94945575

### ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

For	Use	By	Cou	nty

Recorder's Office

The following information is

County

provided pursuant to the

Date

Responsible Property

Transfer Acc of 1988

Doc. No. DEPT-01 RECORDING

\$41.50

Vol.

T\$2222 TRAN 0923 11/04/94 16:18:00 64911 5 KB \*-94-945575

COOK COUNTY RECORDER

Page

rec'd by:

#### I. PROPERTY IDENTIFICATION:

Α.	Address	of	proper cy_	317 West Lake Street
				Northlake, IL 60606
				Cook: County, IL

Street City or Village Township

Permanent Real Estate Index No. 15-06-300-005 15-06-100-021, Vol. 156

B. Legal Description:

Section Township Range

Enter or attach complete legal description in this

area:

See Attached Exhibit "A"

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#### 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.	Prop	orty Char	acteristics:				
		Lot	Size		Acreage			
		Chec uses	k all typ that per	es of improventain to the	ement and property:			
•		20	Commerc Store,	ial apartmen	(6 units or le t (over 6 unit ercial buildin	ts)		
			Farm, w	ith building	8			
		<u> X</u>	_ Other (	specify) Ra	illroad Operating	Property		
II.	NATU	RE OF	TRANSFER	0		Yes	No	
	Α.	(1)		a transfer b strument of		<u> x</u>		
		(2)	of over	transfer by 25% of benef linois land	icial interest		<u> </u>	
		(3)	A lease	exceeding a ?	term of	interior and severe	<u> </u>	516
		(4)		ge or collat nt of benefi ?			<u> </u>	94945575
	В.	(1)	Chicago		t Company as Trus 26, 1972 and know			
		*	Name and National	Current Add	ress of <del>Transf</del> nefit Fund ("NEBF	<del>eror -</del> Bene		
			Washingto Name and	on, D.C. 2000: Address of			Trust	
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(2) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information contained in this form:

National Electrical Benefit Fund
1125 15th Street, N.W.
Washington, D.C. 20005
Ms. Debbie Nisson (202) 728-6285
Name, Position (if any), and address Telephone

C. Identify Transferee:

Susan Sandelman as Trustee of the Alisan Trust and Susan
Sandelman as Successor Trustee of the Diajeff Trust c/o
Kin Properties, Inc., 77 Tarrytown Rd., Ste. 100, White Plains, NY
Name and Current Address of Transferee 10607-1620

#### III. NOTIFICATION

Under the Illinois Environmental Protection Act, owners of real property may be held liable for costs related to the release of hazardous substarces.

1. Section 22.2(:) 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 of vessel used for such disposal, transport treatment of storage from which there was a release or substantial threat of an release of any such hazardous substance;
- (3) Any person who by contact, agreement, or cherwise is has arranged with another party or entity for transport, storage, Uldisposal 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."

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### 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 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 publice 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 publice 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 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."

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 suspended version of such text.

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#### ENVIRONMENTAL INFORMATION IV.

Regulatory Information During Current Ownership

To the best of Transferor's knowledge, the transferor ever conducted operations on the 1. A Has 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 now sold to consumers, provided that such retailer does not engage in any commercial mixing (other than paint mixing or tinting of consumer sizes containers), finishing, refinishing, servicing, or cleaning operations on the property.

Yes	
No	. X

To the best of Transferor's knowledge,
2. A 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		
144		النس
No	X	

To the best of Transferor's knowledge,

3. A Has the transferor over 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	3
No_	X

To the best of Transferor's knowledge, 4. A Are there any of the following specific units (operating or closed) at the property which are or were used by the transferor waste, hazardous wastes, hazardous avostances or manage

petroleum?

