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RECORD AND RETURN TO: ENVIRONMENTAL DISCLOSURE DOCUMENT

Mobil Oil Corporation FOR TRANSFER OF REAL PROPERTY

c/o Trammell Crow Corporate Services

05-BDA

Marketing Real Estate

HTC 96-016878 595

3225 Gallows Road

Fairfax, VA 22037

Attn: E.O. Gensherck

For Use By County Recorder's Office

The following information

County _____

provided pursuant to the

Date _____

Responsible Property

Doc. No. _____

Transfer Act of 1988

Vol. _____

Page _____

Rec'd by: _____

4150
P 38
w

I. PROPERTY DESCRIPTION:

A. Address of Property: 18595 Torrence Ave., Lansing, IL
Street, City or Village Township

Permanent Real Estate Index No: 10-31-318-045, 30-31-318-046, 30-31-318-047

B. Legal Description:

Section 31 Township 36 North Range 15

Enter or attach complete legal description in this area:

See Attached Schedule A.

LAWYERS TITLE INSURANCE CORPORATION

- . DEPT-01 RECORDING \$41.50
- . T40014 TRAN 8998 10/18/96 11:08:00
- . #5608 #JLI *-96-794758
- . COOK COUNTY RECORDER

Subject to all conditions, easements and restrictions, apparent or of record.

LIABILITY DISCLOSURE

- . DEPT-10 PENALTY \$38.00

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.

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C. Property Characteristics:

Lot Size 20,315 SF Acreage 0.466

Check all types of improvements 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) Service Station

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:

Mobil Oil Corporation, 3225 Gallows Road, Fairfax, VA 22037

Name and Current Address of Transferor

Name and Address of Trustee if this is a transferor 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 in this form:

Eldon O. Genschorck

3225 Gallows Road, Fairfax, VA 22037 ATTN: Real Estate Department (703) 849-5022

Telephone No.

Name, Position (if any), and Address

857F6A03

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C. Identify Transferee:

Rajinder Pathria, 16051 Willow Terrace Dr., Apt. 1610, Orland Hills,
Name and Current Address of Transferee Illinois, 60477

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 provisions 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 release of a hazardous substance:

- (A) The owner and operator of a facility or vessel from which there is a release or substantial threat of release of hazardous substance;
- (B) 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 release or substantial threat of a release of any such hazardous substance;
- (C) 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 where there is a release or substantial threat of release of such hazardous substances; and
- (D) 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 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."

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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

A. REGULATORY INFORMATION DURING CURRENT OWNERSHIP

1. Has the transferor ever conducted operations of 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 X No ___

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4. Are there any of the following specific units (operating or closed) at the property at which are or were used by the transferor to manage waste, hazardous wastes, hazardous substances or petroleum?

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

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 the 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. NPDES #0067563 was issued to Amoco Oil on 1/24/90 and allows discharge of water generated by remedial action. Yes ___ No X
- b. Permits for emissions to the atmosphere. Yes ___ No X
- c. Permits for any waste storage, waste treatment or waste disposal operation. Yes ___ No X

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

Yes ___ No X

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 X
- 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 X
- c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes ___ No X

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 emanating from the property. Yes ___ No X
- 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 ___

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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 X

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

Yes ___ No X

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 IESDA, of the releases 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 or 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?

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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: TEXACO REFINING AND MARKETING

1111 Rusk Street, P.O. Box 52332
Houston, TX 77052

Type of business/or property usage Gasoline Station

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:

	UNKOWN	Yes	No
Landfill		_____	_____
Surface Impoundment		_____	_____
Land Treatment		_____	_____
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		_____	_____

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V. CERTIFICATION

A. Based on my inquiry of those persons directly responsible for gathering information, I certify that the information submitted is, to the best of my knowledge and belief, true and accurate.

