

Illinois Eviction Process: Notices, Court Steps and Timeline

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/illinois-eviction-process>

Illinois evictions go through the circuit court under the Eviction Act, which is Article IX of the Code of Civil Procedure. The landlord serves a written notice that fits the reason, files if the tenant stays, and the sheriff enforces any eviction order.

Key points

- For unpaid rent, the landlord serves a written demand giving the tenant at least 5 days after service to pay before the lease can be ended.
- For a breach of other lease terms, the landlord may end the lease with a 10-day notice to quit.
- A landlord can end a month-to-month tenancy with 30 days of written notice, or a week-to-week tenancy with 7 days.
- Evictions are filed in the circuit court for the county where the property is located, under the Eviction Act.
- The summons sets a court date, generally one to several weeks after it issues, when the tenant must appear to respond.

Illinois at a glance

Rule	Illinois	Law
Notice for unpaid rent	For unpaid rent, the landlord serves a written demand giving the tenant at least 5 days after service to pay before the lease can be ended.	735 ILCS 5/9-209
Notice for a lease violation	For a breach of other lease terms, the landlord may end the lease with a 10-day notice to quit.	735 ILCS 5/9-210
Ending a tenancy without cause	A landlord can end a month-to-month tenancy with 30 days of written notice, or a week-to-week tenancy with 7 days.	735 ILCS 5/9-207
Where the case is filed	Evictions are filed in the circuit court for the county where the property is located, under the Eviction Act.	Code of Civil Procedure Article IX (Eviction Act), 735 ILCS 5/9

Rule	Illinois	Law
Tenant response time	The summons sets a court date, generally one to several weeks after it issues, when the tenant must appear to respond.	Illinois Supreme Court Rules (eviction summons)
Removal after judgment	After an eviction order, only the county sheriff can carry out the removal.	Eviction Act (enforcement of eviction orders)
Typical overall timeline	An uncontested case often takes about one to three months from notice to removal, depending on the county's docket and the sheriff's schedule.	Court practice (estimate)

Timeline

Step	Typical time	Rule
Notice period for unpaid rent	5 days	735 ILCS 5/9-209
Notice period for a lease violation	10 days	735 ILCS 5/9-210
Tenant response after the case is served	Set by the court	Illinois Supreme Court Rules (eviction summons)
From judgment to removal	Short waiting period	Eviction Act (enforcement of eviction orders)
Whole case, uncontested	A few weeks	Court practice (estimate)

Mistakes to avoid

- Demanding more than the rent actually owed in a notice for unpaid rent, for example by adding late fees or utilities.
- Counting the notice period wrong and filing a day too early.
- Taking partial rent after serving a notice without knowing how it affects the case.
- Keeping no proof of service. Write down who delivered the notice, how and when, and keep a copy.
- Trying to speed things up with a lockout, a utility shutoff or by moving belongings out.

Verify current law

Laws named in this summary:

- 735 ILCS 5/9-209
- 735 ILCS 5/9-210
- 735 ILCS 5/9-207

- Code of Civil Procedure Article IX (Eviction Act), 735 ILCS 5/9
- Illinois Supreme Court Rules (eviction summons)
- Eviction Act (enforcement of eviction orders)
- Eviction Act and local ordinances
- Landlord Retaliation Act (Public Act 103-831)
- Public Act 103-224 (Security Deposit Return Act)

Official sources:

- Illinois General Assembly: Illinois Compiled Statutes: <https://www.ilga.gov/Legislation/ILCS/Chapters>
- Illinois Courts: Eviction help: <https://www.illinoiscourts.gov/eviction>

General information, not legal advice. Check current law and talk to a Illinois attorney before you act. Last reviewed October 29, 2026.