

# UNOFFICIAL COPY

### Duty to Record

Within 30 days after the date, any real property subject to the provisions of the Responsible Property Transfer Act of 1988 is transferred, this completed document must be filed in the office of the recorder of the county in which such property is located and filed with the Illinois Environmental Protection Agency.

For Use By County  
Recorder's Office  
County  
Date  
Doc. No.  
Vol.  
Page  
Rec'd. By

PIN 09-15-402-009  
N/S of Dempster St  
approx. 500' west of Parkside Dr.  
Park Ridge IL 60068

## ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

**Seller:**.....Lutheran General HealthSystem.....  
**Buyer:**.....Illinois Department of Transportation.....  
**Document No.:**.....

DEPT-01 RECORDING \$37.50  
T#2222 TRAN 8930 11/21/96 12:34:00  
#1776 #KB #-96-888030  
COOK COUNTY RECORDER

### Property Identification:

A. Address of property..... 1775 W. Dempster Street ..... Park Ridge ..... Maine .....  
Street City or Village Township

Permanent Real Estate Index No.....

### B. Legal Description:

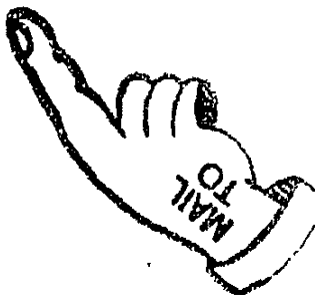
Section..... Township..... Range.....

Enter current legal description in this area:

--SEE ATTACHED--

Prepared by: Name.....Rose L. Vitacco, Vice President.....  
Company.....Lutheran General HealthSystem.....  
Address.....2025 Windsor Drive.....  
City.....Oak.....State.....IL.....Zip.....60521.....  
Brook

Return to: .....  
.....Illinois Department of Transportation.....  
.....201 Center Court.....  
.....Schaumburg, Ill. 60195.....



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

IDOT JOB NO.: N/A  
PARCEL NO.: 0001 0002 0003



Provided courtesy of  
The Illinois Chamber  
20 North Wacker Drive  
Chicago, Illinois 60616-3063  
312-372-7373

3750  
J

UNOFFICIAL COPY

Property of Cook County Clerk's Office

96888030

# UNOFFICIAL COPY



## 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
- ...X... Other (specify) Vacant, unimproved

## II. Nature of Transfer

A. (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?

Yes..... No...X

(3) A lease exceeding a term of 40 years?

Yes..... No...X

(4) A mortgage or collateral assignment of beneficial interest?

Yes..... No...X

B. (1) Identify Transferor:

Lutheran General HealthSystem, an Illinois not-for-profit corporation

Name and Current Address of Transferor:

Lutheran General HealthSystem, 2025 Windsor Drive, Oak Brook, IL 60521

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:

Ross L. Vitacco, Vice President, Lutheran General HealthSystem

Name, Position (if any) and Address

Telephone No.

2025 Windsor Drive

Oak Brook, IL 60521

C. Identify Transferee:

Illinois Department of Transportation

(630) 990-5599

Name and Current Address of Transferee:

.....201 Center Court, Schaumburg, Illinois 60195.....

## 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 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, treatment or storage from which there was a release or substantial threat of a release of any such hazardous substance;

36888030

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

- (3) Any person who in contract, agreement, or otherwise has a charge 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 accepts 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 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 emergency 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 statute 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 a provided version of such text.

**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 moved 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 activity (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 waste, hazardous substances or petroleum?  

Landfill	Yes.....	No...X.
Surface Impoundment	Yes.....	No...X.
Land Treatment	Yes.....	No...X
Waste Pile	Yes.....	No...X
Incinerator	Yes.....	No...X
Storage Tank (Above Ground)	Yes.....	No...X
Storage Tank (Underground)	Yes.....	No...X.
Container Storage Area	Yes.....	No...X.
Injection Wells	Yes.....	No...X.
Wastewater Treatment Units	Yes.....	No...X.
Septic Tanks	Yes.....	No...X.
Transfer Stations	Yes.....	No...X.
Waste Recycling Operations	Yes.....	No...X.
Waste Treatment Detention	Yes.....	No...X.
Other Land Disposal Area	Yes.....	No...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 this disclosure document.

Office 96888030

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

5. Has the transferor ever held any of the following in regard to the real property?
- a. Permits for discharges of wastewater to waters of the State. 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 government actions:
- a. Written notification regarding known, suspected or alleged contamination on or 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..X..
9. Environmental Releases During Transfer? On records
- 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..
  - 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? N/A
    - ..... 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
    - ..... 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?

