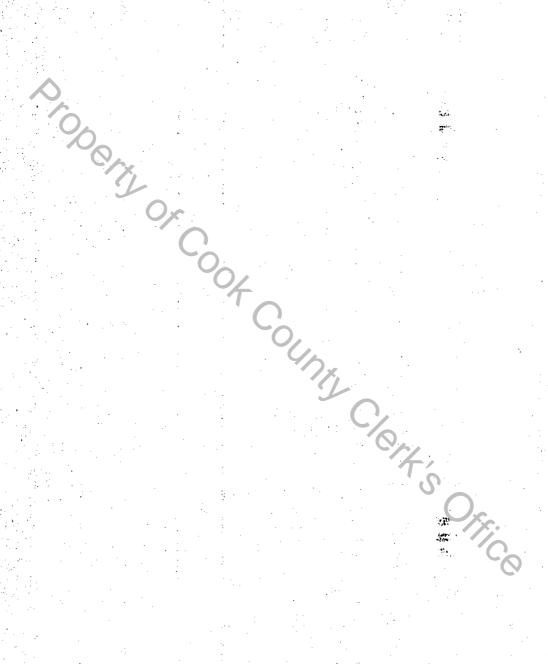


ENVIRONMENTAL DISCLOSURE DOCUMENT 15052 Page 1 of FOR TRANSFER OF REAL PROPERTAT/0093 21 001 1998-02-11 16:15:40

(CO) - C-11	in the property of the propert	-	Cook County		- 55.50
	The following information is provided pursuant to the Responsible Property Transfer Act of 1988		For Use By County Recorder's Office		
Seller:	Duraco, Inc.			Office	
Buyer: _	The Clare Group, Ltd. / North Kushing LL		County	•	
			Date		
Docume	ent No.:		Doc. No.		
19.30			Vol	Page _	
, 50	OPPOTY INCIPIEIO (TION)		Rec'd by: _	·	
	OPERTY IDENTIFICATION: Address of property: 1025 W. North Avenue	Chicago			
	Street	City or Village 17-05-206-011			Townshi
	Permanent Real Listate Index No.: 17-05-206-002 17-05-206-003	17-05-206-012		•	
B.	Legal Description. 17-05-206-004				
	Section 5 Township 39 North	Range	14 E		
	Enter or attach current legal de cription in this area:				
	See legal descrpition attached here	to as Exhibit A	and made	a part he	reof
	bad adjua debergated head here			. a paco	
•	04				
-	· C				
		OUNX			
		4/2"			
	Data001 #1101				
Pre	pared by: By: Steven Yacyshyn, VP	Return to:		name	
<i>)</i>	1025 W. North Avenue Chicago, Illinois 60622		<u></u>		
)	address			address	
	LIABILITY D	ISCLOSURE	7.0		
' Trai	nsferors and transferees of real property are advised that their		urol of such r	roperty may ren	der them liabl
for any o	environmental clean-up costs whether or not they caused or cor	tributed to the presence	e of environm	າວາເຂົ້າproblems ເ	issociated wit
the prop	perty.				
C.	Property Characteristics:			0	
ŀ	Lot Size 103,448 S.F. Acreage	2.37484			
~	Check all types of improvement and uses that pertain to the	property:			
•	Apartment building (6 units or less)	X Industr	ial building		
	Commercial apartment (over 6 units)	Farm,	with building	s	
	Store, office, commercial building	Other,	specify		
II. NA	TURE OF TRANSFER:			V	n Na
•				Yo	es No
A .	(1) Is this a transfer by deed or other instrument of conveya				,
A.	(2) Is this a transfer by assignment of over 25% of beneficia	al interest of an Illinois	land trust?	٠	
_	(3) A lease exceeding a term of 40 years?				
	(4) A mortgage or collateral assignment of beneficial interest	st?			



UNOFFICIAL COPSY16062 Page 2 of 5

B. (1) Identify Transfer	feror:
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Duraco, Inc., 1025 W. North Avenue, Chicago, Illinois 60622

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:

Steven Yacyshyn, V.P., 1025 W. North Ave., Chicago, Illinois 60622 312/943-2700
Name, Position (if any), and address
Telephone No.

