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Recorder's Office

PT GAGE

County

Date

Doc. No. 93215469

Vol. Page

Rec'd by:

LOCATION:

City: 35 E. PALATINE RD. PROSPECT HEIGHTS

State Index No.: 03-24-101-012

WHEELING

Township 42

Range 11

Current legal description in this area:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD MERIDIAN (EXCEPT THEREFROM THE EAST 989.57 FEET AS MEASURED SOUTH LINE)) (EXCEPT THAT PART CONVEYED TO THE CITY OF PROSPECT HEIGHTS FOR ROAD BY DEED RECORDED ON OCTOBER 9, 1987 AS DEED 47388) IN COOK COUNTY, ILLINOIS.

93215469

DOETSCH name

Return to:

NAME

35 E. PALATINE ROAD PROSPECT HEIGHTS address

LIABILITY DISCLOSURE

Owners of real property are advised that their ownership or other control of such property may render them liable for clean-up costs whether or not they caused or contributed to the presence of environmental problems associated with the property.

Characteristics:

Acreage

2.16

DEPT-01 RECORDING \$27.00  
TRAN 7990 03/23/93 13:53:00  
\*93-215469  
COOK COUNTY RECORDS

Improvements and uses that pertain to the property:

Single family dwelling (6 units or less)

X Industrial building

Multi-family residential apartment (over 6 units)

Farm, with buildings

Office, commercial building

Other, specify

Transfer:

Transfer by deed or other instrument of conveyance?

Yes No

Transfer by assignment of over 25% of beneficial interest of an Illinois land trust?

Lease for a term of 40 years?

Transfer by collateral assignment of beneficial interest?

X

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: JOHN LAFLUME

Type of business/ VACANT  
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:

	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	_____	_____			

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.

Thomas L. Doetsch, Vice Pres  
signature

THOMAS L. DOETSCH  
type or print name

TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on \_\_\_\_\_ 19 \_\_\_\_\_

signature

type or print name

TRANSFeree OR TRANSFEREES (or on behalf of Transferee)

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

Michael A. Curran, AHJ  
signature

Success National Bank  
type or print name

LENDER

(Ch. 30, par. 906)

93215469

or ever conducted operations on the property which involved the generation, transportation, storage, treatment or disposal of special wastes", as defined by the Federal Resource Conservation and Recovery Act and the Illinois Environ-

Yes \_\_\_\_\_ No

of the following specific units (operating or closed) at the property which are or were used by the transferor to dispose of hazardous substances or petroleum?

YES	NO		YES	NO
	<input checked="" type="checkbox"/>	Injection Wells		<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	Wastewater Treatment Units		<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	Septic Tanks		<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	Transfer Stations		<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	Waste Recycling Operations		<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	Waste Treatment Detoxification		<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	Other Land Disposal Area		<input checked="" type="checkbox"/>

owers to any of the above items and the transfer is other than a mortgage or collateral assignment of beneficial interest in which identifies the location of each unit, such site plan to be filed with the Environmental Protection Agency as a document.

or ever held any of the following in regard to this real property?

charges of wastewater to waters of the State, or discharges to the atmosphere, or any waste storage, waste treatment or waste disposal operation.

Yes \_\_\_\_\_ No   
Yes \_\_\_\_\_ No   
Yes \_\_\_\_\_ No

or had any wastewater discharges (other than sewage) to a publicly owned treatment works?

Yes \_\_\_\_\_ No

or taken any of the following actions relative to this property?

1. Prepared a Chemical Safety Contingency Plan pursuant to the Illinois Chemical Safety Act  
2. Prepared an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.  
3. Prepared a Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.

Yes \_\_\_\_\_ No   
Yes \_\_\_\_\_ No   
Yes \_\_\_\_\_ No

Has any facility on the property or the property been the subject of any of the following State or federal actions?

1. An enforcement action regarding known, suspected or alleged contamination on or emanating from the property.  
2. An environmental enforcement case with a court or the Pollution Control Board for which a consent decree was entered.

Yes \_\_\_\_\_ No   
Yes \_\_\_\_\_ No

Has any release of hazardous substances or petroleum from this property occurred during Transferor's Ownership?

Yes \_\_\_\_\_ No \_\_\_\_\_

Has any release of hazardous substances or petroleum, which were released, come into direct contact with the property?

Yes \_\_\_\_\_ No

Has any release of hazardous substances or petroleum, which were released, come into direct contact with the property?

Yes \_\_\_\_\_ No

If questions (a) and (b) are Yes, have any of the following actions or events been associated with a release on the property?

1. Employment of a cleanup contractor to remove or treat materials including soils, pavement or other surficial materials.  
2. Employment of in-house maintenance staff to remove or treat materials including soils, pavement or other surficial materials.  
3. A determination by the IEPA or the IESDA, of the release as "significant" under the Illinois Chemical Safety Act.  
4. A detailed analysis of soils.

5. Installation of more long-term monitoring of groundwater at or near the site.  
6. Installation of an on-site or nearby water well because of offensive characteristics of the water (e.g., iron, manganese, sulfides from subsurface storm drains or inside basements, etc.).  
7. Installation of measures to prevent leaching out of the ground along the base of slopes or at other low points on or immediately adjacent to the property.

93215469

Is the property currently operating under a variance granted by the Illinois Pollution Control Board?

Yes \_\_\_\_\_ No

Do you have any information needed for clarification of any of the above answers or responses?

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B. (1) Identify Transferor:

DOETSCH BROS. CO. 35 E. PALATINE RD PROSPECT HEIGHTS, IL  
Name and Current Address of Transferor

GLENNVIEW STAT BANK TRUST No. 802  
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:

TOM DOETSCH VICE-PRES, 35 E. PALATINE RD PROSPECT HEIGHTS, IL  
Name, Position (if any), and address Telephone No.

C. Identify Transferee: MORTGAGE / COLLATERAL ASSIGNMENT 537-2280  
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 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 such person at a facility 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

#### 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

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