96858030

UNOFFICIAL COPY

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## 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 Unknown

Type of business/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.....	UNKNOWN
Surface Impoundment	Yes.....	No.....	
Land Treatment	Yes.....	No.....	
Waste Pile	Yes.....	No.....	
Incinerator	Yes.....	No.....	
Storage Tank (Above Ground)	Yes.....	No.....	
Storage Tank (Underground)	Yes.....	No.....	
Construction Storage Area	Yes.....	No.....	
Injection Well	Yes.....	No.....	
Wastewater Treatment Units	Yes.....	No.....	
Septic Tanks	Yes.....	No.....	
Transfer Stations	Yes.....	No.....	
Waste Recycling Operations	Yes.....	No.....	
Waste Treatment Detention	Yes.....	No.....	
Other Land Disposal Area	Yes.....	No.....	

## 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.

*Rose L. Vitacco, Vice President*  
 SIGNATURE(S) Rose L. Vitacco, Vice President  
Lutheran General HealthSystem  
 TRANSFEROR OR TRANSFERORS (PLEASE TYPE)  
 (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on 11-1 1996

*Walter J. ... Realty Specialist for*  
 SIGNATURE(S) ILLINOIS DEPARTMENT OF TRANSPORTATION  
201 W. CENTER CT., SCHMUNGBURG, IL 60196-1096  
 TRANSFEREE OR TRANSFEREES (PLEASE TYPE)  
 (or on behalf of Transferor)

C. This form was delivered to me with all elements completed on \_\_\_\_\_ 19\_\_\_\_\_

.....  
 SIGNATURE(S)  
 .....  
 LENDER  
 .....  
 LENDER REPRESENTATIVE (PLEASE TYPE)  
 .....  
 TITLE

96888030

UNOFFICIAL COPY

Property of Cook County Clerk's Office

10/20/2010

# UNOFFICIAL COPY

George D. Harker & Associates

REGISTERED LAND SURVEYORS

1800 WOODLAND AVENUE PARK RIDGE, ILLINOIS 60068 312/763-6066



Parcel .0001

That part of Lot One in FIRST ADDITION to LUTHERAN GENERAL HOSPITAL SUBDIVISION, being a subdivision of part of the Southeast 1/4 of Section 15, Township 41 North, Range 12 East of the 3rd Principal Meridian, the plat of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on 8 October, 1976 as Document No. 23667635, bounded by a line described as follows: Beginning at a point on the South line of said Lot One which is 195.0 feet West, as measured along said lot line, of the 50' line West corner of said Lot One; thence continuing West along the South line of said Lot One, North 90 degrees 00 minutes 00 seconds West, 167.0 feet; thence North 44 degrees 03 minutes 39 seconds East, 43.14 feet; thence North 90 degrees 00 minutes 00 seconds East, 75.7 feet; thence South 60 degrees 35 minutes 34 seconds East, 63.13 feet to the place of beginning.

Property of Cook County Clerk's Office

030888930

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

George D. Harker & Associates  
REGISTERED LAND SURVEYORS



1800 WOODLAND AVENUE PARK RIDGE, ILLINOIS 60068 312/763-6066

Parcel 0002

That part of Lot Two in LUTHERAN GENERAL HOSPITAL SUBDIVISION No. 1, being a re-division of parts of Lots 1 and 2 in Henry C. Seime's Estate Division of the North 1/2 of the Northeast 1/4 and of the North 55 rods of the East 1/2 of the Northeast 1/4 of Section 22, Township 41 North, Range 12 East of the 3rd Principal Meridian, the plat of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on 26 January 1968 as Document No. 20389600, bounded being a line described as follows: Beginning at the Northeast corner of said Lot Two; thence South 55 degrees 43 minutes 13 seconds East, 35.49 feet to a point on the East line of said Lot Two which is 20.0 feet South, as measured along said lot line, of the Northeast corner of said Lot Two; thence North 01 degree 56 minutes 09 seconds East along said East line of Lot Two, 20.0 feet to the Northeast corner of said Lot Two and the place of beginning.

Property of Cook County Clerk's Office

96888030

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

George D. Harker & Associates

REGISTERED LAND SURVEYORS

1800 WOODLAND AVENUE PARK RIDGE, ILLINOIS 60068 312/763-6066



Parcel .0003

That part of Lot One in LUTHERAN GENERAL HOSPITAL SUBDIVISION No 1, being a resubdivision of parts of Lots 1 and 2 in Henry C. Semer's Estate Division of the North 1/2 of the Northeast 1/4 and of the North 55 rods of the East 1/2 of the Northwest 1/4 of Section 14 of Section 22, Township 41 North, Range 12 East of the 3rd Principal Meridian, the plat of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on 26 January 1968 as Document No. 20389600, bounded by a line described as follows: Beginning at the Northwest corner of said Lot One; thence North 40 degrees 00 minutes 00 seconds East along the North line of said Lot One, 200 feet; thence South 53 degrees 49 minutes 54 seconds West, 25.40 feet to a point on the West line of said Lot One which is 150 feet South, as measured along said lot line, of the Northwest corner of Lot One; thence North 01 degree 56 minutes 09 seconds East along the West line of said Lot One, 15.0 feet to the Northwest corner of said Lot One and the place of beginning.

