

# UNOFFICIAL COPY

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6531/0059 63 001 Page 1 of 12  
1999-07-22 10:47:52  
Cook County Recorder 43.00



99700797

## ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

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7822593, 655, 22

12

The following information is provided pursuant to the Responsible Property Transfer Act of 1989:  
Seller: Grant Hospital Corporation  
Buyer: Edgewater Grant Property Company  
Document No.: \_\_\_\_\_

For Use By County \_\_\_\_\_  
Recorder's Office \_\_\_\_\_  
County \_\_\_\_\_  
Date \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_  
Rec'd by: \_\_\_\_\_

### I. PROPERTY IDENTIFICATION

A. Address of property: 551 West Grant Place Chicago  
Street City of Village Township

Permanent Real Estate Index No.: See attached Exhibit A

B. Legal Description:  
Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Enter or attach current legal description in this area:

See attached.

Prepared by: Rich West name Return to: Margot Wickman-Bennett name  
Grant Hospital address Kutak Rock address  
551 West Grant Place 1650 Farnam Street  
Chicago, Illinois 60630 Omaha, Nebraska 68012-2186

**BOX 333-CTI**

## 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 3.03

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

- |   |   |
|---|---|
| <input type="checkbox"/> Apartment building (6 units or less) | <input type="checkbox"/> Industrial building  |
| <input type="checkbox"/> Commercial apartment (over 6 units)  | <input type="checkbox"/> Farm, with buildings |
| <input type="checkbox"/> Store, office, commercial building   | <input type="checkbox"/> Other, specify _____ |

**II. NATURE OF TRANSFER:**

- |  | Yes      | No       |
|--|----------|----------|
| A. (1) Is this a transfer by deed or other instrument of conveyance?                               | <u>X</u> | _____    |
| (2) Is this a transfer by assignment of over 25% of beneficial interest of an Illinois land trust? | _____    | <u>X</u> |
| (3) A lease exceeding a term of 40 years?  | _____    | <u>X</u> |
| (4) A mortgage or collateral assignment of beneficial interest?                                    | _____    | <u>X</u> |

**B. (1) Identify Transferor:**

Grant Hospital Corporation, 6370 N. Scottsdale Road, Scottsdale, AZ 85253  
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:**

Rich West, Administrator (773) 883-3800  
Name, Position (if any), and address Telephone No.

**C. Identify Transferee: Edgewater Grant Property Company**

\_\_\_\_\_  
Name and Current Address of Transferee

**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.

**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 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;
- (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 of 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

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(4) Any person who accepts or accepted any hazardous substance 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 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."

5. The test of the statutes set out above is subject to change by amendment. Persons using this form may update it to reflect changes in 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 X 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 X 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		YES	NO
Landfill	<u>    </u>	<u>X</u>	Injection Wells	<u>    </u>	<u>X</u>
Surface Impoundment	<u>    </u>	<u>X</u>	Wastewater Treatment Units	<u>    </u>	<u>X</u>
Land Treatment	<u>    </u>	<u>X</u>	Septic Tanks	<u>    </u>	<u>X</u>
Waste Pile	<u>    </u>	<u>X</u>	Transfer Stations	<u>    </u>	<u>X</u>
Incinerator	<u>    </u>	<u>X</u>	Waste Recycling Operations	<u>    </u>	<u>X</u>
Storage Tank (Above Ground)	<u>    </u>	<u>X</u>	Waste Treatment Detoxification	<u>    </u>	<u>X</u>
Storage Tank (Underground)	<u>X</u>	<u>    </u>	Other I and Disposal Area	<u>    </u>	<u>X</u>
Container Storage Area	<u>X</u>	<u>    </u>			

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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
  - b. Permits for emissions to the atmosphere. Yes  No\_\_
  - c. Permits for any waste storage, waste treatment or waste disposal operation. Yes\_\_ No
6. Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treatment works? Yes\_\_ No
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
  - b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the Federal Emergency Planning and Community Right-to-Know Act of 1986. Yes\_\_ No
  - c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes\_\_ No
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\_\_ 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\_\_ No
  - 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
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\_\_ 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 following actions or events been associated with a release on the property?
    - \_\_\_\_\_ 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 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 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 inmediately adjacent to the site
10. Is the facility currently operating under a variance granted by the Illinois Pollution Control Board? Yes\_\_ No
11. Is there any explanation needed for clarification of any of the above answers or responses? None

