

KNOW THE EVICTION PROCESS

01 LANDLORD NOTIFIES TENANT

A signed, written notice delivered by the landlord to the tenant or anyone 13 years or older who lives at the property. The notice can also be sent by certified mail with a signed return receipt. The notice must include the reason for the eviction as well as a date for the tenant to correct the issue or move out by.

02 COURT SUMMONS

ONLY IF the tenant and landlord do not resolve the issue outside of court first, a Summons and Complaint with the court seal is served to the tenant by the court. The tenant must appear in court on the stated date to present their case in front of a judge.

03 COURT HEARINGS

The tenant and landlord appear in front of a judge who will decide the case. Both the tenant and landlord have a right to legal representation during any and all court hearings. If the tenant does not appear in court default judgement could be issued in favor of the landlord.

04 IF THE LANDLORD WINS THE CASE...

A writ of possession is issued by the court as the tenant's final warning to move out. If the tenant refuses to move out, the landlord may contact the county Sheriff's Department to enforce the order. Only the Sheriff can enforce eviction orders and only after they have been granted by a judge.

05 IF THE TENANT WINS THE CASE...

The landlord's eviction petition is denied and the tenant stays in the unit until the end of the lease or the tenant chooses to move out.

All Eviction Cases Are Different

The specifics of your case will vary based on a number of factors, including the type of notice you received, your landlord, and the merits of the case. Having an attorney that can review your case and assist in court proceedings is recommended.

RESOURCES

Resources for Evictions and Lockouts

EVICTIION HELP ILLINOIS

<https://evictionhelpillinois.org/>
855-631-0811

COOK COUNTY LEGAL AID FOR HOUSING AND DEBT

<https://www.cookcountylegalaid.org/>
855-956-5763

CATHOLIC CHARITIES LEGAL ASSISTANCE DEPARTMENT

<https://www.catholiccharities.net/Default.aspx>
312-948-6821

RENTERVENTION

<https://rentervention.com/learn/page/3/>
312-347-7600

UNIVERSITY YMCA NEW AMERICAN WELCOME CENTER

<https://universityymca.org/welcome/>
217-417-5897

NORTHSIDE COMMUNITY RESOURCES

<https://northsidecommunityresources.org>
773-338-7722 ext. 26

UPTOWN PEOPLE'S LAW CENTER

<https://uplcchicago.org>
773-769-1411