

NOTICE OF TERMINATION FOR LEASE VIOLATION (OTHER THAN NON-PAYMENT OF RENT)

Instructions ▼

This *Notice* is commonly called a "10-Day Notice." However, the lease or local law may require a longer notice period.

Identify the tenants and their mailing address.

This *Notice* cannot be used to terminate a lease for non-payment of rent. For those cases, use the *Notice of Termination for Non-Payment of Rent* form.

Date: _____

To:

Tenant Names

And any unknown occupants.

Street Address

Unit

City

State

ZIP

In 1, describe the violation, and state when it happened.

1. You have violated your lease by: _____

In 2, enter the address of the leased property.

2. Because you violated your lease, I am terminating your lease for the property located at:

Street Address

Unit

City

State

ZIP

NOTE: The lease or local law may give the tenant a right to correct the lease violation. If the tenant has this right, the landlord must inform the tenant of this right by checking the correct box in 3 below.

In 3, check 3a if the lease or a local law gives the tenant a right to correct the violation. Otherwise, check box 3b.

3. Correcting the violation (*check a or b*):

a. You have the right to correct the lease violation. You must fix the violation described above within _____ days (*it must be at least 10 days*) or your lease will terminate when this period ends and I may file an eviction case against you.

b. You do not have the right to correct the lease violation. Your lease will end in _____ days (*it must be at least 10 days*). If you do not move out of the property by the end of this period, I may file an eviction case against you.

After you finish this form, sign and print your name.

Landlord or Agent Signature

Street Address

Enter your complete current address, telephone number, and email address, if you have one.

Print Your Name

City, State, ZIP

Telephone

Email

NOTE: After this *Notice* is served, the person who serves this *Notice* should complete the *Affidavit of Service of a Demand or Notice* available at illinoiscourts.gov/Forms/approved/.

AFFIDAVIT OF SERVICE OF A DEMAND OR NOTICE

Instructions ▼

In **1**, enter your name and the date you served the occupants.

In **2**, check the box that states how you delivered the *Demand* or *Notice*. Do not use the method in **d** unless the property is vacant.

The person who served the *Notice* or *Demand* should complete this *Affidavit*. Attach the completed *Affidavit* to the *Eviction Complaint* and bring a copy to court on the date of the first hearing.

Under the Code of Civil Procedure, [735 ILCS 5/1-109](#), making a statement on this form that you know to be false is perjury, a Class 3 Felony.

Enter your current address and telephone number.

If you are completing this form on a computer, sign your name by typing it. If you are completing it by hand, sign and print your name.

Enter your complete address, telephone number, and email address, if you have one.

1. I, _____, served the attached *Demand* or *Notice*
Name of person who served the demand or notice
on _____ .
Date

2. I served the *Demand* or *Notice* by:

- a. Delivering a copy to a tenant or occupant named on the *Demand* or *Notice*.
This person's name is _____ .
Name
- b. Leaving a copy with a person who is at least 13 years old and is an occupant who is not named in the *Demand* or *Notice*.
This person's name is _____ .
Name (if known)
- c. Sending a copy by certified/registered mail, with return receipt from the addressee (*USPS green card is attached*).
- d. Posting a copy on the property because no one is in actual possession of the property.

I certify that everything in the *Affidavit of Service of a Demand or Notice* is true and correct. I understand that making a false statement on this form is perjury and has penalties provided by law under [735 ILCS 5/1-109](#).

/s/
Your Signature

Street Address

Print Your Name

City, State, ZIP

Telephone

Email