C. Identify Transferee: The Clare Group, Ltd., 400 West Huron, Chicago, Illiois 60610

III. NOTIFICATION

Under the Illinois en ironmental 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 hazardus 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 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 substruce: 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 pure uant 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 ewice 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

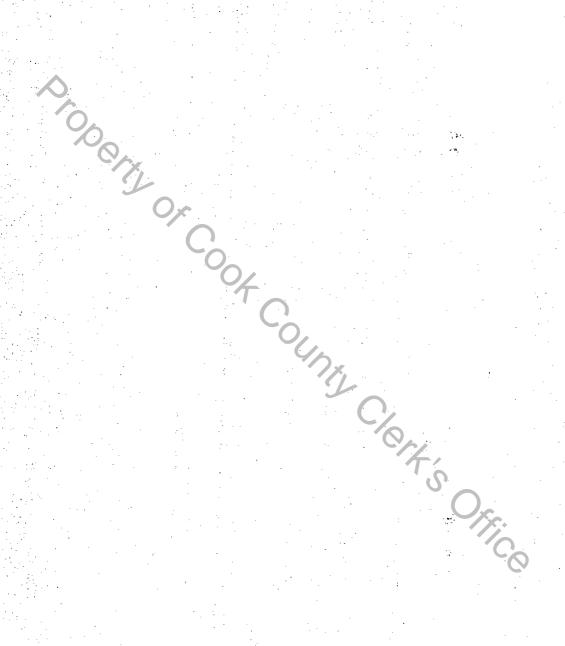
Regulatory Information During Current Ownership

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 X 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 ____



UNOFFICIAL COPSY 5052 Page 3 of 5 3. Has the transferor ever conducted operations on the property which involved the generation, transportation, storage, treatment or possel of "bearingtons or expecial waster", as defined by the folder! Beauty of Constant of Recovery 100 Marketing 100 Marketing

Page	7	of	5
raue	J	UI	J

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: X Injection Wells X Surface Impoundment X Surface Impoundment X Supple Tanks X Transfer Stations X Master Pile I Transfer Stations X Transfer Stations X Master Pile I Transfer Stations X Master Recycling Operations Waster Recycling Operations X Master Treatment Detoxification X Master Treatment	-disposal of "hazardous or special wastes", a mental Protection Act?		•	Act and the	Illinois l	Environ-
manage waste, hazardous wastes, hazardous substances or petroleum? YES NO Landfili X						
Surface Impoundment X Waste Pile AT Transfer Stations Name Pile AT Transfer Stations Name Comparison N	4. Are there any of the following speci- manage waste, hazardous wastes, hazardous	s substances or petroleum?	sed) at the property which are or w	ere used by		
Surface Impoundment X Wastewater Treatment Units X X	London.		Talastian Walls		YES	
Land Treatment X Septic Tanks X Tansfer Stations X X	•		•	-		
Waste Pile Incinerator Inciner				-		
Incinerator Storage Tank (Above Ground) X Waste Recycling Operations Waste Treatment Detoxification Ax Ordinarer Storage Area If there are "YES" answers to any of the above items and the transfer is other than a mortgage or colluteral assignment of beneficial interest, attach as ite plan which identifies the location of each unit, such site plan to be filed with the Environmental Protection Agency along with this disclosure doceanese. 5. Has the transferor ever field any of the following in regard to this real property? a. Permits for discharges of waste wive to waters of the State. b. Permits for emissions to the atmosphere. c. Permits for emissions to the atmosphere. c. Permits for any waste storage, waste treatment or waste disposal operation. 6. Has the transferor taken any of the following actions relative to this property? a. Prepared a Chemical Safety Contingency Plan pushwar to the Illinois Chemical Safety Act. b. Filed an Emergency and Hazardous Chemical Inveneus form pursuant to the federal Emergency Planning and Continuity Right-to-Know Act of 1986. c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Continuity Right-to-Know Act of 1986. 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 of or emanating from the property. b. Filing an environmental enforcement case with a court or the Pollution Control foars for which a final order or consent decree was entered. c. If item b. was answered by checking Yes, then indicate whether or not the final order or consent decree was entered. c. If the answers to questions (a) and (b) are Yes, have any of the following actions or events been associated with a release or petroleum as required under State or federal laws? b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this s			•	-		
Storage Tank (Above Ground) X						
Storage Tank (Underground) Container Storage Area X Other Land Disposal Area X Container Storage Area 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 doctore in the transfer or the fore protection of each unit, such site plan to be filed with the Environmental Protection Agency along with this disclosure doctore in the transfer or the cary of the following in regard to this real property? a. Permits for emissions to the atmosphere. b. Permits for emissions to the atmosphere. c. Permits for any wasts storage, waste treatment or waste disposal operation. 6. Has the transferor had any wastewater discosages (other than sewage) to a publicly owned treatment works? 7. Has the transferor taken any of the following actions cleative to this property? a. Propared a Chemical Safety Contingency Plan persoant to the Illinois Chemical Safety Act. b. Filed an Emergency and Hazardous Chemical Invances of our pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. 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 from the property. b. Filing an environmental enforcement case with a court or the Pollution Control soard for which a final order or consent decree was entered. 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. 9. Environmental Releases During Transferor's Ownership a. Has any situation occurred at this site which resulted in a reportable "re		- - - * (64)		_		
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a. Prepared a Chemical Safety Contingency Plan personal to the Illinois Chemical Safety Act. b. Filed an Emergency and Hazardous Chemical Inventory form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. 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. b. Filing an environmental enforcement case with a court or the Pollution Control Soare for which a final order or consent decree was entered. 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. 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? b. Have any hazardous substances or petroleum, which were released, come into direct contact with the ground at this site? 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? Lise 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 grounds are or near the site—Impaired usage of an on-site or nearby water well because of offensive characteristics of the water—Coping with funes from subsurface storm drains or inside basements, etc. Signs of substances		llaurina a siana miativa ta	this area and the	103	_ 140	
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11. Is there any explanation needed for clarification of any of the above answers or responses?	Control Board?			Yes	. No_	×
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Property or Cook County Clerk's Office

