

Having trouble viewing this email? <http://www.querrey.com/index.php/news-knowledge/pu>



Querrey  Harrow

# Construction Law Quarterly



## Illinois Adopts Mandatory Bonding Off Statute

Jason Callicoa



Illinois recently amended the Mechanics Lien Act, effective January 1, 2016, to include a procedure for property owners and others to remove a mechanics lien from property by purchasing a bond that will take the place of the lien.

## Court Expands Reach of Warranty of Habitability

Aaron De Angelis

Buyers and sellers of residential real property in Illinois should pay close attention to the recent decision the Illinois Appellate Court in *Fatah v. Bim*. This decision makes it more difficult for builders and developers to limit the rights of a subsequent purchaser to make a

### In This Issue

Illinois Adopts Mandatory Bonding Off Statute  
Court Expands Reach of Warranty of Habitability  
Subcontractor Recovery Limited Under Mechanics Lien Act  
Is it Really "New?"

### Attorney Spotlight



claim for breach of the warranty of habitability.

## Subcontractor Recovery Limited Under Mechanics Lien Act

**Nicholas Johnson**



Under Sec. 30 of the Illinois Mechanics Lien Act, a lien claimant may initiate an action if it fears that there is not a sufficient amount of money owed to a contractor to satisfy all liens on a property. *GX Chicago, LLC v. Galaxy Environmental, Inc.*, interprets what Sec. 30 means when it refers to the "amount due from the owner to the contractor."

## Is It Really "New?"

**Bruce Schoumacher**



Most construction contracts specify that the equipment and material incorporated in the construction must be new. A recent federal government contract case considered whether equipment delivered to the site was new. You may be surprised at the result.

Querrey & Harrow is a multi-service Chicago law firm with satellite offices in the Chicago metropolitan area and a geographic service area which extends throughout Illinois and Indiana. Our attorneys advise businesses, public entities, and individuals regarding contracts, compliance, employment, and insurance coverage.

**Querrey & Harrow**  
175 W. Jackson Blvd.  
Chicago, Illinois 60604  
Querrey & Harrow  
[312.540.7000](tel:312.540.7000)



**Terrence Guolee**

Terrence has successfully represented defendants, plaintiffs and insurance carriers in dozens of complex, multi-million dollar claims covering a wide area of facts and law, in state and federal courts across the country over the past 25 years.

Terrence's clients include various local, city, county and state officers, elected officials and governmental entities; several multi-national product manufacturers; various construction equipment manufacturers and distributors; and several major electrical utilities and contractors. He has also successfully represented several insurance companies and various condominium boards, homeowner associations, property owners and managers over the last quarter-century.

CELEBRATING  
**75**  
YEARS

[Forward this email](#)



This email was sent to tguolee@querrey.com by [info@querrey.com](mailto:info@querrey.com) | [Update Profile/Email Address](#) | Rapid removal with [SafeUnsubscribe™](#) | [About our service provider.](#)



Querrey & Harrow | 175 W. Jackson Blvd. | Suite 1600 | Chicago | IL | 60604