



# AGRICULTURAL LAW

The newsletter of the Illinois State Bar Association's Section on Agricultural Law

## A new way of leasing—A looming need for Illinois land owners?

By Jeffrey A. Mollet, JD, Silver Lake Group, Ltd.

The advent of new technology, financial requirements and farming processes now require land owners and farm managers to be more diligent than ever. As we all know, the resources of this great nation are typically found on and under the land upon which our family farms are located.

Sadly, those who look to harvest and use those resources in many instances do not share the same desire for careful stewardship that most of us seem to inherently understand. These users are often large corporations who, in hindsight

after years of resource development, seem to have been light years ahead of we regular Joes with respect to the real and ultimate effect their resource harvesting will have on our land. The railroads of yesteryear, and the coal companies since forever, are prime examples of industries which have to some extent taken advantage of the superior access to knowledge that they possess to the ultimate detriment of the land owner.

In the past decade or so, the knowledge gap

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## Agricultural fun facts

By Jeffrey A. Mollet, JD, Silver Lake Group, Ltd.

We kill a lot of trees and dedicate gallons of ink each year to bring you topics of interest (we hope), practice pointers or legal updates and analysis—all linked in some manner to agriculture. To break the monotony of that effort, how about a few facts about agriculture that you can use to stump your friends at the coffee shop?

- There are more than 2 million farms in the United States, and approximately 76,000 farms in Illinois, covering more than 28 million acres—nearly 80 percent of the state's total land area.
- Texas, Missouri, Iowa, Oklahoma, and Kentucky have the most farms.
- The average size of an Illinois farm, including hobby farms, is 368 acres. The average size of all farms in the United States is 441 acres (up

from 155 acres in 1955).

- Nearly 10 percent of Illinois farms have swine.
- Beef cows are found on about 23 percent of farms.
- Only about 3 percent of Illinois' farms have dairy cows.
- Marketing of Illinois' agricultural commodities generates more than \$9 billion annually. Corn accounts for nearly 40 percent of that total. Marketing of soybeans contributes about one-third, with the combined marketing of livestock, dairy and poultry generating about 23 percent.
- In the last 50 years of the 20th century, the average corn yield for the State grew from 51

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## A new way of leasing—A looming need for Illinois land owners?

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has closed to some degree as the internet has provided access to information that was previously difficult to obtain without a large investment of time or money, or perhaps both. This same technology has also allowed the sharing of information relative to the possible or likely new issues that will face land owners. And it is these new issues that frankly frighten me the most as an attorney trying to make sense of the issues to be addressed, and more importantly, trying to come up with a way to actually address them for the future benefit of my client.

Today's land use concerns are a virtual cornucopia of old, new and potential problems. As the lands of the great state of Illinois have been blessed with an abundance of various resources, simply identifying the possible matters to address may be half the battle. For example, if you are in the right location, your land use concerns may need to be focused on wind energy, coal/long-wall mining, water rights, coal-bed methane, oil and/or gas production, fracking, drainage, corn stover/biomass harvesting, carbon sequestration, cellular towers, precision farming, not to mention the tried and true old standards (fertility, access, etc.)—all at the same time!

I must admit that spotting the issues is not actually half the battle, but it does give some substance to my job or providing guidance to my clients on the issues they should consider addressing. And in doing so, it is my belief that I can only be successful in providing professional assistance if I have a good understanding of the underlying issues my all-to-wordy leases are attempting to address. Having an almost unnatural need to learn about most anything helps (I used to set and read the World Books in my Grandpa and Grandma's farmhouse in the evening), but here are some resources that have given me valuable starting points in the past.

### Wind Energy

Quite frankly, the best source for this information are those attorneys in north central Illinois who have been at the forefront of these projects since the beginning. Both the Illinois State Bar Association<sup>1</sup> and the Illinois Institute for Continuing Legal Education<sup>2</sup> have presented speakers and information on this topic in past years. Possible state

regulation<sup>3</sup> and local zoning<sup>4</sup> (and perhaps the conflict between the two) should also be examined and mined for potential language regulatory language or remedies that can be incorporated to the benefit of the land owner.

