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PREPARED BY:

Name: *Mr. Raul Valdez*  
Address: *902 E. Red Oak Street  
Addison, IL 60101*

**96954626**

DEPT-01 RECORDING \$33.00  
140005 TRAN 0495 12/18/96 11:34:00  
44764 0 2.1 #-26-954626  
COOK COUNTY RECORDER

RETURN TO:

Name: *Mr. Raul Valdez*  
Address: *902 E. Red Oak Street  
Addison, IL 60101*



THE ABOVE SPACE FOR RECORDER'S OFFICE

THIS ENVIRONMENTAL NO FURTHER REMEDIATION LETTER MUST BE SUBMITTED BY THE REMEDIAL APPLICANT WITHIN 45 DAYS OF ITS RECEIPT, TO THE RECORDER OF DEEDS OF COOK COUNTY IN WHICH THE SITE (AS DESCRIBED BELOW) IS LOCATED.

Illinois State EPA Number: *0314620010* (10-digit Illinois Inventory Number)

Mr. Raul Valdez, the Remediation Applicant, who sold the Industrial/Commercial property at 206 Main Street, Lemont, Illinois (Tri-County Building) but who remains obligated to the Buyers pursuant to "Contract" to obtain a "No Further Remediation" Letter concerning said property, has performed investigative and/or remedial activities for the portion of the property (Site) depicted on the attached Site Base Map and which Site can be identified by the following:

1. Legal description: *LOTS 17 AND 18 AND THE EASTERLY 4 FEET OF LOT 19 IN BLOCK 3 IN THE VILLAGE OF LEMONT, A SUBDIVISION IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*
2. Common Address: *206 Main Street, Lemont, Illinois*
3. Real Estate Tax Index/Parcel Index Number: *22-20-312-002, 22-20-312-003, 22-20-312-026*
4. Site Owner: *Donald R. Steadman and David J. Helmer*
5. Land Use Limitation: *Industrial/Commercial*
6. Site Investigation: *Comprehensive*

See NFR letter for other terms.

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State of Illinois  
ENVIRONMENTAL PROTECTION AGENCY

Mary A. Gade, Director  
(217)782-5504

2200 Churchill Road, Springfield, IL 62794-9276

November 18, 1996

Mr. Raul Valdez  
902 E. Red Oak Street  
Addison, IL 60101

Refer to: 0314620010 -- Cook County  
Lemont/Tri-County Building  
Site Remediation Program/Technical Reports

Dear Mr. Valdez:

The SubSurface Soil Investigation and Corrective Action Completion Report (dated 08/23/96, log number 96-1011) for the *Tri-County Building* property has been reviewed by the Illinois Environmental Protection Agency (Illinois EPA) and demonstrates that the remedial action was completed in accordance with the Work Plan for Pre-Notice Program (dated 03/01/96, log number 96-268). The property is located at *Lots 17 & 13 and East 4 feet of Lot 19, in Block 3, in the Village of Lemont, A Subdivision in Section 20, Township 37 NORTH, EAST of the Third Principal Meridian, In Cook County Illinois*; and is commonly known as *206 Main Street; Lemont, Illinois*. Pursuant to Section 58.10 of the Illinois Environment Protection Act ("Act") (415 ILCS 5/58.10), your request for a No Further Remediation determination of this property is granted under the conditions and terms specified in this letter.

Issuance of this No Further Remediation Letter (Letter) signifies a release from further responsibilities under the Act in performing remedial actions and shall be considered prima facie evidence that the property (Site) described in the Environmental Notice (Attachment 1) and shown in the Site Base Map (Attachment 2) does not constitute a threat to human health and the environment and does not require further remediation under the Act if utilized in accordance with the terms of this Letter.

CONDITIONS AND TERMS OF APPROVAL

LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. In accordance with Section 58.8(c) of the Act (415 ILCS 5/58.8(c)), the Site described in the attached SRP Environmental Notice and shown on the Site Base Map (attached) of

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this Letter shall not be used in a manner that is inconsistent with the following land use limitation: *industrial/commercial*.

