Resale 22.1 Disclosure (Condominium):

110 East Delaware Condominium Association
Product Notes: At the top of the document, the Welcome Link order system will automatically import: Date, Seller Name, Buyer Name, and the Property Address

This document is for Board approval of the statements below and is not valid for a specific real estate transaction. Transaction-specific documents can be ordered via the Welcome Link.

Review Date: 01/22/26 **Manager:** Peter Drengberg
Approved by the Board ☒

To Whom It May Concern:

Pursuant to Section 22.1 of the Illinois Condominium Property Act, (Illinois Compiled Statutes 765 ILCS 605, 22.1) regarding resale of units, the Association is providing the following information in response to your request, which is information valid through the date this disclosure is issued:

1. A copy of the Declaration, by-laws, other condominium instruments and any rules and regulations.

A copy of the Declaration, By-Laws and Association Rules and Regulations is included with this order. Additional copies are available to current owners via the management portal.

2. A statement of any liens, including a statement of the account of the unit setting forth the amounts of unpaid assessments and other charges due and owing as authorized and limited by the provisions of Section 9 of this Act or the condominium instruments.

As of the date of this disclosure, and through the end of the current month, the Association is owed and asserts a lien on the subject unit for any unpaid common expense assessments and related charges. A letter indicating the status of assessments due on the above unit (a Paid Assessment Letter) may be ordered via www.fsresidential.com and select Order Documents and Certificates. The Association has no other liens on the unit in question. Upon the first re-sale of a unit that has been purchased at a foreclosure auction by its mortgagee, up to six months of unpaid common expenses plus legal fees and court costs owed by the pre-foreclosure owner must be paid at closing.

3. A statement of any capital expenditures anticipated by the unit owner's association within the current or succeeding two fiscal years.

Other than as set forth in the current year's budget, the Association's Board of Directors currently anticipates capital expenditures in the current or succeeding two fiscal years as follows:

<u>For the current year of 2026, the Board anticipates:</u>
The installation of a new chiller and Make-up air units is $900,000.
Floor Coverings, Carpet, Hallways 76,700
Hallway Renovation 45,500

<u>In years 2026 or 2027, the Board anticipates</u>
domestic boilers, $87,000,
domestic cold-water pumps, $33,000,

In the years 2027 and 2028,
Canopy, Lobby Entrance $43,639
Roofs, $295,015
Elevators, pumps, controls, Vehicular, Hydraulic $646,804

Further, as the Association's building was first constructed in 1980, it is possible that additional capital expenditures for maintenance, repair, restoration, and/or replacement of deteriorated common element facilities may be required in the coming years. Whether any such capital expenditure will be made within the current and succeeding two fiscal years is unknown at this time, as is the amount of such capital expenditures.

4. The amount of the reserve fund for current or future capital expenditures is $672,654 as of December 31st, 2025

5. **A copy of the statement of financial condition of the unit owner's association for the last fiscal year for which a statement is available**

A copy of the most recent financial statement and the current budget for the Association is attached to this disclosure.

6. **A statement of the status of any pending suits or judgments in which the unit owners association is a party.**

There are no pending suits and or judgements in which the Association is a party; however, from time to time, the Association is a necessary party defendant in one or more mortgage foreclosures actions against unit owners and /or a plaintiff in one or more lawsuits against unit owners to collect unpaid condominium common expense assessments.

7. **A statement setting forth what insurance coverage is provided for all unit owners by the owners association. A certificate of Insurance can be obtained by contacting:** *There is an optional space below for any additional information needed.*

A copy of the Association's general certificate is included with this order.

8. **A statement that any improvements or alterations made to the unit, or the limited common elements assigned thereto, by the prior unit owner are in good faith believed to be compliant with the condominium instruments.**

The Association does not inspect individual units and takes no responsibility for evaluating improvements or alterations made to the unit or the limited common elements. The Association has no knowledge of any improvements or alterations made to the subject unit (or to the limited common elements that serve the unit) that are not in compliance with the condominium instruments. Please be aware that upon sale or transfer the Buyer becomes liable for any or all items not in compliance.

9. The identity and mailing address of the principal officer of the unit owner's association or of the other officer or agent as is specifically designated to receive notices. Notices to the Association should be directed to its managing agent as follows:

FirstService Residential

2000 Center Drive #B415
Hoffman Estates, IL 60192

With a carbon copy to Peter Drengberg Peter.Drengberg@fsresidential.com

Sincerely,
The Board of Directors of: 110 East Delaware Condominium Association
Prepared by:
FirstService Residential, as Agent

Comments Addendum