Detailed environmental information has been disclosed to the transferee in a Phase I Environmental Site Assessment Report dated April 15, 1998

## 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: None

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Name: \_\_\_\_\_

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:

	YES	NO		YES	NO
Landfill	—	<u>X</u>	Injection Wells	—	<u>X</u>
Surface Impoundment	—	<u>X</u>	Wastewater Treatment Units	—	<u>X</u>
Land Treatment	—	<u>X</u>	Septic Tanks	—	<u>X</u>
Waste Pile	—	<u>X</u>	Transfer Stations	—	<u>X</u>
Incinerator	—	<u>X</u>	Waste Recycling Operations	—	<u>X</u>
Storage Tank (Above Ground)	—	<u>X</u>	Waste Treatment Detoxification	—	<u>X</u>
Storage Tank (Underground)	<u>X</u>	—	Other Land Disposal Area	—	<u>X</u>
Container Storage Area	<u>X</u>	—			

Property of Cook County Clerk's Office

V. CERTIFICATION

A. Based on my inquiry of those persons directly responsible for gathering information, I certify that the information submitted is, to the best of my knowledge and belief, true and accurate.

Paul R Tuft  
signature

PAUL R. TUFT, Grant Hospital Corporation  
type or print name

TRANSFEROR **OR** TRANSFERORS (or on behalf of Transferor)

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

June 10, 1999

[Signature]  
signature

Henry Zeisel  
type or print name

TRANSFEEE **OR** TRANSFEEES (or on behalf of Transferee)

