

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 Vol.
Date Page
Doc. No. 96150126 Rec'd. By

**ENVIRONMENTAL DISCLOSURE DOCUMENT
FOR TRANSFER OF REAL PROPERTY**

96150126

Seller: L.K. Harvey, Inc.

Buyer: Floyd York

Document No.:

Property Identification:

A. Address of property Wood Street and Shirley Boulevard, Harvey, Illinois 60426
Street City or Village Township

Permanent Real Estate Index No. see attached Exhibit "B"

B. Legal Description:
Section Township Range

Enter current legal description in this area:

See attached Exhibit "A"

COOK COUNTY RECORDER
11277 W. 127th St. Chicago, IL 60642
COOK COUNTY RECORDER
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

96150126

Prepared by: Name President
Company L.K. Harvey, Inc.
Address One West Avenue
City Larchmont State NY Zip 10538

Return to:

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

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) Industrial building
- Commercial apartment (over 6 units) Farm, with buildings
- Store, office, commercial building Other (specify)

39-50
PWA

II. Nature of Transfer

UNOFFICIAL COPY

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

B. (1) Identify Transferor:

L.K. Harvey, Inc.

Name and Current Address of Transferor:

L.K. Harvey, Inc., One West Avenue, Larchmont, New York 10538

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:

Name, Position (if any) and Address

Telephone No.

C. Identify Transferee:

Floyd York

Name and Current Address of Transferee:

5622 Old Porter Road, Lot 13, Portage, Illinois

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;
- (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 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 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.

96222-126

IV. Environmental Information

A. Regulatory Information During Current Ownership

UNOFFICIAL COPY

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
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
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
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?

Landfill	Yes	No <input checked="" type="checkbox"/>	Injection Wells	Yes	No <input checked="" type="checkbox"/>
Surface Impoundment	Yes	No <input checked="" type="checkbox"/>	Wastewater Treatment Units	Yes	No <input checked="" type="checkbox"/>
Land Treatment	Yes	No <input checked="" type="checkbox"/>	Septic Tanks	Yes	No <input checked="" type="checkbox"/>
Waste Pile	Yes	No <input checked="" type="checkbox"/>	Transfer Stations	Yes	No <input checked="" type="checkbox"/>
Incinerator	Yes	No <input checked="" type="checkbox"/>	Waste Recycling Operations	Yes	No <input checked="" type="checkbox"/>
Storage Tank (Above Ground)	Yes <input checked="" type="checkbox"/>	No	Waste Treatment Detonification	Yes	No <input checked="" type="checkbox"/>
Storage Tank (Underground)	Yes	No <input checked="" type="checkbox"/>	Other Land Disposal Area	Yes	No <input checked="" type="checkbox"/>
Container Storage Area	Yes	No <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 No
 - b. Permits for emissions to the atmosphere. Yes No
 - c. Permits for any waste storage, waste treatment or waste disposal operation. Yes No
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 No
 - 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
 - c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes No
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 No
 - 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
 - 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
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
 - b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site? 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?
 - 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

36150126

UNOFFICIAL COPY

- 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?
 Re. question 9: A small quantity of oil, less than a reportable release, leaked from the aboveground storage tanks indicated in response to question 4

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 Wyman Gordan Steel

Type of business or property usage Steel Mill

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

Leonard Kirtman
 SIGNATURE
 Leonard Kirtman, President, L.K. Harvey, Inc.
 TRANSFEROR OR TRANSFEREE (PLEASE TYPE)
 (or on behalf of Transferor)

B. This form was delivered to me with all elements completed on June 27th 1995

Floyd York
 SIGNATURE
 Floyd York
 TRANSFEREE OR TRANSFEREE'S (PLEASE TYPE)
 (or on behalf of Transferor)

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

 SIGNATURE

 LENDER

 LENDER REPRESENTATIVE (PLEASE TYPE)