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B. SITE INFORMATION UNDER			
		any entity or person the transferor leases	I the site to or otherwise
contracted with for the management of the	he site or real property:		
Name North Ave. building	ng owned by American	Sanitary Reg. (Sam Dry), r	ented to
Price Bros Man	ufactured signs for d	lisplay field; Warehouse ow	ned by
Frankel Furniture	- Storage of furnitu	are for their retail stores	
		والمراقب والموافقة والمراجبة والمتافية والمراجبة والمراقب الموافوة ليوافون ويوافون والواقوا والمواقية	
	indicate whether the following r use of the facilities or real pro	existed under prior ownerships, leaseho	olds granted by the trans-
• 10:11	YES NO X	Inication Wells	YES NO
Landfill	X	Injection Wells Wastewater Treatment Units	X
Surface Impoundment	X	•	X
Land Treatment	X .	Septic Tanks Transfer Stations	×
Waste Pile	X		X
Incinerator		Waste Recycling Operations Waste Treatment Detoxification	×
Storage Tank (Above Ground)	X		X
Storage Tank (Underground) Container Storage Area	<u>x</u>	Other Land Disposal Area	
A. Based on my inquiry of those pois, to the best of my knowledge and beli	ersons directly responsible for givef, true and accurate.	signature Steven Yacyshyn, V.P. type or print name TRANSFEROR OR TRANSFERORS (or on be	
B. This form was delivered to me w	with all elements completed on	CO CO	
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C. This form was delivered to me v	with all elements completed on	.//	Co

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type or print name
LENDER

(Ch. 30, par. 906)

Stopenty of County Clerk's Office

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

Lot 6 (except the north westerly 5.8 feet thereof and excepting also the north easterly 12 feet thereof) and all of Lots 7, 8, 9 and 10 (excepting the north east 12 feet of all of said Lots 7 to 10, inclusive) in Block 37 in Chicago Land Company's Resubdivision of Blocks 36, 37, 46, 47, 48, 55, 55, 63, 70, 71, 74 and 84 together with Lot 1 in Block 50, all in Elston's Addition to Chicago in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Minois.

Parcel 2:

Lot 3 and that part of Lots 1 and 2 lying East of a line drawn perpendicular to the north line of said lots through a point, 114.56 feet east of the north west corner of said Lot 1; all of Lots 4 and 5; the northwesterly 5.80 feet of Lot 6; the northeasterly 12 feet of Lot 6 (except the northwesterly 5.80 feet thereof) and the northeasterly 12 feet of Lots 7, 8, 9 and 10, all in Block 37 in Chicago Land Company's Resubdivision of Blocks 36, 37, 46, 47, 48, 55, 56, 62, 63, 70, 71, 74 and 84, together with Lot 1 in Block 50, all in Elston's Addition to Chicago in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property address: 1025 W. North Avenue

Chicago, Illinois

Permanent Index Nos.: 17-05-206-002

> 17-05-206-003 17-05-206-004 17-05-206-011

17-05-206-012

NNNTC

222 N. Lasalle St. Chicago IL. 60601 Atten: Tommi. Johnson

Property of Coot County Clark's Office