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

\_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_  
signature

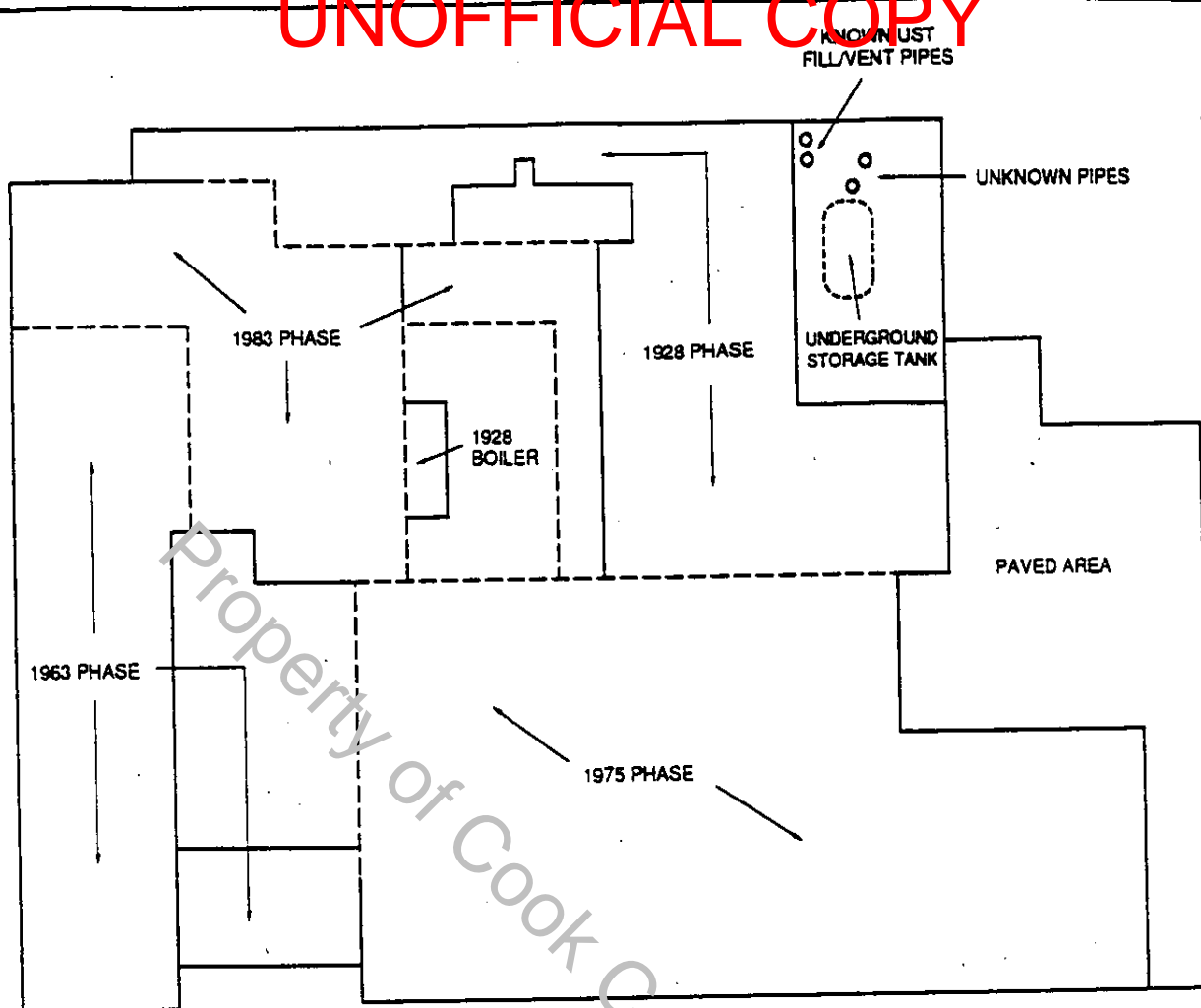
\_\_\_\_\_  
type or print name

LENDER

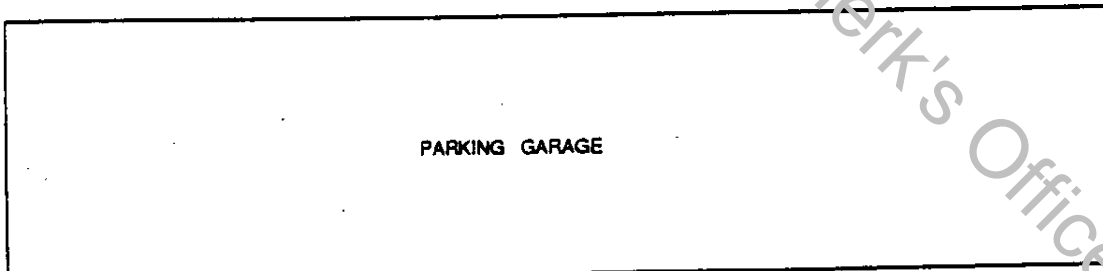
Property of Cook County Clerk's Office

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LINCOLN AVENUE



WEBSTER STREET



**SOURCE:**

- FME field observations.

**NOTE:**

- All dimensions and locations are approximate.



