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ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

Note: SILVER BEAL ESTATE MANAGEMENT. 6. DEVELOPMENT CORP. County Date Doe No. Vol. Page Rec't by: A Address of pagerty: 2662 North Pulaski Road, Chicago Permanent Real Edge Index No. 13-27-402-018 Volume 357 (Parcel 3) I Legal Description Section 27. Sownship 40 North Range 12 Enter or attach current regal description in this area: SEE ATTACHED DEPT-01 RECORDING 127-009-030 Volume 357 (Parcel 1 & 2) Finer or attach current regal description in this area: SEE ATTACHED DEPT-01 RECORDING 127-009-031 127-107-96 11:341-00 1550 CCG M-96-9329-16 COGK COUNTY RECORDER Prepared by: LOUIS SILVER Return to ROBERT M. RNABE name 2500 North Pulaski Road 20 South Clark Street, Suite 2301 Chicago, II. solves Chicago II. solves 60603 LIABILITY DINTANGER Transic as and transferces of real property are advised that their ownership or other control of such property may render them fiable for any entire immental clause up costs whether or not they caused or contributed to the presence of environmental clause associated with the property. C. Properts Characteristics Let Size 146,000 square feet Acroage Check at types of improvement and tises that perhan to the property: Apartment building 6 units or less) X. Industrial building Continer, tid apartment fower 6 units Farm, with buildings Countiner, tid apartment of ever 6 units Farm, with buildings Other, specify II. NATURE OF TRANSFER. A. (1) Is this a transfer by deed or other instrument of consequence? C. Is the a transfer by deed or other instrument of consequence? (2) Is the a transfer by deed or other instrument of consequence? (3) A mortgage or collateral assignment of beneficial interest of an Illinois land times? X. (4) A mortgage or collateral assignment of beneficial interest?	The following information is provided pursuant to the Responsible Pro Transfer Act of 1988	For Use By County Recorder's Office
Date Deciment No. Date Dec No. Vol. Page Rec'd by: Page Rec'd by: Page Rec'd by: Page Permanent Real England Page Index No.: 13-27-402-018 Yolung 357 (Parcel 1 & 2) Parcel Page Index No.: 13-27-402-030 Volung 357 (Parcel 1 & 2) Parcel Page Index No.: 13-27-402-030 Volung 357 (Parcel 1 & 2) Parcel Page Index Page	Seller: SILVER REAL ESTATE MANAGEMENT & DEVELOPM	NT CORP
Due No. Vol. Page Rev'd by: 262 North Pulaski Road, Chicago North Pulaski Road, Chicago Permanent Real Ende Index No.: 13-27-602-018 Volume 357 (Parcel 1 5 2) North Pulaski Road, Chicago North Pulaski Road, Chicago North Range 13 13-27-602-030 Volume 357 (Parcel 1 5 2) North Range 13 North Range 13 North Range 13 North Range 13 North Road North Range 14 North Range 15 North Range 15 North Range 15 North Range 15 North Range North R	Buyer:	•
PROPERTY IDENTIFICATION: A Address of property 2662 North Pulaski Road Chicago Cosy on Viluge Township	Document No.:	
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Prepared by: LOUIS SILVER Actum to: SOBERT M. KNABE Actum to: SOBERT M. Land Color of the property Color of the proper		·
B. Legal Description Section 27 Southin 40 North Range 13 Enter or attach current legal description in this area: SEE ATTACHED DEPT-01 RECORDING 129.00 170012 TRAN 3330 12/10/96 11:34:00 46560 † CG * -96 -9329 16 COUNTY RECORDER Prepared by: LOUIS SILVER Return to: WOBERT M. KNABE COUNTY RECORDER Prepared by: LOUIS SILVER Return to: WOBERT M. KNABE Louise 2500 North Pulaski Road 20 South Clark Street, Suite 2301 Chicago, 11. Askiess Chicago IL Mobiless 60603 LIABULITY DISCLOSURE Transle ors and transferees of real property are advised that their ownership or other control of such proberty may render them liable for any entrommental clean-up costs, whether or not they caused or contributed to the presence of environmental globblents associated with the property C Property Characteristics. Let Size 146,000 square feet Acreage Check at types of improvement and uses that pertain to the property: Apartment building (6 units or less) Contineral apartment tover 6 units Farm, with buildings Store, office, commercial building NATURE OF TRANSFER. Yes No A. (1) Is this a transfer by deed or other instrument of conveyance? (2) Is this a transfer by assignment of over 25 % of beneficial interest of an filmus land trust? X . X . X . X . X . X . X . X	Street	City or Village Township
Emer-ir attach current legal description in this area: SEE ATTACHED DEPT-01 RECORDING 190012 TRAN 3330 12/10/96 11:34:00 + 6560 + CG * -96 - 93.29 1 6 COOK COUNTY RECORDER Prepared by: LOUIS SILVER name 2500 North Pulaski Road Chicago, II. address Chicago Chicago, II. address Chicago C	B. Legal Description: 13-27-402-030 Vol	ume 357 (Parcel 1 & 2) 75
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(3) A lease exceeding a term of 40 years?		- ·
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B. (1) Identify Transferor:

SILVER REAL ESTATE MANAGEMENT & DEVELOPMENT CORP.

