

UNOFFICIAL COPY

ILLINOIS RESPONSIBLE PARTY TRANSFER ACT, STATUTORY DISCLOSURE FORM

98599338

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

For use by County Recorder's Office:

Seller: Shell Oil Company
Buyer: Equilon Enterprises, L.L.C.

County: COOK
 Date: _____
 Doc No.: _____
 Vol.: DEPT 01 RECORDING \$39.00
100009 TRAN 3159 07/13/98 12:47:00
 Page: 43587 REC # 98-599338
 Rec'd by: COOK COUNTY RECORDER
 Document No.: _____
 . SEPT-10 PENALTY \$36.00

S241 DN

I. PROPERTY IDENTIFICATION:

- A. Address of property 2013 N Laramie/Grand, Chicago
 Street City or Village Township
 Permanent Real Estate Index No. 13-33-223-048
- B. Legal Description: Section Township Range
 Enter or attach current legal description in this area: **SEE EXHIBIT A ATTACHED**
 Prepared by: Lisa Schoedel Return to: Equilon Enterprises, L.L.C.
 Shell Oil Products Company
 As agent for Shell Oil Company
 1415 W 22nd Street
 Oak Brook, IL 60523-2045

CHICAGO TITLE INSURANCE CO.
 RETURN DOCUMENT TO:
 ROCHELLE DEMOSS
 171 N. CLARK ST • CHICAGO, IL 60601

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 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 _____ Acreage _____

Check all types of improvement and uses that pertain to the property:

- _____ Apartment building (6 units or less)
 _____ Commercial apartment (over 6 units)
XX Store, office, commercial building
 _____ Farm, with buildings
XX Other (specify): Gasoline service station

98599338

40

OWN 11/13/98

UNOFFICIAL COPY

II. NATURE OF TRANSFER:

Yes No

- A. (1) Is this a transfer by deed or other instrument of conveyance? XX
- (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust? XX
- (3) A lease exceeding a term of 40 years? XX
- (4) A mortgage or collateral assignment of beneficial interest? XX

- B. (1) Identify Transferor: Shell Oil Company, 777 Walker, TSP 1100,
Houston, TX 77002

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:

Lisa Schoedel, Environmental Engr (630) 572-5874
Shell Oil Company Telephone No.
1415 W 22nd Street
Oak Brook, IL 60523-2045

- C. Identify Transferee: Equilon Enterprises, L.L.C.
777 Walker, TSP 1100
Houston, TX 77002

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.

- I. 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;

98599338

UNOFFICIAL COPY

(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."

98599338

UNOFFICIAL COPY

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

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?

	YES	NO
Landfill	<input checked="" type="checkbox"/>
Surface Impoundment	<input checked="" type="checkbox"/>
Land Treatment	...	<input checked="" type="checkbox"/>
Waste Pile	<input checked="" type="checkbox"/>
Incinerator	<input checked="" type="checkbox"/>

98599338

UNOFFICIAL COPY

Storage Tank (Above Ground)	...	X
Storage Tank (Underground)	X	....
Container Storage Area	....	X
Injection Wells	....	X
Wastewater Treatment Units	....	X
Septic Tanks	....	X
Transfer Stations	....	X
Waste Recycling Operations	....	X
Waste Treatment Detoxification	....	X
Other Land Disposal Area	....	X

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 | XX |
| b. Permits for emissions to the atmosphere. | Yes | ..... |
| | No | XX |
| c. Permits for any waste storage, waste treatment or waste disposal operation. | Yes | ..... |
| | No | XX |

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

Yes	.....
No	XX

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 | XX |
| b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. | Yes | XX |
| | No | ..... |

98599338

UNOFFICIAL COPY

- c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes
No XX

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 XX
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
- 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 XX

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 XX
No

b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site?

- Yes XX
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?

- X 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

98599338

UNOFFICIAL COPY

- ... materials including soils, pavement or other surficial materials
- ... Designation, by the IEPA or the IEMA, of the release as significant under the Illinois Chemical Safety Act
- X Sampling and analysis of soils
- X 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 XX

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

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: UNKNOWN

Type of business/ _____ or property usage _____

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:

UNKNOWN

98599338

UNOFFICIAL COPY

	YES	NO
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

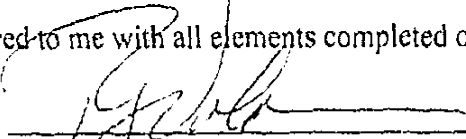
V. CERTIFICATION

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.


signature

Lisa Schoedel, Environmental Engineer
Shell Oil Products Company
As agent for Shell Oil Company

B. This form was delivered to me with all elements completed on July 1, 1998.


signature

R. J. Dold
Asset Management
On behalf of Equilon Enterprises, L.L.C.

98599338

UNOFFICIAL COPY

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

signature

type or print name
LENDER

Property of Cook County Clerk's Office

95599338

UNOFFICIAL COPY

EXHIBIT "A" COOK COUNTY, ILLINOIS

Tract 54. - 2013 N Laramie/Grand. Chicago, COOK, WIC 212-1544-6903
Tax Parcel # 13-33-223-048

Parcel 1

Lot 20 in Block 5 in Moran's Subdivision of parts of lots four (4) and seven (7) in the County Clerk's Division of the East Three Quarters (3/4) of Section 33, Township 40 North, Range 13, East of the Third Principal Meridian,

Parcel 2

Lots Twenty-three (23) and Twenty-four (24) in Block Five (5) in Moran's Subdivision of parts of Lots 4 and 7 (four and seven) in the County Clerk's Division of the East three quarters (3/4) of Section 33, Township 40 North, Range 13, East of the Third Principal Meridian, except the East two and seventy five one hundredths (2.75) acres of said Lot four (4),

Parcel 3

Lots 21 and 22 in Block 5 in Moran's Subdivision of Parts of Lots 4 and 7 in the County Clerk's Division of the East three-quarters (3/4) of Section 33, Township 40 North, Range 13, East of the Third Principal Meridian,

98599338

Parcel 4

THAT PART OF LOTS 23 AND 24 IN BLOCK 5 OF MORAN'S SUBDIVISION OF PART OF LOTS 4 AND 7 IN COUNTY CLERK'S DIVISION OF THE EAST THREE-QUARTERS (E. 3/4) OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 24, THENCE EASTERLY ALONG THE SOUTH LINES OF SAID LOTS 24 AND 23 A DISTANCE OF THIRTY-TWO FEET (32 FT.); THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT ON THE WEST LINE OF SAID LOT 24, SAID POINT BEING 7 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 24, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 24 A DISTANCE OF 7 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

together with all easements, rights, privileges and appurtenances thereto, all buildings, land improvements and personal property thereon, and all of Grantor's right, title and interest (if any) in all public ways adjoining the premises;