



ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

97149921

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

For Use By County

Seller: Chinese American Development Corporation

Recorder's Office

Buyer: Lau's Enterprises, Inc.

County

Document No.:

Date

Doc. No.

Vol. Page

Rec'd by:

I. PROPERTY IDENTIFICATION:

S. Tan Ct.

A. Address of property: Vacant land at S. Grove St. aka 2000 Chicago South Chicago

Permanent Real Estate Index No.: See Exhibit A attached hereto.

B. Legal Description:

Section 21 Township 39N Range 14E

Enter or attach current legal description in this area:

See Exhibit A attached hereto.

29.00
26.00
CK

Chinese American Development Corp.

Prepared by: 2169-A S. China Pl. Chicago, IL 60616 Return to:

LIABILITY DISCLOSURE

Transferees and transferees of real property are advised that their ownership or other control of such property may render them liable for any environmental clean-up costs whether or not they caused or contributed to the presence of environmental problems associated with the property.

C. Property Characteristics:

Lot Size 63,299 sq. ft. Acreage 1.453 acres

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
Other, specify VACANT LAND

97149921

II. NATURE OF TRANSFER:

- (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 Illinois land trust?
(3) A lease exceeding a term of 40 years?
(4) A mortgage or collateral assignment of beneficial interest?

BOX 333-CTI

Table with Yes/No columns and X marks for questions 1, 2, 3, and 4.

UNOFFICIAL COPY

1500000000

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$29.00
T#0012 TRAN 4203 03/05/97 14:53:00
#9499 # CG *-97-149921
COOK COUNTY RECORDER
DEPT-10 PENALTY \$26.00

97149921

UNOFFICIAL COPY

B. (1) Identify Transferor:

Chinese American Development Corp., 2169-A S. China Pl., Chicago IL 60616
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:

JOHN D. HEIMBAUGH, CONSULTANT, CHINESE AMERICAN DEVELOPMENT CORP.
Name, Position (if any), and address Telephone No.

C. Identify Transferee: Lau's Enterprises, Inc., 2832 S. Wentworth, Chicago IL
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 or rule 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 of 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

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

97109921

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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?

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

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 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?

- _____ 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? _____

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: PREVIOUS OWNER, CATELINS CORP.

Type of business/ LAND DIVISION OF SANTA FE RAILROAD

or property usage PASSENGER RAIL YARD FOR SANTA FE RAILROAD

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:

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

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.

John A. Hembrough
signature

Chinese American Development Corp.
type or print name
TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

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

2-25 19 97

Paul Leung Lau
signature

PAUL LEUNG LAU, PRESIDENT OF LAU'S ENTERPRISES, INC.
type or print name
TRANSFeree OR TRANSFEREES (or on behalf of Transferee)

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

2-25-97 19 97

John J. Buchnowski
signature

John J. Buchnowski, J.V.P.
type or print name
LENDER *Lakeland Bank*

Ch. 30, par. 906)

9714992A

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

A PARCEL OF LAND, COMPRISED OF LOTS OR PARTS THEREOF IN BLOCKS 24 AND 41 IN CANAL TRUSTEES' RESUBDIVISION OF BLOCKS 20, 24, 40, 41, 43 AND 44, OR PARTS THEREOF IN CANAL TRUSTEES NEW SUBDIVISION AFORESAID, TOGETHER WITH ALL OR PART OF THE VACATED STREETS AND ALLEYS LYING BETWEEN AND ADJOINING SAID BLOCKS, ALL IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 4 OF JADE GARDEN UNIT 2 ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 6, 1995 AS DOCUMENT NO. 95849665; THENCE NORTH 31 DEGREES 54 MINUTES 15 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 171.21 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF A VACATED ALLEY; THENCE NORTH 00 DEGREES 11 MINUTES 22 SECONDS WEST ALONG THE CENTERLINE, AND ALONG ITS NORTHWARD EXTENSION THEREOF OF SAID VACATED ALLEY, A DISTANCE OF 30.38 FEET TO ITS INTERSECTION WITH THE NORTHEASTWARD EXTENSION OF THE NORTHWESTERLY LINE OF SAID BLOCK 41; THENCE NORTH 44 DEGREES 00 MINUTES 23 SECONDS EAST ALONG SAID NORTHEASTWARD EXTENSION OF THE NORTHWESTERLY LINE OF SAID BLOCK 41, A DISTANCE OF 31.23 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF VACATED WEST CULLERTON STREET; THENCE NORTH 89 DEGREES 59 MINUTES 16 SECONDS EAST ALONG SAID CENTERLINE OF SAID VACATED WEST CULLERTON STREET A DISTANCE OF 67.43 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 44 SECONDS WEST A DISTANCE OF 33.00 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID VACATED WEST CULLERTON STREET; THENCE NORTH 44 DEGREES 11 MINUTES 15 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND IN SAID BLOCK 24 CONVEYED TO THE CHICAGO, MADISON AND NORTHERN RAILROAD COMPANY BY DEED RECORDED IN SAID RECORDER'S OFFICE ON JULY 3, 1900 AS DOCUMENT NO. 2981686, A DISTANCE OF 189.18 FEET TO A POINT; THENCE SOUTH 31 DEGREES 54 MINUTES 15 SECONDS EAST, A DISTANCE OF 242.53 TO A POINT; THENCE THENCE SOUTH 58 DEGREES 05 MINUTES 45 SECONDS WEST A DISTANCE OF 304.59 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: Vacant Land at South Grove Street, Chicago IL
60616 a.k.a. 2000 S. Tan Court, Chicago IL
60616

P.I.N. : 17-21-508-008-0000
17-21-508-029-0000
17-21-508-047-0000
17-21-508-050-0000

97149921

UNOFFICIAL COPY

Property of Cook County Clerk's Office