

94484821

WAIVER OF THIRTY DAY DEADLINE FOR ENVIRONMENTAL DISCLOSURE FOR TRANSFER OF REAL PROPERTY

The undersigned parties waive the thirty (30) day deadline set forth in Ill. Rev. Stat. ch. 30, para. 904(a), Section 4(a) of the Illinois Responsible Property Transfer Act, and are aware of the purpose and intent of the Environmental Disclosure Document for Transfer of Real Property for the following property: CHARTER BEHAVIORAL HEALTH SYSTEM OF CHICAGO, INC.

94484821 94484821

DEPT-01 RECORDING \$39.50
T#8888 TRAN 4419 06/01/94 11:18:00
#6852 # JB # -94-484821
COOK COUNTY RECORDER

Charlotte A. Sanford
On behalf of ~~Treasurer~~
Transferor -
Charter Behavioral Health
System of Chicago, Inc.
4700 N. Clarendon Ave.
Chicago, Illinois

Date: _____

For: Charlotte A. Sanford
Notarized By: Debra Leverett

MY COMMISSION EXPIRES NOV. 30, 1996

Mary Kay Cayle
On behalf of
Transferee -
Bankers Trust Company
280 Park Avenue
New York, New York 10015

Date: 5/23/94

39.00
TT

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2007-01-10
12:01:40 PM

94484821

94484821

UNOFFICIAL COPY

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

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

Seller: Charter Behavioral Health System of Chicago, Inc.
Buyer: Bankers Trust Company
Document No.:

Property Identification:

A. Address of property: 4700 N. Clarendon Ave., Chicago, 40 North
Street City or Village Township

Permanent Real Estate Index No. See attached Schedule A

B. Legal Description:

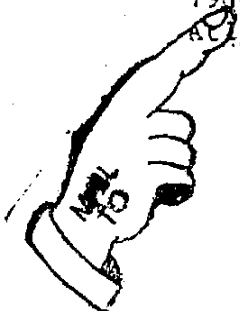
Section 17 Township 40 North Range 14 East

Enter current legal description in this area:

See attached Schedule B

Prepared by: Name: Mary Ellen Huckabee
Company: King & Spalding
Address: 191 Peachtree Street
City: Atlanta State: GA Zip: 30303

Return to: Mary Ellen Huckabee
King & Spalding
191 Peachtree Street
Atlanta, GA 30303



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



Provided courtesy of
The Illinois Chamber
20 North Wacker Drive
Chicago, Illinois 60606-3083
312-372-7373

94884821
94884821

11/11/88

11/11/88

UNOFFICIAL COPY

Property of Cook County Clerk's Office

94484821

94484821

EX-100-100
EX-100-100

9 2 2 1

I. 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 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..... 1.26..

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
- ...X... Other (specify) Hospital

II. Nature of Transfer

A. (1) Is this a transfer by deed or other instrument of conveyance?

Yes..... No...X

(2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?

Yes..... No...X

(3) A lease exceeding a term of 40 years?

Yes..... No...x

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

Yes...X... No.....

B. (1) Identify Transferor:

Charter Behavioral Health System of Chicago, Inc.....

Name and Current Address of Transferor: Charter Behavioral Health System of Chicago
4700 N. Clarendon Ave., Chicago, IL, 60648

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: Charlotte A. Sanford, Treasurer of Charter Behavioral Health System of Chicago, Inc., Charter Medical Corporation,
577 Mulberry St., Macon GA 31298 Telephone No. 912-742-1161

C. Identify Transferee:

Bankers Trust Company, as Collateral Agent.....

Name and Current Address of Transferee:

Bankers Trust Company, 280 Park Avenue, New York, New York 10015

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 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;

94484821 94484821

RECORDED
INDEXED

UNOFFICIAL COPY

Property of Cook County Clerk's Office

94484821
94484821

- (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 if 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."

- 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.

IV. Environmental Information

A. Regulatory Information During Current Ownership

- 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
- 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...X No.....
- 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
- 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?

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

94484821

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2011/01/11

11:00 AM

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.....
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 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...X..
 - 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...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. Not Applicable 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...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? Not Applicable
 - 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
11. Is there any explanation needed for clarification of any of the above answers or responses? NO
-
-
-
-

Property of Cook County Clerk's Office

94454521
94454521
94454521

UNOFFICIAL COPY

Property of Cook County Clerk's Office

ENCLOSURE

UNOFFICIAL COPY

Site Information Under Other Ownership or Operation

1. Provide the following information about the previous owner of any entity or person (the transferor) leased the site to or otherwise contracted with for the management of the site or real property:

Name (See Schedule C).....