MOBIL OIL CORPORATION

By *D.D. Drumheller* *JD*
TRANSFEROR
(or on behalf of Transferor)
D.D. DRUMHELLEP
ASSISTANT TREASURER

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

_____ 19__

Rajinder Pathania
TRANSFEEE
(or on behalf of Transferee)

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

_____ 19__

LENDER

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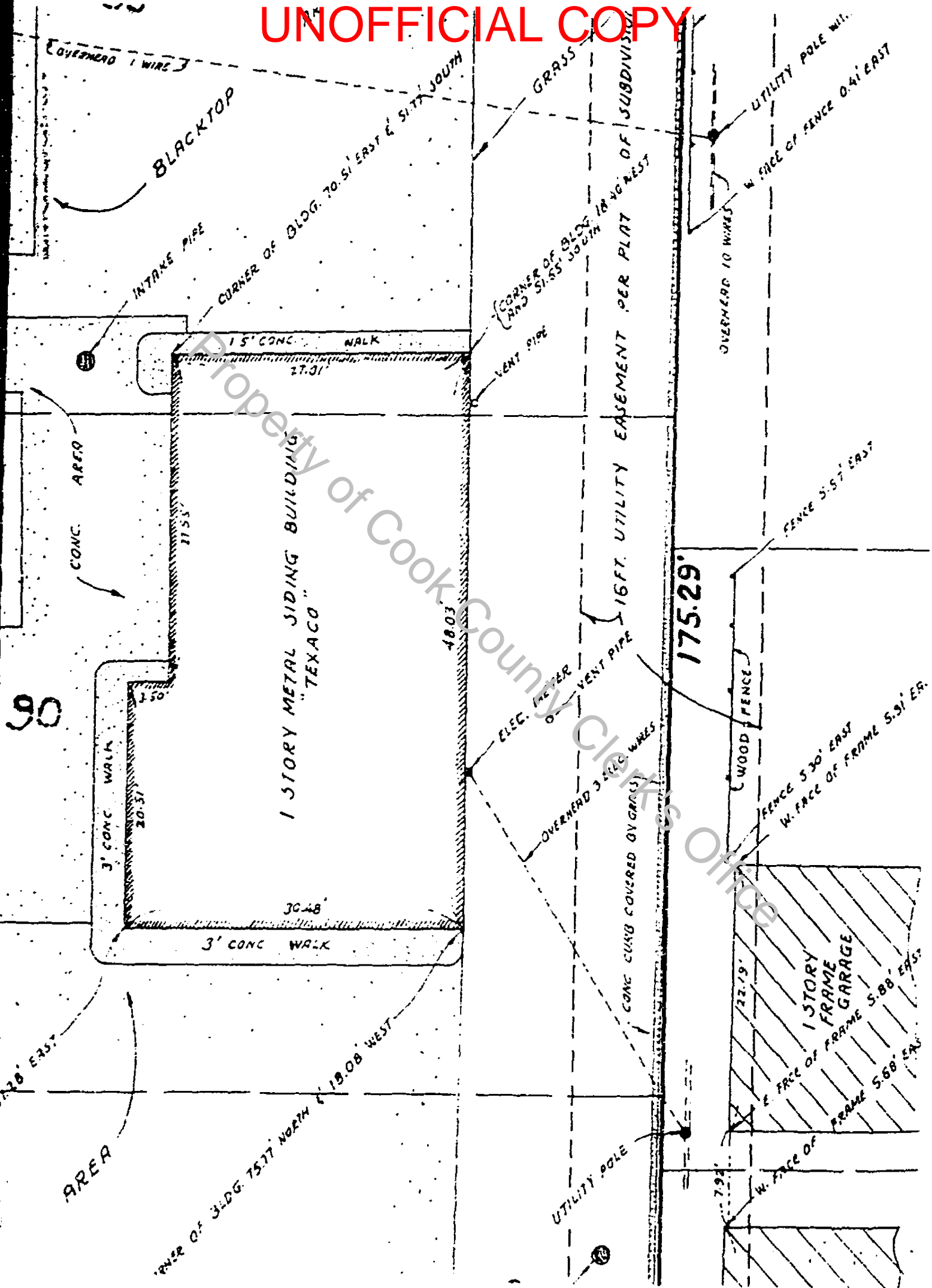
00250103

RECORD AND RETURN TO:
Mobil Oil Corporation
c/o Trammell Crow Corporate Services
Marketing Real Estate
3225 Gallows Road
Fairfax, VA 22037
Attn: E.O. Genschorck

