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Fill Now Click to fill, edit and sign this form now! The Illinois 30-day notice to quit is a letter from a landlord informing their tenant that they wish to terminate the month-to-month lease agreement between the parties and that the tenant must vacate the premises within thirty (30) days. A landlord is not required to give the tenant a reason for terminating the lease. (If the landlord has reasonable cause to evict a tenant, they can serve a Notice to Quit for Non-Payment, a Notice to Quit for Illegal Activity, or a Notice to Quit for Non-Compliance.) Should the tenant fail to comply with the thirty-day notice to quit, the landlord may file an eviction suit against them. Laws – 735 ILCS 5/9-207(b)

An Illinois (IL) eviction notice is a document a landlord sends to their tenant to notify them that they may face eviction for violating the terms of the lease. Such violations include failure to pay rent on time and performing illegal activities on the premises. If the tenant fails to comply with the eviction notice, the landlord may file a complaint with their local Circuit Court Clerk in the county where the property is located to begin eviction proceedings. In Illinois, an eviction proceeding is known as a Forcible Entry and Detainer Action. For reference, an Illinois Eviction Notice may also be referred to as: Illinois Notice to Quit Illinois Notice to Pay Rent or Quit Illinois Notice to Vacate Illinois Lease Termination Illinois Eviction Notice Types Download a free eviction notice customized for Illinois state law below in MS Word (.docx) or Adobe PDF format. 5-Day Eviction Notice (Non-Payment): This eviction notice, also known as a 5 day notice to pay rent or quit, must be given to a tenant five days before proceeding with eviction in Illinois. 735 ILCS 5/9-209 Download: Word (.docx) or Adobe PDF 5-Day Eviction Notice for Non-Compliance (Incurable): This eviction notice, also known as a notice to vacate, is issued by the landlord to let the tenant know that they have breached the lease by engaging in illegal activity. This behavior is known as an incurable violation of the lease, and a landlord may give five days' notice to vacate the premises. 735 ILCS 5/9-120 Download: Word (.docx) or Adobe PDF 10-Day Eviction Notice for Non-Compliance (Curable): This eviction notice, also known as a notice to vacate, is issued by the landlord to let the tenant know that they have breached the lease, and will be evicted unless the breach is rectified within 10 days. A lease violation that can be corrected is known as a curable lease violation, and the tenant must be given 10 days to fix the problem before the landlord can legally evict them. 735 ILCS 5/9-210 Download: Word (.docx) or Adobe PDF 7-Day Eviction Notice (Weekly Rent): This eviction notice, also known as a lease termination letter, is used by Illinois landlords to let their tenants know that they intend to terminate the lease agreement at the end of seven days. This notice must be given when terminating a lease where rent is paid each week. 735 ILCS 5/9-207 Download: Word (.docx) or Adobe PDF 30-Day Eviction Notice (Monthly or Quarterly Rent): This eviction notice, also known as a month-to-month lease termination letter, is used by Illinois landlords to let their tenants know that they intend to terminate the lease agreement at the end of 30 days. This notice must be given when terminating a lease where rent is paid month-to-month or quarterly (every three months). 735 ILCS 5/9-207 Download: Word (.docx) or Adobe PDF 60-Day Eviction Notice (Yearly Rent): This eviction notice, also known as a lease termination letter, is used by Illinois landlords that they intend to terminate a lease agreement at the end of 60 days. This notice must be given when terminating a lease where rent is paid on a yearly basis. 735 ILCS 5/9-205 Download: Word (.docx) or Adobe PDF Illinois Eviction Laws and Requirements Eviction Lawsuit: 735 ILCS Article IX. Eviction Grace Period for Rent Payment: In Illinois, rent is due on the agreed upon date in the lease. If it's not specified, Illinois law provides a 5-day grace period for late payment before a late fee may be charged. If rent is not paid within that period, a late fee of \$20 or 20% of rent per month (whichever is greater) may be due, as long as the amount and conditions of late fees are specified in the lease. If rent has still not been paid after the 5-day period has passed, the landlord may also give tenant an eviction notice for non-payment. 770 ILCS 95/7.10(a) Late or Non-Rent Payment Notice: 5-day 735 ILCS 5/9-209 Notice of Non-Compliance (Illegal Activity): 5-day 735 ILCS 5/9-120 Notice of Non-Compliance: 10-day 735 ILCS 5/2-210 Lease Termination (Month-to-Month): 30-day 735 ILCS 5/9-207 What is the Eviction Process in Illinois? Step 1: Provide written notice If a landlord wants to evict a tenant in Illinois, they must first provide written notice to the tenant, which states the potential reason(s) for eviction based on non-payment of rent, non-compliance, or termination of a month-to-month tenancy. Step 2: File for eviction If the tenant fails to respond by the required time and remains at the premises in breach of the lease, the landlord will file a Forcible Entry and Detainer (eviction) action with the Local Circuit Court in the county where the property is located. Step 3: Send court summons The landlord will then provide a filing fee of \$234 and three copies of the Complaint and Summons (available through the county court): one for the court clerk, one for their personal records, and one for the sheriff to serve on the tenant. In Illinois, electronic filing is the standard method of filing for civil cases. Unless the landlord has received an exemption to file in person, these forms must be e-filed. Forms may be e-filed at the courthouse for anyone who doesn't have access to a computer. Step 4: Contact the sheriff Once the Complaint and Summons have been filed with the court, the landlord will provide a copy to the sheriff, who will serve the documents on the tenant. The