Type of business or property usage... Fox River Rehabilitation Center, Inc. believed to be convalescent nursing home; use by others: ^{Unknown}

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	UNKNOWN	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 Detoxification		Yes.....	No.....
Other Land Disposal Area		Yes.....	No.....

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.

For: Charlotte A. Sanford
Notarized By: Debra Rexroth

Dated: 4/26/94
MY COMMISSION EXPIRES NOV. 30, 1996

Charlotte A. Sanford
SIGNATURE(S)
Charter Behavioral Health System of Chicago, Inc.
TRANSFEROR OR TRANSFERORS (PLEASE TYPE)
(or on behalf of Transferor)

B. This form was delivered to me with all elements completed on 5/23 1994.

May Kay Coyle
SIGNATURE(S)
Bankers Trust Company, as Collateral Agent
TRANSFEEE OR TRANSFEEES (PLEASE TYPE)
(or on behalf of Transferee) Mortgagee

C. This form was delivered to me with all elements completed on 5/23 1994.

May Kay Coyle 94484821
SIGNATURE(S)
Bankers Trust Company, as Collateral Agent
LENDER MORTGAGEE

LENDER REPRESENTATIVE (PLEASE TYPE)

TITLE

SP388822

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 2 4 2 1

CHARTER BEHAVIORAL HEALTH CARE SYSTEM OF CHICAGO, INC.

SCHEDULE A

Permanent Real Estate Index Numbers:

14-17-206-041-0000
14-17-213-003-0000
14-17-206-043-0000
14-17-206-052-0000
14-17-206-053-0000
14-17-206-045-0000
14-17-206-044-0000

Property of Cook County Clerk's Office

94484821
94484821

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2011/01/06

10:00 AM

UNOFFICIAL COPY

9 2 4 2 1

CHARTER BEHAVIORAL HEALTH SYSTEM OF CHICAGO, INC.

SCHEDULE B

PARCEL 'A':

LOTS 1, 2 AND 3 IN JOSEPH A. W. REE'S SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 40 RODS OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 'B':

LOT 1 IN HORACE A. GOODRICH'S SUBDIVISION OF SOUTH 10 RODS OF THE NORTH 30 RODS OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SUBDIVISION RECORDED NOVEMBER 23, 1889 AS DOCUMENT NUMBER 1189413. IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 'C':

THE EAST 30 FEET OF LOT 2 IN HORACE A. GOODRICH'S SUBDIVISION OF THE SOUTH 10 RODS OF NORTH 30 RODS OF EAST 1/2 OF NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 'D':

LOT 6 IN JOHN N. YOUNG'S SUBDIVISION OF THE SOUTH 5 ACRES OF THE NORTH 25 ACRES OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

94484821

94484821

UNOFFICIAL COPY

Property of Cook County Clerk's Office

12-1-2012

12-1-2012

UNOFFICIAL COPY

9 4 8 1 5 2 1

CHARTER BEHAVIORAL HEALTH CARE SYSTEM OF CHICAGO, INC.

SCHEDULE C

IV.B.1. Previous Owners:

Fox River Rehabilitation Center, Inc. f/k/a Fox
Center Pavilion
Christian Zimmerman, Jr. and wife
Albert G. Zimmerman
Davis G. Swanson
James Johnston Bell
Joseph A. W. Rees

