



# UNOFFICIAL COPY

ENVIRONMENTAL DISCLOSURE DOCUMENT  
FOR TRANSFER OF REAL PROPERTY

95488701

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

For Use By County

Recorder's Office

County **95494362**

Date

Doc. No.

Vol. \_\_\_\_\_ Page \_\_\_\_\_

Rec'd by: \_\_\_\_\_

~~Seller~~ Transferor: Sterling Bay L.L.C.

~~Buyer~~ Transferee: Puritan Finance Corporation

Document No.: \_\_\_\_\_

## I. PROPERTY IDENTIFICATION:

A. Address of property: 1913-1917 West North Avenue Chicago \_\_\_\_\_  
Street City or Village Township

Permanent Real Estate Index No.: See attached legal

DEPT-01 RECORDING \$29.50

T#5555 TRAN 4472 07/26/95 16:26:00

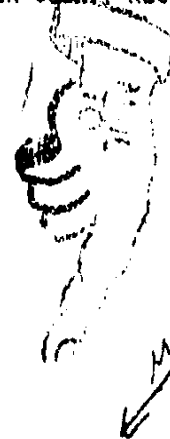
## B. Legal Description

Section \_\_\_\_\_ Township \_\_\_\_\_ Range #3363 LC \*-95-488701  
COOK COUNTY RECORDER

Enter or attach current legal description in this area:

See attached legal

**95494362**



95488701

*This document is being recorded for  
purposes of the CHAZZ OF 773  
LAND TITLE GROUP VP 624815-16*

Prepared by: Scott Goodman Return to: Puritan Finance Corporation, Attn: Jim McDonogh

3715 W. Fullerton, Chicago IL 60647 55 West Monroe Street, Chicago, IL 60603  
address address

## LIABILITY DISCLOSURE

Transfers 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. Property Characteristics:

Lot Size \_\_\_\_\_ Acreage approx 9000 sq. ft.

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
- Other, specify \_\_\_\_\_

*2950 out*

## II. NATURE OF TRANSFER:

- |  | Yes      | No       |
|--|----------|----------|
| A. (1) Is this a transfer by deed or other instrument of conveyance?                               | _____    | <u>X</u> |
| (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust? | _____    | <u>X</u> |
| (3) A lease exceeding a term of 40 years?  | _____    | <u>X</u> |
| (4) A mortgage or collateral assignment of beneficial interest?                                    | <u>X</u> | _____    |

*2950 B.M.*

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. DEPT-01 RECORDING

\$29.5

. T#5555 TRAN 4612 07/28/95 16:37:00

. #3638 # B.J \* -95-49436

. COOK COUNTY RECORDER

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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

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.

IV. ENVIRONMENTAL INFORMATION

Regulatory Information During Current Ownership

such text.

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 a superseded version of the text of the statutes.

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 of both 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."

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 Board or Illinois as a 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."

2. Section 14(a) 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 hazardous substance. Such notice shall include the identified response action and an opportunity for such person to perform the response action."

(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."

(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

(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;

(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 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. 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 hazardous substances."

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.

C. Identify Transferor: Putman Finance Corporation, 55 W. Monroe Street, Chicago, IL 60603  
Name and Current Address of Transferor

Scott L. Goodman, 315 W. Fullerton, Chicago, IL (312) 252-0092  
Name, Position (if any), and address

contained in this form:

(2) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information

Name and Address of Trustee if this is a transfer of beneficial interest of a land trust.  
Trust No.

Scerifing Bay L.L.C., 3715 W. Fullerton, Chicago, IL 60647  
Name and Current Address of Transferor

B. (1) Identify Transferor:

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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?

4. Are there any of the following specific units (open, closed) at the property which are or were used by the transferor to manage waste, hazardous wastes, hazardous substances or petroleum?

Landfill	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

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?

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. Filled an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.	YES	NO
c. Filled 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 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?	YES	NO

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 EPA 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  
Impacted usage of an on-site or nearby water well because of offensive characteristics of the water  
Coping with times 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?

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

None

Yes

No

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2013-10-02

95-191352 95488701

LENDER  
type or print name

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

TRANSFeree OR TRANSFEREES (or on behalf of Transferer)/LENDER  
type or print name

