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Cook County Recorder 41.00

PREPARED BY AND WHEN RECORDED MAIL TO:

Wayne R. Hannah, Jr., Esq.
Sonnenschein Nath & Rosenthal
8000 Sears Tower
Chicago, Illinois 60606



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(ABOVE SPACE FOR RECORDER'S USE ONLY)

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR
TRANSFER OF REAL PROPERTY

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

Seller: Checker Taxi Association, Inc., an Illinois corporation

Buyer: Pulaski, LLC, an Illinois limited liability company

Document No. _____

I. PROPERTY IDENTIFICATION

A. Address of property: 4635 and 4644-50 North Pulaski, Chicago, Illinois

- Permanent Real Estate Index No.: 13-14-107-002-0000
- 13-15-207-053-0000
- 13-15-207-054-0000
- 13-15-207-055-0000
- 13-15-207-056-0000

B. Legal Description: See Exhibit A attached hereto.

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: approximately .86 acres

BOX 333-CT1

IRL

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

- Apartment building (6 units or less)
- Commercial apartment (over 6 units)
- Store, office, commercial building
- Industrial building
- Farm, with buildings
- Other, specify concrete block car wash

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? | — | — |
| (3) A lease exceeding a term of 40 years? | — | — |
| (4) A mortgage or collateral assignment of beneficial interest? | — | — |

B. (1) Identify Transferor:

Checker Taxi Association, Inc., an Illinois corporation
845 W. Washington Street
Chicago, IL 60607

(2) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information contained in this form:

Name, Position (if any), and Address	Telephone No.
John D. Moberg, President 845 W. Washington Street Chicago, IL 60607	312-733-4791

C. Identify Transferee:

Pulaski, LLC, an Illinois limited liability company
4644 North Pulaski
Chicago, IL 60630

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 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.”

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

A. 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 x

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 x

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 x

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	___	<u>x</u>
Surface Impoundment	___	<u>x</u>
Land Treatment	___	<u>x</u>
Waste Pile	___	<u>x</u>
Incinerator	___	<u>x</u>
Storage Tank (Above Ground)	___	<u>x</u>
Storage Tank (Underground)	___	<u>x</u>
Container Storage Area	<u>x</u>	___
Injection Wells	___	<u>x</u>
Wastewater Treatment Units	___	<u>x</u>
Septic Tanks	___	<u>x</u>
Transfer Stations	___	<u>x</u>
Waste Recycling Operations	___	<u>x</u>
Waste Treatment Detoxification	___	<u>x</u>
Other Land Disposal Area	___	<u>x</u>

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.

Municipal Sewer Yes ___ No x

Discharge Permit Yes__ No x

b. Permits for emissions to the atmosphere.

Yes__ No x

c. Permits for any waste storage, waste treatment or waste disposal operation.

Yes__ No x

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

Yes__ No x

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 x

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 x

c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986.

Yes__ No x

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 x

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 x

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

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- 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 x

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

Yes__ No x

- 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 immediately adjacent to the site

10. Is the facility currently operating under a variance granted by the Illinois Pollution Control Board?

Yes__ No x

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

The above answers are based on Transferor's ownership of the property. Transferor is aware, based on a response letter from Inland Consultants, Inc. to the Leaking Underground Storage Tank Section of the Division of Land Pollution Control of the Illinois Environmental Protection Agency dated July 3, 1991, that underground storage tanks had been located on the property and that, as of the date of the letter, all but one underground storage tank were removed from the property. During removal of the tanks, the letter states that a buildup of gasoline odors were present. The letter also indicates that as of the date of the letter, soils associated with the former underground storage tanks were likely contaminated.

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: Checker Motors Corporation (previous owner)

Type of business/or property usage taxi maintenance and parking use

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
Landfill	—	<u>X</u>
Surface Impoundment	—	<u>X</u>
Land Treatment	—	<u>X</u>
Waste Pile	—	<u>X</u>
Incinerator	—	<u>X</u>
Storage Tank (Above Ground)	—	<u>X</u>
Storage Tank (Underground)	<u>X</u>	—
Container Storage Area	<u>X</u>	—
Injection Wells	—	<u>X</u>
Wastewater Treatment Units	—	<u>X</u>
Septic Tanks	—	<u>X</u>
Transfer Stations	—	<u>X</u>
Waste Recycling Operations	—	<u>X</u>
Waste Treatment Detoxification	—	<u>X</u>
Other Land Disposal Area	—	<u>X</u>

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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.

Checker Taxi Association, Inc., an Illinois corporation

By: _____

Name: _____

Its: _____

[Signature]

President

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

Pulaski, LLC, an Illinois limited liability company

By: _____

Name: _____

Its: _____

De Mar

David Marlin

President

Waiver

Checker Taxi Association, Inc., an Illinois corporation ("Transferor"), and Pulaski, LLC, an Illinois limited liability company ("Transferee"), each hereby waive the requirement set forth in subsection (a) of Section 4 of 765 ILCS 90 that the attached Environmental Disclosure Document For Transfer Of Real Property ("Environmental Disclosure") be delivered by Transferor to Transferee not later than thirty days prior to the transfer of the real property identified therein. Transferor and Transferee each hereby declares that it is aware of the purpose and intent of the Environmental Disclosure.

Executed this 1st day of March, 1999.

Checker Taxi Association, Inc., an Illinois corporation

By: [Signature]
Name: _____
Its: President

Pulaski, LLC, an Illinois limited liability company

By: [Signature]
Name: David Martin
Its: President

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EXHIBIT A

4635 N. Pulaski Street
PIN# 13-14-107-002-0000

4644-4650 N. Pulaski Street
PIN# 13-15-207-053-0000
PIN# 13-15-207-054-0000
PIN# 13-15-207-055-0000
PIN# 13-15-207-056-0000

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EXHIBIT A

Legal Description of Real Estate

4635 N. Pulaski Street

PIN# 13-14-107-002-0000

Lots 39 to 46 inclusive, in Block 4 in Tryon and Davis, addition to Irving Park in the South 1/2 of the North West 1/4 of Section 14, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

AND

4644-4650 N. Pulaski Street

PIN# 13-15-207-053-0000

PIN# 13-15-207-054-0000

PIN# 13-15-207-055-0000

PIN# 13-15-207-056-0000

Lots 30, 31, 34 and 35 in Block 3 in John Miller's Irving Park Addition being a Subdivision of Lots 2, 3, 4, 5, 6, 16, 17, 18, 19, 20, and parts of the South East 1/2 of parts of the North West 1/2 of Lot 21 of the North East 1/4 of Section 15, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.