**SITE PLAN**

NOT TO SCALE

GRANT HOSPITAL  
550 WEBSTER STREET  
CHICAGO, ILLINOIS

COLUMBIA HEALTHCARE

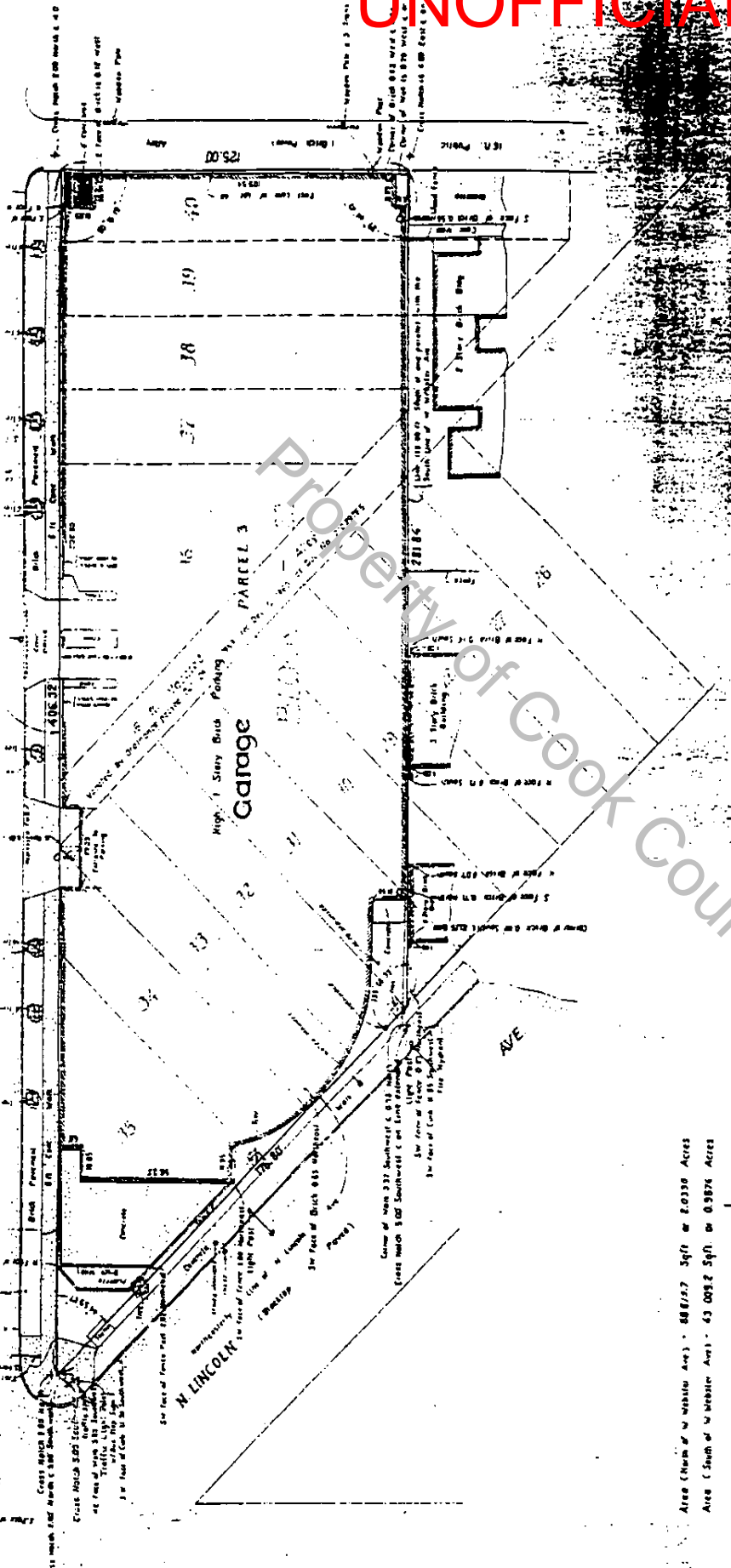
November 1993

Job No.: 0893-8817-001

**FIGURE 2**



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Property of Cook County Clearing

Area (North Webster Ave) - 488,127 Sqft or 20.339 Acres  
 Area (South Webster Ave) - 43,092 Sqft or 0.9876 Acres

To: Chicago Title Insurance Company  
 From: Good Hospital of Chicago  
 To: Cook County, Illinois  
 And to: American National Bank, Bank Co. of Chicago, or their assigns  
 This is to certify that the above described premises are to be sold and the proceeds therefrom are to be paid to the order of the Cook County Treasurer for the purpose of the purchase of the premises described herein by the Cook County Board of Supervisors in accordance with the provisions of the Act of the General Assembly of the State of Illinois, approved March 26, 1907, known as 'An Act to Provide for the Redemption of Tax Delinquent Property'.

Witness my hand and the seal of the Board of Supervisors of Cook County, Illinois, this 26th day of April, 1925.

