

FREE LIEN WAIVER FORMS

Lien waiver forms for Illinois projects

SubLien Illinois template (Illinois sets waiver rules by statute but prescribes no form)

Illinois's statutes set rules a lien waiver must follow but print no form. This file contains SubLien's own Illinois template, written to carry those rules: the forms SubLien prepares for Illinois projects, with every blank left blank.

Forms in this file

Conditional Partial: CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT	p. 2
Unconditional Partial: UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT	p. 3
Conditional Final: CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT	p. 4
Unconditional Final: UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT	p. 5

Before you use a form

Have your legal counsel review these forms before you use them. SubLien doesn't give legal advice, these forms are not a substitute for the advice of an attorney, and which form fits your transaction is your decision. Fill in every blank for the actual project and payment. This file is provided free and as is, without warranty of any kind, including that it is current, complete or suitable for your project. To the fullest extent permitted by law, Sublien LLC is not liable for any use of this file or the forms in it. Use is subject to sublien.com/terms.

Send it for e-signature and track it in SubLien

SubLien fills known project fields into this template, emails the subcontractor a secure signing link, and follows up until the signed waiver returns or the reminder schedule ends. See it at sublien.com/demo.

Prepared 2026-10-06 from SubLien template publication bundle-2026-10-04-1. Background and citations:
sublien.com/lien-waiver-requirements/illinois.

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

State of Illinois

Project: _____

Property: _____

Claimant/Subcontractor: _____

General Contractor: _____

Payer: _____

Through Date: _____

Amount: \$_____

Upon final collection by the undersigned of the identified payment of \$_____ from _____, the undersigned waives and releases any and all lien or claim of lien under the Illinois Mechanics Lien Act against the above-described property and improvements for labor, services, equipment, or materials furnished through _____, except as stated under "Exceptions" below.

Until that identified payment is finally collected, this waiver and release is conditional and has no effect. If the payment is not made, is dishonored, reversed, charged back, or otherwise is not finally collected, this waiver and release is null and void.

This waiver and release does not cover retainage, labor, services, equipment, or materials furnished after the through date, or any pending or unapproved change order, unless expressly stated under "Exceptions" below.

Exceptions (if any): _____

Bond-rights reservation: This document does not waive any right under the Illinois Public Construction Bond Act. Under 30 ILCS 550/2, a waiver of rights under the Mechanics Lien Act does not waive that bond remedy unless the waiver specifically says so.

Recorded-lien notice: This payment-stage waiver is not a satisfaction or release of a claim for lien already filed with a recorder. A filed lien uses the separate process and warning addressed in 770 ILCS 60/35.

Signature: _____ Date: _____

Printed Name of Authorized Signer: _____

Title: _____

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

State of Illinois

Project: _____

Property: _____

Claimant/Subcontractor: _____

General Contractor: _____

Through Date: _____

Amount: \$ _____

NOTICE: THIS IS AN UNCONDITIONAL LIEN WAIVER. DO NOT SIGN IF ANY AMOUNT OR RIGHT COVERED BY THIS WAIVER SHOULD REMAIN OUTSTANDING.

By signing, the undersigned unconditionally waives and releases any and all lien or claim of lien under the Illinois Mechanics Lien Act against the above-described property and improvements only to the extent of \$_____ and only for labor, services, equipment, or materials furnished through the earlier of _____ and the date this document is signed, except as stated under "Exceptions" below.

This waiver and release does not cover retainage, labor, services, equipment, or materials furnished after the through date, or any pending or unapproved change order, unless expressly stated under "Exceptions" below.

Exceptions (if any): _____

Bond-rights reservation: This document does not waive any right under the Illinois Public Construction Bond Act. Under 30 ILCS 550/2, a waiver of rights under the Mechanics Lien Act does not waive that bond remedy unless the waiver specifically says so.

Recorded-lien notice: This payment-stage waiver is not a satisfaction or release of a claim for lien already filed with a recorder. A filed lien uses the separate process and warning addressed in 770 ILCS 60/35.

Signature: _____ Date: _____

Printed Name of Authorized Signer: _____

Title: _____

CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

State of Illinois

Project: _____

Property: _____

Claimant/Subcontractor: _____

General Contractor: _____

Payer: _____

Amount: \$ _____

In consideration of the final payment identified above and all prior payments actually received, upon final collection by the claimant from _____ of that final payment of \$ _____ in good and sufficient funds, this document becomes effective to waive and release all lien and claims of lien of the signing claimant under the Illinois Mechanics Lien Act against the above-described property and improvements for all labor, services, equipment, or materials furnished on this project on or before the date this document is signed and paid by those payments, except as stated under "Exceptions" below.

Until that final payment is finally collected, this waiver and release is conditional and has no effect. If the payment is not made, is dishonored, reversed, charged back, or otherwise is not finally collected, this waiver and release is null and void.

This is a FINAL waiver of the signing claimant's paid project lien rights through signing. It does not state that lower-tier claimants have been paid, does not replace the contractor's separate sworn statement under 770 ILCS 60/5, and is not project-wide clearance or clearance as to any other claimant.

Exceptions (if any): _____

Bond-rights reservation: This document does not waive any right under the Illinois Public Construction Bond Act. Under 30 ILCS 550/2, a waiver of rights under the Mechanics Lien Act does not waive that bond remedy unless the waiver specifically says so.

Recorded-lien notice: This payment-stage waiver is not a satisfaction or release of a claim for lien already filed with a recorder. A filed lien uses the separate process and warning addressed in 770 ILCS 60/35.

Signature: _____ Date: _____

Printed Name of Authorized Signer: _____

Title: _____

UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

State of Illinois

Project: _____

Property: _____

Claimant/Subcontractor: _____

General Contractor: _____

Amount: \$_____

NOTICE: THIS IS AN UNCONDITIONAL LIEN WAIVER. DO NOT SIGN IF ANY AMOUNT OR RIGHT COVERED BY THIS WAIVER SHOULD REMAIN OUTSTANDING.

In consideration of the final payment identified above and all prior payments actually received, by signing the undersigned unconditionally waives and releases all lien and claims of lien of the signing claimant under the Illinois Mechanics Lien Act against the above-described property and improvements for all labor, services, equipment, or materials furnished on this project on or before the date this document is signed and paid by those payments, except as stated under "Exceptions" below.

This is a FINAL waiver of the signing claimant's paid project lien rights through signing. It does not state that lower-tier claimants have been paid, does not replace the contractor's separate sworn statement under 770 ILCS 60/5, and is not project-wide clearance or clearance as to any other claimant.

Exceptions (if any): _____

Bond-rights reservation: This document does not waive any right under the Illinois Public Construction Bond Act. Under 30 ILCS 550/2, a waiver of rights under the Mechanics Lien Act does not waive that bond remedy unless the waiver specifically says so.

Recorded-lien notice: This payment-stage waiver is not a satisfaction or release of a claim for lien already filed with a recorder. A filed lien uses the separate process and warning addressed in 770 ILCS 60/35.

Signature: _____ Date: _____

Printed Name of Authorized Signer: _____

Title: _____