FIRST CHOICE
YOUR TRUSTED SERVICE

First Choice Mobile Notary & Apostille
(866) 828-6856
Book an Appointment Online
www.firstchoicenotary.com

How to Complete Your Illinois Final Waiver of Lien

Final Waiver of Lien (Illinois Mechanics Lien Act, 770 ILCS 60)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. A final lien waiver is a contractor's or supplier's sworn release of all mechanic's lien rights on an Illinois project, signed when it receives final payment.

1. **Who signs**
   Each contractor, subcontractor, or supplier receiving final payment signs its own waiver.
2. **Fill in the project and amount**
   Enter the project, the work furnished, and the final payment amount.
3. **Swear before a notary (Page 2)**
   Owners, lenders, and title companies usually require final waivers to be sworn before a notary. Bring a current, government-issued photo ID.

After It's Signed

- Do not sign until final payment has been received or will be exchanged at the same time.
- The owner or title company keeps the original with the Contractor's Sworn Statement.

Need a Notary? We Come to You.

Homes • Hospitals • Care Facilities • Offices
Mobile Notary & Apostille Services
Illinois-Commissioned Notaries • Serving Illinois

Call us anytime
(866) 828-6856
Book an Appointment Online
www.firstchoicenotary.com

Have questions about this document? To consult with an attorney, contact **Gavrilov & Brooks Law Firm** at **(916) 504-0529** or **www.gavrilovlaw.com**.

This form is provided as a free convenience. First Choice Mobile Notary & Apostille is not a law firm, and a notary public who is not an attorney cannot give legal advice or help you decide what to write on this form. These instructions are general information only and are not legal advice. If you have questions about your situation, consult a licensed Illinois attorney. © 2026 First Choice Mobile Notary & Apostille. All rights reserved. This form may be filled in and printed for personal use; it may not be copied, altered, or redistributed for commercial purposes.

FINAL WAIVER OF LIEN

(Illinois Mechanics Lien Act, 770 ILCS 60)

Owner

Contractor (if different from claimant)

Project address

PIN (optional)

County

Labor, services, or materials furnished

The undersigned (the “Claimant”), for and in consideration of

Final payment amount ($)

and other good and valuable consideration, the receipt of which is acknowledged, hereby waives and releases **any and all lien or claim of, or right to, lien** under the Illinois Mechanics Lien Act on the property and improvements described above, on account of labor, services, material, fixtures, apparatus, or machinery furnished by the Claimant to the project through the date below. The Claimant states that it has been paid in full for all of its work on the project and that all of its own subcontractors, suppliers, and workers have been paid.

Name of claimant (company)

Address

© 2026 First Choice Mobile Notary & Apostille • Serving Illinois • (866) 828-6856 | www.firstchoicenotary.com

Dated

X

Signature of claimant or authorized officer

Printed name

Title

JURAT

STATE OF ILLINOIS)
) SS.
COUNTY OF)

Subscribed and sworn to (or affirmed) before me on

(date)

by (name of claimant's signer)

X

Notary Public

(Notary seal)

Notary's printed name

My commission expires

© 2026 First Choice Mobile Notary & Apostille • Serving Illinois • (866) 828-6856 | www.firstchoicenotary.com