່ວາ ປັ່ງເ By County Recorder inin N days after the date any real property subject to the provisions of the County: Responsible Property Transfer Act of 1988 is transferred, or, upon recording of the deed, other instrument of conveyance, lease, mortgage or assignment of the beneficial interest Date: in an Illinois land trust, whichever occurs first, this completed disclosure document must Vol.: the recorded in the office of the recorder of the county in which such property is located, Doc. No.: and within 30 days after the date any real property subject to the provisions of the Rec'd. By: Page: Responsible Property Transfer Act is transferred, a copy thereof shall be filed with the Illinois Havironmental Protection Agency. ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY Subject to the Minols Responsible Property Transfer Act Seller: Northlake Development Company Net Lease Realty 1, Inc. Document No.: Property Identification: A. Property Address (include o'weship): 6615 West Grand Avenue, Chicago, Cook County, Illingia Permanent Real Estate Index No.: 13-31-204-001 and 13-31-205-032 B. Legal Description: Section 31 Township 40 N Range 31 E' Enter or attach current legal description in this area: 1998-09-03 16:58:44 Cook County Recorder Return to: repared by: James R. Clementi Name: Name: James R. Clementi Company: Northlake Development Company Northlake Development Company Company: 4104 North Harlem Avenue Address: Address: 4104 North Harlem Avenue City/State/Zip: Chicago, Illinois 60634 City/State/Zip: Chicago, Illinois 60634 The following information is provided pursuant to the Responsible Francty Transfer Act of 1988 1. Liability Disclosure Transferors and transferces 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. A. Property Characteristics: Lot Size: _____ Acreage: 2.074 approx. 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 Other (specify) v Store, office, commercial building II. Nature of Transfer X Yes No A. (1) Is this a transfer by deed or other instrument of conveyance? _____ Yes __x_ No (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust? _____Yes __X No (3) Is this a transfer by a lease exceeding a term of 40 years?



(4) Is this a transfer by a mortgage or collateral assignment of beneficial interest?

____ Yes <u>x</u> No

Ne III. Notificati	t Lease Realty I, Inc. 400 East South Street, Suite 500, Orlando, FLA 32802 on
	e Illinois Invironmental Protection Act, owners of real property may be held liable for costs related to the release of
hazardous sul	
1. Sec	tion 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 tracility or vessel from which there is a release or substantial threat of release of a hazardous substance;
ig.	(2) Any person who at the time of discostil, transport, storage or treatment of a hazardous substance owned or operated the facility or vessel use i for such disposal, transport, treatment or storage from which there was a release or substantial transfor a release of any such hazardous substance;
် <u>ဂ</u>	(3) Any person who by contract, agreement, or otherwise has arranged with another party or entity

2. Section 4(a) of the Act states:

hazardous substances; and

hazardous substance.

(1) Identify Transferor:

tained in this form:

Identify Transferee:

Northlake Developm arms and current address of transfe

to and address of trustee if this is a transfer of beneficial interest of a land trust

The Agency shall have the authority to provide notice to any person who ma / be liable pursuant to Section 22.2(f) of this Act for a release or a substantial threat of a release of a hall ardous substance. Such notice shall include the identified response action and an opportunity for such person to perform the response action.

for transport, storage, disposal or treatment of hazar do as substances owned, controlled or possessed by such person at a facility from which there is a release or substantial threat of a release of such

(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 substintial threat of a release of a

(2) Identify person who has completed this form on behalf of the transferor and who has knowledge of the information con-

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James R. Clemeti Northlake Development Company 4104 North Harlem Ave.,

Illinois 60634

Trust No.