Name and Current Address of Transferor

2662 North Pulaski Road, Chicago, Illinois

Name and Address of Trustee if this is a transfer of beneficial inferest of a land trust

Tast 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:

LOUIS SILVER

Name, Position (if any), and address

Interhone No.

C. Identify Transferce:

Name and Current Address of Transfewe

III. NOTIFICATION

Under the Illinois on ironmental Protection Act, owners of real property may be held hable for costs related to the release of bazardous substances.

1. Section 22.2(f) of the lot states:

"Notwithstanding any of a 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 (or all costs of removal or remedial action incurred by the State of Hlinois as a result of a release of substantial threat of a release of a hazardons 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 beautiful is substantial.

(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 substrace—for transport to dispersal, storage or treatment facilities or sites from which there is a release or a substantial threat of a release of a begandous substance."

Section 4(q) of the Act states:

"The Agency shall have the authority to provide notice to any persons, or 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 hazardors substance fails without sufficient cause to provide removal or remedial action upon or in accordance with a notice and request by the agent vior upon or in accordance with any order of the Board or any court, such person may be liable to the State for pumitive damages in an account 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 pumitive damage imposed by the Board shall be in addition to any costs recovered from such person personant to this Section and maddition 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 hable for all costs of preventive action, corrective action and enforcement across incurred by the State of Illinois as a result of a release or a substantial threat of release of petroleum from an underground storage tark."

5. The text of the statutes set out above is subject to change by amendment. Persons using this form may update it to tellect 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

I. 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 "manuer as they are sold to consumers, provided that such retailer does not engage in any commercial mixing tother 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?

s No

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UNGO THEN A NOTOM RY

COMMITMENT FOR TITLE INSURANCE SCHEDULE A (CONTINUED)

ORDER NO.: 1401 007636491 DI

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTH 150 FEET OF THE NORTH 400 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD RIGHT OF WAY (SAID RIGHT OF WAY BEING 200 FEET WIDE) EXCEPT THE EAST 33 FEET THEREOF TAKEN FOR NORTH CRAWFORD AVENUE, IN COOK COUNTY, ILLINOIS

PARCEL 2-'A'

THAT PART OF THE STELP OF LAND, 100 FEET WIDE, CONVEYED BY DOCUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON JANUARY 2, 1885, AS DOCUMENT NUMBER 596933, LYING EAST OF AND ADJOINING THE ORIGINAL RIGHT OF WAY, 100 FEET WIDE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC PAILROAD COMPANY, ACROSS THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 E. ST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:: BEGINNING ON THE EAST- XLY LINE OF THE 100 FOOT STRIP OF LAND CONVEYED BY SAID DOCUMENT NUMBER 596933, AT A POINT 265.72 FEET, AS MEASURED ALONG SAID EASTERLY LINE, NORTHWEST FROM THE FOIR OF INTERSECTION OF SAID EASTERLY LINE WITH THE NORTH LINE OF THE SOUTH 33.00 FEET OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, AND RUNNING THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWIST AND HAVING A RADIUS OF 285.44 FEET, A DISTANCE OF 87.92 FEET TO A POINT OF COMPOUND CURVE, WHICH IS 39.91 FEET, AS MEASURED PERPENDICULARLY, NORTHEASTERLY FROM THE ORIGINAL EASTERLY RIGHT OF WAY LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND FACIFIC RAILROAD COMPANY; THENCE CONTINUING NORTH WESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 207.12 FEET, A DISTANCE OF 65.14 FEET TO A POINT OF COMPOUND CURVE WHICH IS 11.99 FEET, MEASURED PERPENDICULARLY, NORTHEASTERLY FROM SAID ORIGINAL EASTERLY RIGHT OF WAY LINE; THENCE CONTINUING NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 376.83 FEET, A DISTANCE OF 57.13 FEET TO A POINT ON SAID ORIGINAL EASTERLY RICHT OF WAY LINE, WHICH IS 407.10 FEET AS MEASURED ALONG SAID RIGHT OF WAY LINE, NORTHWESTERLY FROM THE POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE WITH SAID NORT! LINE OF THE SOUTH 33.0 33.0 33.0 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27; THENCE NORTHWESTWARDLY ALONG SAID EASTERLY RIGHT OF VAY LINE, A DISTANCE OF 114.59 FEET; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 415.78 FEET, A DISTANCE OF 83.26 FEET TO A POINT OF COMPOUND CURVE, WHICH IS 35.64 FEET, MEASURED PERPENDICULARLY, NORTHEASTERLY FROM SAID ORIGINAL RIGHT OF WAY LINE; THENCE CONTINUING SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 334.62 FEET, A DISTANCE OF 100.98 FEET TO A POINT ON SAID EASTERLY LINE OF THE 100 FOOT STRIP CONVEYED BY DOCUMENT NUMBER 596933, WHICH IS 140,30 FEET, AS MEASURED ALONG SAID EASTERLY LINE, NORTHWEST FROM THE POINT OF BEGINNING AND THENCE SOUTHEASTWARDLY ALONG THE EASTERLY LINE OF SAID STRIP OF LAND, SAID DISTANCE OF 140.30 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2-"B":

