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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
County
Date
Doc. No.
Vol.
Page

Seller: Jefferson-Pilot Life Insurance Co.

Buyer: Jacilin Investments, Inc.

Document No.: _____

Rec'd By

DEPT. OF RECORDING \$33.50
TRAN 1191 06/04/98 03:49:00
FILED *KD *96-420654
COOK COUNTY RECORDER

I. PROPERTY IDENTIFICATION:

A. Address of property: 2255 West Howard Chicago 41 North
Street City or Village Township

Permanent Real Estate Index No. 11-30-307-158-0000

B. Legal Description:

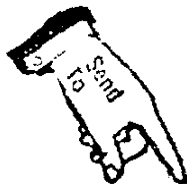
Section 30 Township 41 North Range 14

Enter or attach current legal description in this area:

See attached Exhibit A

33.50

1st AMERICAN TITLE order # CC 87477 DMC
JDW



Prepared by: J. Gregory Poole
name

100 North Greene Street
address

Greensboro, NC 27401

Return to: J. Gregory Poole
name

100 North Greene Street
address

Greensboro, NC 27401

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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 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 102 x 98 x 126 x 103 Acreage .26

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) Vacant

II. NATURE OF TRANSFER:

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

B. (1) Identify Transferor:

Jefferson-Pilot Life Insurance Company, 100 North Greene Street, Greensboro, NC 27401
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:

J. Gregory Poole, Associate Counsel
100 North Greene Street, Greensboro, NC 27401 (910) 691-3698
Name, Position (if any), and address Telephone No.

C. Identify Transferee:

c/o 2878 Camino del Rio S., Ste 260, San Diego CA 92108
Jacilin Investments, 9454 Wilshire Blvd., Suite 901, Beverly Hills, CA 90212
Name and Current Address of Transferee

III. NOTIFICATION

Under the Illinois Environmental Protection Act,¹ owners of real property may be held liable for costs related to the release of hazardous substances.

1. Section 22.2(f) of the Act² 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;

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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 owned or operated by another party or entity from which 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 Act³ 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 Act⁴ states:

"Notwithstanding any other provision of 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 preventative 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

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?

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	Yes	No
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Surface Impoundment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Treatment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Pile	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Incinerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Tank (Underground)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Container Storage Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Injection Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wastewater Treatment Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Septic Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transfer Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Recycling Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Waste Treatment Detoxification	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Land Disposal Area	<input type="checkbox"/>	<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 <input type="checkbox"/> |
| | No <input checked="" type="checkbox"/> |
| b. Permits for emissions to the atmosphere. | Yes <input type="checkbox"/> |
| | No <input checked="" type="checkbox"/> |
| c. Permits for any waste storage, waste treatment or waste disposal operation. | Yes <input type="checkbox"/> |
| | No <input checked="" type="checkbox"/> |

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 <input type="checkbox"/> |
| | No <input checked="" type="checkbox"/> |
| b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. ⁵ | Yes <input type="checkbox"/> |
| | No <input checked="" type="checkbox"/> |
| c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. | Yes <input type="checkbox"/> |
| | No <input checked="" type="checkbox"/> |

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 <input checked="" type="checkbox"/> |
| | No <input type="checkbox"/> |
| 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 <input type="checkbox"/> |
| | No <input checked="" type="checkbox"/> |

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- 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 Y

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?

X
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?

- 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
_____ 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 X

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

~~The answers to questions 4-10 are to the best knowledge and belief of Seller as Seller leased the property to Clark Refining & Marketing, Inc. from June 20, 1958 to June 19, 1968. Clark operated the property as a service station during that period.~~

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: Clark Refining & Marketing Inc.

Type of business/ service station
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
Surface Impoundment
Land Treatment

Yes

No

X
X
X

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

_____	x
_____	x
_____	x
_____	x
_____	x
_____	x
_____	x
_____	x
_____	x
_____	x
_____	x
_____	x
_____	x
_____	x
_____	x

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.

Signature

J. Gregory Poole
Type or print name

TRANSFEROR OR TRANSFERORS
(or on behalf of the Transferor)

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

3-22-96

Signature

Jacilin Investments, Inc.
Type or print name

TRANSFeree OR TRANSFEREES
(or on behalf of the Transferee)

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

19

Signature

Type or print name

LENDER

- Chapter 111 1/2, paragraph 101 et seq.
- Chapter 111 1/2, paragraph 1022.2
- Chapter 111 1/2, paragraph 1004

- Chapter 111 1/2, paragraph 1022.18
- 42 USCA, Section 11001 et seq.

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EXHIBIT A

Parcel 1 - That part of the Southwest quarter of Section 30, Township 41 North, Range 14 East of the Third Principal Meridian bounded and described as follows:- Commencing at the Northeast corner of Lot 12 in Fred W. Brummel and Company's Howard Ridge Addition, being a subdivision in the Southwest fractional quarter of Section 30 aforesaid; thence West along the North line of said Lot and said North line extended Westerly to a point on the East line of Lot 1 in Block 1 in Alfasser's Howard Western Subdivision of Lots 2 and 4 in Reis' Subdivision of Lots 3, 4 and 5 in the subdivision of Lot 9 (except the North 24 feet) in County Clerk's Division of unsubdivided lands in the Northwest quarter and Lot 13 in county Clerk's Division of part of the Southwest fractional quarter of said Section 30 (except those parts of the North 33 feet thereof lying East and West of Barton Avenue herein dedicated); thence North along the East line of said Lot 1 to the North East corner thereof; thence West along the North line of said Lot to the Northwest corner thereof; thence South along the West line of said Lot to the Southwest corner thereof; thence East along the South line of said Lot and said South line extended Easterly to a point on the West line of Lot 12 in Fred W. Brummel and Company's Howard Ridge Addition aforesaid; thence South along the West line of said Lot 12 to the South West corner thereof; thence East along the South line of said Lot 12 to the Southeast corner thereof, and thence North along the East line of said Lot 12 to the Northeast corner thereof, to point of beginning in Cook County, Illinois - ALSO

Parcel 2 - Lot 2 in Block 1, in Alfasser's Howard Western subdivision of Lots 2 and 4 in Reis' subdivision of Lots 3, 4 and 5 in the subdivision of Lot 9 (except the North 24 feet) in County Clerk's Division of unsubdivided lands in the Northwest quarter of Lot 13 in County Clerks Division of part of the Southwest fractional quarter of Section 30, Township 41 North, Range 14 East of the Third Principal Meridian, except those parts of the North 33 feet thereof lying East and West of Barton Avenue herein dedicated situate in the County of Cook in the State of Illinois.

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