

Express Lien

Illinois Lien Punchlist (Private)

NOTICE REQUIREMENTS

- Generally, preliminary notice is not required prior to the performance of work.
- Anyone who did not contract with the owner must deliver a Notice of Intent to File a Mechanics Lien within 90 days of last furnishing labor and/or materials.
- On Owner-Occupied Single Family Residences, anyone without a direct contract with the owner must deliver a preliminary notice to the owner-occupier within 60 days of first furnishing labor and/or material.

THE MECHANICS LIEN

- To be effective against “all parties,” including those who purchase the property before the lien is filed, the lien must be recorded within 4 months of last furnishing labor and/or materials to the project.
- Lien can be filed against the interests of the original owner within 2 years of last furnishing labor and/or materials.
- Action to enforce lien must be filed within 2 years from last furnishing labor and/or materials.

THE START OF LIEN PERIOD

Work performed to meet remedial, punch list and/or warranty obligations typically is not considered in establishing your last day of work and/or the last delivery of labor and/or materials.

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