

RELEASE OF MECHANICS LIEN	
STATE OF ILLINOIS)
) ss
COUNTY OF)

(above space for recorder's use)

Release of Mechanics Lien

The Illinois Mechanics Lien Act, 770 ILCS 60/35, requires that the following language be included in a release of mechanics lien:

**FOR THE PROTECTION OF THE OWNER, THIS
RELEASE SHOULD BE FILED WITH THE
RECORDER OR THE REGISTRAR OF TITLES IN
WHOSE OFFICE THE CLAIM FOR LIEN WAS FILED.**

WHEREFORE, the Lien Claimant (identified below) was a participant in a construction project at the Subject Property (identified below);

WHEREFORE, a dispute arose regarding payment for the Lien Claimant's work and the Lien Claimant did file a Lien Claim (identified below); and

WHEREFORE, the Lien Claimant now wishes to clear the Lien Claim from title to the Subject Property, fully and finally;

NOW THEREFORE; By signature and attestation below, the Lien Claimant does hereby fully, finally, irrevocably and without condition waive and release all mechanics lien claims stated in the Lien Claim.

This document comes with detailed instructions attached.
Instructions, information about mechanics liens, and updated
mechanics lien forms are available for free on the Web at

[**http://www.lienmechanics.com**](http://www.lienmechanics.com)

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The "Subject Property" is the following:

Street Address: _____

City, State, ZIP: _____

PIN: _____

The legal description, if known, should be attached to this Release as Exhibit A.

The "Lien Claim" is the following:

Lien Claimant (contractor or sub): _____

Document Number: _____

Filing Date: _____

County of Filing: _____

State of Illinois)
) ss
County of)
<p>The undersigned Affiant, first being duly sworn upon oath deposes and says that (s)he has authority to sign on behalf of the Lien Claimant; that (s)he has read the foregoing Release of Lien, that (s)he knows the contents thereof, and that all the statements therein contained are true.</p>	
Date: _____	Signed: _____
Name of Person Signing:	
Title with Company:	
Name of Company (if different):	
Subscribed and sworn to before me this date: _____	
<p>_____</p> <p>Notary Public</p>	

MAIL TO:

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Illinois Mechanics Liens

prevention before litigation

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License for Use of This Mechanics Lien Form:

By using this form, you agree to the terms of the license displayed on the Internet at <http://www.lienmechanics.com/copyrightlicense.html>. You should read the full text of those terms, and in the event you have any questions or concerns, consult an attorney familiar with agreements of that nature. There are many mechanics lien forms commercially available that do not require your agreement to this license. Should you desire to use a form free from the obligations stated in the license governing this form, you are free to use forms from another publisher.

Which Form to Use:

The Release of Mechanics Lien form is used when a lien has already been filed with the County Recorder of Deeds, and the lien claimant wishes to destroy all lien rights. If no lien has been filed, one of the Waiver of Mechanics Lien forms will be more appropriate. See those forms for instructions on choosing which waiver form to use. Another form used to eliminate some but not all mechanics lien rights is the Mechanics Lien Subordination Agreement. Our forms include the most commonly used processes, but other dispositions are legally possible.

General Cautions:

The Release of Mechanics Lien form has significant legal effects for all involved. It is likely to destroy significant rights to payment that the lien claimant may have, but may not be sufficient to completely absolve the property owner of all liability. This form also includes a statement, sworn under oath, that the recitations in the document are true. Falsehoods sworn under oath could result in the signer being charged with forgery or perjury, both of which are felonies that carry significant fines and prison sentences. Because specific information relating to your project has not been reviewed in preparing these general instructions, this document does not constitute legal advice. Consulting with an attorney before signing or accepting the attached form is strongly recommended.

<http://www.lienmechanics.com>

Specific Information to be Completed:

1. Page one, top ("County of..."): Fill in the name of the county where the document will be signed and notarized. The state may be changed if signed out of Illinois; check with an attorney familiar with notarization in that state.
2. Page two, top ("Subject Property"): Common street address including unit number if a condominium, plus city, street, and ZIP code, should be included.
3. Page two, top ("Subject Property"): PIN refers to the Permanent Index Number used by many counties in the State of Illinois to identify separate parcels of land. Care must be taken to apportion work according to the requirements of case law, when the work affects multiple parcels. Also, caution is advised in attempting to use this form for work on condominiums, especially if work is on the common elements.
4. Page two, top ("Subject Property"): Although not necessarily required for legal effect, best practice calls for the legal description of the property to be included in a release of lien. These are available from the county Recorder of Deeds, or through any title search company.
5. Page two, middle ("Lien Claim"): The Lien Claimant is the one who has asserted a mechanics lien claim, which may be a corporation, a partnership, an individual, or otherwise. This form is effective for any lien claimant, whether general contractor, subcontractor, materials vendor, or otherwise.
6. Page two, middle ("Lien Claim"): Document number, filing date, and county of filing. The filed claim for lien will be given a unique Document Number by the Recorder of Deeds. Usually, this is printed on a stamp or sticker affixed to the top of the front page of the claim for lien.
7. Page two, bottom ("Attestation"): Fill in the county where the document is being signed. See #1 above for out-of-state signing.

8. Page two, bottom ("Attestation"): THE SIGNATURE REPRESENTS UNDER OATH THAT EVERYTHING STATED IN THE DOCUMENT IS TRUE. The person signing must be an individual, regardless of whether the lien claimant was by an individual or a corporation. Title with the company may be Self, Owner, President, Vice-President, Controller, or similar title showing authority. Name of Company is needed when the lien claim is by a corporation or the like. Example information for this section: "Alex Jones, President, Jones Construction, Inc." This form should not be signed by an attorney, unless that attorney is prepared to be deposed on the truth of the statements, disclose in discovery the sources of information, and to be prosecuted for forgery if the statements prove to be false.
9. Page two, bottom ("Attestation"): Have the document properly dated and notarized by a notary authorized in the location of signing.
10. Page two, bottom ("Mail to"): The finished document is usually sent to the property owner's address.
11. Be sure to check the website noted below for updated forms and other relevant information.