

UNOFFICIAL COPY

Box 198

- (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

II NATURE OF TRANSFER:

- Store, office, commercial building
- Commercial apartment (over 6 units)
- Apartment building (6 units or less)
- Industrial building
- Farm, with buildings
- Other, specify _____

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

Lot Size _____ Average 3.99 acres

C Property Characteristics:

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.

LIABILITY DISCLOSURE

Prepared by: _____ name _____ address _____

Return to: _____ name _____ address _____

598936626

92062116

92062116

- DEPT-01 RECORDING \$29.00
- DEPT-01 RECORDING \$29.00
- COOK COUNTY RECORDER #55273 # *-92-936865
- TRAN 2175 12/11/92 11:23:00
- COOK COUNTY RECORDER
- DEPT-01 RECORDING \$29.00
- DEPT-01 RECORDING \$29.00
- COOK COUNTY RECORDER #55273 # *-92-936865
- TRAN 1832 01/30/92 11:42:00
- COOK COUNTY RECORDER #1776 # D *-92-062116

Enter or attach current legal description in this area:

Section _____ Township _____ Range _____

B. Legal Description:

Permanent Real Estate Index No.: See attached Exhibit A

A. Address of property: 1725 Torrance Street Lansing Township

I. PROPERTY IDENTIFICATION:

Document No. _____

Doc No. 92936865

Vol. _____ Page _____

Rec'd by: _____

County _____

Recorder's Office _____

For Use By County _____

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

Mortgagor/ Seller: Chrysler Realty Corporation

Mortgagee/ Buyer: Wilmington Trust Company and William J. Wade as trustees

36 of 36

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

92062116

ADDITIONAL INDEBTEDNESS and reflect a new mortgage and mortgagee.

THIS DOCUMENT IS BEING RECORDED TO SECURE

166952



UNOFFICIAL COPY

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

IV. ENVIRONMENTAL INFORMATION

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.

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.

4. Section 22.18(a) of the Act states: "Notwithstanding any other provision or rule of law, except as provided otherwise in subsection (b), the owner or operator of both 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."

3. Section 22.21(k) of the Act states: "(1) 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."

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."

1. Section 22.2(f) of the Act states: "(1) The owner and operator of a facility or vessel from which there is a release or substantial threat of a hazardous substance: (a) 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; (b) 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 there is a release or substantial threat of a release of such hazardous substances; and (c) 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."

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.

Section 22.2(f) of the Act states: "(1) The owner and operator of a facility or vessel from which there is a release or substantial threat of a hazardous substance 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."

Notwithstanding any other provision or rule 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. Section 22.2(f) of the Act states: "(1) The owner and operator of a facility or vessel from which there is a release or substantial threat of a hazardous substance: (a) 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; (b) 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 there is a release or substantial threat of a release of such hazardous substances; and (c) 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 22.21(k) of the Act states: "(1) 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 of law, except as provided otherwise in subsection (b), the owner or operator of both 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

B. (1) Identify Transferor:

Name and Current Address of Transferor

Chrysler Realty Corporation, 1450 West Long Lake Rd., Troy, MI 48098

(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, Position (if any), and address

James Asam, 1450 Long Lake Road, Suite 280, Troy, MI (313) 952-1202

Name, Position (if any), and address

William J. Wade, as trustee

Name and Current Address of Transferor

Rodney Square North, 1 East 15th Street, Wilmington, Delaware, 19890

59856626

92062116

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?

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
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
Container Storage Area	YES	NO
Injection Wells	YES	NO
Wastewater Treatment Units	YES	NO
Sepic Tanks	YES	NO
Transfer Stations	YES	NO
Waste Recycling Operations	YES	NO
Waste Treatment Detoxification	YES	NO
Other Land Disposal Area	YES	NO

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 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 air of other.	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?

7. Has the transferor taken any of the following actions relative to this property?

a. Prepared a Chemical Safety Coningency 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 1986.	YES	NO
c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.	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 laws?	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?	YES	NO

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 ESDA, 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?

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

59898626 92062116

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 River Oaks Chrysler Plymouth, Inc.

Type of business/ Automobile dealership

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.

	YES	NO
Landfill		
Surface Impoundment		
Land Treatment		
Waste Pile		
Incinerator		
Storage Tank (Above Ground)		
Storage Tank (Underground)		
Container Storage Area		
Injection Wells		
Wastewater Treatment Units		
Sepic Tanks		
Transfer Stations		
Waste Recycling Operations		
Waste Treatment Detoxification		
Other Land Disposal Area		

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.

Signature James A. Abram
Type of print name JAMES A. ABRAM
TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on October 21 19 92
BY: James A. Abram
Signature
Type of print name James A. Abram
TRANSFEREE OR TRANSFEREES (or on behalf of Transferor)

C. This form was delivered to me with all elements completed on Oct 21 19 92
BY: [Signature]
Signature
Type of print name Bruce L. Abram, Assistant Vice President
TRANSFEREE OR TRANSFEREES (or on behalf of Transferor)

Signature _____
Type of print name _____
TRANSFEREE OR TRANSFEREES (or on behalf of Transferor)

92936865

UNOFFICIAL COPY

State of Illinois, County of Cook:

Parcel 1:

Lots 1 to 13 and 19 thru 32 inclusive in Block 3 in Torrence Bernice Addition being a subdivision of the South West 1/4 of the North West 1/4 (except the East 16 rods thereof and except the South 264 feet of the West 165 feet of the East 429 feet of the South West 1/4 of the North West 1/4 aforesaid also excepting all that part if any falling within the South 16 rods of the West 10 rods of the east 26 rods of the North 80 rods) in Section 30, Township 36 North, Range 15 East of the Third Principal Meridian,

Also

Parcel 2:

All of the North and South vacated alley between Lots 1 to 18 both inclusive and Lots 19 to 32 both inclusive in Block 3 in Torrence Bernice Addition aforesaid

Also

Parcel 3:

All of vacated Glen Oak Avenue lying between blocks 2 and 3 in Torrence Bernice Addition aforesaid, in Cook County, Illinois.

Parcel No. 30-30-108-034

Lansing, IL
#6952

92926865