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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.: 92958899
Vol.:
Page:
Rec'd By:

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

Transferor: Crown Cork & Seal company, inc., a
Pennsylvania Corporation

Transferee: City of Chicago, an Illinois Municipal
Corporation

Property Identification:

DEPT-01 RECORDING 145.50
T42222 TRAN 2753 12/21/92 10:55:00
#5987 + A *-92-958899
COOK COUNTY RECORDER

A. General Address of property:

3501 W. 31st St. Chicago, Illinois
(See Exhibit A for additional addresses)

B. Permanent Real Estate Index Nos:

(See Exhibit A attached hereto)

C. Legal Description:

(See Exhibit B attached hereto)

92958899

Prepared by: Robert P. Harris
HAROLD A. HARRIS, LTD.
29 S. LaSalle St. - Suite 740
Chicago, Illinois 60603

Return to:

Robert P. Harris
HAROLD A. HARRIS, LTD.
29 S. LaSalle St. - Suite 740
Chicago, Illinois 60603

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:

Plot Size _____ Acreage 10.2 (approximately)

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 building
 Other (specify) _____ Vacant

II. Nature of Transfer

- A. (1) Is this a transfer by deed or other instrument of conveyance?
Yes X No _____
- (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?
Yes _____ No X
- (3) A lease exceeding a term of 40 years?
Yes _____ No X
- (4) A mortgage or collateral assignment of beneficial interest?
Yes _____ No X

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B. (1) Identify Transferor:

Crown Cork & Seal Co., Inc., a Pennsylvania Corp.

Name and Current Address of Transferor:

9300 Ashton Road
P. O. Box 6208
Philadelphia, Pa. 19136
Attn: Richard Krzyzanowski

Name and Address of Trustee if this is a transfer of beneficial interest of a land trust: N/A

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- (2) Identify person who has completed this form on behalf of the transferor and who has knowledge of the information contained in this form:

Gerald M. Gresko
Plant Manager
Crown Cork & Seal Co., Inc.
3501 W. 31st Street
Chicago, Illinois 60623

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 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 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 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."

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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 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

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

See Attached Site Plan.

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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 X No _____

- 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 X 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 X No _____

- c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.

Yes X No _____

8. Has the transferor of 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 X No _____

Suspected release of
of air contaminants.

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- 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 X 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 X

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 question (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

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- 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?

Yes No

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:

The property was acquired from:

Various parcels purchased from various owners.

Type of business/or property usage:

Unknown/Residential

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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:

Transferer has no knowledge of prior owners.

As to leasee:

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
Septic Tanks	Yes	No
Transfer Stations	Yes	No
Waste Recycling Operations	Yes	No
Waste Treatment Decoxification	Yes	No
Other land Disposal Area	Yes	No

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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.

TRANSFEROR:
CROWN CORK & SEAL COMPANY, INC.,
a Pennsylvania Corporation

By: *Gerald M. Gresko*
Name: Gerald M. Gresko
Its: Plant Manager
Transferor or Transferors (Please
type) (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on _____, 1992.

TRANSFeree:
CITY OF CHICAGO, an Illinois
Municipal Corporation

By: _____
Name: _____
Its: _____
Transferee or Transferees (Please type)
(or on behalf of Transferee)

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

Signature(s)

Lender

Lender Representative (Please Type)

Title

(CCSEPA.D16)

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PROPERTY INDEX NUMBERS

CHICAGO REAL ESTATE PARCELS

<u>PIN</u>	<u>DESCRIPTION</u>
16-26-425-023	3055 S. Drake
16-26-425-024	3059 S. Drake
16-35-107-001	3621 W. 31st Street
16-35-107-002	3619 W. 31st Street
16-35-107-003	3617 W. 31st Street
16-35-107-004	3615 W. 31st Street
16-35-107-005	3613 W. 31st Street
16-35-107-006	3611 W. 31st Street
16-35-107-007	3609 W. 31st Street
16-35-107-008	3605 W. 31st Street
16-35-107-009	3601 W. 31st Street
16-35-107-041	3146 S. Central Park Avenue
16-35-107-046	3135 S. Millard Ave.
16-35-107-047	3116 S. Central Park
16-35-107-048	3134 S. Central Park
16-35-200-001	3109 S. Central Park
16-35-200-002	3537 W. 31st Street
16-35-200-007	3501 W. 31st Street
16-35-200-022	3425 W. 31st Street

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EXHIBIT B 5 0 8 9 9

Legal Description

PARCEL 1:

LOTS 1 TO 9 INCLUSIVE IN BLOCK 1 IN GARY AND JACOBSON'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE WEST FORK OF SOUTH BRANCH OF CHICAGO RIVER, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 10 THROUGH 30 INCLUSIVE, LOT 32, AND LOTS 34 THROUGH 45 INCLUSIVE IN BLOCK 1 IN GARY AND JACOBSON'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE WEST FORK OF THE SOUTH BRANCH OF CHICAGO RIVER, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOTS 25 AND 26 IN BLOCK 21 IN STEEL AND OTHERS SUBDIVISION OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4:

THE WEST 333 FEET OF THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THAT PORTION CONVEYED TO THE CHICAGO AND GRAND TRUNK RAILROAD COMPANY BY DEED RECORDED AS DOCUMENT 293080 (THE RIGHT OF WAY CONVEYED BY SAID DEED NOW COMMONLY KNOWN AS THAT OF ILLINOIS NORTHERN RAILWAY) (EXCEPT THAT PART THEREOF DEDICATED FOR S. CENTRAL PARK AVENUE, BY INSTRUMENT RECORDED JUNE 4, 1875 AS DOCUMENT 32096 AND ALSO EXCEPT THE NORTH 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS

PARCEL 5:

THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH 30 FEET THEREOF AND NORTH OF THE NORTHERLY LINE OF THE RIGHT OF WAY CONVEYED TO THE CHICAGO AND GRAND TRUNK RAILROAD COMPANY BY DEED RECORDED AS DOCUMENT 293080 (RIGHT OF WAY CONVEYED BY SAID DEED NOW COMMONLY KNOWN AS THAT OF THE ILLINOIS NORTHERN RAILWAY) (EXCEPT THE WEST 333 FEET OF THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THAT PORTION CONVEYED TO THE CHICAGO AND GRAND TRUNK RAILROAD COMPANY BY DEED RECORDED AS DOCUMENT 293080 (THE RIGHT OF WAY CONVEYED BY SAID DEED NOW COMMONLY KNOWN AS THAT OF ILLINOIS NORTHERN RAILWAY) AND EXCEPT THAT PART THEREOF DEDICATED FOR S. CENTRAL PARK AVENUE, BY INSTRUMENT RECORDED JUNE 4, 1875 AS DOCUMENT 32096), IN COOK COUNTY, ILLINOIS

PARCEL 6:

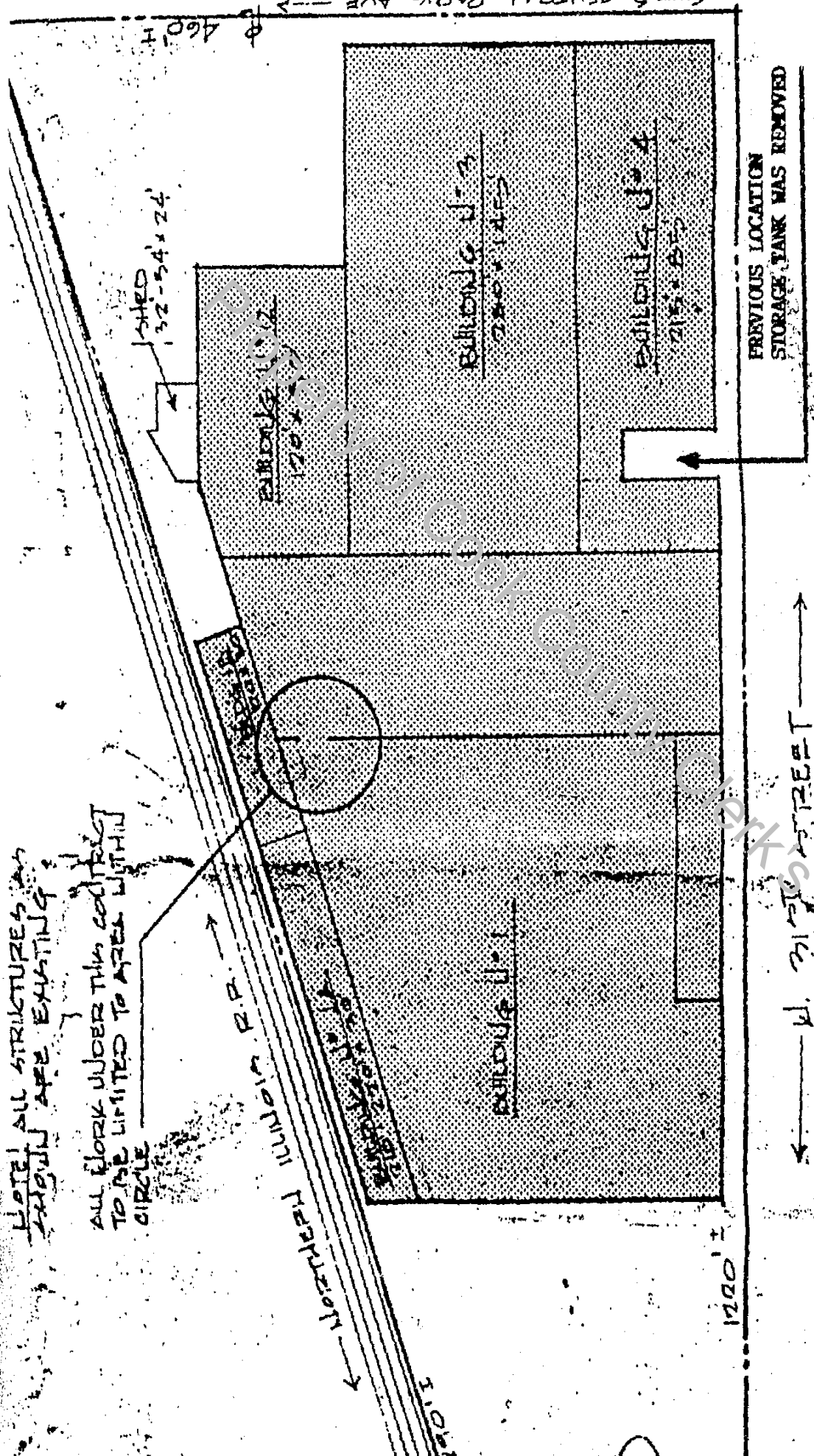
THAT PART OF THE EAST 1/2 (EXCEPT THE WEST 30 FEET THEREOF) OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF 31ST STREET AND NORTH OF THE NORTH LINE OF ATCHISON, TOPEKA AND SANTA FE RAILROAD COMPANY (ALSO KNOWN AS THE ILLINOIS NORTHERN RAILROAD) WEST OF THE WEST LINE OF SOUTH HOMAN AVENUE EXTENDED, IN COOK COUNTY, ILLINOIS

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NOTE: ALL STRUCTURES AND
 FOUNDATIONS ARE EXISTING.
 ALL WORK UNDER THIS CONTRACT
 TO BE LIMITED TO AREA WITHIN
 CIRCLE

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