W. J. [Signature]  
 Board of Supervisors of Cook County, Illinois  
 Notary Public for Cook County, Illinois



H. LARRABEE

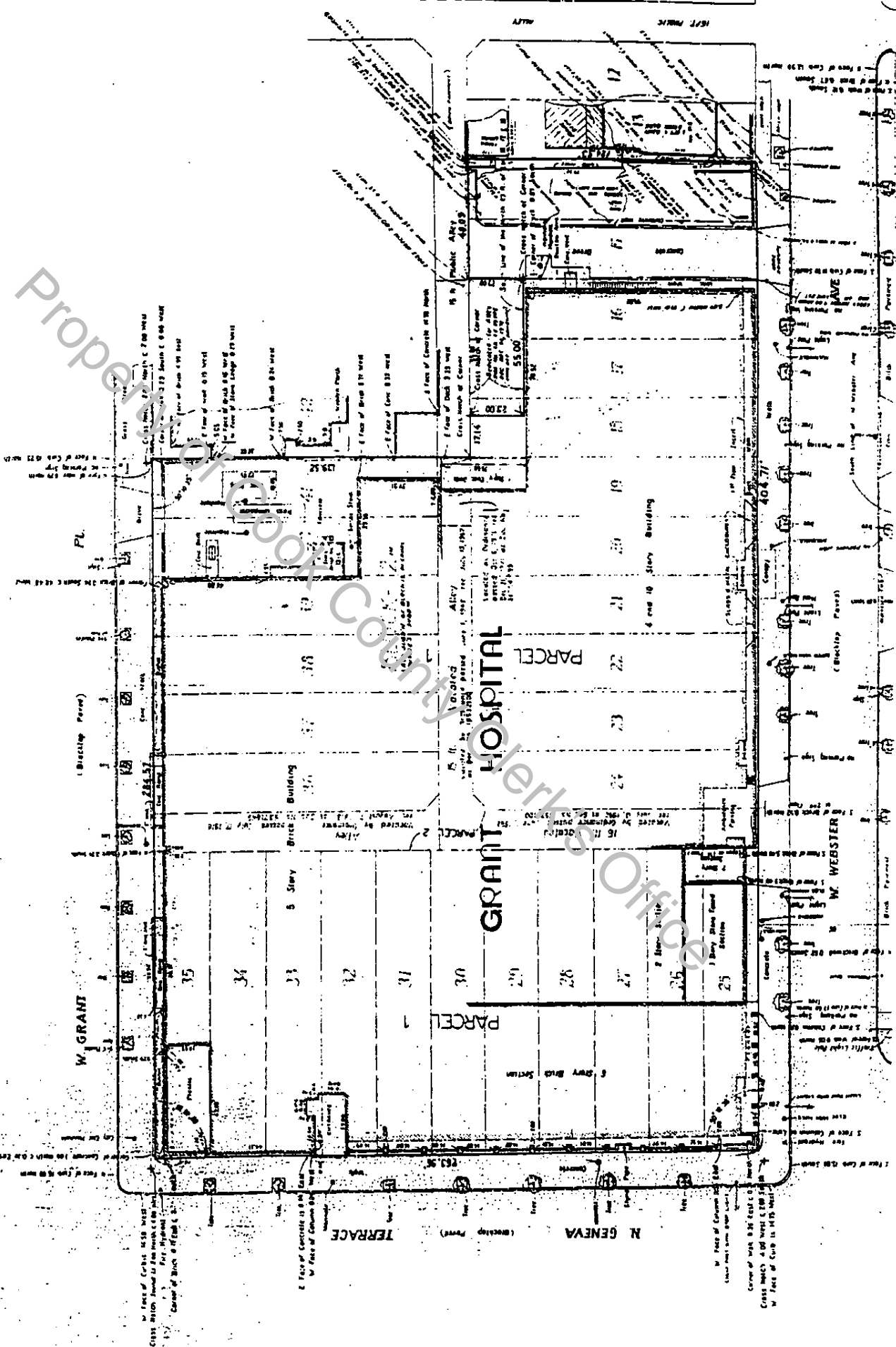


SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Town of 351 W. Grant St., Chicago, Illinois  
Site for Building and Annex  
Location for Hospital, Grant Hospital, Chicago  
Location for Grant Hospital of Chicago



