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ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

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DEPT-01 RECORDING \$29.50
 T#0003 TRAN 6446 04/19/96 16:35:00
 #8895 & LPI *-96-298113
 COOK COUNTY RECORDER

RECORDERS STAMP

Seller: James A. Hoffman and Lisa K. Hoffman, his wife

Buyer: _____

Document No. Loan No. R95-4 098-5

Property Identification:

A. Address of Property 8842 Mason Avenue, Morton Grove, IL 60053 Niles
 Street City or Village Township

Permanent Real Estate Index No. 10-17-424-037

B. Legal Description:
 Section 17 Township 41 N Range 13

Enter current legal description in this area:

LOT 1 AND THE NORTH 4 FEET OF LOT 2, BLOCK 2, DEMPSTER TERMINAL GARDENS SECOND ADDITION, A SUBDIVISION OF THE WEST 10 ACRES OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Prepared by: Name Charles S. Scheck
 Company Village of Morton Grove
 Address 6101 Capulina Avenue
 City Morton Grove State Illinois Zip 60053

Return to: Charles S. Scheck, Director of Community Development
Village of Morton Grove
6101 Capulina Avenue
Morton Grove, Illinois 60053

MAIL TO

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

I. Liability Disclosure

Transferor and transferee 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.

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A. Property Characteristics:

Lot Size 64.52 x 132.66 Acreage 0.19

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) Single Family Residence

II. Nature of Transfer

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:

James and Lisa Hoffman, 8840 Mason Avenue Morton Grove, Illinois 60053

Name and Current Address of Transferor:

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: Charles S. Schenk, Director, Community Development, Village of Morton Grove, 6101 Capulina Avenue, Morton Grove, Illinois 60053

Name, Position (if any) and Address

Telephone No. 847/965-4100

C. Identify Transferee:

Name and Current Address of Transferee:

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 (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)

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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.

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 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 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 wastes, hazardous substances or petroleum?

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

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 <u>X</u>
b. Permits for emissions to the atmosphere.	Yes ___	No <u>X</u>
c. Permits for any waste storage, waste treatment or waste disposal operation.	Yes ___	No <u>X</u>

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

Yes ___ No X

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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 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 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 law? 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?
 - NA Use of a cleanup contractor to remove or treat materials including soils, pavement or other surficial materials
 - NA Assignment of in-house maintenance staff to remove or treat materials including soils, pavement or other surficial materials
 - NA Designation, by the IEPA or the IESDA, of the release as "significant" under the Illinois Chemical Safety Act
 - NA Sampling and analysis of soils
 - NA Temporary or more long-term monitoring of groundwater at or near the site
 - NA Impaired usage of an on-site or nearby water well because of offensive characteristics of the water
 - NA Coping with fumes from subsurface storm drains or inside basements, etc.
 - NA Signs of substances leaching out of the ground along the base of slopes or at other low points on and 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?
NA

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 Previous Owner of Record: Richard D. Hoffman and Dianne L. Hoffman, his wife

Type of business or property usage Single Family Residence

2. If the transferor has knowledge, indicate whether the following existed under prior ownerships, leasehold granted by the transferor, other contracts for management or use of the facilities or real property:
- | | | | |
|-----------------------------|---------------------|--------------------------------|---------------------|
| Landfill | Yes ___ No <u>X</u> | Injection Wells | Yes ___ No <u>X</u> |
| Surface Impoundment | Yes ___ No <u>X</u> | Wastewater Treatment Units | Yes ___ No <u>X</u> |
| Land Treatment | Yes ___ No <u>X</u> | Septic Tanks | Yes ___ No <u>X</u> |
| Waste Pile | Yes ___ No <u>X</u> | Transfer Stations | Yes ___ No <u>X</u> |
| Incinerator | Yes ___ No <u>X</u> | Waste Recycling Operations | Yes ___ No <u>X</u> |
| Storage Tank (Above Ground) | Yes ___ No <u>X</u> | Waste Treatment Detoxification | Yes ___ No <u>X</u> |
| Storage Tank (Underground) | Yes ___ No <u>X</u> | Other Land Disposal Area | Yes ___ No <u>X</u> |
| Container Storage Area | Yes ___ No <u>X</u> | | |

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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.

[Signature] Lisa K. Hoffman
Signature Signature
James A. Hoffman Lisa K. Hoffman, his wife

Transferor or Transferor (Please Type)
(or on behalf of transferee)

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

Signature

Transferor or Transferor (Please Type)
(or on behalf of Transferee)

C. This form was delivered to me with all elements completed on March 7, 19 96.

Charles S. Scheck
Signature

Charles S. Scheck
Lender

Village of Morton Grove
Lender Representative (Please Type)

Director of Community Development
Title

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