sheriff charges an additional fee of \$60 for the service, which the landlord is also responsible for. Once the tenant has been served, they should respond to the landlord's claims with the Answer form. Step 5: Attend the eviction hearing The court will then schedule a date for the landlord and tenant to appear. If the tenant doesn't appear, or if the judge rules in favor of the landlord, the judge will issue an Eviction Order that requires the tenant to move out by a certain date. If the tenant still fails to leave the property, the landlord should give the Eviction Order to the sheriff, who will enforce the order and complete the eviction. Related Illinois Court Forms Eviction Summons: A Summons notifies the tenant that they are being sued, and provides them with information on a response deadline and how to plead their case in court. Eviction Complaint: An Eviction Complaint begins the eviction process and is filed with the Court to start the case. It is also served on the tenant along with the Summons to explain why they are being sued for eviction. Answer/Response to Complaint: The tenant responds with this form by the date set in the summons, and must agree to or deny the statements made in the complaint. Eviction Order: This form is used by the judge to grant an eviction order. After the judge grants an eviction, the landlord can then take the Eviction Order to the Sheriff's Department to remove the tenants from the property. Eviction Information for Illinois Landlords and Tenants Landlords For landlords, Illinois Legal Aid Online is a good resource for filing an eviction case and general information on evicting a tenant. The Illinois Attorney General has further provided a document of landlord and tenant rights that a landlord may reference. Tenants For tenants, Illinois Legal Aid Online is also helpful for eviction information and general responsibilities of a landlord. U.S. Department of Housing and Urban Development has listed extensive resources for tenants facing eviction. How to Write a Property Tax Collection... How to Write a Letter of Intent... How to Write a Real Estate Proposal How to Run an Apartment Complex Georgia Lease Option Contract Laws Colorado Laws on Final Paychecks How to Break a Cintas Service Agreement How to Write a Letter Requesting... How to Write a Request Letter for... Voluntary Resignation Regulations... How to Pick Up Mail at the U.S.... How to File a Property Lien in... How to Endorse a Note Worried about doing this on your own? You may be able to get free legal help. Note: Covid-19 is changing many areas of the law. Visit our Covid-19 articles for the latest information. Displaying information for 04360 [change] A landlord must give a tenant a written Notice to Terminate Tenancy ("eviction notice") before starting an eviction case in court. There are different types of notices that a landlord must give a tenant, depending on each case. You can find eviction notices on the Illinois Court's website. 5-day notice (non-payment of rent) If the tenant doesn't pay the rent on time, the landlord can give them a 5-day written notice. A 5-day notice must include: Date of notice, Address of property and unit number (if any), Date lease will end (more than 5 days after the date of the notice), Amount owed (not including costs and fees), and That the tenant has 5 days to pay in full. If the tenant pays within the 5 days, the landlord must take the money. If the tenant does not pay the rent within those 5 days, the landlord can file an eviction case in court. The notice should say "Only FULL PAYMENT of the rent demanded in this notice will waive the landlord's right to terminate the lease under this notice, unless the landlord agrees in writing to continue the lease in exchange for receiving partial payment." Otherwise, the tenant can pay part of the rent within the 5 days and stay in the unit. Right to pay and stay 10-day notice (lease violation) If the tenant breaks a rule in the lease, the landlord can serve the tenant with a 10-day written notice. A 10-day notice must include: Date of notice, Address of property and unit number (if any), Date lease will end (more than 10 days after the date of notice), and The rule in the lease that was broken. Example: A lease says no pets are allowed, and the tenant gets a pet. Once the landlord serves the tenant with the 10-day notice, they would have to move out within 10 days. 30-day notice (month-to-month lease or non-renewal of a yearly lease) If the lease is a month-to-month lease, the landlord can end it by serving a notice to the tenant without giving any reason. If the lease is an annual lease, the landlord must notify the tenant before the end of the lease period that they do not intend to renew the lease for another year. These notices are sometimes called "non-renewal" notices or "no-cause" lease termination notices. The notice must include: Date of notice, Address of property and unit number (if any), and Date lease will end (must be last day of lease period, so if rent is due on the 1st, the lease must end on the last day of the month). The terms of the lease remain in effect during the time period between when the landlord gives the tenant a nonrenewal notice and the end of that notice period. The tenant should still pay rent and the landlord should continue to maintain the rental unit. If the landlord accepts rent from the tenant after the time period outlined in the non-renewal notice expires, the landlord must serve a new notice to end the lease. Oral leases Even if your lease is not written down, it still exists. It is called an "oral lease." Most oral leases are month-to-month (see above). But they could be week-to-week, or some other time period. If you think your lease is not month-to-month, you may want to speak with a lawyer. Only logged-in users can post comments. Please log in or register if you want to leave a comment. We do our best to reply to each comment. We can't give legal advice in the comments, so if you have a question or need legal help, please go to Get Legal Help.

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