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RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
TO:

Shefsky Fraelich & Devine Ltd.
Suite 2300
444 North Michigan Avenue
Chicago, Illinois 60611
Attn: Kenneth W. Bosworth, Esq.

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. DEPT-01 RECORDING 143.50
 . T97777 TRAM 4400 12/06/95 10:52:00
 . 45328 BK *-95-847558
 . COOK COUNTY RECORDER



ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

Seller: Chicago Tissue Company, L.P., a Delaware limited partnership
 Buyer: Wisconsin Tissue Mill, Inc.
 Document No.: _____
 Property Identification: _____

A. Address of Property 13101 South Pulaski Road.
Alsip, Illinois 60658, Worth Township

Permanent Real Estate Index No 24-35-101-048-1001

B. Legal Description:
 Section 35 Township 37 North Range 13 East

Enter current legal description in this area:

SEE EXHIBIT A ATTACHED HERETO.

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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 _____ Acreage _____

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) If this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust?
Yes No
- (3) A lease exceeding a term of 40 years?
Yes No
- (4) A mortgage or collateral assignment of beneficial interest?
Yes No

See Exhibit A attached hereto for explanation.

B. (1) Identify Transferor:

Chicago Tissue Company, L.P., a Delaware limited partnership

Name and Current Address of Transferor:

Chicago Tissue Company, L.P., a Delaware limited partnership

13101 South Pulaski Road, Alsip, Illinois 60658.

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

N/A

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:

Greg Morchea, Plant Manager (708) 389-8520

13101 South Pulaski Road, Alsip, IL 60658

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

C. Identify Transferor:

Wisconsin Tissue Mills Inc.

Name and Current Address of Transferor:

Wisconsin Tissue Mills Inc.

P.O. Box 482

100 Main Street

Menasha, Wisconsin 54952

III. Notification

Under the Illinois Environmental Protection Act, owners of real property may be held liable for costs related to 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;

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(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."

2. Section 4(g) 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 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."

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.

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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 X

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 X

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 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?

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

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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 operations.

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

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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 ___

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 X No ___

b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site?
Yes X 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?

X 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

X Sampling and analysis of soils

X 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 leaking out of the ground along the base of slopes or at other low points on or immediately adjacent to the site

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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?

The facility is a paper recycling plant which uses sulfuric acid in its process reactor. The facility does not generate any special or hazardous waste in the manufacturing process within the meaning of the Illinois Environmental Protection Act. The waste pile noted is composed solely of pulp from the paper recycling operations. The storage of petroleum at the facility is for vehicle use only. However in the past #2 fuel oil was stored in underground tanks on the property; that oil was used in boilers. No releases of petroleum or other hazardous substances are known to have occurred on the property, except for diesel fuel spills onto the pavement.

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:

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

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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.

Transferor or Transferors (Please type) (or on behalf of Transferor)

CHICAGO TISSUE COMPANY, L.P., a Delaware limited partnership

By: Chicago Tissue Corporation, a Delaware corporation, General Partner

By: [Signature]
Name: Greg Merchon

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

November 10, 1995

[Signature]
Signature(s)

Wuconato Tissue Mills, Inc.
Transferor or Transferors (Please type) (or on behalf of Transferor)

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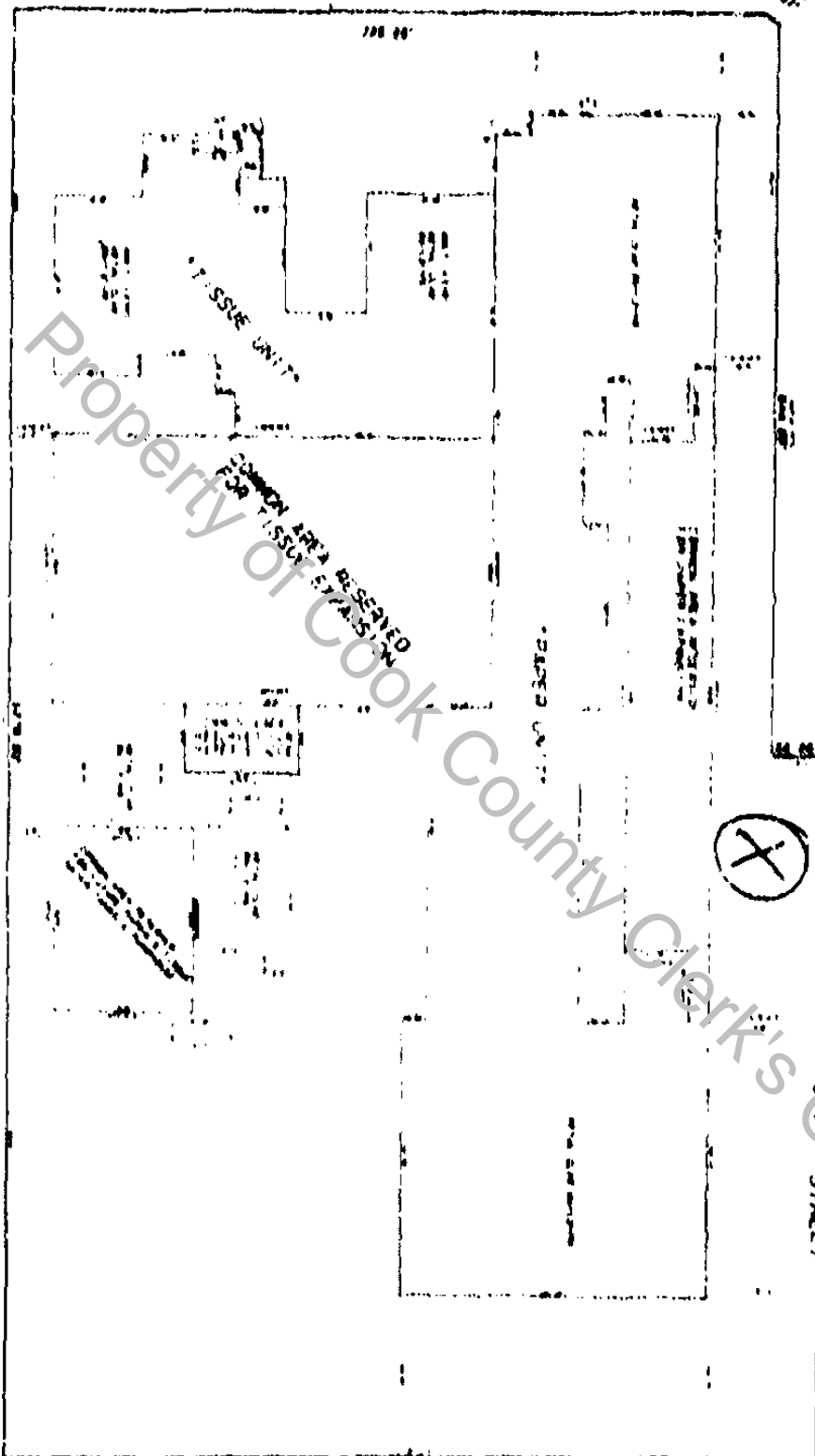
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ORDER NO. 231485