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W. FACE OF CURB 7'10" WEST

CONC. DRIVEWAY

WALK
165.36'

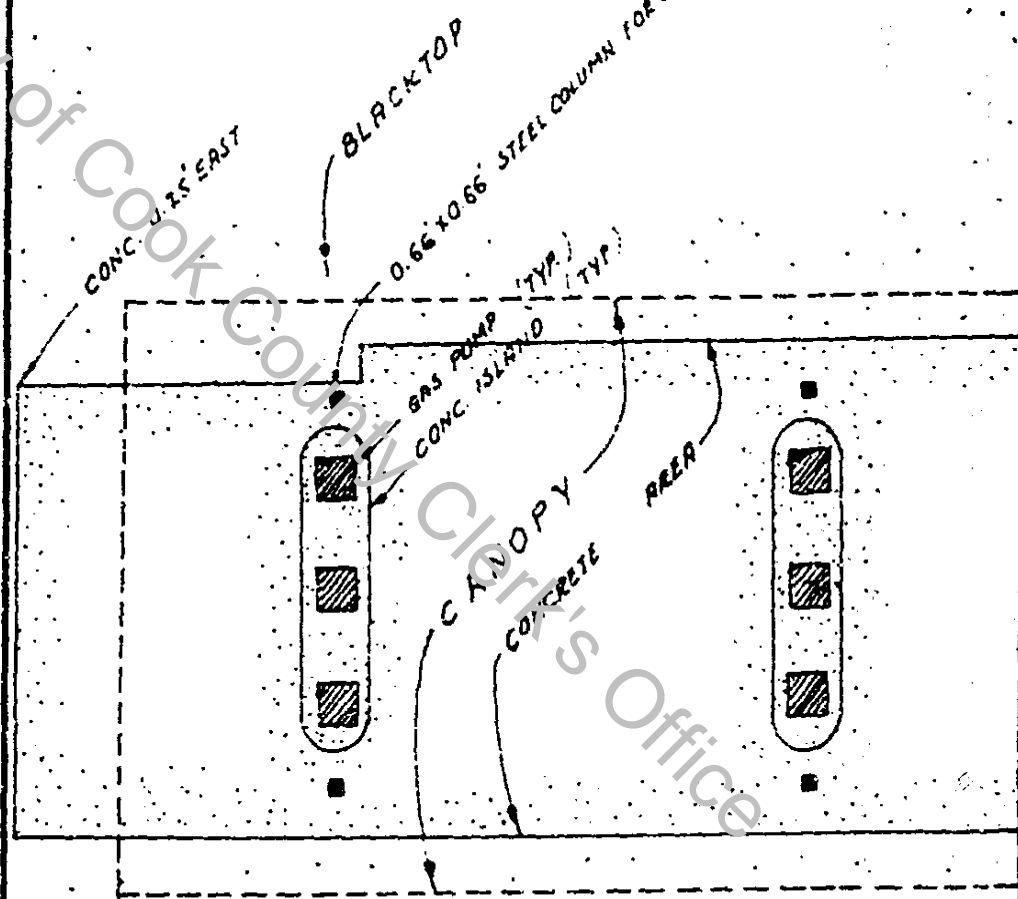
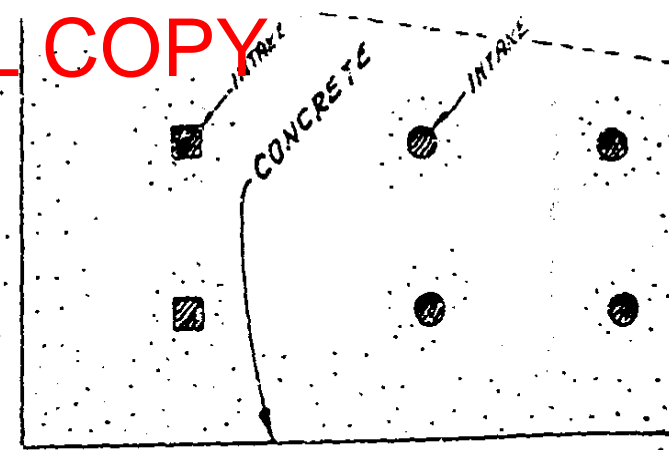
CONC.