	Yes	No
Landfill		X
Surface Impoundment		X
Land Treatment	<del></del>	X
Waste Pile	<del></del>	X
Incinerator	<i>V</i>	X
Storage Tank (Above Ground)	<del>*************************************</del>	X
Storage Tank (Underground)	·	X

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Container Storage Area  Injection Wells  Yes  X  X	÷
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Wastewater Treatment Units Septic Tanks Transfer Stations Waste Recycling Operations Waste Treatment Detoxification Other Land Disposal Area	
Septic Tanks	
Transfer Stations X	
Waste Recycling Operations X	
Waste Treatment Detoxification X	
Other Land Disposal Area X	
Out a name banjoban made	
If there are "YES" answers to any of the above Items and t	he
transfer is other than a mortgage or collateral assignment beneficial interest, attach a site plan which identifies to location of each unit, such site plan to be filed with the Environmental Protection Agency along with this disclosu document.	of he he
To the best of Transferor's knowledge,  5. A Has the transferor ever held any of the following regard to this real property?	in
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a. Permits for discranges of Yes	
wastewater to water, of the State. No x	
b. Permits for emissions to Yes	
b. Permits for emissions to Yes	
cus drupsbuere.	
c. Permits for any waste storage, Yes	
waste treatment or waste disposal No X	
operation.	
To the best of Transferor's knowledge, 6. A Has the transferor had any wastewater discharges (oth	er
than sewage) to a publicly owned treatment works?	
7	
Yes_	
$No \frac{x}{x}$	
To the best of Transferor's knowledge,	
7. A Has the transferor taken any of the following action	us
relative to this property?	
a. Prepared a Chemical Safety Yes	
Contingency Plan pursuant to the No X	i i
Illinois Chémical Safety Act.	10
	34843575
b. Filed an Emergency and Hazardous Yes Chemical Inventory Form pursuant No X	- 7
Chemical Inventory Form pursuant No X to the federal Emergency Planning	U
and Community Right-to-Know Act of	
1986.	
c. Filed a Toxic Chemical Release Form Yes	
pursuant to the federal Emergency No X	

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Planning and Community Right-to-Know Act of 1986

	8. A	Has the t	ransferor or any facility on t subject of any of the followin s?	he property or the g State or federal
	a.	known, su	otification regarding spected or alleged	YesX
		The second secon	tion on or emanating property.	No X
	b.		environmental enforcement a court or the Pollution	Yes
	· · · · · · · · · · · · · · · · · · ·		oard for which a final consent decree was entered.	No_X
	c.		. was answered by checking indicate whether or not	Yes
111		the final	order or decree is still for this property.	NoN/A
			ntal Peleases During Transfero	• • • • • • • • • • • • • • • • • • •
	a. A	a reporta	Transferon knowledge, ituation occurred at this site ble "release" of any hazardous as required under State or fe	substances or
		Yes X	OUDY.	
	b. A	the best of Have any released, this site	Transferor's knowledge, hazardous substances or retrol come into direct contact with ?	eum, which were the ground at
		Yes NoX	4	Ś
	C.	of the fo	swers to questions (a) and (b) llowing actions or events been n the property?	are yes, have any associated with a
	N/A		Use of a clean-up contractor materials including soils, pa surficial materials	
		<del></del>	Assignment of in-house mainte remove or treat materials inc pavement or other surficial m	luding soils,
			Designation, by the IEPA or trelease as "significant" under Chemical Safety Act	

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	New State Control of	Temporary or more lor groundwater at or nea	ng-term monitoring the site	ng of
	· · · · · · · · · · · · · · · · · · ·	Impaired usage of an well because of offer the water		
	<del></del>	Coping with fumes fro or inside basements,		orm drains
10.	A 1s the	Signs of substances lalong the base of slo on or adjacent to the of Transferor's knowledge, facility currently of linois Pollution Control	opes or at other site operating under	low points
	YesNoX	Ox		
		re any explanation neede ers or 103 ponses?	d for clarificat	ion of any
		0		
		74		<del></del>
В.	SITE IN	ORMATION UNDER OTHER OW	TERSHIP OR OPERA	TION
to or	or any other	the following inform r entity or person the contracted with for the	transferor lease	d the site
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transfe	ng existed ror, other	transferor has knowl under prior ownerships, contracts for managemen	leaseholds gran	ted by the $\mathfrak{S}$ facilities $\mathfrak{S}$
or real	property:		Yes	No KA
	Land Tre	Impoundment atment	**************************************	No Si
	Waste Fi	le		X