CRANFORD

AVENUE



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BRUNNEN & BRUNNEN, INC.

PLAN OF SUBDIVISION

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EXHIBIT A

LEGAL DESCRIPTION:

UNIT "TISSUE UNIT" IN ALSIP PAPER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

PARCEL 1: THE WEST HALF OF THE SOUTHWEST QUARTER (EXCEPTING THE SOUTH 1870 FEET THEREOF AND ALSO EXCEPTING THE WEST 50 FEET THEREOF) AND EXCEPTING THAT PART TAKEN BY THE COUNTY OF COOK IN DEED RECORDED AS DOCUMENT NO. 24457221 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 2 (EXCEPT THE NORTH 20 FEET THEREOF AND EXCEPT THAT PORTION LYING SOUTH OF A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN) AND LOTS 3 AND 4 (EXCEPT THE NORTH 44 FEET THEREOF AND EXCEPT THAT PORTION LYING SOUTH OF A LINE 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND EXCEPT THE NORTH 10 FEET OF THE SOUTH 17 FEET OF THE WEST 157.27 FEET OF SAID LOT 3) ALL IN BLUE ISLAND GARDENS, A SUBDIVISION OF THE SOUTH HALF OF THE FOLLOWING DESCRIBED LAND: THE NORTHWEST QUARTER (EXCEPT THE EAST 20 ACRES AND EXCEPT THE WEST 1/11TH OF THAT PART OF SAID NORTHWEST QUARTER LYING WEST OF THE SAID 20 ACRES) OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 (EXCEPT THE SOUTH 560.00 FEET OF THE WEST 160.00 FEET) AND (EXCEPT THE NORTH 20 FEET THEREOF) AND EXCEPT THE SOUTH 17 FEET LYING EAST OF THE WEST 160 FEET THEREOF AS CONDEMNED IN CASE 78L4097) IN BLUE ISLAND GARDENS, A SUBDIVISION OF THE SOUTH HALF OF THE FOLLOWING DESCRIBED LAND: THE NORTHWEST QUARTER (EXCEPT THE EAST 20 ACRES THEREOF AND EXCEPT THE WEST 1/11TH OF THAT PART OF SAID NORTHWEST QUARTER LYING WEST OF SAID EAST 20 ACRES) OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO, THE SOUTH HALF OF THE WEST 1/11TH OF THAT PART OF THE NORTHWEST QUARTER LYING WEST OF THE EAST 20 ACRES THEREOF, OF SECTION 35 EXCEPT THE NORTH 20.00 FEET THEREOF AND EXCEPT THE SOUTH 593.00 FEET THEREOF AND EXCEPT THE WEST 50.00 FEET THEREOF ALL IN TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND CONTAINING 5.554 ACRES MORE OR LESS.

ALSO, THE SOUTH 593.00 FEET OF THE WEST 1/11TH OF THAT PART OF THE NORTHWEST QUARTER LYING WEST OF THE EAST 20 ACRES THEREOF, OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THE SOUTH 33.00 FEET THEREOF, AND EXCEPT THE WEST 50.00 FEET THEREOF AND EXCEPT THAT PORTION OF THE LAND CONDEMNED IN CASE 78L4097 ALL IN COOK COUNTY, ILLINOIS, AND CONTAINING 2.07 ACRES MORE OR LESS.

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LEGAL DESCRIPTION:

PARCEL 4:

THE SOUTH 560 FEET OF THE WEST 160 FEET (EXCEPT THE SOUTH 17 FEET THEREOF) OF LOT 1 IN BLUE ISLAND GARDENS SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 1921 AS DOCUMENT 7070833, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO DECLARATION OF CONDOMINIUM BY FSC PAPER COMPANY, L.P., A DELAWARE LIMITED PARTNERSHIP RECORDED AS DOCUMENT NO. 93602950 AS AMENDED BY AMENDMENT RECORDED AS DOCUMENT NO. 93652739, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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