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COOK COUNTY
RECORDER

98907871

2203/0001 47 002 Page 1 of 8
1998-10-09 09:40:10
Cook County Recorder 35.50

PREPARED BY:

JESSE WHITE
BRIDGEVIEW OFFICE



Name: Sparks Computerized Car Care

Address: 9276 W. 159th St.
Orland Park, Illinois 60462

RETURN TO:

Name: Kamal Khuntia



Address: 9276 W. 159th St., Orland Park, Illinois 60462

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.

Illinois EPA Number: 0312315069

LUST Incident No.: 970908

Kamal Khuntia, the owner and operator, whose address is 9276 W. 159th Street, Orland Park, Illinois, has performed investigative and/or remedial activities for the site that can be identified by the following:


1. Legal description or Reference to a Plat Showing the Boundaries: A parcel of property located in the east 1/2 of the southwest 1/4 of Section 15, Township 36 North, Range 12 East of the Third Principal Meridian described as follows: Commencing at the southwest corner of the East 1/2 of the Southwest 1/4 of said Section 15; thence North 0 degrees 00 minutes 18 seconds East along the West line of the East 1/2 of the Southwest 1/4 of said Section 15 (also the center line of 94th Avenue) for a distance of 64.99 feet to a point; thence South 89 degrees 38 minutes 48 seconds East along a line parallel to the South line of the East 1/2 of the Southwest 1/4 of said Section 15 for a distance of 50.00 feet to a point (said point lying on the East right-of-way line of 94th Avenue per document number 70L16926); thence South 44 degrees 41 minutes 27 seconds east along the said right-of-way line of 94th Avenue for a distance of 21.21 feet to the right-of-way line 159th Street per document number 70L16926; thence South 89 degrees 44 minutes 09 seconds East along the North right-of-way line of 159th Street for a distance of 776.69 feet to a point in line lying 500.00 feet West of and parallel the East line of the Southwest 1/4 of said Section 15 at the point of beginning; thence North 0 degrees 00 minutes 45 seconds East along the said 500.00 feet West of and parallel to the said East line Southwest 1/4 of Section 15 for a distance of

Leaking Underground Storage Tank Environmental Notice

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398.78 feet to a point in a line lying 450.00 feet North of and parallel to the South line of the East ½ of the Southwest ¼ of said Section 15; thence South 89 degrees 38 minutes 48 seconds East along the said line lying 450.00 feet North of and parallel to the said South line of the East ½ of the Southwest ¼ of Section 15 for a distance of 250.00 feet to a line 250.00 feet West of and parallel to the East line of the Southwest ¼ of said Section 15; thence South 0 degrees 00 minutes 45 seconds West for a distance of 393.38 feet to the North right-of-way line of 159th Street for a distance 172.05 feet; thence South 0 degrees 02 minutes 12 seconds West continuing along the North right-of-way line of 159th Street for a distance of 5.00 feet; thence North 89 minutes 09 seconds west continuing along the North right-of-way line of 159th Street for a distance of 77.92 feet to the point of beginning, in Cook County, Illinois.

2. Common Address: 9276 W. 159th Street, Orland Park, Illinois
3. Real Estate Tax Index/Parcel Index Number: 27-15-301--018-0000
4. Site Owner: Kamal Khuntia
5. Land Use Limitations: There are no land use limitations.
6. See the attached No Further Remediation Letter for other terms.

HAA: SJ:  983156.WPD

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 1st day of January, 2020.

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

FEB 24 1998

CERTIFIED MAIL

P344295376

Mr. Kamal Khuntia
9276 W. 159th St.
Orland Park, Illinois 60462

Re: LPC #0312315039 -- Cook County
Orland Park/Sparks Computerized Car Care
9276 West 159th Street
LUST Incident No. 970908
LUST Technical File

Dear Mr. Khuntia:

The Illinois Environmental Protection Agency ("Illinois EPA") has reviewed the closure report submitted for the above-referenced incident. This information was dated December 5, 1997; was received by the Agency December 17, 1997; and was prepared by Alex Environmental Inc.

The Corrective Action Completion Report and the Professional Engineer Certification submitted pursuant to 35 Illinois Administrative Code Section 732.300(b)(1) and Section 732.409(b) indicate that the remediation objectives set forth in 35 Illinois Administrative Code Section 732.408 have been met.

Based upon the certification by William Maines, a Registered Professional Engineer of Illinois, and pursuant to Section 57.10 of the Environment Protection Act ("Act") (415 ILCS 5/57.10), 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. Pursuant to Section 57.10(d) of the Act, this Letter shall apply in favor of the following persons:

1. Kamal Khuntia;
2. The owner and operator of the UST(s);

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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 within 45 days of its receipt as a single instrument with the Office of the Recorder or Registrar of Titles in the County where the above-referenced site is located. 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 Tiered Approach to Corrective Action Objectives (TACO, 35 Illinois Administrative Code Part 742) rules.
2. As a result of the release from the underground storage tank(s) associated with the above-referenced incident, the site described in the attached Leaking Underground Storage Tank

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Environmental Notice of this Letter shall not be used in a manner inconsistent with the following land use limitation: There are no land use limitations.