REL

Proberty of Cook County Clark's Office

UNOFOFTHE MANANCE OF PAY

COMMITMENT FOR TITLE INSURANCE SCHEDULE A (CONTINUED)

ORDER NO.: 1401 007636491 DI

THAT PART OF THE STRIP OF LAND 100 FEET WIDE, CONVEYED BY DOCUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON JANUARY 2, 1885, AS DOCUMENT NUMBER 596933, LYING E'ST OF AND ADJOINING THE ORIGINAL RIGHT OF WAY, 100 FEET WIDE, OF THE CHICAGO, MILWAULTE, ST. FAUL AND PACIFIC RAILROAD COMPANY, ACROSS THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED DESCRIBED AS FOLLOWS:: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 33.0 FEET OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 27, WITH THE EASTERLY LINE OF THE 100 FOOT STRIP OF LAND CONVEYED BY SAID DOCUMENT NUMBER 596933, AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH 33.0 FEET, A DISTANCE OF 106.53 FEET TO ITS INTERSECT (ON WITH THE EASTERLY LINE OF SAID ORIGINAL RIGHT OF WAY; THENCE NORTHWESTWARDLY PLONG SAID ORIGINAL EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 312.43 FEET; THENCE SOUTHFASTWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 232.12 FEET, A DISTANCE OF 39.04 FEET TO A POINT OF COMPOUND CURVE WHICH IS 19.31 FEET, NEWSURED PERPENDICULARLY, NORTHEASTERLY FROM SAID EASTERLY RIGHT OF WAY LINE, THENCE CONTINUING SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST AND HAVING A WAILUS OF 310.44 FEET, A DISTANCE OF 114.62 FEET TO A POINT ON THE EASTERLY LINE OF SAID 100 FOOT STRIP CONVEYED BY SAID DOCUMENT 596933, WHICH IS 234.79 FEET, AS MEASURED ALONG SAID EASTERLY LINE, NORTHWEST FROM THE POINT OF BEGINNING, AND THENCE SOUTHEASTWARDLY ALONG SAID EASTERLY LINE, SAID DISTANCE OF 234.79 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCELS 2-'A' AND 2-P", AS CREATED BY GRANT FROM CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD COMPANY TO THE GREAT ATLANTIC AND PACIFIC TEA COMPANY, INCORPORATED, DATED APRIL 1, 1965 AND RECORDED APRIL 9, 1965 AS DOCUMENT NUMBER 19430394, FOR PASSAGEWAY OVER 25 FOO! WIDE PARCEL OF LAND, ACROSS THAT PAPT OF A STRIP OF LAND, 100 FEET WIDE, CONVEYED BY LOCUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JANUARY 2, 1685, AS DOCUMENT NUMBER 596933, LYING EAST OF AND ADJOINING THE ORIGINAL RIGHT OF WPY, 100 FEET WIDE, OF THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD, ACROSS THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN THOSE CERTAIN TAXCELS 'A' AND CONTRACTED BY DOCUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON OCTOBER 28, 1964 AS DOCUMENT NUMBER 19287460, IN COOK COUNTY, ILLINOIS ON OCTOBER 28, 1964 AS DOCUMENT NUMBER 19287460, IN COOK COUNTY, ILLINOIS ON OCTOBER 28, 1964 AS DOCUMENT NUMBER 19287460, IN COOK COUNTY, ILLINOIS

Property of Coot County Clert's Office

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303 trey 302315 (P tr	11 st. 1131 of son	en 11350 en 343 ha cholisti Shi malea sur	in the semi-	broperty? If the answers to questions (a) and (b) are \mathcal{Y}_{0}	15	
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X ON					n .	
				Firemonnental Releases During Transferor		
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X	sə <u>z</u>	01		Адоболь бар		
		mort guitamme to no noives, esmos l	ested or allege	Mritten notification regarding known, suspe	t?	
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X ov	sox	orn brisagin to the reactal tribergency			'q	
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\mathbf{x}^{-} on	- · · səд				·5	
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			X X X X X	norA ognioiS roni	Conta	
X		Sort Land Disposal Area	X	(bnuorgrabn(t) AnsT a		
X		Waste Treatment Detoxification	X	e Tank (Above Ground)		
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		. v	Contourer Storage Area
 •	Other Land Disposal Area	· · · · · · · · · · · · · · · · · · ·	Storage Tank (Underg.o.ads)
	Waste Treatment Detoxification	<u>X</u>	Stonge Tank (Above Count)
X	enodimoqO gnilovooM otekW	X	Incinerator
X	Transfer Stations	X	Waste Pile
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X X X ON SHA	Rastewater Treatment Units	, <u>x</u>	Surface Impoundment
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(Ch. 30, par 400)