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**Duty to Record**  
Within 30 days after the date, any real property subject to the provisions of the Responsible Property Transfer Act of 1988 is transferred, this completed document must be filed in the office of the recorder of the county in which such property is located and filed with the Illinois Environmental Protection Agency.

For Use By County  
Recorder's Office  
County:  
Date:  
Doc. No.:  
Vol.:  
Page:  
Rec'd. By:

## ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

43<sup>00</sup>  
P 46<sup>m</sup>

The Sharpe Family Limited Partnership, an Illinois limited partnership, as beneficiary of American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated May 23, 1988 and \*  
**Seller:** National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated May 23, 1988 and \*  
**Buyer:** Park Avenue, L.L.C., an Illinois limited liability company, as beneficiary of American National \*\*  
**Document No.:** .....

DEPT-01 RECORDING \$43.00  
7:0012 TRAN 7572 11/09/95 13:01:00  
#3854 # CG \*-95-776551  
COOK COUNTY RECORDER  
DEPT-10 PENALTY \$40.00

### Property Identification:

345-353 Park Avenue  
345-350 Tudor Court  
337-343 Park Avenue  
335-346 Tudor Court  
A. Address of property . . . . . Street . . . . . City of Village . . . . . Township . . . . .  
Glencoe . . . . . New Trier.

Permanent Real Estate Index No. . . . . 05-07-200-038 and 05-07-200-039 . . . . .

### B. Legal Description:

Section . . . . . 7 . . . . . Township . . . . . 42 North . . . . . Range . . . . . 13 . . . . .

Enter current legal description in this area:

See Exhibit A attached hereto and incorporated by reference

### Prepared by:

Name . . . . . Michael Sharpe  
Company . . . . . Sharpe & Co.  
Address . . . . . 325 West Huron Street, Suite 806  
City . . . . . Chicago State . . . . . IL Zip . . . . . 60610

### Return to:

Michael Sharpe  
Sharpe & Co.  
325 West Huron Street, Suite 806  
Chicago, IL 60610

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\* known as Trust No. 105511-09, and Helen L. Sharpe and The Northern Trust Company, not personally but solely as the Trustees of Trust "B" of the Byron C. Sharpe Trust dated May 30, 1972, as amended and restated on August 24, 1983  
\*\* Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated July 27, 1995 and known as Trust No. 120660-07, Arthur Goldner and Arthur H. Evans

# BOX 333-CTI

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11/11/2011

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

## I. 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 cleanup costs whether or not they caused or contributed to the presence of environmental problems associated with the property.

### A. Property Characteristics:

Lot Size. <sup>APPROX.</sup> 125' x 180' Acreage. <sup>APPROX.</sup> 5.16 acres

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)

## II. Nature of Transfer

A. (1) Is this a transfer by deed or other instrument of conveyance?  
Yes.  No.....

(2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?  
Yes..... No.

(3) A mortgage or collateral assignment of beneficial interest?  
Yes.  No.....

### B. (1) Identify Transferor:

The Sharpe Family Limited Partnership, an Illinois limited partnership, as beneficiary of American National Bank and Trust Company of Chicago, as Trustee \*

Name and Current Address of Transferor:

See above for name of Transferor  
c/o Nathan J. Fisher, 120 West Madison Street, Suite 918, Chicago, IL 60602

Name and Address of Trustee if this is a transfer of beneficial interest of a land trust:

Trust No.:

\* under Trust Agreement dated May 23, 1988 and known as Trust No. 105511-09, and Helen L. Sharpe and The Northern Trust Company, not personally but solely as the Trustees of Trust "B" of the Byron C. Sharpe Trust dated May 30, 1972, as amended and restated on August 24, 1983

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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:

Michael Sharpe  
Sharpe & Co.  
325 W. Huron St., Suite 806, Chicago, IL 60610 (312) 943-2444

Name, Position (if any) and Address Telephone No.