DRIVEWAY

CATCH BASIN
INLET

SCAFFOLDS

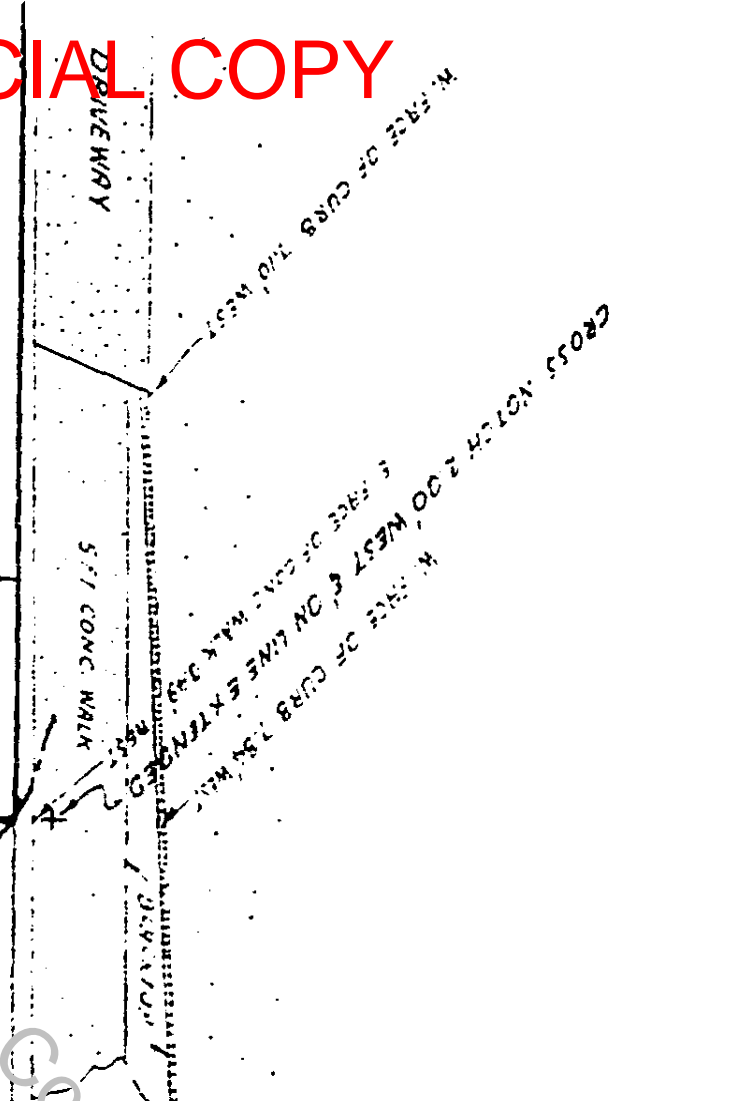
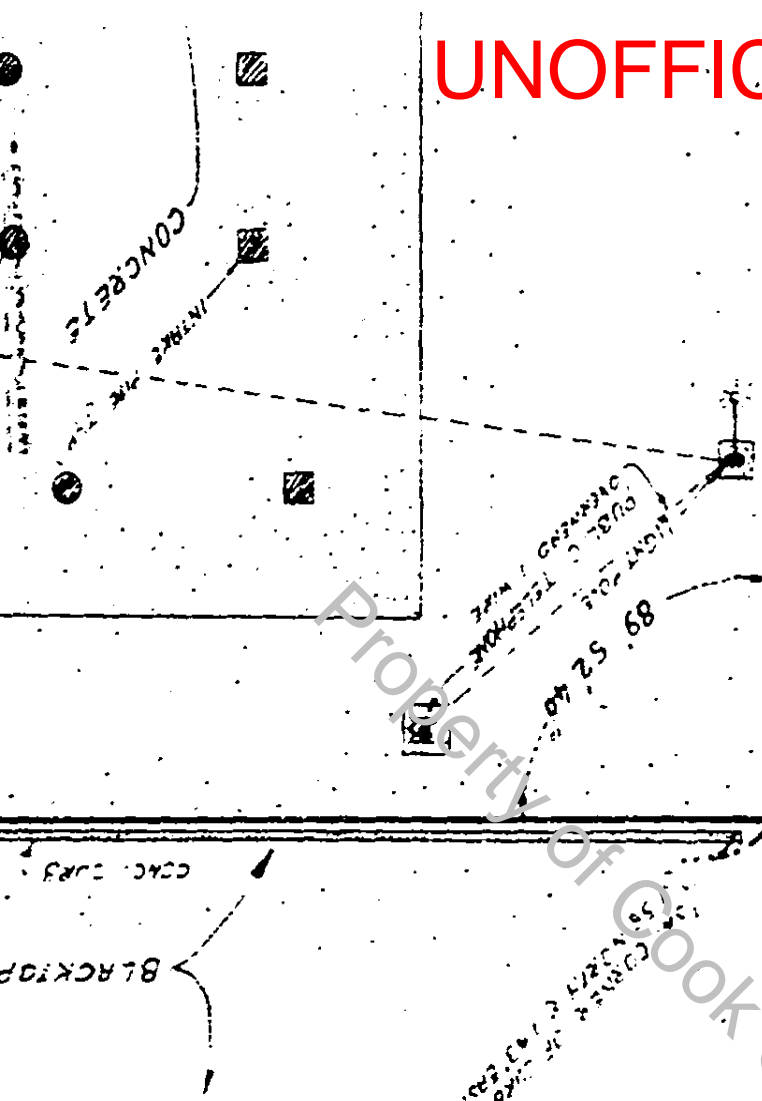
SCAFFOLDS