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.
Engineering: 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 establish, operate, and maintain controls in full compliance with the Environmental Protection Act, applicable regulations, and the approved corrective action plan 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
Attention: Freedom of Information Act Officer
Bureau of Land - #24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

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8. Pursuant to Section 57.10(e) of the Act (415 ILCS 5/57.10(e)), should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the current title holder and to the owner or operator at the last known address. The notice shall specify the cause for the avoidance, explain the provisions for appeal, and describe the facts in support of this cause. Specific acts or omissions that may result in the avoidance of this Letter include, but shall not be limited to:
- a) Any violation of institutional controls or industrial/commercial land use restrictions;
 - 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.

Within 35 days after the date of mailing of this final decision, the owner or operator may petition for a hearing before the Illinois Pollution Control Board (Board) to contest the decision of the Illinois EPA. (For information regarding the filing of an appeal, please contact the Board at 312/814-3620.) However, the 35-day period for petitioning for a hearing may be extended for a period of time not to exceed 90 days by written notice provided to the Board from the owner or operator and the Illinois EPA within the 35-day initial appeal period. (For information regarding the filing of an extension, please contact the Illinois EPA's Division of Legal Counsel at 217/782-5544.)

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

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If you have any questions or need further assistance, please contact Steve Jones at 217/782-6762.

Sincerely,

Hernando A. Albarracin

Hernando A. Albarracin

Unit Manager

Leaking Underground Storage Tank Section

Division of Remediation Management

Bureau of Land

HAA: SJ:bjh\983155.WPD

Attachments: Leaking Underground Storage Tank Environmental Notice
Environmental Notice
Property Owner Certification of NFR Letter

cc: Alex Environmental Inc.

Property of Cook County Clerk's Office

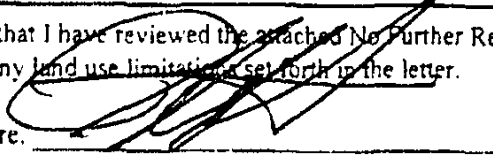
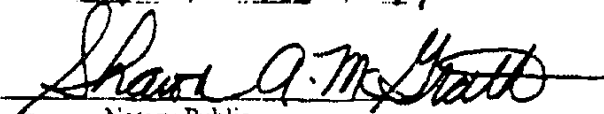
PROPERTY OWNER CERTIFICATION OF NFR LETTER

If the UST owner/operator is not the sole owner of the remediation site, include the full legal name, title, the company, the street address, the city, the state, the ZIP code, and the telephone number of all other property owners. Include the site name, street address, city, ZIP code, county, Illinois Inventory I.D. number and real estate tax index/parcel index number. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below.

A duly authorized agent means a person who is authorized by written consent or by law to act on behalf of a property owner including, but not limited to:

1. For corporations, a principal executive officer of at least the level of vice-president;
2. For a sole proprietorship or partnership, the proprietor or a general partner, respectively; and
3. For a municipality, state or other public agency, the head of the agency or ranking elected official.

For multiple property owners, attach additional sheets containing the information described above, along with a signed, dated certification for each. All property owner certifications must be recorded along with the attached NFR letter.

Property Owner Information	
Owner's Name: <u>Peter T. Kitchin</u>	
Title: <u>MANUFACTURERS BANK, Formerly known as US Bank, U/I/A</u>	3426
Company: _____	
Street Address: <u>13255 Southwinds Hwy</u>	
City: <u>Orland Park</u>	State: <u>IL</u> Zip Code: <u>60462</u> Phone: <u>708-448-3500</u>
Site Information	
Site Name: <u>Sparks</u>	
Site Address: <u>9276 W. 159 ST.</u>	
City: <u>Orland Park</u>	State: <u>IL</u> Zip Code: <u>60462</u> County: <u>COOK</u>
Illinois Inventory ID Number: _____	
Real Estate Tax Index/Parcel Index No. <u>27-15-301-0180000</u>	
I hereby certify that I have reviewed the attached No Further Remediation Letter, and that I accept the terms and conditions and any land use limitations set forth in the letter.	
Owner's Signature: 	Date: <u>11/20/97</u>
SUBSCRIBED AND SWORN TO BEFORE ME this <u>26</u> day of <u>NOV</u> , 19 <u>97</u>	
 Notary Public	<div style="border: 2px dashed black; padding: 5px; width: fit-content; margin: auto;"> <p style="text-align: center;">"OFFICIAL SEAL" SHARON A. McGRATH Notary Public, State of Illinois My Commission Expires 1/31/2001</p> </div>

If the Remediation Applicant is not also the owner of the remediation site, disclosure of this information is required for the No Further Remediation Letter to be effective under the Leaking Underground Storage Tank Program. Failure to do so may void the NFR Letter. This form has been approved by the Forms Management Center. All information submitted to the Leaking Underground Storage Tank Program is available to the public except when specifically designated by the Remediation Applicant to be treated confidentially as a trade secret or secret process in accordance with the Illinois Compiled Statutes, Section 7(a) of the Environmental Protection Act, applicable Rules and Regulations of the Illinois Pollution Control Board and applicable Illinois EPA rules and guidelines.

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