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ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

93794009

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

Seller: The Northwestern Mutual Life
Insurance Company
Buyer: Central Telephone Company of
Illinois
Document No.:

For Use By County Recorder's Office	
County	
Date	
Doc. No.	93794009
Vol.	
Page	
Rec'd by:	

PROPERTY IDENTIFICATION:

A. Address of property: 1536 Prairie Avenue, Des Plaines
 Street City or Village Township
 Permanent Real Estate Index No.: 09-17-421-009, 09-17-421-005

B. Legal Description:
 Section 16, 17, 20, 21 Township 41 N Range 12 E

Enter or attach current legal description in this area:

See Exhibit A.

DEPT-11 RECORD T \$35.50
 T67777 TRAN 8568 10/05/93 14:12:00
 \$4638 * -93-794009
 COOK COUNTY RECORDER

Prepared by: James L. McFarland Return to: James L. McFarland, Esq.,
720 E. Wisconsin Avenue C/O THE NORTHWESTERN MUTUAL LIFE INSURANCE CO
Milwaukee, WI 53202 Name: _____
 Address: 720 East Wisconsin Avenue,
Milwaukee, Wisconsin 53202

LIABILITY DISCLOSURE

Transferees and transferees of real property are advised that their owners up 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.

C. Property Characteristics:

Lot Size 23,791 sq. ft. Acreage .5462 acres

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) _____

93794009

35.50

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PROPERTY

Property of Cook County Clerk's Office

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II. NATURE OF TRANSFER:

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

Transferor: The Northwestern Mutual Life Insurance Company
Name: Life Insurance Company
Address: 720 E. Wisconsin Avenue
Milwaukee, WI 53202

Trustee (if this is a transfer of beneficial interest of a land trust.)

Name: _____
Address: _____

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:

Name: James L. McFarland
Position: Attorney
Address: The Northwestern Mutual Life Insurance Company
720 E. Wisconsin Avenue
Milwaukee, WI 53202

Paul C. Van de Sand
Investment Officer-
Environmental Affairs/
Engineering
Same address

- C. Identify transferee:

Name: Central Telephone Company of Illinois
Address: 2004 Miner Street
Des Plaines, IL 60016

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 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;

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(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 where 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 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, 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 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

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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 XX

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 XX

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
Landfill	<u> </u>	<u> XX </u>
Surface Impoundment	<u> </u>	<u> XX </u>
Land Treatment	<u> </u>	<u> XX </u>
Waste Pile	<u> </u>	<u> XX </u>
Incinerator	<u> </u>	<u> XX </u>
Storage Tank (Above Ground)	<u> </u>	<u> XX </u>
Storage Tank (Underground)	<u> </u>	<u> XX </u>
Container Storage Area	<u> </u>	<u> XX </u>
Injection Wells	<u> </u>	<u> XX </u>
Wastewater Treatment Units	<u> </u>	<u> XX </u>
Septic Tanks	<u> </u>	<u> XX </u>
Transfer Stations	<u> </u>	<u> XX </u>
Waste Recycling Operations	<u> </u>	<u> XX </u>
Waste Treatment Detoxification	<u> </u>	<u> XX </u>
Other Land Disposal Area	<u> </u>	<u> XX </u>

If there are other "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 held any of the following in regard to this real property?

a. Permits for discharges of wastewater to water of the State. Yes
No XX

b. Permits for emissions to the atmosphere. Yes
No XX

c. Permits for any waste storage, waste treatment or waste disposal operation. Yes
No XX

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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 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

to the best of Transferor's knowledge, except that, through an Environmental Assessment commissioned by Transferor, Transferor has received a letter from the City of Des Plaines Fire Department stating that a 5000 gallon UST containing diesel fuel was found to be leaking and removed in 1980. Transferor has no knowledge whether written notification regarding known, suspected, or alleged contamination from such UST was received. A search of the Illinois Leaking UST List did not result in a finding that the property is included in such list.

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

to the best of Transferor's knowledge, except that Transferor, through an Environmental Assessment commissioned by Transferor, has received a letter from the City of Des Plaines Fire Department stating that a 5000 gallon UST was found to be leaking and removed in 1980. In addition, the Environmental Assessment discovered a small area of staining near a drum of "Safety Solvent" degreaser. Transferor has no further information regarding the extent of any release or whether it was "reportable." A search of the Illinois Leaking UST List did not result in a finding that the property is included in such list.

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b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site?

Yes

No to the best of Transferor's knowledge, except see a. above.

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

See a. above.

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 sub-surface 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 to the best of Transferor's knowledge.

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

Transferor has never occupied or actively managed this property. This property was purchased from Middle States Telephone Company of Illinois and leased to Middle States Telephone Company of Illinois in a sale/leaseback transaction. Middle States Telephone Company of Illinois and its successor, Transferee, have always remained in possession of the property and have managed it at all times.

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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: Transferee as lessee.

Middle States Telephone Company of Illinois (an affiliate of Transferee).
former lessee, previous owner.

Type of business/ Telephone Exchange Building.

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:

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All responses below are to the best of Transferor's knowledge.

	Yes	No
Landfill	—	XX
Surface Impoundment	—	XX
Land Treatment	—	XX
Waste Pile	—	XX
Incinerator	—	XX
Storage Tank (Above Ground)	XX	—
Storage Tank (Underground)	XX	—
Container Storage Area	—	XX
Injection Wells	—	XX
Wastewater Treatment Units	—	XX
Septic Tanks	—	XX
Transfer Stations	—	XX
Waste Recycling Operations	—	XX
Waste Treatment Detoxification	—	XX
Other Land Disposal Area	—	XX

When used in this document, the phrase "to the best of Transferor's knowledge" means the actual knowledge of Paul C. Van de Sand, Investment Officer-Environmental Affairs/Engineering for Transferor, based on his review of that certain Environmental Assessment prepared for Transferor by Boelter Environmental Consultants dated July 21, 1993.

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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.

By: *Paul C. Van de Sand*
Paul C. Van de Sand
Its Investment Officer,
Environmental Affairs/Engineering

TRANSFEROR(S) THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY

James L. McFarland
Name James L. McFarland
Its Attorney

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

TRANSFeree(S) CENTRAL TELEPHONE COMPANY OF ILLINOIS

By: *Carol F. Sulkes*
Name Carol F. Sulkes
Vice President + General Counsel

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

LENDER

Name

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09/17/2009

EXHIBIT A

LEGAL DESCRIPTION

Situated in the Village of Des Plaines, County of Cook and State of Illinois, more particularly described as follows:

Lot 91 in the original Town of Rand (now Village of Des Plaines), being a subdivision of Sections 16, 17, 20 and 21, in Township 41 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

Lots 97 and 98 in the original Town of Rand (now Village of Des Plaines), being a subdivision of part of Sections 16, 17, 20 and 21 in Township 41 N of Range 12 E of the Third Principal Meridian (except the northeasterly 150 feet of said lots 97 and 98 and except the southwesterly 50 feet of the northeasterly 200 feet of the westerly 66 feet of said lots 97 and 98).

Together with and subject to the easement reserved in the Warranty Deed dated July 1, 1923, and filed on July 10, 1923 in the Office of the Registrar of Titles of Cook County, Illinois, as document # 187825, and subject to the rights of the public and the Village of Des Plaines in and to a part of the premises as condemned in Case No. 52590, County Court of Cook County, Illinois.

Address: 1536 Prairie Avenue, Des Plaines, Illinois.

Perm Tax No.: 09-17-421-009
09-17-421-005

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