Property of Cook County Clerk's Office

94481521

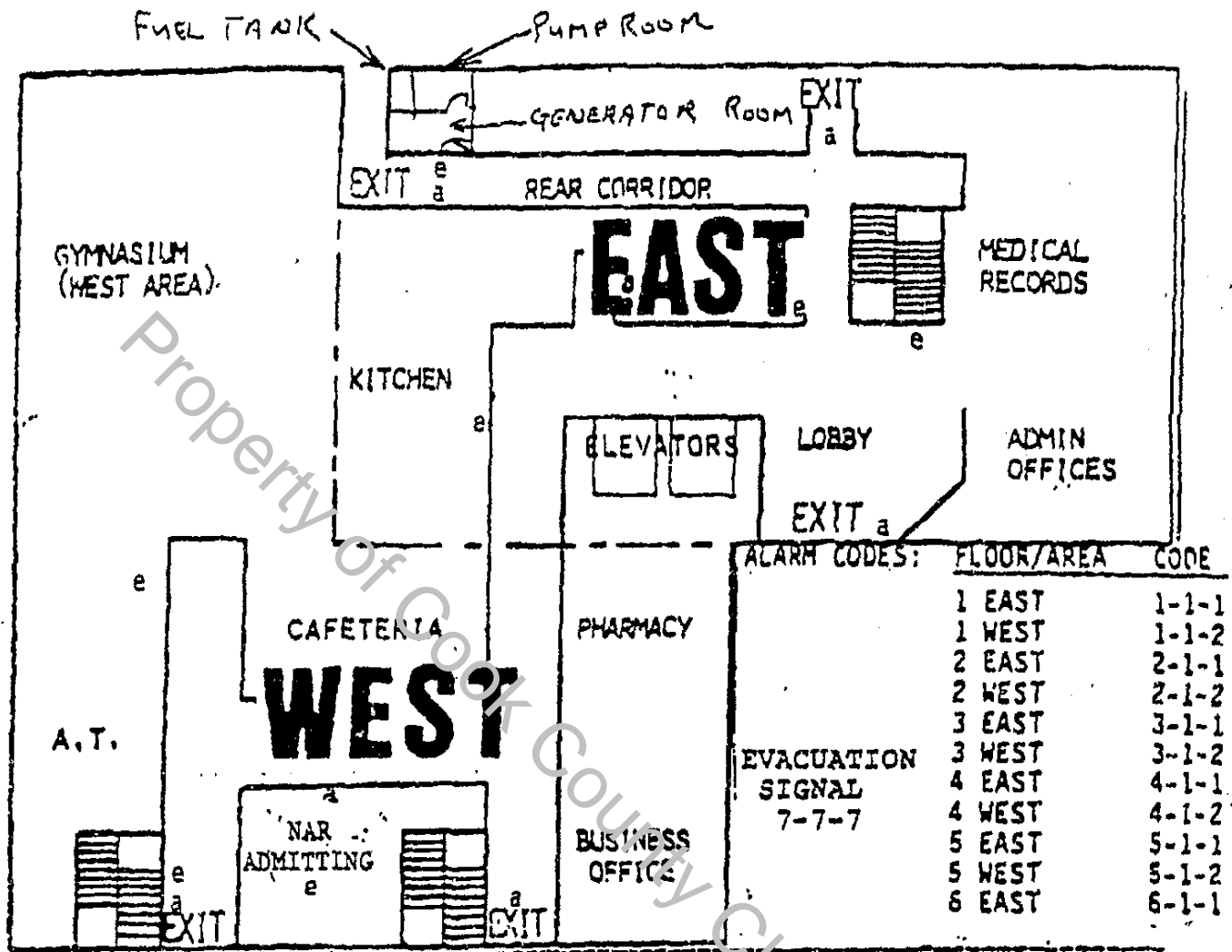
94481521

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY FIRE PLAN

FIRST FLOOR



FIRE PLAN

a - Alarm
e - Extinguisher
h - Hose

- AT FIRE AREA:**
1. Remove people in immediate danger.
 2. Pull fire alarm.
 3. Call **"CODE RED"**: 7:00AM-10:50PM: DIAL "125" (to Operator)
Call **CODE RED, FLOOR, AREA**
10:50PM- 7:00AM: DIAL "710" (to Pager)
Page **CODE RED, FLOOR, AREA**
 4. Close all windows and doors.
 5. Fight fire with extinguisher if possible.

- ALL AREAS**
1. Close all windows and doors.
 2. Assemble patients and staff near stairwell farthest from fire. Report missing patients and staff to **CONTROL CENTER** at "120".
 3. Do not use elevators. (if fire is 1 EAST, **CONTROL = "116"**)
 4. Do not use phones except for emergency-related communications.
 5. Keep corridors free of congestion.
 6. Call **CONTROL CENTER "120"** when problems arise.
 7. Call **CONTROL CENTER "120"** when area is secure.
 8. Await "All Clear" page or further instructions.
 9. **DO NOT EVACUATE** unless specifically instructed to do so by the Fire Marshal.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

94469471

11/11/2011

11/11/2011