2. The land use limitation specified in this Letter may be revised if:
  - a) Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and
  - b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

## OTHER TERMS

3. Further information regarding this Site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency  
Attn: Freedom of Information Act Officer  
Bureau of Land #24  
2200 Churchill Road  
P.O. Box 19276  
Springfield, IL 62794-9276
4. Pursuant to Section 58.10(f) of the Act (415 ILCS 5.10(f)), should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the current title holder and to the Remedial Applicant at the last known address. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of this cause. Specific acts or omissions that may result under Section 58.10(e)(1)-(7) of the Act (415 ILCS 58/5.10(e)(1)-(7)) in the voidance of this Letter include, but shall not be limited to:
  - a) Any violation of institutional controls or the *industrial/commercial* land use restrictions;
  - b) The failure to comply with the recording requirements for the Letter;
  - c) Obtaining the Letter by fraud or misrepresentation;
  - d) Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment;

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- e) The failure to pay the No Further Remediation Assessment Fee;
- f) The failure to pay in full the applicable fees under the Review and Evaluation Services Agreement within 30 days after receiving a request for payment from the Illinois EPA.

Pursuant to Section 58.10(d) of the Act, The No Further Remediation Letter shall apply in favor of the following persons:

1. Mr. Ravi Valdez;
2. The owner and operator of the site;
3. Any parent corporation or subsidiary of the owner of the site;
4. Any co-owner, either by joint tenancy, right of survivorship, or any other party sharing a relationship with the owner of the site;
5. Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable, involving the site;
6. Any mortgage or trustee of a deed of trust of the owner of the site or any assignee, transferee, or any successor-in-interest of the owner of the site;
7. Any successor-in-interest of the owner of the site;
8. Any transferee of the owner of the site whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest;
9. Any heir or devisee of the owner of the site;
10. Any financial institution, as that term is defined in Section 2 of the Illinois Banking Act and to include the Illinois Housing Development Authority, that has acquired the ownership, operation, management, or control of the site through foreclosure or under the terms of a security interest held by the financial institution, under the terms of an extension of credit made by the financial institution, or any successor in interest thereto; or
11. In the case of a fiduciary (other than a land trustee), the estate, trust estate, or other interest in property held in a fiduciary capacity, and a trustee, executor, administrator, guardian, receiver, conservator, or other person who holds the remediated site in a fiduciary capacity,

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or a transferee of such party.


This Letter, including all attachments, must be filed as a single instrument with the *Cook County Recorder of Deeds* within 45 days of its receipt. This Letter shall not be effective until officially recorded by the *Cook County Recorder of Deeds* in accordance with Illinois law so that it forms a permanent part of the chain of title for the *Tri-County* property. Within 30 days of this Letter being recorded by the *Cook County Recorder of Deeds*, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA. For recording purposes, it is recommended that the SRP Environmental Notice attached to this Letter be the first page of the instrument filed.

A No Further Remediation Assessment Fee, in the amount of the lesser of \$2,500 or an amount equal to the costs incurred for the site by the Illinois EPA for review and evaluation services shall be delivered or mailed to the Illinois EPA at the following address:

Illinois Environmental Protection Agency  
Division of Administration  
Fiscal Services Section #2  
2200 Churchill Road  
P.O. Box 19276  
Springfield, IL 62794-9276

The No Further Remediation Assessment Fee shall be made payable to "Treasurer - State of Illinois for Deposit in the Hazardous Waste Fund". The No Further Remediation Assessment Fee and payments due under the services agreement will be billed separately. If you have any questions regarding this correspondence, you may contact the Illinois EPA project manager, Stan Komperda at (217) 782-5504.

Sincerely,

  
Lawrence W. Eastep, P.E., Manager  
Remedial Project Management Section  
Division of Remediation Management  
Bureau of Land

