel with the center line of State Route 19; thence Southeasterly along said parallel line, a distance of 154.51 feet to a point on a line that is drawn at right angles to the Southerly line of State Route 19 and passes through the place of beginning; thence Northerly at right angles to the last described course, a distance of 467.0 feet to the place of beginning, in Cook County, Illinois