

ILLINOIS MECHANIC LIEN DEADLINE CHEAT SHEET

770 ILCS 60 | Updated April 2026 | Emalfarb Law LLC

Every deadline below is measured from the claimant's first or last date of furnishing labor or materials on the project. Missing any one can void your lien rights. Calendar each deadline 10–14 days early and confirm with counsel before filing.

60 DAYS — Residential First-Furnishing Notice

Owner-occupied single-family only. Subcontractors and suppliers must serve written notice on the owner within 60 days of FIRST furnishing labor or materials.

770 ILCS 60/5, 60/21

90 DAYS — Section 24 Notice

Subcontractors and suppliers must serve notice on the owner (and lender of record) within 90 days of LAST furnishing. Required on every private project — residential and commercial.

770 ILCS 60/24, 60/25

4 MONTHS — Record the Lien

General contractors and subcontractors alike. Record the verified claim for lien with the County Recorder of Deeds where the property sits within four CALENDAR months of last furnishing — not 120 days.

770 ILCS 60/7

2 YEARS — Foreclosure Lawsuit

File suit in the circuit court where the property sits within two years of last furnishing, or the lien expires by operation of law. Recording is not enough — you must sue.

770 ILCS 60/7, 60/9

30 DAYS — Section 34 Demand (The Accelerator)

If the owner serves a written Section 34 demand, the 2-year window collapses to 30 days. File the foreclosure complaint immediately or the lien is forfeited. The clock runs from the date of SERVICE, not the date mailed.

770 ILCS 60/34

2025 UPDATE — HB 4660 / Public Act 103-0827

Effective January 1, 2025: FedEx, UPS, DHL and other nationally recognized tracked delivery services are valid methods to serve a Section 24 notice. The 'restricted delivery to addressee only' requirement is eliminated. The 90-day deadline is unchanged.

Common Ways a Timely Lien Still Fails

- Overstating the lien amount — can void the entire claim as constructively fraudulent.
- Defective legal description — a street address alone is rarely enough; use the deed description.
- Signing an unconditional waiver before payment clears — extinguishes lien rights regardless of funds.
- Treating punch-list or warranty work as the 'last day of furnishing' — Illinois courts reject this.
- Serving the wrong owner of record — pull current title before mailing the 90-day notice.

Emalfarb Law LLC | Illinois Construction & Mechanic Lien Counsel

(847) 432-6900 | emalfarblaw.com/mechanic-liens/illinois-mechanic-lien-deadlines

Educational reference only. Not legal advice. Deadlines in 770 ILCS 60 are strictly enforced and fact-specific — confirm every date with counsel before relying on this sheet.