

51006720

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR  
TRANSFER OF REAL PROPERTY

The following information is provided under IC 13-7-22, the Responsible Property Transfer Law.

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

FEB 25 1 02 PM '91

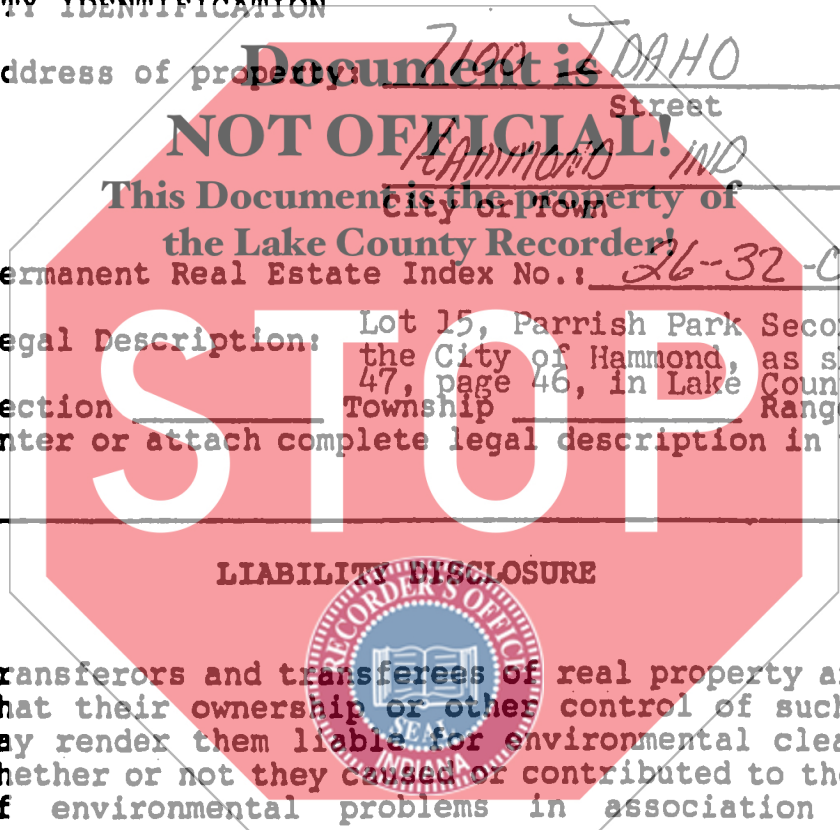
STATE OF INDIANA  
COUNTY OF LAKE  
REC'D BY: [unclear]

I. PROPERTY IDENTIFICATION

A. Address of property: 7100 JOAHO Street  
Hammond Township

Permanent Real Estate Index No.: 26-32-0246-0007

B. Legal Description: Lot 15, Parrish Park Second Subdivision, in the City of Hammond, as shown in Plat Book 47, page 46, in Lake County, Indiana.  
Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_  
Enter or attach complete legal description in this area:



LIABILITY DISCLOSURE

Transferors and transferees of real property are advised that their ownership or other control of such property may render them liable for environmental cleanup costs whether or not they caused or contributed to the presence of environmental problems in association with the property.

C. Property Characteristics:

Lot Size 120' x 62.5' Acreage \_\_\_\_\_

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)

20.00  
CK

II. NATURE OF TRANSFER

YES NO

- A. (1) Is there a transfer by deed or other instrument of conveyance?  YES  NO
- (2) Is there a transfer by assignment of over 25% of beneficial interest of a land trust?  YES  NO
- (3) A lease exceeding a term of 40 years?  YES  NO
- (4) A mortgage or collateral assignment of beneficial interest?  YES  NO
- (5) A contract for the sale of property?  YES  NO

B. (1) Identify Transferor:

~~This Document is the property of~~

~~Name and Current Address of Transferor~~

ALEXANDER ZIEMAK, 8815 MANSFIELD, BURLINGTON, ILL

~~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:

ALEXANDER ZIEMAK  
Name, Position (if any), and address

708-425-2756  
Telephone No.

C. Identify Transferee:

JEFFERY & DOMINICA PAYNE, 6411 OHIO ST, HAMMOND IND  
Name and Current Address of Transferee

III. 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 waste", as defined by IC 13-7-1?



document is other than a mortgage or collateral assignment of beneficial interest, you must attach to the copies of this document that you file with the county recorder and the department of environmental management a site plan that identifies the location of each unit.

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 Indiana. 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 ever discharged any wastewater (other than sewage) into the publicly owned treatment works?