C. Identify Transferee:

Park Avenue, L.L. C., an Illinois limited liability company, as beneficiary of American \*

Name and Current Address of Transferee:

c/o Arthur Goldner  
707 Skokie Boulevard, Suite 100, Northbrook, IL 60062

### 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 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 from which 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."

\* National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated July 27, 1995 and known as Trust No. 120660-07, Arthur Goldner and Arthur H. Evans

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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 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 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 superseded version of such text.

#### IV. Environmental Information

##### A. 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.....<sup>x</sup>

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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.....

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.....

Waste was generated from abatement of asbestos pipe insulation in 1989 and from abatement of lead based paint in 1994.

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?

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

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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...<sup>x</sup>

b. Permits for emissions to the atmosphere.  
Yes..... No...<sup>x</sup>

c. Permits for any waste storage, waste treatment or waste disposal operations.  
Yes..... No...<sup>x</sup>

6. Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treatment works?

Yes..... No...<sup>x</sup>

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...<sup>x</sup>

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...<sup>x</sup>

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

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...<sup>x</sup>  
However, written notification was given by Cook County in 1994 concerning lead based paint conditions in one apartment.

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...<sup>x</sup>

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..... N/A

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## 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 IEMA, 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......

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

..... No .....  
.....  
.....  
.....

## 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 Byron C. Sharpe, former owner  
.....

Type of business/or property usage Same as current use.  
.....

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:

Landfill	Yes.....	No.X....
Surface Impoundment	Yes.....	No.X....
Land Treatment	Yes.....	No.X....
Waste Pile	Yes.....	No.X....
Incinerator	Yes.....	No.X....
Storage Tank (Above Ground)	Yes.....	No.X....
Storage Tank (Underground)	Yes.X....	No.....
Container Storage Area	Yes.....	No.X....
Injection Wells	Yes.....	No.X....
Wastewater Treatment Units	Yes.....	No.X....
Septic Tanks	Yes.....	No.X....
Transfer Stations	Yes.....	No.X....
Waste Recycling Operations	Yes.....	No.X....
Waste Treatment Detoxification	Yes.....	No.X....
Other Land Disposal Area	Yes.....	No.X....

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## 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.

THE SHARPE FAMILY LIMITED PARTNERSHIP, an Illinois limited partnership

By: Helen L. Sharpe  
Helen L. Sharpe, General Partner

HELEN L. SHARPE, not personally but solely as one of the two co-Trustees of Trust "B" of the Byron C. Sharpe Trust dated May 30, 1972 and amended and restated on August 24, 1983

Helen L. Sharpe

Helen L. Sharpe and the Trust have  
Trust Company, which is not personally liable as  
trustee of the Trust, and shall hold it safe in their  
independent capacities and in no way shall their  
respective liabilities to the Trust be affected by the Trust's actions.

THE NORTHERN TRUST COMPANY,  
not personally but solely as one of the two  
co-Trustees of Trust "B" of the Byron C.  
Sharpe Trust dated May 30, 1972 and  
amended and restated on August 24, 1983

By: Mark A. Hale

Its: VICE PRESIDENT

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B. This form was delivered to me with all elements completed on October \_\_, 1995.

PARK AVENUE, L.L.C., an Illinois  
limited liability company

By: 

Its: Manager

  
ARTHUR GOLDNER

  
ARTHUR H. EVANS

C. This form was delivered to me with all elements completed on ~~October~~ <sup>November 1</sup> \_\_, 1995.

LASALLE NORTHWEST NATIONAL  
BANK

By: 

Its: Attorney and Agent

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2025-01-08 10:00 AM

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EXHIBIT A

## LEGAL DESCRIPTION OF THE LAND

LOTS 13, 14, 15, 16, 17, 18 AND 19 IN LIGARE'S SUBDIVISION OF PART OF BLOCK 20 IN GLENCOE, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

0507-200-038-039

337-343-345-353

330-334-346-350

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