(773)625-3060

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 nodec 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 three times, the amount of any costs incurred by the State of Illinois as a 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.

ided courteey of Altomeys' Title Gueranty Fund, inc

Tan Use of a clean-up contractor to remove or treat materials including soil, provement or other surficial materials.
yan Use of a clean-up change or to remove detrent materials including soil, proviment or other surficial materials.
Assignment of in-house maintenance staff to remove or treat materials including soils, pavement or other surficial
nuicrials.
No Designation, by the IEPA or the IESDA, of the release as "significant" under the Illinois Chemical Safety Act
Yes Sampling and analysis of soils. No. Temporary or more long term monitoring of aroundwater at or near the site.
No 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.
No Coping with fumes from subsurface storm drains or inside basements, etc.
No 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 Poliution Control Roard? Yes. • No.
10. Is the facility currently operating under a variance granted by the Illinois Poliution Control Board? Yes x No. 11. Is there any explanation needed for clarification of any of the above answers or responses?
11. Is there any explanation needed for clarification of any of the above answers of responses? USTR MRED TRANSPORT FROM the former Pride Truck Rental Property - Closure granted by the
Boil Exceration activities have been completed at the former Krone Discent Facility.
to remove exacted moils that exceed IRPA objectives. Reports available
B. Site Information Under Cther Ownership or Operation
1. Provide the following it formation 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: Krone Diecast and Pride Truck Rental
Type of business/or property usage: Matal Discart operations / truck and equipment rental
2. If the transferor has knowledge, indicate whether the following existed under prior ownerships, leaseholds granted by the
transferor, other contracts for management or '250 of the facilities or real property:
4
Yes No Landfill Yes No Injection Wells Yes No Wastewater Treatment Units
Yes No X Surface Impoundment Yes No X Wastewater Treatment Units Yes No X Septic Tanks
Yes No Waste Pile Yes No Transfer Stations
Yes No w Incinerator Yes No Waste Recycling Operations
Yes x No Storage Tank (Above Ground) Yes x No Storage Tank (Underground) Yes No Other Land Disposal Area
Yes X No Container Storage Area
V. Certification
_A. Based on my inquiry of those persons directly responsible for gathering the information. I certify that the information sub-
A. Based on my inquiry of those persons directly responsible for gathering the information, a certify that the information sub- mitted is, to the best of my knowledge and belief, true and accurate.
Times is, to the desired and belief, true and heelitate.
(Gnature)(s)
Noeth Like Development Company Translator(s) (type or print name) or an behalf of translator(s)
B. This form was delivered to me with all elements completed on19
Egnalure(s)
Transferee(s) (type or print name) or on behalf of transferee(s)
C. This form was delivered to me with all elements completed on19
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Lender Representative (type or print riame)
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IV. Environmental Information UNOFFICIAL COPY

•	Demistany	Information	During Current	Ownership	
л.	ROBULATORY	TUTOLITIERIOU	Dathix Chitchi	CAMBELDINE	,

1. Has the transferor ever conducted operations on the propertion transportation, treatment, storage or handling of "hazardous a Act? This question shall not be applicable for consumer goods amount, concentration and manner as they are sold to consumer mixing (other than paint mixing or tinting of consumer-sized coon the property.	substances" as defined by the Illinois is stored or handled by a retailer in th rs, provided that such retailer does not	Environmental Protection e same form, approximate engage in any commercial
an me property.	Remedial Activities Onl	v Yes y No
2. Has the transferor ever conducted operations on the property	which involved the processing, storag	or handling of petroleum.
other than that which was associated directly with the transfere	nr's vehicle usage?	
Other than that which was appointed an early with the transfer)	Yes y No
A Provide and the angles of the angles	manter which involved the generation	
3. Has the transferor ever conducted operations on the pro-	ad but the federal Because Conservation	i, transportation, storage,
treatment or disposal of "hazardous or special wastes," as defin	ed by the rederat Resource Conserva-	John and Recovery Act and
the Illinois Environmental Protection Act?		Y Yes No
4. Are there any of the following specific units (operating or clo	osed) at the property which are or wer	e used by the transferor to
manage waste, hazzadeus wastes, hazardous substances or peti		
Yes Nox i_radfill	Yes No H Injection Yes No Wustewar	Wells
Yes No x Surre Impoundment	Yes No y Wustewar	er Treatment Units
Yes No Land Treatment	Yes No y Septic Tut	iks
Yea No w Waste Pile	Yes No y Transfer S	tations
Ycs No v Incinerator	Yes No Y Waste Re	eveling Operations
Yes No x Storage Tank (Above Ground)	Yes No X Waste Tre	atment Detoxification
Yes x No Storage Tank (Underground)	Yes No Other Lar	d Disposal Area
Yes No x Container Storage A. ca		
If any of the above items are answered Yes and the transfer interest, attach a site plan which identifies the location of each to Agency along with this disclosure document. 5. Has the transferor ever held any of the following in regard to	unit, such site plan to be filed with the	I assignment of beneficial Environmental Protection
a. Permits for discharges of wastewater to waters of the State	c)	Yes <u>v</u> No Yes <u>v</u> No Yes <u>v</u> No
b. Permits for emissions to the atmosphere.	46	Yes No
c. Permits for any waste storage, waste treatment or waste di	isposal operation.	Yes y No
6. Has the transferor had any wastewater discharges (other the		
treatment works?		Y Yes No
7. Has the transferor taken any of the following actions relative		
a. Prepared a Chemical Safety Contingency Plan pursuant to	the Illinois Chemical Sufety Act	Yes x No
b. Filed an Emergency and Hazardous Chemical Inventory I	Form pursuant to	
the federal Emergency Planning and Community Right to K		Yes v No
c. Filed a Toxic Chemical Release Form pursuant to the fed		
	erai Emergency i ianumg	Yes v No
and Community Right to Know Act of 1986.		76 168
8. Has the transferor or any facility on the property been the su	ibject of any of the following State	
or federal governmental actions?		0
a. Written notification regarding known, suspected or allege	d contamination on or emanating	C
	a contamination on or chiamana.	Yes No
from the property.	st - Dellusia- Cartaal Banad for	
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 <u>x</u> No
c. If item b was answered by checking Yes, then indicate who	ether or not the final order or	
decrea 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		57. N
substances or petroleum as required under State or federal !		Ycs 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	e following actions or events been	· W
essociated with a release on the property?	J	