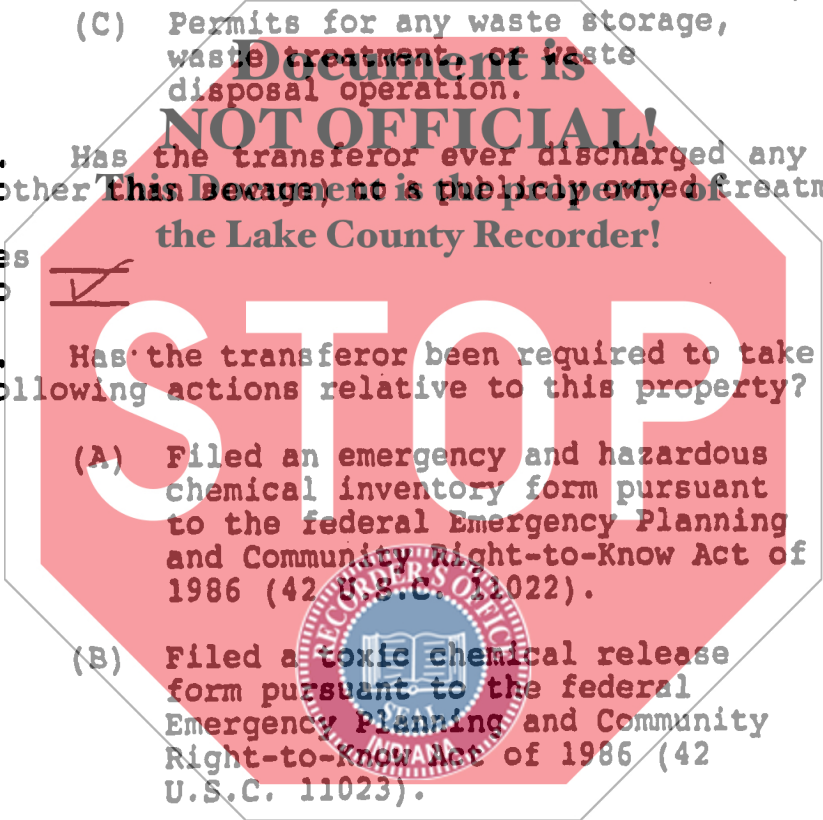
Yes   
No

7. Has the transferor been required to take any of the following actions relative to this property?

- (A) Filed an emergency and hazardous chemical inventory form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986 (42 U.S.C. 11022). Yes  No
- (B) Filed a toxic chemical release form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986 (42 U.S.C. 11023). 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 solid waste management board for Yes  No



which a final order or consent decree was entered.

(C) If the answer to question (B) was Yes         
Yes, then indicate whether or not No         
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?

Yes         
No       

(B) Have any hazardous substances or petroleum which were released come into direct contact with the ground at this site?

Yes         
No       

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 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?

       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?

       Signs of substance 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 commissioner of the Indiana department of environmental management?

Yes  
No

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. Site Information Under Other Ownership or Operation

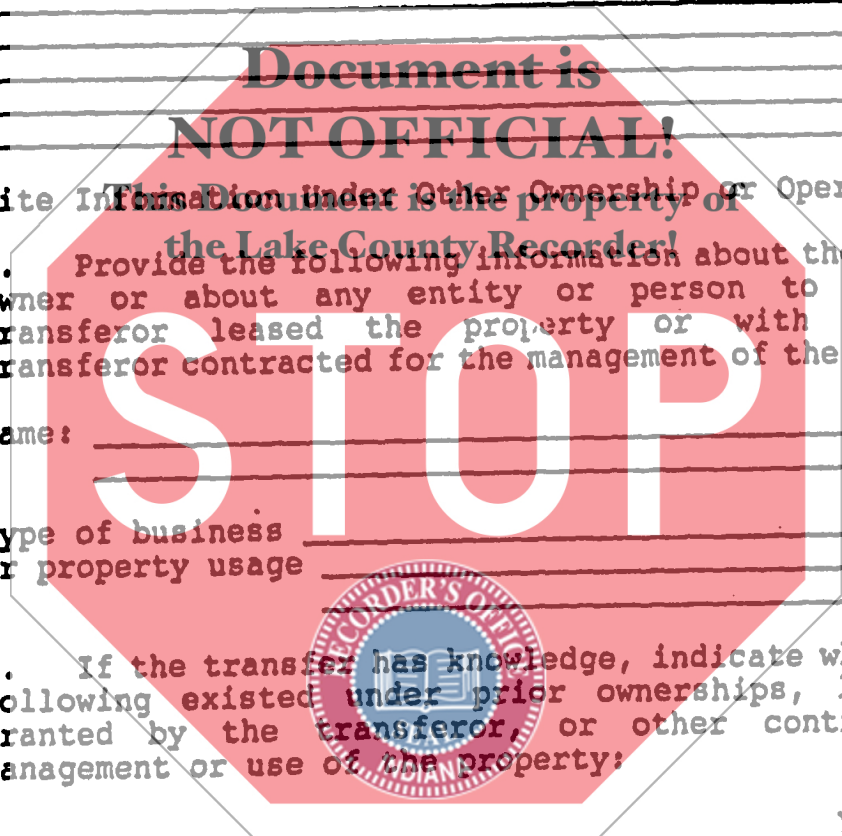
1. Provide the following information about the previous owner or about any entity or person to whom the transferor leased the property or with whom the transferor contracted for the management of the property:

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, or other contracts for management or use of the property:

