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ENVIRONMENTAL DISCLOSURE DOCUMENT
FOR TRANSFER OF REAL PROPERTY

93092679

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

For Use By County
Recorder's Office

County **DEPT-01 RECORDINGS**
Date **FEB 4 1993**

Doc. No. **93092679**

Vol. _____ Page _____

Rec'd by: _____

Seller: _____

Buyer: _____

Document No.: _____

DEPT-01 RECORDINGS 933.50
T07777 TRAN 4243 02/04/93 14142100
9976 * -93-092679
COOK COUNTY RECORDER

I. PROPERTY IDENTIFICATION:

A. Address of property: 5580 Milton, Rosemont
Street City or Village Township
Permanent Real Estate Index No.: 12-09-200-050-0000

B. Legal Description: Section _____ Township _____ Range _____

Enter or attach current legal description in this area:

See Exhibit A attached hereto

Prepared by:

Return to:

Name Phyllis J. Garay
Company Podolsky & Associates, Ltd.
Address One Westbrook Corporate Center, Ste 400
City Westchester State IL Zip 60154

Name Sidney G. Saltz
Company Jenner & Block
Address One IBM Plaza
City Chicago State IL Zip 60611

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 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 12,819 sq. ft. plus 7,475 sq. ft. 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) _____

II. NATURE OF TRANSFER:

Yes No

- A. (1) Is this a transfer by deed or other instrument of conveyance? _____ X _____
- (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust? _____ X _____
- (3) A lease exceeding a term of 40 years? (Consider all options which may be exercised) _____ X _____

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(4) A mortgage or collateral assignment of beneficial interest?

X

B. (1) Identify Transferor: LaSalle National Trust, N.A., as Successor Trustee
Current Address of Transferor: Under Trust Agreement dated April 28, 1976
a/k/a Trust No. 50696, 135 S. LaSalle Street, Chicago, Illinois 60690
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:
Phyllis J. Garay Vice President of Assets Management Division

Name, Position (if any), and address: Podolsky & Associates
One Westbrook Corporate Center, Suite 400, Westchester, Illinois 60154

Telephone No.: (708) 531-8200

C. Identify Lender: Sun Life Assurance Company of Canada (U.S.)
Current Address of Transferee: One Sun Life Executive Park, Willesley Hills, MA
02181

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;
- (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 any 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

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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 a 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

Regulating 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 X

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 ___ No X

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

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.

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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 ___ No X
 - c. Permits for any waste storage, waste treatment or waste disposal operation? 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 ___ No X
 - 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 X
 - c. Filed a Toxic Chemical Release Form pursuant to the Federal Emergency Planning and Community Right-to-Know Act of 1986. Yes ___ No X
8. Has the transferor, the property, 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 X
 - b. Filing an environmental enforcement case with a court or Pollution Control Board for which a final order or consent decree was entered? Yes ___ No X
 - 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 law? 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 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 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 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 X

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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: Montgomery Ward and Company -

Property is Currently Vacant

Type of business/~~was~~ used as a small engine repair shop, as well as a customer or property sewage service department

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

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

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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 OR TRANSFERORS (or on behalf of Transferor)

Podolsky and Associates, Ltd., agent for the beneficiary of
signature _____ Transferor

Phyllis J. Garay
type or print name PHYLLIS J. GARAY, V.P.
ASSETS MGMT. DIVISION

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

TRANSFEEE OR TRANSFEREES (or on behalf of the transferee)

signature _____

type or print name _____

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

LEADER

Sun Life Assurance Company of Canada (U.S.)

signature _____

type or print name _____

GHPC359B.MAS

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LEGAL DESCRIPTION

PARCEL G

The North 97.72 feet (except the West 135.0 feet thereof of Lot 19 and Lot 20 (except the West 135.0 feet, as measured along the South line thereof) in REP Subdivision, being a subdivision in the Northeast quarter (1/4) of Section 9, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN No. 12-09-200-050-0000
5580 Milton Parkway, Rosemont, Illinois