SCAFFOLDS

FR. OF BLDG. 75.58' NORTH

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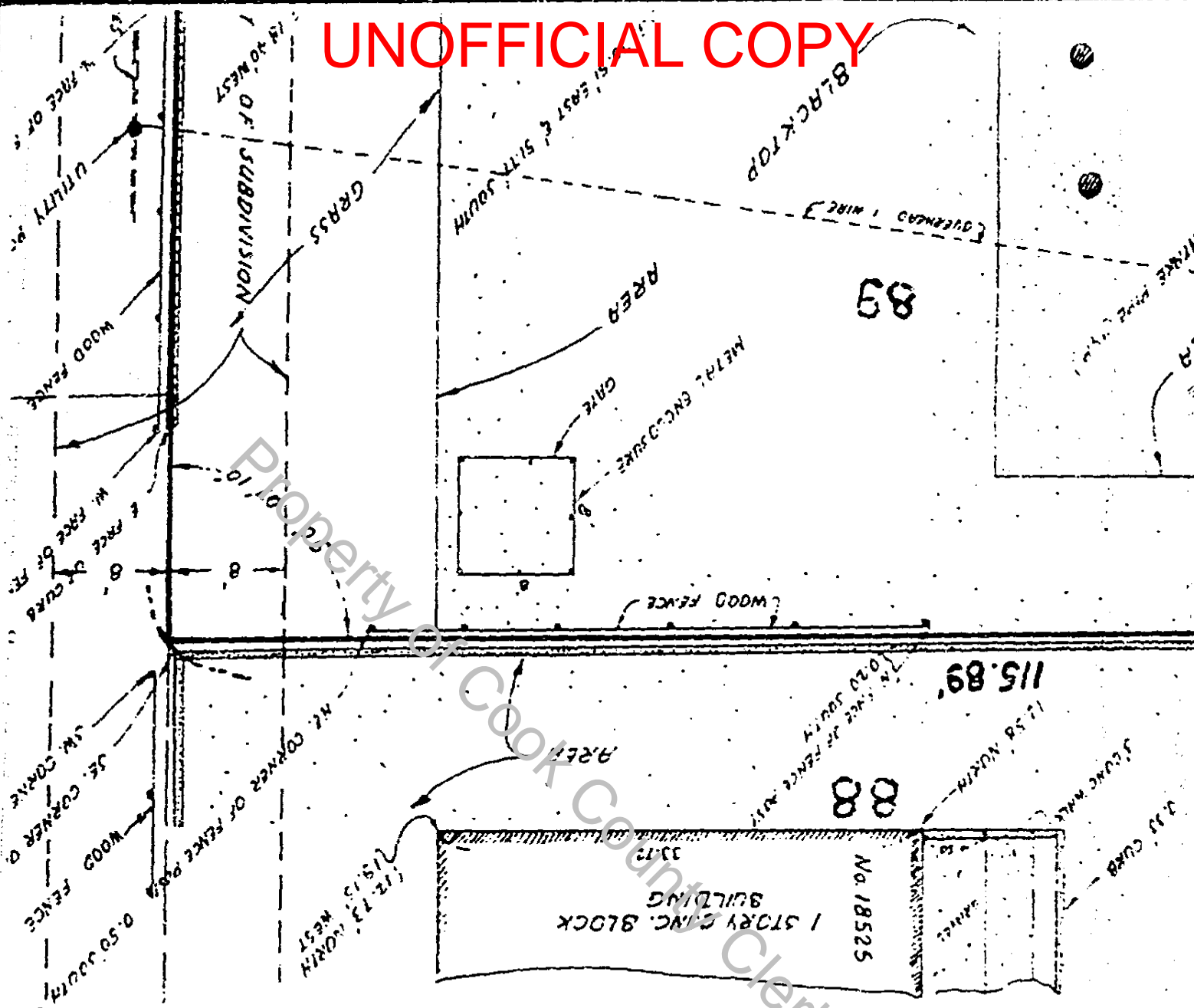


