

UNOFFICIAL COPY

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

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

Seller South East Alcohol and Drug Abuse Center (Mortgagor)

Buyer South Chicago Bank (Mortgagee)

Document No.:

For Use By County

Recorder's Office

County **95130494**

Date

Doc. No.

Vol _____ Page _____

Rec'd by _____

I. PROPERTY IDENTIFICATION

A. Address of property: 16-10 E. Chicago Avenue Chicago _____
Street City or Village Township

Permanent Real Estate Index No.: see attached

B. Legal Description

Section 36 Township 38N Range 14E

Enter or attach current legal description in this area

LOTS 51 TO 66, BOTH INCLUSIVE, IN BLOCK 4 IN LINCOLN SUBDIVISION OF THAT PART THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING NORTH AND EAST OF THE LAKE SHORE AND MICHIGAN SOUTHERN RAILWAY COMPANY'S RIGHT OF WAY, IN COOK COUNTY, ILLINOIS,

7918-86-PL

2402

DEFT-01 RECORDING \$29.00
T00012 TRAN 2747 02/24/95 11:07:00
#1191 AH *-95-130494
COOK COUNTY RECORDER

Prepared by: Truitt, Brown & Truitt Return to: Truitt, Brown & Truitt
name name
1642 E. 56th Street, Chicago, IL 60637 1642 E. 56th Street, Chicago, IL 60637
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 53,000 sq. feet Acreage 1.22 A

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

- | | |
|--|---|
| <input type="checkbox"/> Apartment building (6 units or less) | <input type="checkbox"/> Industrial building |
| <input type="checkbox"/> Commercial apartment (over 6 units) | <input type="checkbox"/> Farm, with buildings |
| <input checked="" type="checkbox"/> Store, office, commercial building | <input type="checkbox"/> Other, specify _____ |

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"/> | _____ |

95130494

whether the following existed under prior ownerships, households, or real property:

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Injection Wells
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wastewater Treatment Units (Oil/Water Separator)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Septic Tanks
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Transfer Stations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Waste Recycling Operations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Waste Treatment Detoxification
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Lead Disposal Area

I am directly responsible for gathering the information. I certify that the information is true and accurate.

SOUTH HAVEN ALCOHOL AND DRUG

BY: [Signature]
BY: CRISTY ZYVET

type or print name: CRISTY ZYVET
TRANSFEREE OR TRANSFEREE'S (or on behalf of)

work completed on 19

signature: _____
type or print name: _____
TRANSFEREE OR TRANSFEREE'S (or on behalf of)

work completed on 19 85

NAME: ELONCO BANK

BY: [Signature]
signature: _____
James T. Sheehan

type or print name: James T. Sheehan
LENDER

UNOFFICIAL COPY

B. (1) Identify Transferor

South East Alcohol & Drug Abuse Center, 9101 S. Exchange Ave., Chicago, IL 60617
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

Gregory Zyvert _____ (312) 731-9100 _____
Name, Position (if any), and address _____ Telephone No _____

C. Identify Transferee South Chicago Bank, 9200 S. Commercial Ave., Chicago, IL 60617 Name and Current Address of Transferee

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 (f) 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

95130494

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY
PERMANENT REAL ESTATE INDEX NO.'S

20-36-423-026
20-36-423-027
20-36-423-062
20-36-423-033
20-36-423-034
20-36-423-035
20-36-423-036
20-36-423-037
20-36-423-038

Property of Cook County Clerk's Office

95130494

UNOFFICIAL COPY
PERMANENT REAL ESTATE INDEX NO. 2

50-38-453-038
50-38-453-037
50-38-453-036
50-38-453-035
50-38-453-034
50-38-453-033
50-38-453-032
50-38-453-031
50-38-453-030
50-38-453-029

Property of Cook County Clerk's Office

4003122