Property of Cook County Clerk's Office

96888030

UNOFFICIAL COPY

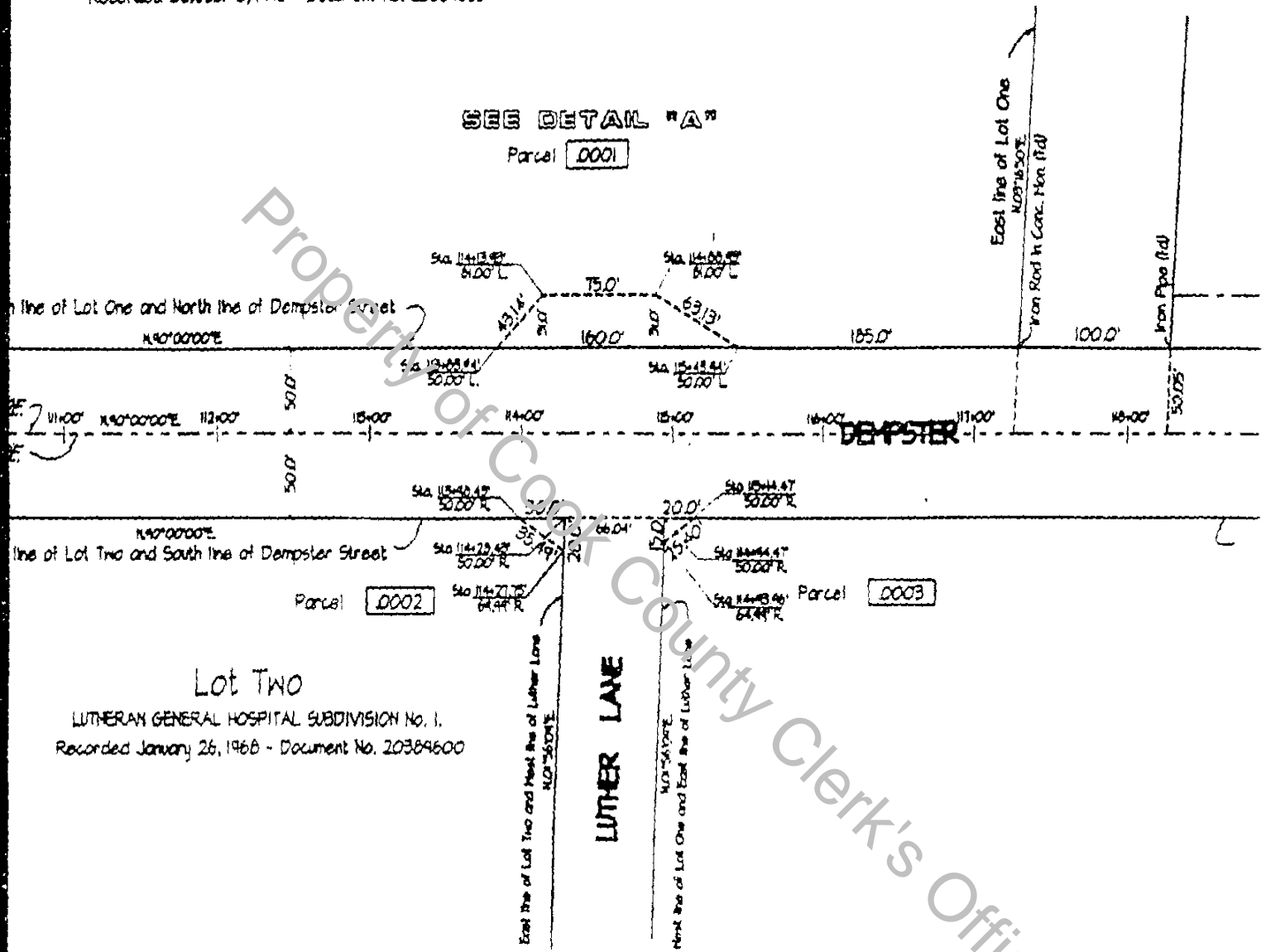
Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## Lot One

FIRST ADDITION to LUTHERAN GENERAL HOSPITAL SUBDIVISION  
Recorded October 8, 1976 - Document No. 23667635



## Lot Two

LUTHERAN GENERAL HOSPITAL SUBDIVISION No. 1,  
Recorded January 26, 1968 - Document No. 20384600

Assumed Bearing of North 90 degrees 00 minutes 00 seconds East; on the South line of the Southeast 1/4 of Section 15 Township 41 North, Range 12 East of the 3rd Principal Meridian.

Assumed value of 10,000.00 feet North - 12641.70 feet East for the Monument found at the Northeast corner of the Township 41 North, Range 12 East of the 3rd Principal Meridian.

## Lot One

FIRST ADDITION to LUTHERAN GENERAL HOSPITAL SUBDIVISION  
Recorded October 8, 1976 - Document No. 23667635

96888030

DETAIL "A"

Scale 1" = 50'

UNOFFICIAL COPY

Property of Cook County Clerk's Office

11/11/2011