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File a Lien or Notice

Use the *zlien* Wizard to send a notice, file a lien, and more in 5 minutes. Just enter your job info and follow the steps.

[FILE A LIEN](#)

About *zlien*

Our mission is to get you paid. At *zlien*, we believe that construction payment should be fair.

The best way to ensure you get paid for every job is to protect and leverage your lien rights.

Give us a call at (866) 720-5436 to talk to an expert about the problems you face and how to solve them.

Notice Of Intent to Lien

NOTICE SENT TO THE FOLLOWING:

[] **PROPERTY OWNER** (Name & Address)

[] **PRIME CONTRACTOR**
(Name & Address)

[] **OTHER** _____
(Name & Address, if any)

NOTIFYING PARTY (Name & Address)

PROPERTY where services were performed:

Description of Labor, Materials, Services, etc.
provided to the Property by Claimant
(“**SERVICES**”):

AMOUNTS DUE AND UNPAID:
\$ _____

This notice is provided to inform you that the NOTIFYING PARTY has provided the above-described SERVICES to the PROPERTY, and that payment for these services is due and owing to the NOTIFYING PARTY in the amount identified as the AMOUNTS DUE AND UNPAID. A claim of lien, commonly referred to as a construction or mechanics lien, will be filed against you and/or the PROPERTY in ten (10) days after delivery of this notice unless payment is made to the NOTIFYING PARTY.

Agent for Claimant
signed by: _____
title: _____

Notice sent to the above listed parties on ____/____/20____

Instrument Prepared By
And Recording Requested By:

Space Above For Recorder's Use

SUBCONTRACTOR'S CLAIM OF LIEN

In the Office of the Recorder of Deeds
County of _____, State of Illinois

<u>Claimant:</u> (Name and Address) 	<u>Property Owner:</u> (Name and Address)
<u>Hiring Party:</u> (Name and Address) 	<u>Prime Contractor:</u> (Name and Address)

Property. The real property upon which the Project is constructed is the following described parcel(s) of land, and includes any and all structures and improvements located thereon, to which are to be charged with this Lien (the "Subject Property"):

County: _____
State of Illinois

Legally Described As:

The Claimant furnished labor, materials, services, tools and/or equipment of the following general description at the Property (" Services "):	<u>Amount Due and Claimed:</u> After deducting just offsets and credits, and accounting for all change orders, the amount demanded in this lien by the CLAIMANT is: \$ _____
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THE CONTRACT Type of Contract:

Date of Contract: _____

Date of Last Furnishing Labor and/or Materials: _____

Total Amount of Contract: \$_____

THE UNDERSIGNED LIEN CLAIMANT, above-identified as the **CLAIMANT**, hereby files a claim for a Mechanics Lien against the above-identified **PROPERTY OWNER**, and all other parties having or claiming an interest in the real estate above-identified as the **PROPERTY**; a claim for a Mechanics Lien is further asserted against the above-identified **PRIME CONTRACTOR**.

The **CLAIMANT** asserts that as of the above-indicated date of contract, the **PROPERTY OWNER** owned the property above-described as the **PROPERTY**.

Upon information and belief, the **CLAIMANT** asserts that the **PROPERTY OWNER**, or one knowingly permitted by it to do so, entered into a contract with the **PRIME CONTRACTOR** wherein the **PRIME CONTRACTOR** was to provide labor, materials,

equipment, and/or other services for the construction of repairs, alterations and/or improvements upon the **PROPERTY**.

The **CLAIMANT** contracted with the **HIRING PARTY** by entering into the contract above-identified and described as the **CONTRACT**. The contract was such that the CLAIMANT would provide the above-described **SERVICES** to the **PROPERTY** for the total cost of the contract, above-identified. The **CLAIMANT** states that it did so provide the above-described **SERVICES**.

The **CLAIMANT** last furnished labor and/or materials to the **PROPERTY** on the date above-indicated.

After giving the **PROPERTY OWNER, PRIME CONTRACTOR** and all other interested and relevant parties all just credits, offsets and payments, the balance unpaid, due and owing to the **CLAIMANT** is above-identified as the **AMOUNT OF CLAIM**; for which, with interest, the **CLAIMANT** claims liens on the **PROPERTY** and improvements.

