

ILLINOIS COMPLIES STATUTES
CHAPTER 765, SECTION 605/22.1
CONDOMINIUM REALES AND DISCLOSURES

In the event of any resale of a condominium unit by a unit owner other than the developer such owner shall obtain from the Board of Managers and shall make available for inspection to the prospective purchaser, upon demand, the following:

- (1) A copy of the Declaration, by-laws, other condominium instruments and any rules and regulations.
- (2) A statement of any liens, including a statement of the account of the unit setting forth the amounts unpaid assessments and other charges due and owing.
- (3) A statement of any capital expenditures anticipated by the unit owner's association within the current and succeeding two fiscal years.
- (4) A statement of the status and amount of any reserve for replacement fund and any portion of such fund earmarked for any specified project by the Board of Managers.
- (5) A copy of the statement of financial condition of the unit owner's association for the last fiscal year for which such statement is available.
- (6) A statement of the status of any pending suits or judgments in which the unit owner's association is a party.
- (7) A statement setting forth what insurance coverage is provided for all unit owners by the unit owner's association.
- (8) A statement that any improvements or alterations made to the unit, or the limited common elements assigned thereto, by the prior owner are in good faith believed to be in compliance with the condominium instruments.
- (9) The identity and mailing address of the principal officer of the unit owner's association or of the other offer or agent as is specifically designated to receive notices.

The principal officer of the unit owner's association or such offer as is specifically designated shall furnish the above information when requested to do so in writing and within 30 days of the request.

A reasonable fee covering the direct out-of-pocket cost providing such information and copying may be charged by the association or its Board of Managers to the unit seller for providing such information.