 TITLE

96150136

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

BLOCK "A" IN HARVEY, A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 7, SOUTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM A PART TAKEN FOR ROADWAY PURPOSES AT THE SOUTH WEST CORNER OF SAID PARCEL) IN COOK COUNTY, ILLINOIS;

PARCEL 2:

BLOCKS "C", "D", "E" AND "F" IN HARVEY, A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN SOUTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS;

PARCEL 4:

A STRIP OF LAND 50.00 FEET WIDE LYING SOUTHEASTERLY OF THE AFORESAID BLOCK "D" AS SHOWN ON SAID HARVEY SUBDIVISION;

PARCEL 5:

ALL OF BLOCKS 191 AND 192 (INCLUDING THE NORTH AND SOUTH ALLEYS) IN THE AFORESAID HARVEY SUBDIVISION;

PARCEL 6:

THAT PART OF THE EAST 1/2 OF PAULINA AVENUE LYING WEST OF AND ADJACENT TO SAID BLOCK 192;

PARCEL 7:

THAT PART OF MARSHFIELD AVENUE LYING BETWEEN BLOCKS 191 AND 192;

PARCEL 8:

THAT PART OF THE NORTH 1/2 OF 146TH STREET LYING EAST OF THE CENTER LINE OF SAID PAULINA AVENUE AND LYING WEST OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID BLOCK 191;

PARCEL 9:

THAT PART OF THE SOUTH 1/2 OF 145TH STREET LYING EAST OF THE CENTER LINE OF SAID PAULINA AVENUE AND LYING WEST OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID BLOCK 191;

96150126

UNOFFICIAL COPY

Property of Cook County Clerk's Office

90256126

UNOFFICIAL COPY

LEGAL DESCRIPTION CONTINUED

PARCEL 10:

LOTS 25 TO 43 (BOTH INCLUSIVE) IN BLOCK 193 IN THE AFORESAID HARVEY SUBDIVISION;

PARCEL 11:

LOTS 15 TO 24 (BOTH INCLUSIVE), LOTS 35 TO 41 (BOTH INCLUSIVE) AND LOTS 44 TO 48 (BOTH INCLUSIVE) IN BLOCK 194 IN SAID HARVEY SUBDIVISION;

PARCEL 12:

LOTS 25 TO 32 (BOTH INCLUSIVE) IN BLOCK 196 IN SAID HARVEY SUBDIVISION;

PARCEL 13:

LOTS 15, 16, 25, 26, 27, 28, 29, 32, 33, 34 AND 35 IN BLOCK 197 IN THE AFORESAID HARVEY SUBDIVISION;

PARCEL 14:

LOTS 17 TO 22 (BOTH INCLUSIVE) AND LOTS 25 TO 30 (BOTH INCLUSIVE) IN BLOCK 198 IN SAID HARVEY SUBDIVISION;

PARCEL 15:

"SUB-BLOCKS" "H" AND "I" IN SUBDIVISION OF BLOCK "B" IN HARVEY A SUBDIVISION OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS;

PARCEL 16:

ALL OF MARSHFIELD AVENUE LYING WEST OF AND ABUTTING THE WEST LINE OF BLOCK "I" AND LYING SOUTH OF AND ABUTTING THE NORTH LINE OF SAID BLOCK "I" EXTENDED WEST AND LYING EAST OF AND ABUTTING THE EAST LINE OF BLOCK "I" AND THE EASTERLY LINE OF THE ICG C. T. RAILROAD RIGHT OF WAY, NORTH OF THE NORTH LINE OF STEEZE BOULEVARD (147TH STREET) IN SUBDIVISION OF LOT "B" AFORESAID;

PARCEL 17:

THAT PART OF THE SOUTH 1/2 OF 146TH STREET LYING EAST OF THE WEST LINE OF THE AFORESAID MARSHFIELD AVENUE AND LYING WEST OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE AFORESAID BLOCK "I";

