

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTOR AND WITH APPROVAL OF THE COMMISSION DIRECTLY TO THE TRUST CARTELL NAMED HEREIN.

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

94244756

TRUSTEE'S DEED

MAR 17 AM 10:07

The above space for recorders use only

94244756

COOK NO. 018

THIS INDENTURE, made this 14 day of February, 1994, between THE STEEL CITY NATIONAL BANK OF CHICAGO, a National Banking Association of Chicago, Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 19th day of April, 1976, and known as Trust Number 1671, party of the first part, and CHICAGO TITLE & TRUST, AS TRUSTEE, U/T #1098730 dated 1/12/94, 171 N. Clark Street, Chicago, IL 60601 ----- party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN (\$10) ----- DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in County, Illinois, to-wit:

Lots 1, 2, 3, 4 and 5 in Block 89 in Bartlett's Sixth Addition to Bartlett Highlands, a Subdivision of the Northwest 1/4 of Section 18, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN #19-18-102-006
19-18-102-007
19-18-102-008
19-18-102-009
19-18-102-010

This document prepared by:
Pamela Cernotic
17130 Torrence
Lansing, IL 60438

94244756

together with the tenements and appurtenances thereto belong TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit, and behoof forever of said party of the second part.

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAR 16 '94
712.50

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its vice-president and attested by its assistant secretary, this day and year first above written.

THE STEEL CITY NATIONAL BANK OF CHICAGO As Trustee as aforesaid.

By Michelle M. Tracz, VICE-PRESIDENT
Attest: Pamela Cernotic, TRUST OFFICER

STATE OF ILLINOIS }
COUNTY OF COOK } AS.

the undersigned,
a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT
Michelle A. Tracz,
Vice-President of THE STEEL CITY NATIONAL BANK OF CHICAGO, and
Pamela Cernotic,
Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that said Trust Officer, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Trust Officer's own free and voluntary act of said Bank, for the uses and purposes therein set forth.

OFFICIAL SEAL
MARGARET A. MUCHARSKI
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT 17, 1997

In my hand and Notarial Seal this 14 day of February, 1994
Margaret A. Mucharski
Notary Public

DELIVER BY INSTRUCTIONS
NAME: William J. Raczos
STREET: 11800 S. 75th Avenue
CITY: Suite 101 Palos Heights, IL 60463

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
7039 W. Archer

32740

RECORDERS OFFICE BOX NUMBER

Reorder from ILLIANA FINANCIAL, INC.

BOX 333

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
190.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
95.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
712.50

1000
75-03-126
7-22-93-60-52

94010951

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Trustee's Report

STEELE CITY National
BANK of Chicago

TRUSTEE
TO

COOK COUNTY, ILLINOIS
FILED FOR RECORD

94 MAR 17 AM 10:07

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RECEIVED
DEPARTMENT OF REVENUE
MARCH 17 1994

Property of Cook County Clerk's Office

ASSIGNOR

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
DIVISION OF TAXATION

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
DIVISION OF TAXATION
OFFICE OF THE CLERK OF THE COURT

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
DIVISION OF TAXATION
OFFICE OF THE CLERK OF THE COURT

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B. (1) Identify Transferor:

Chicago Title & Trust Co., u/t/n 1097939, 111 W. Washington St., Chicago, IL 60602
Name and Current Address of Transferor

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:

Eli Glasman, 2626 N. Lakeview, Chicago, IL 60614
Name, Position (if any), and address

312/929-6631
Telephone No.

C. Identify Trustee: Pilnon Little Village Community Mental Health Center, 2117-27 S. Damen Name and Current Address of Trustee Chicago, IL 60608

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 substance 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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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

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	_____	<input checked="" type="checkbox"/>	Injection Wells	_____	<input checked="" type="checkbox"/>
Surface Impoundment	_____	<input checked="" type="checkbox"/>	Wastewater Treatment Units	_____	<input checked="" type="checkbox"/>
Land Treatment	_____	<input checked="" type="checkbox"/>	Septic Tanks	_____	<input checked="" type="checkbox"/>
Waste Pile	_____	<input checked="" type="checkbox"/>	Transfer Stations	_____	<input checked="" type="checkbox"/>
Incinerator	_____	<input checked="" type="checkbox"/>	Waste Recycling Operations	_____	<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	_____	<input checked="" type="checkbox"/>	Waste Treatment Detoxification	_____	<input checked="" type="checkbox"/>
Storage Tank (Underground)	_____	<input checked="" type="checkbox"/>	Other Land Disposal Area	_____	<input checked="" type="checkbox"/>
Container Storage Area	_____	<input checked="" type="checkbox"/>			

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.

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
- b. Permits for emissions to the atmosphere. Yes _____ No
- 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

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
- 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
- c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes _____ No

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
- 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
- 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 _____

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
- b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site? Yes _____ No
- 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

11. Is there any explanation needed for clarification of any of the above answers or responses? _____

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EXHIBIT "A"

PARCEL 1

Property Index Number: 17-30-111-047

Legal: LOTS 6, 7, 8, 81, 82, 83, 84 AND 85 TOGETHER WITH THAT PART OF THE NORTH AND SOUTH VACATED ALLEY LYING NORTH OF THE SOUTH LINE OF LOT 8 EXTENDED WESTERLY TO THE EAST LINE OF LOT 81 AND LYING SOUTH OF THE NORTH LINE OF LOT 81 EXTENDED EASTERLY TO THE CENTER LINE OF THE VACATED ALLEY AND ALSO LYING SOUTH OF THE NORTH LINE OF LOT 6 EXTENDED WESTERLY TO THE CENTER LINE OF THE ALLEY AND EAST OF THE EASTERLY LINE OF LOT 81 AND WEST OF THE WESTERLY LINES OF LOTS 6, 7 AND 8, ALL IN BLOCK 3 IN REAPER'S ADDITIONS TO CHICAGO IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

Property Index Number: 17-30-200-023

Legal: LOTS 26 TO 30 INCLUSIVE IN BLOCK 5 IN WALKER'S DOCK ADDITION TO CHICAGO IN THE EAST 1/2 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

94250755