

UNOFFICIAL COPY

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 93661908 Vol. 10
Date 93661908 Page
Doc. No. 93661908 Rec'd. By

ENVIRONMENTAL DISCLOSURE DOCUMENT
FOR TRANSFER OF REAL PROPERTY

Seller: Dylbeck, John & Cynthia
Buyer: Gladstone - No. Ward, Tr. #1682

DEPT-61 RECORDINGS \$29.00
T#9999 TRAN 0000 08/20/93 14:39:00
#9150 # *-73-441708
COOK COUNTY RECORDER

Document No.:

93661908

Property Identification:
A. Address of property: 705 S. Dearborn Street, City or Village, Township

Permanent Real Estate Index No. 17-16-407-021-1084

B. Legal Description:
Section 16 Township 39 N Range 14 E
Enter current legal description in this area:

LEGAL DESCRIPTION RIDER

Unit 705 in Printer's Row Condominium, as delineated on a survey of the following real estate: lots 3, 4, 9, 10, 15 and 16 (Except from said lots that part taken or used for Dearborn Street and Plymouth Court) in Wallace and other's Subdivision of Block 135 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as "Exhibit A" to the Declaration of Condominium Recorded on March 19, 1980 as Document Number 25,396,708, together with the respective individual percentage interest in said parcel appurtenant to said unit (excepting therefrom all the property and space comprising all the units thereof as defined and set forth in said declaration and survey).

Prepared by P.I.N. 17-16-407-021-1084

93661908

PROPERTY ADDRESS : 705 S. Dearborn Street
Chicago, Illinois 60605

Return to:

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

A. Property Characteristics:

Lot Size 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) Commercial Condo

MAIL TO

Box 15

29.00 MS

93661908

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RECORDS FORM ILLIANA FINANCIAL
STOCK FORM #EEO-90 1/90

TITLE

Real Estate Loan Officer

LENDER REPRESENTATIVE (PLEASE TYPE)

Eleanor Kabala

LENDER

Cladstone-Norwood Trust and Savings Bank

SIGNATURE(S)

Eleanor Kabala

C. This form was delivered to me with all elements completed on April 30 1993

(or on behalf of Transferor)

TRANSFEROR OR TRANSFEREE'S (PLEASE TYPE)

SIGNATURE(S)

William Gordon City Agent

B. This form was delivered to me with all elements completed on March 19 1993

(or on behalf of Transferor)

TRANSFEROR OR TRANSFEREE'S (PLEASE TYPE)

SIGNATURE(S)

William Gordon City Agent

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.

V. Certification

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 Detention	Yes	No
Other Land Disposal Area	Yes	No

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

Type of business or property usage
Name

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:

Site Information Under Other Ownership or Operation

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

10. Is the facility currently operating under a variance granted by the Illinois Pollution Control Board?

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
Coping with fumes from subsurface storm drains or inside basements, etc.
Impaired usage of an on-site or nearby water well because of offensive characteristics of the water
Temporary or more long-term monitoring of groundwater at or near the site
Sampling and analysis of soils

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Apartment building (if units or less than 6)
Commercial apartment building
Store, office, commercial building
Industrial building
Farm with buildings
Commercial/condo

29 of MS

BOXES



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.

I. Liability Disclosure

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

.....
.....
.....

Return to:

Name
Company
Address
City State Zip

Prepared by:

S. Kemp, Esq.
Jackson Pl. 1st Fl. 1992
6600 N. Broadway

Please return to: Mike Welthman
Floor Title Insurance
203 N. LaSalle, Suite 1400
Chicago, IL 60611
Re: CH 273888

Property of Cook County Clerk's Office

Seller:
Buyer:
Document:
Property:
A.
B.

ENVIRONMENTAL DISCLOSURE DOCUMENT
FOR TRANSFER OF REAL PROPERTY

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.

Duty to Record

FOR USE BY COUNTY RECORDER'S OFFICE
County: Cook
Date: 05 05 11 11
Page: 2
Doc. No.: 93661908
Rec'd. By:

80619936

\$29.00
\$39.00

- 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?

 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:

Name ANR Power

Type of business 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:

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

93661008

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]
 SIGNATURE(S)

TRANSFEROR OR TRANSFERORS (PLEASE TYPE)
 (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on March 23 1994

[Signature]
 SIGNATURE(S)

TRANSFEREE OR TRANSFEREES (PLEASE TYPE)
 (or on behalf of Transferee)

C. This form was delivered to me with all elements completed on April 30 1993

[Signature]
 SIGNATURE(S)

Gladstone-Norwood Trust and Savings Bank
 LENDER

Eleanor Kabala
 LENDER REPRESENTATIVE (PLEASE TYPE)

Real Estate Loan Officer
 TITLE

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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:
 John M. Dybsky and Cynthia Y. Dybsky
 Name and Current Address of Transferor:
 711 S. Dearborn St. Unit 203 Chicago, IL 60607
 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:
 Stephen A. Kersch, Esq. 53 W. Jackson Blvd. Suite 1442 Chicago, IL 60604
 Name, Position (if any) and Address Telephone No.

C. Identify Transferee:
 Gladstone - Northwestern Industrial Savings Bank a/t # 1682
 Name and Current Address of Transferee:
 5100 N. Central Chicago, IL

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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.

- 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 there is a release or substantial threat of a release of such hazardous substance; 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."
- 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."
- 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."
- 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."
- 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.

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IV. Environmental Information

A. Regulatory Information During Current Ownership

9 8 6 5 1 9 7 7

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, refishing, 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?

<ul style="list-style-type: none"> Injection Wells Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wastewater Treatment Units Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Septic Tanks Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Transfer Stations Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Waste Recycling Operations Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Waste Treatment Detoxification Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Other Land Disposal Area Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 	<ul style="list-style-type: none"> Landfills Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Surface Impoundment Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Land Treatment Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Waste Pile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Incinerator Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Storage Tank (Above Ground) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Storage Tank (Underground) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Container Storage Area Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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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
 - 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 related 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 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?
 - 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 EPA or the RCRA, of the release as "significant" under the Illinois Chemical Safety Act

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