By: *[Signature]*  
Purdue Finance Corporation

B. This form was delivered to me with all elements completed on July 25 19 95

TRANSFEROR OR TRANSFERORS (or on behalf of Transferer)  
type or print name

BY: *[Signature]*  
Scott L. Goodman

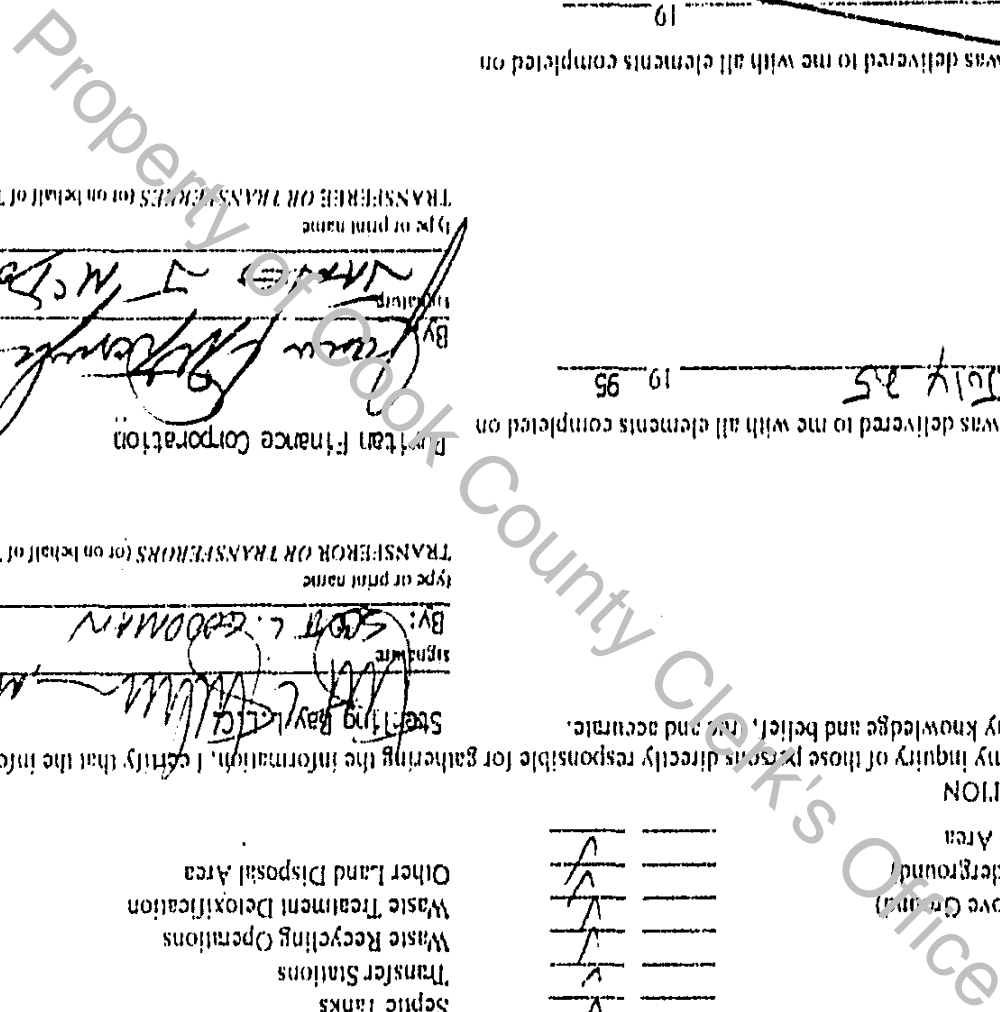
A. Based on my inquiry of those persons directly responsible for gathering the information, I certify that the information submitted is, to the best of my knowledge and belief, true and accurate.

V. CERTIFICATION	
Landfill	<input checked="" type="checkbox"/>
Surface Impoundment	<input checked="" type="checkbox"/>
Land Treatment	<input checked="" type="checkbox"/>
Waste Pile	<input checked="" type="checkbox"/>
Incinerator	<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	<input checked="" type="checkbox"/>
Storage Tank (Underground)	<input checked="" type="checkbox"/>
Container Storage Area	<input checked="" type="checkbox"/>
Injection Wells	<input checked="" type="checkbox"/>
Wastewater Treatment Units	<input checked="" type="checkbox"/>
Septic Tanks	<input checked="" type="checkbox"/>
Transfer Stations	<input checked="" type="checkbox"/>
Waste Recycling Operations	<input checked="" type="checkbox"/>
Waste Treatment Detoxification	<input checked="" type="checkbox"/>
Other Land Disposal Area	<input checked="" type="checkbox"/>
YES	<input checked="" type="checkbox"/>
NO	<input checked="" type="checkbox"/>

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:

Name: \_\_\_\_\_  
Type of business/ or property usage: Metal/Aluminum Recycling Collection Site

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 contacted with for the management of the site or real property:  
Name: \_\_\_\_\_  
Type of business/ or property usage: \_\_\_\_\_



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ADDRESS: 1913-1917 West North Avenue, Chicago, Illinois

PIN: 17-06-200-028 and 17-06-200-029

Lots 5, 6 and 7 in Block 3 in Pickett's 2nd Addition to Chicago, a Subdivision of Lot 4, in Assessor's Division of part of the North 1/2 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

EXHIBIT "A"

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