Attached: SRP Environmental Notice  
Site Base Map

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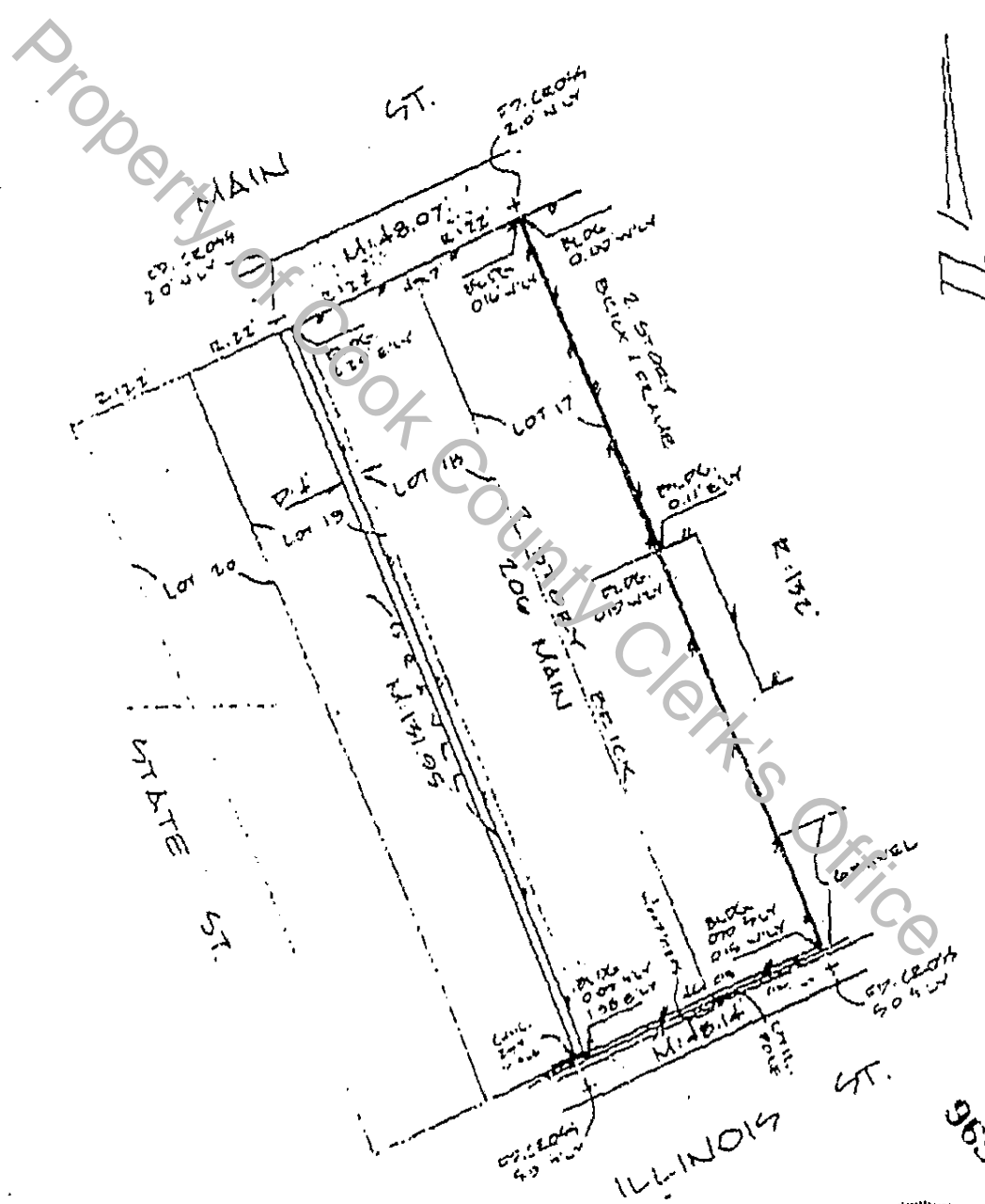
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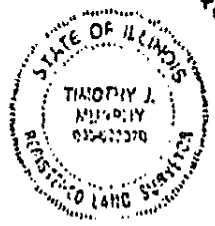
## PLAT OF SURVEY

OF LOT 17, 18 AND THE EAST 4 FEET OF LOT 19 IN BLOCK 3 IN VILLAGE OF LENONT, A SUBDIVISION IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Legend	
A - colored distance	CH - chain
M - measured distance	⊙ - found hole
D - pipe	○ - station
Camelot shown encased	
— — — — — fence line	
— — — — — limits of building	