Property of Chicago Office

## EXHIBIT A

## Legal Description

## PARCEL 1:

LOTS 14 THROUGH 41 (BOTH INCLUSIVE) EXCEPT THE NORTH 23.00 FEET OF SAID LOTS 16 AND 17, AND ALSO EXCEPT THAT PART OF THE NORTH 23.00 FEET OF LOT 18 LYING EAST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 16 IN BLOCK 2 IN LAYS SUBDIVISION OF BLOCK 12 IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALL OF THE NORTH AND SOUTH PUBLIC ALLEY NOW VACATED LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 25 TO 35, INCLUSIVE AND ALL OF THE EAST AND WEST PUBLIC ALLEY NOW VACATED LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 19 TO 24, INCLUSIVE AND NORTHWESTERLY OF AND ADJOINING THE NORTHWESTERLY LINE OF LOT 24, EXCEPT THAT PART OF SAID ALLEY LYING EAST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 41 TO THE NORTHEAST CORNER OF LOT 19, IN BLOCK 2 IN LAYS

## PARCEL 2:

A TRACT OF LAND 125 FEET IN WIDTH, CONTAINING ALL OF LOTS 32, 33, 34, 35, 36 AND PART OF LOTS 26, 27, 28, 29, 30, 31, 37, 38, 39 AND 40, AND THE 16 FOOT ALLEY NORTHEASTERLY OF LOTS 26 THROUGH 33, AFORESAID, ALL TAKEN AS A TRACT, BEING BOUNDED ON THE NORTH BY WEST WEBSTER AVENUE, ON THE SOUTHWEST BY NORTH LINCOLN AVENUE, ON THE EAST BY THE EAST LINE OF LOT 40, AFORESAID, AND ON THE SOUTH BY A LINE THAT IS 125 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF WEST WEBSTER AVENUE; ALL IN FALCH'S SUBDIVISION OF BLOCK 22 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

## Permanent Index Numbers:

14-33-112-016-0000

14-33-112-029-0000

14-33-122-033-0000

Property Address: 551 W. Grant Place  
Chicago, Illinois 60614

## RESPONSIBLE PROPERTY TRANSFER ACT OF 1988 Waiver of 30-Day Notice Requirement

1. The undersigned, Grant Hospital Corporation, a Delaware corporation ("Seller"), and Edgewater Grant Property Company, an Illinois not-for-profit corporation ("Buyer"), are parties to that certain Asset Purchase Agreement dated March 5, 1999, pursuant to which Seller will transfer its interest in that certain real property located at 551 West Grant Place, 8300 South Cottage Grove and 4811 North Milwaukee, Chicago, Illinois 60614, to Buyer.

2. Such transfer may be subject to the environmental disclosure requirements set forth in the Illinois Responsible Property Transfer Act of 1988 ("RPTA").

3. Section 4(a) of RPTA requires delivery of a RPTA disclosure document "within 30 days following execution of a written contract, if any, for the transfer of the property, but not later than 30 days prior to the transfer of real property subject to this Act."

4. Section 4(b) of RPTA authorizes parties to a transfer of real property subject to RPTA to waive the time period specified in Section 4(a) "if all such parties indicate in writing that they are aware of the purpose and intent of the disclosure document."

5. Section 2 of the RPTA provides as follows:

The purpose of the Act is to ensure that parties involved in certain real estate transactions are made aware of the existing environmental liabilities associated with ownership of such properties, as well as the past use and environmental status of such properties. It is also the purpose of this Act to ensure that the interest of the People of the State is protected by providing a mechanism whereby parties to a real estate transaction are advised of the environmental condition of such property and thus are encouraged to act in a responsible manner so as to fulfill the purpose and intent of existing environmental laws.

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6. The undersigned parties are aware of the purpose and intent of the RPTA disclosure document and hereby waive the time period specified in Section 4(a) of RPTA.

Date June 10, 1999

GRANT HOSPITAL CORPORATION, a  
Delaware corporation  
By Paul R. Tuft  
Name PAUL R. TUFT  
Title President

Date June 10, 1999

EDGEWATER ~~COMMUNITY~~ GRANT PROPERTY  
~~HOSPITAL~~ COMPANY, an Illinois not-for-profit  
corporation  
By [Signature]  
Name BENNY ZEISEL  
Title Asst. Secretary

Property of Cook County Clerk's Office