

UNOFFICHAL TOO PY

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

The following information is provided pursuant to the Responsible Property	For Use By County
Transfer Act of 1988 Seller: William Chmurs	Recorder's Office
Seller: William Sumores.	County
Buyor: Row A Broker 9 Caroline Broker 4035 and Merrill Becker	Date
Document No.:	Doc. No.
	VolPage
1. PROPERTY IDENTIFICATION: A. Address of property: 241 MADISON OAK PARK City or Village Permanent Real Estate Index No.: 16-18-200-002 B. Legal Description Section 18 Township 39 N Rang Enter or attach current legal description in this area: ATTACHED (1948) DESCRIPTION COOK COUNTY, 11 11015	ge 13 F
Prepared by:	th J. Wenk, Rallo & Tepper West Randolph Street, Suite 1440 19go, IL 60606 address
LIABILITY DISCLOSURE	
Transferors and transferees of real property are advised that their ownership or other confor any environmental clean-up costs whether or not they caused or contributed to the present the property.	ntrol of such property may render them liable ce of environmental problems associated with
C. Property Characteristics: Lot Size Acreage Check all types of improvement and uses that pertain to the property: Apartment building (6 units or less) Industi Commercial apartment (over 6 units) Farm,	rial building with buildings
	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	
(3) A lease exceeding a term of 40 years?	
(4) A mortgage or collateral assignment of beneficial interest? F. 3690 11/89 Page 1 BB	x 333-cti

UNOFFICIAL COPY B SITE INFORMATION UNDER OTHER OWNERSHIP OR OPERATION

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Type of business/			4 - 4 - 4 - 4
or property usage (1) 1000			
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CERTIFICATION			
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, to the best of my knowledge and belief, to	rue and accurate.	· //	
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	ntify person who has completed this tained in this form:	form on behalf of the Tran	steror and who has knowled	ge of the inforn
	ic, Position (if any), and address Transferee: Rose A. Booke Name and Current Address of Ita	The same of the sa	e describer de la companya del companya de la companya del companya de la companya del la companya de la compan	Telepho

III. NOTHERCATION

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(frof the / ct states:

B. (1) Identify Transferor:

- "Notwithstanding any oper 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 hazard as substance;
- (1) The owner and operator of a racility 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, reasport, 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 one owise has arranged with another party or entity for transport, storage, disposal or treatment of hazardous substances owned, controlled or pessessed 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 hazardor's substance fails without sufficient cause to provide removal or remedial action upon or in accordance with a notice and request by the aftercy or upon or in accordance with any order of the Board or any court, such person may be liable to the State for ponitive damages in an arotan' 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 puts ant 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 or law, except as provided otherwise in subsection (b), the overer 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 ar_{in} ."
- 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 estach 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 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

A. Has the transferor ever conducted operations on the property which involved the generation, man portation, storage, treatment of disposal of "hizardous or special wastes", as defined by the federal Resource Conservation and Revolvey Vet and the filtings. I invited mental Protection Act 1 Ves. No. 4. Are there any of the following specific units reperating or closed) at the property which are or were used by the transferor to manage waste, hazardous wastes, hazardous substances or petroleum? VES. NO. Landfill VES. NO. Landfill Injection Wells Wastewater Treatment Pluts Land Treatment Spite Tailors Transfer Stations Transfer Stations Transfer Stations Waste Recycling Operations Waste Pile Transfer Stations Waste Ireatment Defovitication Storage Tank (Underground) Container Storage Tank (Underground) Container Storage Are If there are "YES" associates to any of the above items and the transfer is other than a mortgone or collateral assignment of bone fread interest, attack a site plan wing adentifies the location of each out, such site plan to be filed with the historomical Protection Agency along with this disclosure does ment. S. Has the transfer or ever held to seed the following in regard to this real property? a. Permits for emissions to the atm-sphere. Permits for any waste storage, waste treatment of waste disposal operation b. Eas the transferor taken any of the following action relative to this property? a. Prepared a Chemical Safety Contingency Plan pursuant to the following action property? a. Prepared a Chemical Safety Contingency Plan pursuant to the following and Community Right to Know Act of 1986. C. Filed a Touce Chemical Release Form pursuant to the federal Discrepancy Planting and Community Right to Know Act of 1986. E. Bas the transferor or any facility on the property or the property of the subject of any of the following State or federal purposes to facility of any of the following State or federal Purposency Planting and Community Right to Know Act of 1986.		ONO					
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Impaired usage of an on-site or nearby water well because of offensive characteristics of the water					ter		
Coping with finnes 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 out or concediately adjacent to the site.	. "	s leaching out of the grou	ind along the bas	e of slopes or at other low points on o	r .comediate	ly adjacen	tiothe

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?

Exhibit A

O IN B..
ACTHERMELS
CTION 18, TOW
AN (EXCEPT THE W.
12 AND 13 OF THE SU
THE THIRD PRINCIPAL M. LOTS 7, 8, 9 AND 10 IN BLOCK 2 IN THE SUBDIVISION OF BLOCKS 2, 3, 6 AND 7 IN HUTCHINSON'S AND ROTHERMELS SUBDIVISION OF THE WEST 1/2 OF LOT 3 OF THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTH WEST 1/4 THEREOF) ALSO BLOCKS 1, 6 , 12 AND 13 OF THE SUBDIVISION OF LOTS 1, 2 AND 3 IN PARTITION OF THE EAST 1/2 00 THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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