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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

Recorder's Office

Seller: NATIONAL NAVY FSC

County

Buyer: Patrick M. Leiden

Date

Document No. 1

Doc. No.

Vol. Page

Rec'd by:

I. PROPERTY IDENTIFICATION:

A. Addressed property: 4526 West Harrison Street, Chicago, IL

Parcel or Assessor's Index No.: 16-15-131-022, 023, 024, 025

B. Legal Description:

Section 15 Township 39 North Range 13 East

Enter or attach current legal description in this area:

Lots 14 through 18, block 4, Counselman's Subdivision, Cook County, Illinois

- DEPT-01 RECORDING \$29.00
T#0012 TRAN 4250 05/22/95 14:59:00
#4073 # JM \*-95-333837
COOK COUNTY RECORDER
DEPT-10 PENALTY \$26.00

Prepared by: William Krittt & Company

Returned by: William A. Rudnick, Esquire

1000 N. Milwaukee Avenue

207 N. LaSalle, Suite 1800

Chicago, IL 60622

Chicago, Illinois 60601

LIABILITY DISCLOSURE

Transferees and transferees of real property are advised that their ownership or other control of real property may render them liable for any environmental clean-up costs...

C. Property Characteristics:

Lot Size 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:

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

BOX 333-CTI

755-2244 DE 373

297
260
951
8

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B. (1) Identify Transferor:

NATIONAL HALL, Inc.
Name and Current Address of Transferor
1660 North Basely Chicago ILLINOIS 60622
Name and Address of Owner if this is a transfer of beneficial interest of a real estate
Year 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:

William Krill & Company
Name, Position (if any), and address
Telephone No.

C. Identify Transferee: Patrick M. Logdon 5910 N. Campbell, Chicago
Name and Current Address of Transferee

III. NOTIFICATION

Under the State 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 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, storage or treatment 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 other written arrangement 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(e) 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(h) 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 damages 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 of rule or law, except as provided otherwise in subsection (b), the owner, operator, or both, of an underground storage tank shall be liable for all costs of preventive action, corrective action and enforcement or enforcement 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 systems 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 refilling (other than paint mixing or tinting of consumer sized containers), finishing, refueling, 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

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 gases, hazardous wastes, hazardous substances or petroleum?

	YES	NO		YES	NO
Landfill	_____	<input checked="" type="checkbox"/>	Injection Wells	_____	<input checked="" type="checkbox"/>
Surface Impoundment	_____	<input checked="" type="checkbox"/>	Wastewater Treatment Units	_____	<input checked="" type="checkbox"/>
Land Treatment	_____	<input checked="" type="checkbox"/>	Septic Tanks	_____	<input checked="" type="checkbox"/>
Water Pits	_____	<input checked="" type="checkbox"/>	Transfer Stations	_____	<input checked="" type="checkbox"/>
Inchcasket	_____	<input checked="" type="checkbox"/>	Waste Recycling Operations	_____	<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	_____	<input checked="" type="checkbox"/>	Water Treatment Desalination	_____	<input checked="" type="checkbox"/>
Storage Tank (Underground)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other Land Disposal Area	_____	<input checked="" type="checkbox"/>
Container Storage Area	_____	<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.

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 discharge (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 or on 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 consent 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?

- \_\_\_\_\_ 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, pavements 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
- \_\_\_\_\_ Impaired usage of 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

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

\* THERE IS AN OLD FILL SPOT IN REAR OF BUILDING. THE PIPE WAS OPEN, BUT A "FISHLINE" DID NOT GO THROUGH. IT IS NOT APPROPRIATE AND UNDETERMINED TRAIL IS STILL PRESENT.

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10/10/2018 10:10:10 AM

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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: \_\_\_\_\_

NOT KNOWN

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

## 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.

NATIONAL-HALL, INC., an Illinois corporation

By: SEE SIGNATURE PAGE ATTACHED  
Signature: Lorraine Wiersema, President

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\_\_\_\_

SEE SIGNATURE PAGE ATTACHED

Signature  
Patrick M. Leiden

Type or print name  
TRANSFEREE OR TRANSFEREES (or on behalf of Transferee)

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

\_\_\_\_\_ 19\_\_\_\_

Signature

Type or print name  
LENDER

(Ch. 30, sec. 906)

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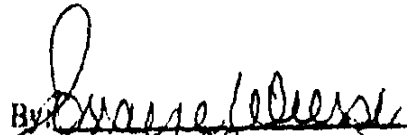
## SIGNATURE PAGE

### TO ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

#### TRANSFEROR

The undersigned executes the foregoing document in her capacity as President of Transferor. The individual so executing has no personal familiarity with the property whatsoever, has undertaken no investigation whatsoever, is not in possession of any reports respecting the property, and has only served as said President for a brief period of time. The undersigned does not represent or warrant the truth of any of the information contained in the foregoing document.

NATIONAL-HALL, INC., an Illinois corporation

By:   
Name: CORRAINE WILCEMA  
Title: PRESIDENT

#### TRANSFeree

This form was delivered to me with all elements completed on May 19, 1995.

  
PATRICK M. LEYDEN

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