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V. CIR	IFICATION .	
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A.	to the influence of	those persons directly responsible  I certify that the information
submitted		my knowledge and belief, true and
accurate.		
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	O.c	Chill T. Word
		TRANSFEROR Jack F. Moore, Trustee of NE
		(or/on behalf of Transferor)
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В.	This form was delivered	to me with all elements
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	October 31	1994
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		SOUL SANDEMAN AS SUCCESSOR TRUSTER OF THE DIALETE TR
		Dewar C. Selo.
		V3
		TRANSFIREE HOWARD E. HELLER, Altorney
		(or on behalf of Transferee)
		*O <sub>A</sub> .
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### EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

That part of the Fractional West half (1/2) of Section 6, Township 39 North, Range 12, Rast of the Third Principal Meridian, described as follows:

Commencing at the point of intersection of the Southwesterly line of parcel of land conveyed to the Illinois State Toll Highway Commission per Document Number 17415288 and known as Trust 7-4,7 with a line drawn 45.00 feet (measured perpendicularly) Northwesterly of and parallel with the center line of Chicago and North Western Transportation Company's Tract 1.C.C. Number 860; thence South 21° 47' 42" West along said parallel line, 1,938.02 feet; thence North 87° 57' 42" East 110.677 feet to the Place of Beginning of the herein described parcel of land; thence South 17° 38' 33" West 20.515 feet; thence Southwesterly 95,328 feet, along the arc of a circle of 895,894 feet radius convex to the Northwest and tangent to the 11st described line, to the point of compound curve; thence Southerly 826.755 feet, along said compound curve, being the arc of a circle of 1,311.45 feet radius, convex Westerly, and whose chord bears South 6° 3/ 41" East; thence South 24° 38' 17" East, along a line tangent to said compound curve, 35.052 feet; theree Southeasterly 170.587 feet, along the arc of a circle of 472.614 feet radius, convex to the Southwest and ta agent to the last described line; thence South 45° 19' 07" East along a line tangent to the last described arc, 28.754 feet; thence Southeasterly 155.748 feet along the arc of a circle of 731,966 feet radius, convex to the Southwest and tangent to the last described line; thence North 66° 15' 12" East 816.397 feet; thence North 13° 05' 27" East 72.728 feet; thence Northerly 59.15 feet, along the arc of a circle of 92.00 feet radius obeyex Easterly and tangent to the last described line; thence North 23° 44' 48" West along a line tangen to the last described arc, 474,248 feet; thence Northwesterly 170,475 feet, along the arc of a circle of 936,93 flet radius convex to the Southwest and tangent to the last described line; thence North 13° 19' 18" Wes, along a line tangent to the last described arc, 102,272 feet; thence North 2° 02' 18" West 84.703 feet to the point of intersection with a line drawn North 87° 57' 42" East through the hereinabove designated Point of Beginning; thence South 87° 57' 42" West. along the last described line, 803.748 feet to said Point of Reginning, all in Cook County, Illinois,

#### PARCEL 2:

Access easement for the benefit of Parcel 1, as created by instrument deted July 5, 1972 and recorded July 28, 1972 as Document Number 21994225, from Chicago and Nova Western Transportation Company, to Chicago Title and Trust Company as Trustee under Trust Agreement dated April 26, 1972 and known as Trust Number 59992, for a driveway to be used in common with the employees, patrons, lessees, licensees and invitees of the Grantor, upon, over and across:

That part of the fractional Northwest quarter (1/4) of Section 6, Township 39 North, Ringe 12 East of the Third Principal Meridian, described as follows:

Commencing at a point of intersection of a line drawn 45.00 feet (measured perpendicularly) Northwesterly of and parallel with the center line of the Chicago and North Western Transportation Company's Tract I.C.C. Number 860 with the Southwesterly line of Lake Street per Township Dedication (being a line 33.00 feet Southwesterly of and parallel with the center line thereof as now constructed and occupied); thence South 70° 58' 01" East along said Southwesterly line 233.14 feet to the Place of Beginning of the herein described tract of land; thence South 4° 04' 12" West 567.084 feet, being a line "A"; thence South 2° 02' 18" East 814.717 feet, being a line "B"; thence South 87° 57' 42" West 53.00 feet; thence South 2° 02' 18" East 371.715 feet to the point of intersection with a line drawn perpendicularly to the last described line through a point on the aforesaid line drawn 45.00 feet

