



UNOFFICIAL COPY ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

American National Bank

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

For Use By County

Seller: _____

Recorder's Office

Buyer: Walter Snodell

County: 7423029

Document No.: _____

Date

DOB No: 05-21 09:18:20

2 of 2 7414838W

Vol. _____ Page _____

Rec'd by: _____

I. PROPERTY IDENTIFICATION:

A. Address of property: 1950-1980 Hawthorne, Melrose Park, IL
Street 12-33-400-031-0000 City or Village _____ Township _____
Permanent Real Estate Index No.: 12-33-400-032-0000
12-33-400-017-0000

B. Legal Description:
Section 33 Township 40 Range 12

Enter or attach current legal description in this area:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

6
N.S.P

Prepared by: Walter Snodell
name
615 Hickory Rd. Glen Ellyn, IL
address 60137

Return to: American National Bank of Melrose Park
name
1816 N. Broadway, Melrose Park, IL
address 60160

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 APPRX. 232' x 740' 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 _____

II. NATURE OF TRANSFER:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| A. (1) Is this a transfer by deed or other instrument of conveyance? | _____ | <input checked="" type="checkbox"/> |
| (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust? | _____ | <input checked="" type="checkbox"/> |
| (3) A lease exceeding a term of 40 years? | _____ | <input checked="" type="checkbox"/> |
| (4) A mortgage or collateral assignment of beneficial interest? | <input checked="" type="checkbox"/> | _____ |

BOX 333-CTI

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B. (1) Identify Transferor:

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:

Name, Position (if any), and address

Telephone No.

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 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 ①

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 ①

① In quantities of 55 gallons less for use in manufacturing as industrial lubricants or parts cleaning agents.

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3. Has the transferor ever conducted operations at 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?

	YES	NO		YES	NO
Landfill	_____	<input checked="" type="checkbox"/>	Injection Wells	_____	<input checked="" type="checkbox"/>
Surface Impoundment	_____	<input checked="" type="checkbox"/>	Wastewater Treatment Units	_____	<input checked="" type="checkbox"/>
Land Treatment	_____	<input checked="" type="checkbox"/>	Septic Tanks	_____	<input checked="" type="checkbox"/>
Waste Pile	_____	<input checked="" type="checkbox"/>	Transfer Stations	_____	<input checked="" type="checkbox"/>
Incinerator	_____	<input checked="" type="checkbox"/>	Waste Recycling Operations	_____	<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	_____	<input checked="" type="checkbox"/>	Waste Treatment Detoxification	_____	<input checked="" type="checkbox"/>
Storage Tank (Underground)	_____	<input checked="" type="checkbox"/>	Other Land Disposal Area	_____	<input checked="" type="checkbox"/>
Container Storage Area	_____	<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 1976. 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
- _____ 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

11. Is there any explanation needed for clarification of any of the above answers or responses?

#5a & b - Discharges are made routinely (approx every six weeks) of water used in cleaning parts prior to painting. All discharges are made with notice to + supervision by IEPA and/or Metro Water Reclamation District.

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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: 1950 BLDG - UNK 1980 BLDG - OHIO DECORATIVE FOAM

Type of business/ or property usage WAREHOUSE

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:

Table with 2 columns: YES, NO. Rows include Landfill, Surface Impoundment, Land Treatment, Waste Pile, Incinerator, Storage Tank (Above Ground), Storage Tank (Underground), Container Storage Area, Injection Wells, Wastewater Treatment Units, Septic Tanks, Transfer Stations, Waste Recycling Operations, Waste Treatment Detoxification, Other Land Disposal Area.

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.

(X) Walter Snodell signature Walter Snodell

type or print name TRANSFEROR OR TRANSFERORS (or on behalf of Transferor)

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

19 93

signature type or print name TRANSFEREE OR TRANSFEREES (or on behalf of Transferee)

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

February 9, 19 93

AMERICAN NATIONAL BANK OF MELROSE PARK By: Richard A. Eck - Vice President signature Richard A. Eck - Vice President

type or print name LENDER

(Ch. 30, par. 906)

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EXHIBIT "A"
(PAGE 1 OF 2)

PARCEL 1:

THAT PART OF THE EAST 230 FEET OF THE WEST 414.10 FEET OF THE SOUTHEAST FRACTIONAL 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 414.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL 1/4 OF SECTION 33 WHICH IS 765.20 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE OF THE WEST 414.10 FEET, A DISTANCE OF 212 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 30 FEET; THENCE NORTHWESTERLY 170.95 FEET TO A POINT ON THE EAST LINE OF THE WEST 184.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL 1/4 OF SECTION 33 WHICH IS 200 FEET NORTH OF THE SOUTH LINE OF THE LAND HEREWITH DESCRIBED EXTENDED WEST, THENCE NORTH ALONG THE EAST LINE OF THE AFORESAID WEST 184.10 FEET A DISTANCE OF 161.45 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 202.38 FEET TO A POINT 205.41 FEET EAST OF THE WEST LINE OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 33 AFORESAID WHICH IS 160.20 FEET NORTH OF THE SOUTH LINE OF THE LAND HEREWITH DESCRIBED; THENCE EAST PARALLEL TO SAID SOUTH LINE 208.69 FEET; THENCE SOUTH 160.20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 230 FEET OF THE WEST 414.10 FEET OF THE SOUTHEAST FRACTIONAL 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 414.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL 1/4 OF SECTION 33, WHICH IS 925.40 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE OF SAID WEST 414.10 FEET A DISTANCE OF 208.69 FEET; THENCE NORTHWESTERLY 202.38 FEET TO A POINT ON THE EAST LINE OF THE WEST 184.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL 1/4 OF SECTION 33 WHICH IS 201.25 FEET NORTH OF THE SOUTH LINE OF THE LAND HEREWITH DESCRIBED EXTENDED WEST; THENCE NORTH ALONG THE EAST LINE OF THE AFORESAID WEST 184.10 FEET A DISTANCE OF 248.35 FEET; THENCE SOUTHEASTERLY 170.95 FEET TO A POINT ON THE EAST LINE OF THE WEST 202.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL 1/4 OF SECTION 33 WHICH IS 279.60 FEET NORTH OF THE SOUTH LINE OF LAND HEREWITH DESCRIBED; THENCE SOUTH ALONG THE EAST LINE OF THE AFORESAID WEST 202.10 FEET A DISTANCE OF 30 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE LAND DESCRIBED 212 FEET; THENCE SOUTH 249.60 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST 230 FEET OF THE WEST 414.10 FEET OF THE SOUTHEAST FRACTIONAL 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

62022786

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BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 414.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL 1/4 OF SECTION 33 WHICH IS 795.20 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE OF THE WEST 414.10 FEET A DISTANCE OF 212 FEET; THENCE NORTHWESTERLY 170.95 FEET TO A POINT ON THE EAST LINE OF THE WEST 184.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL 1/4 OF SECTION 33, WHICH IS 170 FEET NORTH OF THE LAST DESCRIBED COURSE, FOR THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE CONVEYED; THENCE SOUTHEASTERLY ON THE LAST DESCRIBED COURSE FOR A DISTANCE OF 113.7 FEET; THENCE WEST .7 FEET; THENCE NORTHWESTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 184.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL 1/4 OF SECTION 33; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 184.10 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE EAST 230 FEET OF THE WEST 414.10 FEET OF THE SOUTHEAST FRACTIONAL QUARTER NORTH OF INDIAN BOUNDARY LINE OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 414.10 FEET OF AFORESAID SOUTHEAST FRACTIONAL QUARTER OF SECTION 33 WHICH IS 435 FEET NORTH OF NORTH LINE OF NORTH AVENUE AS DEDICATED; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE OF SAID WEST 414.10 FEET A DISTANCE OF 230 FEET; THENCE NORTH AT RIGHT ANGLES 530.20 FEET; THENCE SOUTHEASTERLY 170.95 FEET TO A POINT ON THE EAST LINE OF THE WEST 202.10 FEET OF AFORESAID SOUTHEAST FRACTIONAL QUARTER OF SECTION 33 WHICH IS 360.20 FEET NORTH OF SOUTH LINE OF PREMISES HEREWITH DESCRIBED; THENCE SOUTH ALONG SAID LINE 30 FEET; THENCE EAST AT RIGHT ANGLES 212 FEET; THENCE SOUTH 530.20 FEET TO A POINT OF BEGINNING (EXCEPT THAT PART OF THE EAST 230 FEET OF THE WEST 414.10 FEET OF THE SOUTHEAST FRACTIONAL QUARTER NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 414.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL QUARTER OF SECTION 33, WHICH IS 795.20 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE OF THE WEST 414.10 FEET A DISTANCE OF 212 FEET; THENCE NORTHWESTERLY 170.95 FEET TO A POINT ON THE EAST LINE OF THE WEST 184.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL QUARTER OF SECTION 33, WHICH IS 170 FEET NORTH OF THE LAST DESCRIBED COURSE, FOR THE POINT OF BEGINNING OF THE TRACT LAND TO BE EXCEPTED; THENCE SOUTHEASTERLY ON THE LAST DESCRIBED COURSE FOR A DISTANCE OF 113.7 FEET; THENCE WEST 0.7 FEET; THENCE NORTHWESTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 184.10 FEET OF THE AFORESAID SOUTHEAST FRACTIONAL QUARTER OF SECTION 33; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 184.10 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 12-33-400-031-0000
 12-33-400-032-0000
 12-33-400-017-0000

COMMONLY KNOWN AS: 1950-1980 HAWTHORNE, MELROSE PARK, ILLINOIS

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