

UNOFFICIAL COPY

98440925

PREPARED BY:

7042/0066 87 006 Page 1 of 6
1998-05-28 14:54:14
Cook County Recorder 31.50

Name: Loeber Motors
Attn: Paul Loeber
7101 Lincoln Avenue
Lincolnwood, Illinois 60646

Address: Loeber Motors
Attn: Paul Loeber
7101 Lincoln Avenue
Lincolnwood, Illinois 60646

RETURN TO:

Name: Loeber Motors
Attn: Paul Loeber



Address: 7101 Lincoln Avenue, Lincolnwood, Illinois 60646

THE ABOVE SPACE FOR RECORDER'S OFFICE

THIS ENVIRONMENTAL NO FURTHER REMEDIATION LETTER MUST BE SUBMITTED BY THE OWNER/OPERATOR WITHIN 45 DAYS OF ITS RECEIPT, TO THE RECORDER OF DEEDS OF COOK COUNTY IN WHICH THE SITE (AS DESCRIBED BELOW) IS LOCATED. (312)603-5050

Illinois State EPA Number: 0311655015

LUST Incident No.: 932052

Loeber Motors/Paul Loeber, the owner and operator, whose address is 7101 Lincoln Avenue, Lincolnwood, Illinois 60646, has performed investigative and/or remedial activities for the site that can be identified by the following legal description:

1. Legal description or Reference to a Plat Showing the Boundaries: The south 120 ft. of Lot "A" as measured on the East line, in Lincolnwood Commercial Center in the Northeast 1/4 of Section 34, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.
2. Common Address: 7101 N. Lincoln Avenue, Lincolnwood, Illinois
3. Real Estate Tax Index/Parcel Index Number: #10-34-200-006-0000
4. Site Owner: Loeber Motors/Paul Loeber
5. Land Use Limitation: There are no land use limitations.
6. See NFR letter for other terms.

CLW:KK:bjh983512.WPD

COOK COUNTY
RECORDER
JESSE WHITE
RECORDER'S OFFICE

LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE

UNOFFICIAL COPY

Property of Cook County Clerk's Office



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois 62794-9276 Mary A. Gade, Director

217/782-6762

CERTIFIED MAIL

P344294948

JAN 16 1998

Loeber Motors
Attn: Paul Loeber
7101 Lincoln Avenue
Lincolnwood, Illinois 60646

Re: LPC #0311655015 -- Cook County
Lincolnwood/Loeber Motors
7101 Lincoln Avenue
LUST Incident No. 932052
LUST Technical File

Dear Mr. Loeber:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the 45 Day Report/Corrective Action Completion Report which has been submitted for the above-referenced LUST incident. This information was dated December 5, 1997, was received by the Agency December 17, 1997, and was prepared by Marlin Environmental, Inc.

The Corrective Action Completion Report and the Professional Engineer Certification submitted pursuant to 35 Illinois Administrative Code Part 731 indicate that remediation has been successfully completed.

Based upon (a) the certification by Suvad S. Mahmond, a Registered Professional Engineer of Illinois, and based upon other information in the Agency's possession, your request for a no further remediation determination is granted under the conditions and terms specified in this letter.

Issuance of this No Further Remediation Letter (Letter), based on the certification of the Registered Professional Engineer signifies that: (1) all statutory and regulatory corrective action requirements applicable to the occurrence have been complied with; (2) all corrective action concerning the occurrence has been completed; and (3) no further remediation concerning the occurrence is necessary for the protection of human health, safety and the environment. This No Further Remediation Letter shall apply in favor of the following persons:

- 1. Loeber Motors/Paul Loeber;

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Page 2

2. The owner and operator of the UST(s);
3. Any parent corporation or subsidiary of the owner or operator of the UST(s);
4. Any co-owner or co-operator, either by joint-tenancy, right of survivorship, or any other party sharing a legal relationship with the owner or operator to whom the letter is issued;
5. Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable;
6. Any mortgagee 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 such owner or operator;
8. Any transferee of such owner or operator whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest; or
9. Any heir or devisee of such owner or operator.

This Letter, including all attachments, must be filed as a single instrument with the Office of the Recorder or Registrar of Titles in the County where the above-referenced site is located within 45 days of its receipt. This Letter shall not be effective until officially recorded by the Office of the Recorder or Registrar of Titles of the applicable county in accordance with Illinois law so that it forms a permanent part of the chain of title for the above-referenced property. Within 30 days of this Letter being recorded by the Office of the Recorder or Registrar of Titles of the applicable County, 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 Leaking Underground Storage Tank Environmental Notice attached to this Letter be the first page of the instrument filed.