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Northwesterly of and parallel with the center line of the Chicago and North Western Transportation Company's Track I.C.C. Number 860, said point being 1938.02 feet (as measured along said parallel line) Southwesterly of the Southwesterly line of parcel of land conveyed to the Illinois State Toll Highway Commission per Document Number 17415288 and known as Tract 7-4.7; thence South 87° 57' 42" West, along the last described perpendicular line 35.00 feet; thence North 2° 02' 18" West 371.715 feet; thence North 12° 57' 42" East 85.003 feet to the point of intersection with a line drawn 66 feet West of and parallel with the aforesaid line "B"; thence North 2" 02' 18" West 681,191 feet, along the last described parallel line, to the point of intersection with the Southerly line of a tract of land described in Document Number 21654936, recorded October 5, 1971; thence North 89° 28' 57" East, along said Southerly line, 6,244 feet, to the point of intersection with the Easterly line of the aforesaid tract of land as described in the aforesaid Document Number 21654936; thence Northerly 126,755 feet, along said Easterly line, being the arc of a circle of 1351.59 feet radius, convex Westerly and whose chord bears North 1° 23' 00" West to a point on a line drawn 59.87 feet (measured perpendicularly) West of and parallel with the aforesaid line "A"; thence North 4° 04' 12" East 212.68 feet, along said parallel line. tangent to sail are, being the Easterly line of the aforesaid tract; thence continuing along said Easterly line North 2° 5% 37" West 203.946 feet; thence continuing along said Easterly line North 3° 59' 18" West 19.034 feet; the ice continuing along said Easterly line Northwesterly 85.116 feet, being the arc of a circle of 250,00 feet redius, convex to the Northeast, tangent to the last described course, and whose chord bears North 5° 45' 55" West, to the point of intersection with the aforesaid Southwesterly line of Lake Street, said point of true section being 81.013 feet (as measured along said Southwesterly line) Northwesterly of the hereinabove designated Place of Beginning; thence South 70° 58' 01" East 81.013 feet, along said Southwesterly line to said Place of Beginning, all In Cook County, Illinois.

### PARCEL 3:

Easement for the benefit of Parcel 1, for a retration pond, as created by instrument dated July 5, 1972 and recorded July 28, 1972 as Document Nurber 21994226, from Chicago and North Western Transportation Company to Chicago Title and Trust Company, Trustee under Trust Agreement dated April 26, 1972 and known as Trust Number 59992, through and upon the following described land:

That part of the Southwest Fractional quarter (1/4) of Section 6, Township 39 North, Range 12 East of the Third Principal Meridian, described as follows:

Commencing at the point of intersection of the Southwesterly line of a paccel of land conveyed to the Illinois State Toll Highway Commission per Document Number 17415288 and known as Tract 7-4.7 with a line drawn 45.00 feet (measured perpendicularly) Northwesterly of and parallel with the center line of Chicago and North Western Transportation Company's Tract I.C.C. Number 860; thence South 21° 47' 42" West, along said parallel line a distance of 1,938.02 feet; thence North 87° 57' 42" Fast a distance of 110.677 feet; thence South 17° 38' 33" West a distance of 20.515 feet; thence Southwesterly along the arc of a circle of 895.894 feet radius, convex to the Northwest and tangent to the last decribed line. a distance of 96.328 feet to the point of compound curve; thence Southerly along said compound curve. being the arc of a circle of 1,311.45 feet radius, convex Westerly and whose chord bears South 6° 34' 41" East, an arc distance of 826,755 feet; thence South 24° 38' 17" East along a line tangent to said compound curve a distance of 35.052 feet; thence Southeasterly along the arc of a circle of 472.614 feet radius, convex to the Southwest and tangent to the last described line a distance of 170,587 feet; thence South 45° 19' 07" East along a line tangent to the last described arc a distance of 28.754 feet; thence (4) Southeasterly along the arc of a circle of 731.966 feet radius, convex to the Southwest and tangent to the last described line, a distance of 155.748 feet to the Point of Beginning of the parcel of land herein described; thence North 66° 15' 12" East a distance of 893.867 feet; thence South 13° 05' 27" West a distance of 535,00 feet; thence Northwesterly along a straight line a distance of 715 feet, more or less, to the Point of Beginning, all in Cook County, Illinois.

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