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

THAT PART OF LOT 1 LYING NORTH OF A LINE DRAWN 10 FEET SOUTH OF AND PARALLEL WITH THE SOUTH FACE OF THE BRICK WALL OF A ONE STORY BRICK BUILDING SAID LINE BEING 220 18 FRET SOUTH OF THE NORTH LINE OF SAID LOT 1, AS MEASURED ON THE WEST LINE THEREOF DRAWN TO A POINT 220 FEET SOUTH OF SAID NORTH LINE OF SAID LOT 1. EXTENDED TO THE EAST LINE OF SAID LOT 1 IN OWNER'S DIVISION OF THAT PART OF THE EAST 400 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31. TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD AND SOUTHERLY OF THE CENTER LINE OF GRAND AVENUE EXCEPTING THEREFROM THAT PART OF THE EAST 50 FEET THEREOF DEEDED TO THE CHICAGO SUBURBAN PAIL ROAD, IN COOK COUNTY, ILLINOIS

PARCEL 2

PERPETUAL EASEMENT APPURTENANT TO AND FOR THE USE AND BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT DATED NOVEMBER 30, 1944 AND RECORDED DECEMBER 8, 1944 AS DOCUMENT 13411611 AND ALSO CREATED BY EASEMENT GRANT IN WARRANTY DEED MADE BY DAVIES SUPPLY COMPANY TO CHICAGO METALS COMPANY SHEET AND STRIP STEEL DIVISION, DATED AUGUST 28, 1946 AND RECORDED AUGUST 29, 1946 AS DOCUMENT 13880789, OVER THE NORTH 20 FEET CF THE EAST 262 FEET LYING SOUTH OF AND ADJOINING THE SOUTH 10 FEET OF THE EAST 262 FEET OF PARCEL 1 FOR PURPOSES OF INGRESS AND EGRESS THEREFROM, IN COOK COUNTY, ILLINOIS.

PARCEL 3

LOT 1 IN ROBERT VOLK'S SUBDIVISION OF THE EAST 1/2 OF LOT 1 AND LOTS 2 AND 10 IN RUTHERFORD'S OAK PARK AVENUE AND FULLERTON AVENUE SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31 TOWNSHIP 40 NORTH, RANGE 13. EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 1927 AS DOCUMENT NUMBER 9836413, IN COOK COUNTY, ILLINOIS SOFFICO

Common street address	5. 6801-47 West Grand Avenue 2371-79 North Normandy Avenue
P.I.N.	13-31-204-001 and 13-31-205-032