



FirstService Residential
2000 Center Drive, Suite B415
Hoffman Estates, IL 60192
(847) 459-0000 • Fax: (847) 459-3003



Resale Disclosure

WOL-A75873

Date: 01/06/26 5:50 PM

110 East Delaware Condominium Association

RE: Seller: Delaware Property LLC

Buyer: Rene Hertsberg and Jason Jobe

Property Address: 110 E Delaware Pl, # 101, Chicago, IL 60611

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.

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.

The Monthly assessment for this unit is \$2,461.80.

As of the date of this disclosure, and through the end of the current month, the Association is owed and asserts a demand 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 association within the current or succeeding two fiscal years.

For the current year of 2025, and 2026, the Board anticipates the installation of a new chiller \$209,000, domestic boilers, \$87,000, domestic cold water pumps, \$33,000, Lobby renovations \$18,000, and air handler for hallways \$32,000.

4. A statement of the status and amount of any reserve or replacement fund and any such portion of such fund earmarked for any specified project by the Board of Managers.

The amount of the reserve for replacement fund is:

\$611,712.00

Specific projects are budgeted accordingly and the total amounts for all reserve expenditures for the current year are reflected in the reserve financial report.

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

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



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Resale Disclosure (continued)

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6. A statement of the status of any pending suits or judgements in which the 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 unit owner's association.

**A certificate of insurance can be obtained by contacting:
Mesirow Financial Services
(312) 595-8109**

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 in compliance 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 current Rules and Regulations. 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 office or agent as is specifically designated to receive notices.

Notices to the association should be directed to its managing agent as follows:

FirstService Residential - Illinois, 2000 Center Dr Ste B415, Hoffman Estates, IL 60192

Sincerely,
The Board of Directors of 110 East Delaware Condominium Association

Prepared by:
FirstService Residential Illinois, as Agent