

LANDLORD'S THIRTY DAY NOTICE

STATE OF ILLINOIS
COUNTY OF _____



To: _____

_____ and unknown occupants.

YOU ARE HEREBY NOTIFIED that your tenancy of the following premises, to wit:
The property at _____ together with all buildings,
sheds, closets, out-buildings, garages and other structures used in connection with said premises, will
terminate on _____, 20____, and you are now hereby required to surrender
possession of said premises to the undersigned on that day.

Date: _____, 20__.

LANDLORD or AGENT

FILL OUT AFTER SERVICE

AFFIDAVIT OF SERVICE

I, _____, being duly sworn, on oath deposes and says that on _____,
_____, 20__ (s)he served the within Notice on the tenant named therein by
delivering a copy thereof to _____
at _____

(signature of person delivering notice)

SUBSCRIBED and SWORN to before me on _____, 20__

Notary Public



INSTRUCTIONS

LANDLORD'S THIRTY DAY NOTICE

STATE OF ILLINOIS

COUNTY OF _____

[1] }

To: [2] _____

_____ and unknown occupants.

YOU ARE HEREBY NOTIFIED that your tenancy of the following premises, to wit:

The property at [3] _____ together with all buildings, sheds, closets, out-buildings, garages and other structures used in connection with said premises, will terminate on [4] _____, 20_____, and you are now hereby required to surrender possession of said premises to the undersigned on that day.

Date: [5] _____, 20_____.

[6] _____

LANDLORD or AGENT

FILL OUT AFTER SERVICE

AFFIDAVIT OF SERVICE

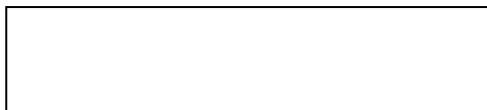
I, [7] _____, being duly sworn, on oath deposes and says that on [8] _____, 20_____ (s)he served the within Notice on the tenant named therein by delivering a copy thereof to [9] _____ at [10] _____

[11]

(signature of person delivering notice)

SUBSCRIBED and SWORN to before me on _____, 20_____

Notary Public



Make sure this document is reviewed by an attorney before using.

The notice can be served on anyone that lives at the unit that is over 13 years of age. So, it could be a child that is over 13 years old. Do not post this notice on a door, or text it, or email it. You MUST PERSONALLY SERVE IT. There are exceptions. Please call us if you have questions or cannot serve this. We offer a service to serve this notice.

1. Fill out the county where the tenant is being served.
2. Fill out the name or names of every tenant listed in your lease. Spell the names exactly like they are in the lease. You do not need to include the names of people that are not on the lease.
3. Fill out the address of the property.
4. This applies to leases that began on the first of the month. If your lease began on a different date, then it would be the same concept, but not the end of the month.
 - a. The termination date is: If the next month is February, then it must be served by January 29; if the next month is 30 days long, then it must be served by the end of this

month. For example, if the current month is March, May, July, August, or October, then you must serve it by the end of the current month. That means that if the current month is August, then you must serve them by August 31, if you want them out by September 30th. If the current month is 31 days long, then you can serve them on the 1st of the month and they have to leave by the 31st. If you wait beyond the above dates, then it is another month before they are out. The date you put is the end of the month.

5. This is the date you filled in the above information. It may not be the date you served it.
6. Sign it. It can be the landlord or your agent.
The below gets done after you serve it. Not before.
7. This is the name of the person that actually gave it to the tenant. It does not have to be the same person that signed #6. It can be anyone over 18 years old.
8. Fill in the date you served it.
9. Fill out the person this was served on. If you do not know the name, you can put a description here, but it needs to be someone over 13 years old and lives at the unit.
10. Address you served the person. For example, if you know where the tenant works, you can serve them at their employment. Most are served at the unit.
11. Sign it in front of a notary. We will notarize your notice for free even if you do not use our service. Call us at 331-222-9529 if you need it notarized.

Law Offices Of Jeffrey M. Jacobson
331-222-9529

We also handle any legal matter related to real estate, such as real estate sales and purchases.

As a landlord, you should do a background check on every potential tenant. I was surprised how many landlords do not, and find out that their tenant had numerous prior evictions.