96150135

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION CONTINUED

PARCEL 11:

A TRACT OF LAND BOUNDED ON THE NORTH BY THE SOUTH LINE OF 144TH STREET ON THE EAST BY THE WEST LINE OF WOOD STREET, ON THE SOUTHERLY SIDE BY THE CHICAGO AND CALUMET TERMINAL RAILROAD RIGHT OF WAY AND ON THE WEST BY THE CENTER LINE OF HONORE STREET EXTENDED SOUTH BEING IN THE WEST 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION 7;

PARCEL 12:

A TRACT OF LAND BOUNDED ON THE NORTHERLY SIDE BY THE CHICAGO AND CALUMET TERMINAL RAILROAD RIGHT OF WAY; ON THE EAST BY THE WEST LINE OF WOOD STREET; ON THE SOUTHERLY SIDE BY THE G. T. N. RAILROAD RIGHT OF WAY AND ON THE WEST BY THE CENTER LINE OF HONORE STREET EXTENDED SOUTH OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION 7; ALL IN COOK COUNTY, ILLINOIS.

THE ABOVE LEGAL DESCRIPTION SHALL EXCLUDE THE FOLLOWING

Legal Description:

LOTS 1, 17, 59 AND 63 IN SIBLEY INDUSTRIAL PARK SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF LOT "9" IN HARVEY, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, SOUTH OF THE INDIAN BOUNDARY LINE, AND BLOCKS C, D, E AND F IN HARVEY, A SUBDIVISION AFORESAID, AND PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, SOUTH OF THE INDIAN BOUNDARY LINE, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

96150126

UNOFFICIAL COPY

Property of Cook County Clerk's Office

96250126

UNOFFICIAL COPY

EXHIBIT B

PERMANENT REAL ESTATE INDEX NUMBERS

29-07-204-016
-017
-018
-019
-020
-021
-038
-039
-040
-041
-042
-043

29-07-210-001
-002
-003
-007
-008
-009
-010
-011
-012
-013

29-07-205-012
-013
-014
-015
-018
-019
-020
-021
-022
-037
-038

29-07-210-014
-015
-016
-017
-018
-019
-020
-024
-047
-048

29-07-206-016
-017
-018
-019
-020
-021
-022
-023

29-07-211-001
-002
-003
-004
-005
-008
-009
-010
-011
-012

29-07-208-005
-012

-013

-014

-037

-038

-039

-040

-041

-043

-044

-045

29-07-209-001
-003
-004
-005
-006
-007
-008

96150120

UNOFFICIAL COPY

Property of Cook County Clerk's Office

96156126

UNOFFICIAL COPY

29-07-212-001
-002
-003
-004
-005
-006
-007
-008
-009
-010
-011
-012
-013
-014
-015
-016
-018
-019
-020
-021
-022
-023
-024
-025
-026
-027
-028
-029
-030
-031
-032

29-07-212-033
-034
-035
-036
-037
-038
-039
-040
-041
-042
-043
-044
-045
-046
-047
-048
-049

29-07-213-001
-002
-003
-004
-005
-006
-007
-008
-009
-010
-011
-012
-013
-014
-015
-016
-017
-018
-019
-020
-021
-022
-023
-024
-025
-026
-027
-028
-029
-030
-031
-032
-033
-034
-035
-036
-037
-038
-039
-040
-041
-042
-043
-044
-045
-046

00000000

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

29-07-213-047

29-07-213-002
-003

29-07-219-001

29-07-211-041

29-07-210-021
-022
-023

29-07-212-017

The above description shall exclude the following lot numbers:

NOTE: TAX# 29-07-222-001 = LOT 59
TAX# 29-07-222-005 = LOT 63
TAX# 29-07-220-001 = LOT 1
TAX# 29-07-220-018 = LOT 17

Property of Cook County Clerk's Office

96356136

UNOFFICIAL COPY

Property of Cook County Clerk's Office