CONDITIONS AND TERMS OF APPROVAL

LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. The remediation objectives for the above-referenced site described in the Leaking Underground Storage Tank Environmental Notice of this Letter were established in accordance with the requirements of the proposed Tiered Approach to Corrective Action Objectives (TACO, 35 Illinois Administrative Code Part 742) rules.
2. The site described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter shall not be used in a manner that is inconsistent with the following land use limitation: There are no land use limitations.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Page 3

3. 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.

Preventive, Engineering, and Institutional Controls

4. Preventive: None.

Institutional: This Letter shall be recorded as a permanent part of the chain of title for the site described in the attached Leaking Underground Storage Tank Environmental Notice.
5. Failure to manage the controls in full compliance with the terms of this Letter may result in voidance of this Letter.

OTHER TERMS

6. Any contaminated soil or groundwater that is removed, excavated, or disturbed from the above-referenced site must be handled in accordance with all applicable laws and regulations.
7. 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
Bureau of Land - #24
LUST Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276
8. Should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the current title holder and to the owner and/or operator 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 in the voidance of this Letter include, but shall not be limited to:
 - a) Any violation of institutional controls or industrial/commercial land use restrictions;

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

98440925 Page 5 of 6

Page 4

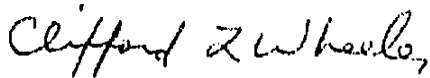
- b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;
- c) The disturbance or removal of contamination that has been left in-place in accordance with the Corrective Action Plan or Completion Report;
- d) The failure to comply with the recording requirements for the Letter;
- e) Obtaining the Letter by fraud or misrepresentation; or
- f) 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.

Submit the certified copy of this letter, as recorded, to:

Illinois Environmental Protection Agency
Bureau of Land - #24
LUST Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

If you have any questions regarding this correspondence, you may contact the Illinois EPA project manager, Karl Kaiser, at 217/782-6762.

Sincerely,



Clifford L. Wheeler
Unit Manager
Leaking Underground Storage Tank Section
Division of Remediation Management
Bureau of Land

CLW:KK:bjh\983511.WPD

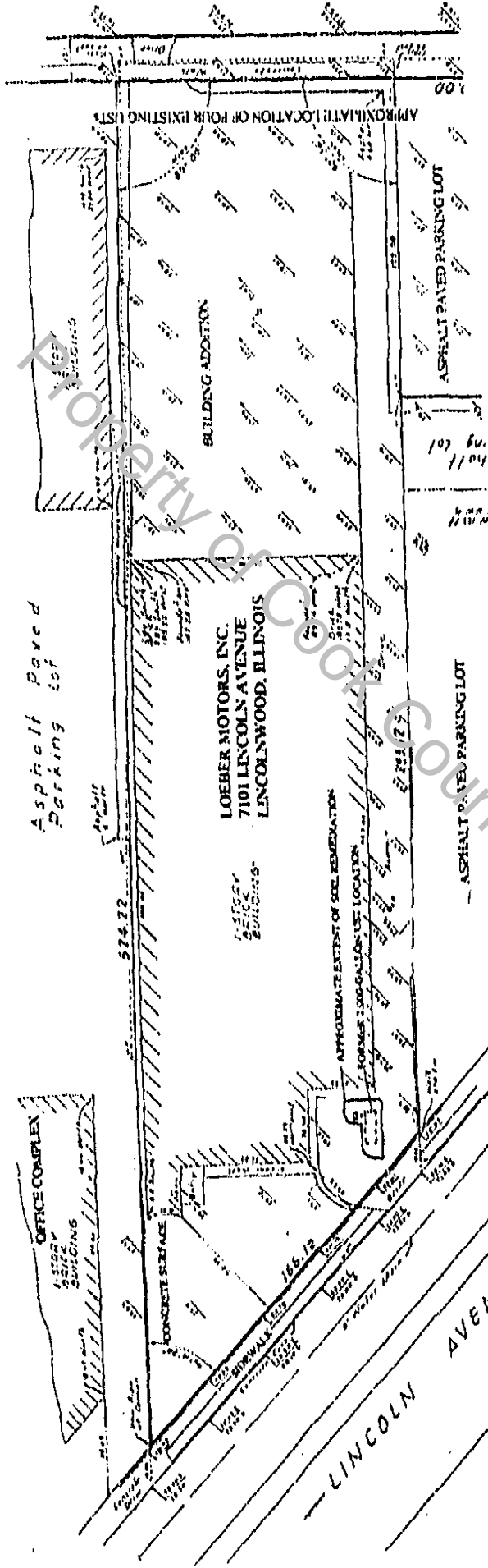
Attachments: Leaking Underground Storage Tank Environmental Notice

UNOFFICIAL COPY

Property of Cook County Clerk's Office

98440925

PAGE 6 OF 6



APPROXIMATE SCALE 1" = 40'

Maxins Environmental SWS

SITE AREA FEATURES MAP

LOEBER MOTORS, INC.
7101 LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS

FIGURE 1 11/87

PROPERTY COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

Property of Cook County Clerk's Office