	YES	NO
Landfill	_____	<input checked="" type="checkbox"/>
Surface Impoundment	_____	<input checked="" type="checkbox"/>
Land Treatment	_____	<input checked="" type="checkbox"/>
Waste Pile	_____	<input checked="" type="checkbox"/>
Incinerator	_____	<input checked="" type="checkbox"/>
Storage Tank (Above Ground)	_____	<input checked="" type="checkbox"/>
Storage Tank (Underground)	_____	<input checked="" type="checkbox"/>
Container Storage Area	_____	<input checked="" type="checkbox"/>
Injection Wells	_____	<input checked="" type="checkbox"/>
Wastewater Treatment Units	_____	<input checked="" type="checkbox"/>
Septic Tanks	_____	<input checked="" type="checkbox"/>



Transfer Stations  
Waste Recycling Operations  
Waste Treatment Detoxification  
Other Land Disposal Area

— ✓  
— ✓  
— ✓  
— ✓

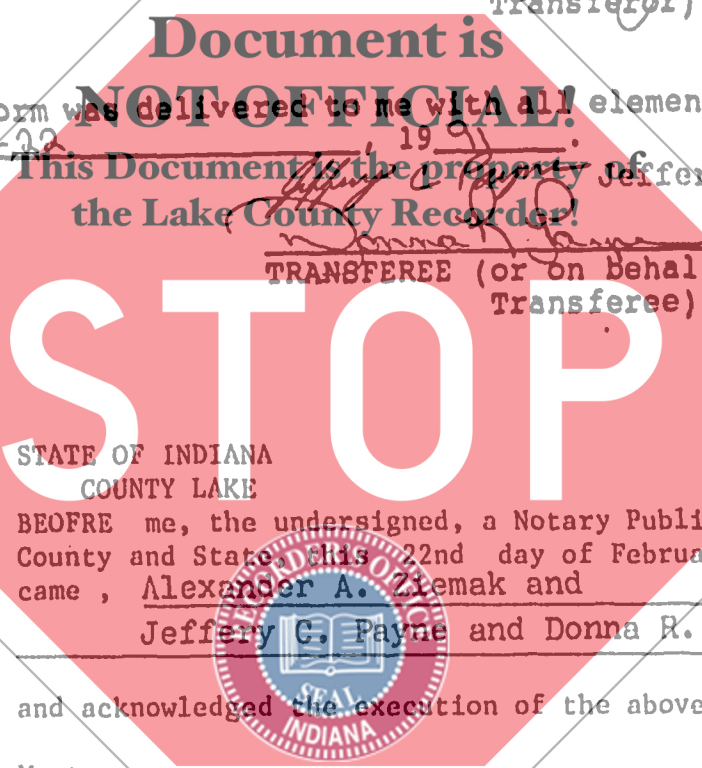
IV. CERTIFICATION

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.

Alexander A. Ziemak

TRANSFEROR (or on behalf of  
Transferor) Alexander A. Ziemak

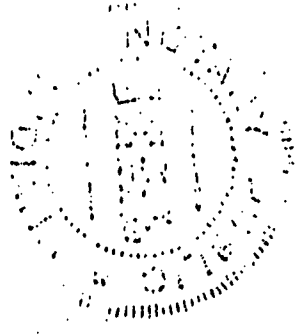
B. This form was delivered to me with all elements completed on 2-22 1991



This Document is the property of Jeffery C. Payne  
the Lake County Recorder! Donna R. Payne

Jeffery C. Payne  
TRANSFEREE (or on behalf of  
Transferee)

mcm.10\5524



STATE OF INDIANA  
COUNTY LAKE

BEFORE me, the undersigned, a Notary Public in and for said County and State, this 22nd day of February, 1991 came, Alexander A. Ziemak and

Jeffery C. Payne and Donna R. Payne

and acknowledged the execution of the above and foregoing

Mortgage.

Witness my hand and official seal.

Arlyne K. Royal  
ARLYNE K. ROYAL NOTARY PUBLIC

My commission expires:  
APRIL 18, 1991

My residence is Lake County

This instrument completed by Alexander A. Ziemak.


**RESPONSIBLE PROPERTY TRANSFER LAW STATEMENT**



DATE: Feb. 22nd, 1991

CTIC NO. 451657

Alexander A. Ziemak ("Transferor") states that he is the Owner of 7100 Idaho Ave. Hammond, IN, and is transferring to Jeffrey C. & Donna R. Payne ("Transferee") the land described in Exhibit A attached hereto and by reference made a part hereto.

IC 13-7-22.5, et seq., the Responsible Property Transfer Law, ("RPTL") requires that a Disclosure Document be furnished to the Transferee by the Transferor at least 30 days prior to the transfer of Property as defined in the RPTL. Transferor and Transferee affirm and represent to Chicago Title Insurance Company that the Disclosure Document referred to above has been furnished to the Transferee and that both parties agree that the transfer shall occur. AND WE REQUEST A WAIVER ON THE 30 DAY NOTICE.

  
\_\_\_\_\_  
Transferor  
Alexander A. Ziemak

  
  
\_\_\_\_\_  
Transferee  
Jeffrey C. Payne &  
Donna R. Payne

