

Within 30 days after the date any real property subject to the provisions of the Responsible Property Transfer Act of 1988 is transferred, or, upon recording of the deed, other instrument of conveyance, lease, mortgage or assignment of the beneficial interest in an Illinois land trust, whichever occurs first, this completed disclosure document must be recorded in the office of the recorder of the county in which such property is located, and within 30 days after the date any real property subject to the provisions of the Responsible Property Transfer Act is transferred, a copy thereof shall be filed with the Illinois Environmental Protection Agency.

County: _____
Date: _____
Doc. No.: _____ Vol.: _____
Page: _____ Rec'd. By: _____

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

Subject to the Illinois Responsible Property Transfer Act

Seller: BANK ONE, LA GRANGE, not personally or individually, but as Trustee u/t/a 218 FIRST ILLINOIS BANK & TRUST (Stanley Kempa as Beneficiary)
Buyer: THOMAS BEUMER and TERRENCE BEUMER
Document No.: _____

Property Identification:
A. Property Address (include township): 6001 Lanzie, Hodgkins, Illinois LYONS TWP
Permanent Real Estate Index No.: 18-15-302-027 through 18-15-302-032
B. Legal Description: Section 15 Township 39N Range 12E
Enter or attach current legal description in this area:
SEE ATTACHED LEGAL DESCRIPTION

Prepared by: _____
Name: STANLEY KEMPA
Company: _____
Address: 16 W 415 9957
City/State/Zip: HINSDALE, IL 60521
Relates to: _____
Name: John S. Keller
Company: _____
Address: 125 S. Bloomingdale Rd
City/State/Zip: Bloomington, IL 60108

DEPT-01 RECORDING \$29.50
T02222 TRAN 3265 05/01/92 15145100
\$5600 + B #--92-299239
COOK COUNTY RECORDER

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

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 clean-up costs whether or not they caused or contributed to the presence of environmental problems associated with the property.

A. Property Characteristics: Lot Size: 145' X 150' Acreage: _____

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)

2950

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) Is this a transfer by a lease exceeding a term of 40 years? Yes No
- (4) Is this a transfer by a mortgage or collateral assignment of beneficial interest? Yes No



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- _____ Use of a clean-up contract 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 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?

B. Site Information Under Your 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: NONE - BUILT AND OWNED BY ONE OWNER
Type of business/or property usage: APT.

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

- | | | | |
|--------------------|-----------------------------|--------------------|---------------------------------|
| Yes _____ No _____ | Landfill | Yes _____ No _____ | Injection Wells |
| Yes _____ No _____ | Surface Impoundment | Yes _____ No _____ | Wastewater Treatment Units |
| Yes _____ No _____ | Land Treatment | Yes _____ No _____ | Septic Tanks |
| Yes _____ No _____ | Waste Pile | Yes _____ No _____ | Transfer Station |
| Yes _____ No _____ | Incinerator | Yes _____ No _____ | Waste Recycling Operations |
| Yes _____ No _____ | Storage Tank (Above Ground) | Yes _____ No _____ | Waste Treatment/ Detoxification |
| Yes _____ No _____ | Storage Tank (Underground) | Yes _____ No _____ | Other Land Disposal Area |
| Yes _____ No _____ | Container Storage 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. ^{Examination rider attached hereto is expressly made a part hereof}
BANK ONE, LA GRANGE, not personally or individually but as trustee under Trust Agreement dated 3/21/64 and known as Trust No. 218.

By: Ruth Reid
Ruth Reid, Land Trust Officer

B. This form was delivered to me with all elements completed on _____ 19____

Thomas Beumer
Signature

THOMAS BEUMER and TERRENCE BEUMER
Transferor(s) (type or print name) or on behalf of transferor(s)

C. This form was delivered to me with all elements completed on _____ 19____

Signature

Lender

Lender Representative (type or print name)

Title

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IV. Environmental Information

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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?

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

If any of the above items are answered Yes 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 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 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 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?

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B. (1) Identify Transferor:

Stanley Kempa as Beneficiary

Name and current address of transferor

FIRST ILLINOIS BANK & TRUST

Name and address of trustee if this is a transfer of beneficial interest of a trust

218
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:

STANLEY W. KEMPA OWNER 16 W 415 9957 701-655-0428
Name Position (if any) Address Phone

C. Identify Transferee:

THOMAS BEUMER and TERRENCE BEUMER, 5226 Harvey, Western Springs, IL
Name and current address of transferee

III. Notification

Under the Illinois Environmental Protection Act, owners of real property may be held liable for costs related to the removal of hazardous substances.

1. Section 22.2(f) of the Act states:

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) 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.

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 22.2(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 three 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 (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.

EXONERATION RIDER

This instrument is executed by BANK ONE, LA GRANGE, not personally but solely as Trustee, under the provisions of a deed or deeds in Trust duly recorded and delivered to BANK ONE, LA GRANGE in pursuance of a Trust Agreement dated March 21, 19 64, and known as Trust No. 218, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed hereunder (whether or not the same are expressed in the terms of covenant, promises or agreements) by BANK ONE, LA GRANGE are undertaken by it solely as Trustee, as aforesaid, and not individually and no personal liability shall be asserted or be enforceable against BANK ONE, LA GRANGE by reason of any of the terms, provisions, stipulations, covenants and conditions contained in this instrument. FURTHER, the parties acknowledge and agree that all representations, answers, information and agreements herein made are made not by the trustee, but by the beneficiaries of Trust No. 218, and that the trustee has no knowledge of the facts upon which they are based, and that the trustee shall be held harmless from any and all liability or losses resulting from reliance on the information herein.

Lots 18, 19 and 20 (except the Northwestly 7 feet) in Block 3 in Lenzi's First Addition to Hodgkins, a subdivision of part of the West 1/2 of the South West 1/4 of Section 15, Township 38 North, Range 12 East of the Third Principal Meridian and part of the West 1/2 of the North West 1/4 of Section 15, Township 38 North, Range 12 East of the Third Principal Meridian, lying Southeastly of the Chicago and Joliet Road, in Cook County, Illinois.

Property Address: 6001 Lenzi Street, Hodgkins

Real Estate Tax Number: 18-15-302-027
18-15-302-028
18-15-302-029
18-15-302-030
18-15-302-031
18-15-302-032

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