Date of Survey MARCH 15 1990  
State of Illinois  
County of Du Page

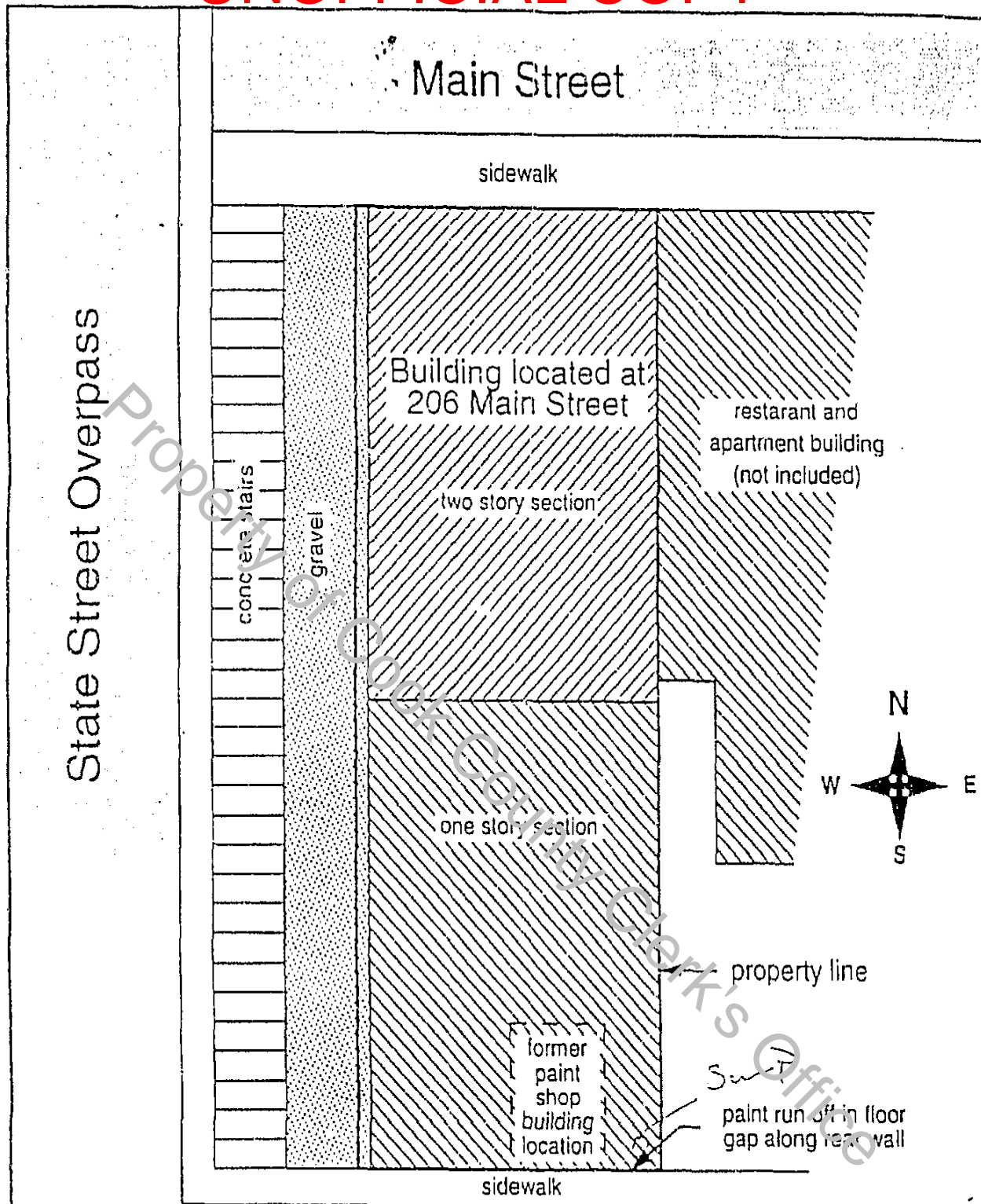


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client name Thom J. Freeman III  
site location 206 Main Street, Lemont, Illinois  
description Site Drawing

project # 054051  
drawn by RS  
date 6/12/94

scale none  
drawing number 1 of 1

gabriel laboratories, ltd.

1421 N. Elston Ave.  
Chicago, IL 60622

phone (312) 486-2123  
fax (312) 486-0004

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