Notice has been provided to the **PROPERTY OWNER**, and persons otherwise interested in the above described **PROPERTY**, as to the status of the undersigned as subcontractor as provided by the Mechanics Lien Act (Ill Rev Stat ch 82 ¶ 5, 24 (1991); 770 ILCS 60/5 and 60/24 (1992)).

Signature of Claimant, and Verification

State of Illinois

County of _____

I, _____, the undersigned, being of lawful age and being first duly sworn upon oath, do state that I am the Claimant named herein, and that I have read the foregoing Claim of Lien, know the contents thereof, and have knowledge of the facts, and certify that based thereupon, upon my information and belief the foregoing is true and correct, and that I believe them to be true.

Claimant, _____

Print Name: _____

Dated: _____

Sworn to and subscribed before me, undersigned Notary Public in and for the above listed State and County/Parish, on this _____, by _____, who is known to me, or satisfactorily proved to me, to be the person whose name is subscribed to this document, and who acknowledged that he/she is the Claimant and executed this document in that capacity.

Notary Public

Instrument Prepared By
And Recording Requested By:

Space Above For Recorder's Use

ORIGINAL CONTRACTOR'S CLAIM OF LIEN

In the Office of the Recorder of Deeds
County of _____, State of Illinois

<u>Claimant:</u> (Name and Address) <u>Property Owner:</u> (Name and Address) Amount of Claim: \$ _____ Total Amount of Contract: \$ _____ Contract Type: _____ Date of Contract: _____ Date Last Furnish of Services: _____	<u>Services</u> Services, labor, materials, equipment, and/or work provided by the Claimant: <u>Property:</u> Services were furnished in the improvement and/or construction of real property described as follows: County: State of Illinois Legal Property Description:
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THE UNDERSIGNED LIEN CLAIMANT, above-identified as the Claimant, hereby files a claim for a Mechanic's Lien against the above-identified Property Owner, and all other parties having or claiming an interest in the real estate above-identified as the Property.

The Claimant contracted with the Property Owner by entering into the contract above-identified and described as the Contract. The contract was such that the Claimant would provide the above-described Services to the Property for the total cost of the contract, above-identified. The Claimant states that it did so provide the above-described Services.

The Claimant last furnished labor and/or materials to the Property on the date above-indicated.

After giving the Property Owner all just credits, offsets and payments, the balance unpaid, due and owing to the Claimant is above-identified as the Amount of Claim; for which, with interest, the Claimant claims liens on the Property and improvements.

State of Illinois County of _____ On the date indicated to the right of this verification, Claimant, represented by _____, personally came and appeared before me, and voluntarily executed this instrument. The deponent says that s/he has read the foregoing Claim of Lien and knows the contents thereof, that as the appointed agent for the Claimant the deponent has been provided the information indicated in this notice, and that the same is true upon the deponent's information, knowledge and belief. _____ Notary Public	Signed on: _____ Signature: _____ Company: _____
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Release of Mechanics Lien

Return To:

LIENOR (Name & Address)

LIEN TO BE RELEASED

Recorded on ____/____/20____

In State of Illinois, and County of _____

Document Number: _____

P.I.N.: _____

PROPERTY OWNER (Name & Address)

PROPERTY LIENED

By executing this Release of Lien, the **LIENOR** does hereby certify that a mechanic's lien (above-identified as the LIEN TO BE RELEASED) filed in the Office of the Clerk of Court in the State of Illinois and the County above-identified, in favor of the CLAIMANT and against the PROPERTY LIENED, owned by the PROPERTY OWNER, as owner, is released, discharged and/or satisfied as follows:
(Give reason for cancellation)

☐ Payment of the indebtedness secured by said lien has been received;

☐ Claimant did not file suit to enforce lien within the time prescribed by law, and seeks the formal release of the instrument.

☐ Claimant wishes to release the Claim of Lien for other reasons, but reserves any rights available to Claimant under law to pursue collection of the claim amount.

Notary: On the ____ day of _____,
20____, In the State of _____, County
of _____, Agent for Lienor, personally
came and appeared before me, and voluntarily
executed this instrument in the agent's stated
capacity, and asserts under oath, to the best of its
knowledge, information and belief, that the Release
of Lien is true and correct.

Notary Public

Signed this ____ day of _____,
20____.

Agent for Lienor

Signed by: _____

Title: _____

Lien rights made **easy.**TM

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2017



(866) 720 - 5436



mail@zlien.com