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ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

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

For Use By County

Seller: PAP Associates

Recorder's Office

Buyer: 95604210

County

Document No.: _____

Date

Doc. No.

Vol. _____ Page _____

Rec'd by: _____

CHN10010

I. PROPERTY IDENTIFICATION:

A. Address of property: 1919 W. 43rd Street, Chicago
Street City or Village Township

Permanent Real Estate Index No.: 20-06-400-011; 20-06-400-005; 20-06-400-003

B. Legal Description:

Section 7 Township 38 N Range 14

Enter or attach current legal description in this area:

see attached legal description

DEPT-01 RECORDING \$29.50
T#0001 TRAN 9567 09/11/95 13:19:00
#9462 # JM *-95-604210
COOK COUNTY RECORDER

418 2799 Mah 10/19

Prepared by: Lyle S. Genin
name

Return to: _____
name

69 W. Washinton, Suite 600
Chicago, IL 60602
address

_____ address

LIABILITY DISCLOSURE

Transferees 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 _____

Check all types of improvement and uses that pertain to the property:

- Apartment building (6 units or less)
- Industrial building
- Commercial apartment (over 6 units)
- Farm, with buildings
- Store, office, commercial building
- Other, specify _____

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II. NATURE OF TRANSFER:

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

2950
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B. (1) Identify Transferor:

PAP Associates, an Illinois General Partnership

Name and Current Address of Transferor 1200 S. 54th Avenue, Cicero, IL. 60650

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:

Stuart Wolkoff 1200 S. 54th Avenue, Cicero, IL. 60650

Name, Position (if any), and address

Telephone No.

C. Identify Transferee: American National Bank & Trust Co. of Chicago,

Name and Current Address of Transferee 33 N. LaSalle St., Chicago, IL. 60690

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 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 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 X

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 X

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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 x

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

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 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 x

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. Yes _____ No x

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?

- _____ 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 or at 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? _____

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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 contracted with for the management of the site or real property:

Name: _____

Type of business/
or property usage _____

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:

	YES	NO		YES	NO
Landfill	_____	<u>X</u>	Injection Wells	_____	<u>X</u>
Surface Impoundment	_____	<u>X</u>	Wastewater Treatment Units	_____	<u>X</u>
Land Treatment	_____	<u>X</u>	Septic Tanks	_____	<u>X</u>
Waste Pile	_____	<u>X</u>	Transfer Stations	_____	<u>X</u>
Incinerator	_____	<u>X</u>	Waste Recycling Operations	_____	<u>X</u>
Storage Tank (Above Ground)	<u>X</u>	_____	Waste Treatment Detoxification	_____	<u>X</u>
Storage Tank (Underground)	_____	<u>X</u>	Other Land Disposal Area	_____	<u>X</u>
Container Storage Area	_____	<u>X</u>			

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.

PAP Associates

By: Stuart Wolkoff
signature

Stuart Wolkoff

type or print name

TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on

_____ 19____

signature

type or print name

TRANSFeree OR TRANSFEREES (or on behalf of Transferee)

American National Bank and Trust
Company of Chicago

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

July 14 1995

signature

YOUNG, HAUSLINGER & ROSEN, LTD.
by: Fredric B. Prohov, attorney for ANBT

type or print name

LENDER

(Ch. 30, par. 906)

Mail to:
Rick Prohov
33 N. LaSalle # 2000
Chgo. IL 60602

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PARCEL 1

TRACT 1

ALL THAT PART OF BLOCK 2 IN STONE AND WHITNEY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, AND THE NORTH 1/2 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 28 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE DRAWN PARALLEL WITH AND 23 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 6, WITH A LINE DRAWN PARALLEL WITH AND 26 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 6; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 262.77 FEET TO A LINE DRAWN PARALLEL WITH AND 491.73 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 6; THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 131.83 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 131.82 FEET WEST OF THE EAST LINE OF SAID BLOCK 2 (BEING THE WEST LINE OF SOUTH WOLCOTT STREET, A 66 FOOT PUBLIC STREET); THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 262.73 FEET, MORE OR LESS, TO ITS INTERSECTION WITH SAID PARALLEL LINE WHICH IS 23 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 6; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 131.80 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT 2

ALL THAT PART OF BLOCKS 1 AND 2 AND THE VACATED STREET KNOWN AS WEST 4TH STREET, LYING BETWEEN SAID BLOCK 2 IN STONE AND WHITNEY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, AND THE NORTH 1/2 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 28 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE DRAWN PARALLEL WITH AND 491.73 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 6, WITH A LINE DRAWN PARALLEL WITH AND 26 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 6; THENCE SOUTH ALONG THE LAST MENTIONED LINE, A DISTANCE OF 262 FEET TO A LINE DRAWN PARALLEL WITH AND 18 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF THE PROPERTY CONVEYED TO CHICAGO RAILWAY EQUIPMENT COMPANY, BY DEED DATED MARCH 28, 1914, AND RECORDED IN DOCUMENT NUMBER 412244; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED PARALLEL LINE, 184.91 FEET TO POINT OF CURVE; THENCE NORTHEASTERLY ON A CURVED LINE, TANGENT TO SAID PARALLEL LINE, CONVEY TO THE SOUTHEAST, AND HAVING A RADIUS OF 269 FEET, A DISTANCE OF 184.5 FEET TO A POINT OF TANGENCY; THENCE NORTH ON A LINE PARALLEL WITH AND 131.83 FEET WEST OF THE EAST LINE OF SAID BLOCK 2 (BEING THE WEST LINE OF WOLCOTT STREET), 134.46 FEET TO SAID LINE, WHICH IS 491.73 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 6; THENCE WEST ON SAID PARALLEL LINE, 131.83 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT 3

THE EAST 28 FEET OF THE WEST 26 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 28 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF WEST 4TH STREET (SAID SOUTH LINE BEING PARALLEL WITH AND 23 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6) AND NORTH OF THE NORTH LINE OF THE VACATED STREET, KNOWN AS 4TH STREET IN COOK COUNTY, ILLINOIS.

TRACT 4

THE EAST 12 FEET OF THE WEST 26 FEET OF THAT WEST PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 28 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE NORTH LINE OF THE VACATED STREET KNOWN AS WEST 4TH STREET AND NORTH OF A LINE WHICH IS 12 FEET NORTHWESTERLY OF AND PARALLEL TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT WHICH IS 180 FEET EAST OF THE WEST LINE OF SAID BLOCK 2 (VACATED) IN STONE AND WHITNEY'S SUBDIVISION OF PARTS OF SECTIONS 6 AND 7 OF SAID TOWNSHIP AND RANGE, AND 26 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 2; THENCE IN A NORTHWESTERLY DIRECTION TO A POINT 23 FEET NORTH OF THE NORTH LINE OF SAID BLOCK 2, 12 FEET WEST OF THE EAST LINE OF SAID BLOCK 2 PRODUCED NORTH, IN COOK COUNTY, ILLINOIS.

Office

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