7.5 SQ. FT
ACRES

AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 91; THENCE
 ALONG THE WEST LINE OF SAID LOT 91 FOR A DISTANCE OF 10 FEET
 POINT; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT
 ON THE SOUTH LINE OF SAID LOT 91, SAID POINT BEING 10 FEET
 OF THE SOUTHWEST CORNER OF SAID LOT 91; THENCE WESTERLY AL
 KNOWN AS NE. C. SURVEY FOR TEXAS

NATIONAL SUR
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OWNER OF 186TH ST. & TORRENCE AVE, LANSING, ILLINOIS.
 COOK COUNTY, ILLINOIS.

SOUTH LINE OF LOT 91 FOR A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING) IN LANSING TORRENCE MANOR RESUBDIVISION, BEING A SUB-DIVISION IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF RECORDED DECEMBER 26, 1957 AS DOCUMENT NUMBER 17096913, IN BOOK 505 OF PLATS, PAGE 40, IN COOK COUNTY, ILLINOIS.

of Survey

VEY SERVICE, INC.

SURVEY NO. N.109933

STAKE REVISED

DATE JAN. 6, 1986

MARCH 25, 1986

SCHEDULE A

Lots 89, 90 and 91 in Lansing Torrence Manor Resubdivision, being a Subdivision in the Southwest Quarter (1/4) of Section 31, Township 36 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded December 26, 1957, as Document Number 17096913, in Book 505 of Plats, page 40.

EXCEPT AND INCLUDING the following portion condemned by the Department of Transportation; State of Illinois by order of the court dated June 2, 1980.

That part of Lot 91 in Lansing Torrence Manor, being a resubdivision of Glen Oaks Second Addition of the South Half of the North Two Thirds in the Southwest Quarter of the Southwest Quarter of Section 31, Township 36 North, Range 15 East of the Third Principal Meridian according to the Plat thereof recorded December 26, 1957 as Document Number 17096913 bounded and described as follows;

Beginning at the Southwest corner of said Lot 91; thence Northerly along the West line of said Lot 91 for a distance of 10 feet to a point; thence Southeasterly along a straight line to a point lying on the South line of said Lot 91 said point being 10 feet Easterly of the Southwest corner of said Lot 91; thence Westerly along said South line of Lot 91 for a distance of 10 feet to the point of beginning; all in Cook County, Illinois; containing 50 square feet equalling 0.001 acre, more or less.

COOK COUNTY CLERK'S Office
17096913

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