### Coal

A long tradition of coal mining in Illinois, a lack of updated statutes, rules and regulations, and the advent of long-wall mining have made this one of the most difficult topics facing land owners in Illinois. As many of predecessors in interest sold something (the coal, or only the coal below 125', the right to subside the surface, surface access, etc.) related to the coal that may be under a parcel, we are quite often faced with trying to determine what may be left to deal with and whether that interest, or any rule or regulation, gives our client any "cards to play." One great source for information is the Illinois State Geological Survey website,<sup>5</sup> which provides numerous coal maps<sup>6</sup> which outline the depth, quality, thickness and location of the various coal veins in the state. These maps can be used to determine those matters as well as where old coal or abandoned coal mines were located or what trace elements may also be lurking below the surface. A series of coal maps that are county specific are also available.<sup>7</sup> With these maps, some current sales information from the US Energy Administration<sup>8</sup> and a little calculating, a practitioner can get a good idea of the present fair market value of the coal under a client's land. Couple this with an updated title report and one has a good start towards the drafting of provisions that will protect the interests and maximize the returns of the land owner.

### Water Rights

Our brethren out west know all too well the difficulties in dealing with water rights issues. Those arid parts of our country have developed processes and procedures to address the limited nature of this precious resource in their area, and we may be well advised to consider adopting some of these protections for our clients. The Illinois State Water Survey<sup>9</sup> is a good place to start, and you may quickly find (as I did) that our water supply is far more regulated than you knew.

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*Published at least four times per year.*

*Annual subscription rate for ISBA members: \$20.*

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### Coal-Bed Methane

As the name implies, coal-bed methane is a form of natural gas extracted from coal beds, of which we have an abundance in Illinois. The extraction process is governed by the Illinois Drilling Operations Act.<sup>10</sup> Apparently, the complicated process for extracting this resource has proven more difficult than originally thought, and the bankruptcy of BPI Energy Holdings, Inc.<sup>11</sup> bears that out. A complete understanding and review of the Drilling Operations Act is vital to drafting a lease that will protect the land owner's surface interest from potentially over-zealous or reckless drilling companies. Issues such as the discharge of deep well or salt water, compaction and restoration are but a few of the potential problems that need to be addressed.

### Fracking

Wikipedia has a good, generally palatable explanation of fracking,<sup>12</sup> which is essentially man's effort to force the rocks under ground to fracture and release the oil or gas trapped therein. Recent events in Ohio (where an earthquake is blamed by some on fracking)<sup>13</sup> are certainly making this a hot topic and the source of info is apparently important. As a result, Mansfield, Ohio is looking at this issue more closely and perhaps at ways to ban such activities,<sup>14</sup> and such efforts in other areas may not be far behind. A major concern is that little is known about what is pumped into the ground to aid in the fracking process. Perhaps it is brine from out of state<sup>15</sup> or other "proprietary chemicals."<sup>16</sup> Illinois will most certainly face these same issues as the demand for coal, methane oil and gases increase, but it may be wise to consider lease provisions which prohibit or control the ability to use the fracking process, and especially the release of brine or other unknown chemicals either on the surface or underground.

### Drainage

A great primer on this topic is Illinois Drainage Law, a circular from the University of Illinois.<sup>17</sup> An understanding of the topography of the land in question is a must from this perspective, and most counties have topographical and/or soil maps available. Matters such as erosion control, waterway maintenance and the duties of the tenant are a must for any lease of farmland, and incorporating the controls from state, federal or case law can be effective where highly erodible or land subject to flooding is involved.

### Corn Stover/Biomass Harvesting

Another long-term issue is the "harvesting" of biomass. Wood chips and wood by-products, various hay-type crops and most recently corn stover are biomass inputs being considered for use in the production of "green" energy. Of particular interest to the farmers in the Midwest is the use of corn stover, or fodder, which is essentially the remaining plant material sans the corn after harvest (i.e., the roots, stalk, leaves and cob).

Historically, this plant material had little commercial or commodity value in comparison to the nutrient value of such stover being returned to the soil each fall. Significant amounts of nitrogen, phosphate and potassium are returned to the soil when the stover decomposes, thereby providing natural fertilizer for the next crop season, which in turn should reduce the fertilizer input costs for each acre in the future.

Recently, however, the advent of new energy technology and the increasing pressure to capture the income potential of each acre has led to discussions of how to gather and use corn stover to process for the generation of energy. So called biomass plants burn wood scraps, wood pellets and even corn stover to generate heat, boil water, make steam and turn turbines which generate electricity. These plants are seen as a "green alternative, and in fact, the refitting of a co-generation plant in California was recently completed, switching the plant from coal to 100% biomass.<sup>18</sup>

### Carbon Sequestration

Simply stated, a proposed method to store carbon underground on a permanent basis (counter to the fracking process mentioned earlier it would seem). Certainly a new and untested technology, but one that I have seen pop up in proposed contracts and deeds presented to me by clients being chased by coal companies or speculators. Information from the AgriNews<sup>19</sup> and Illinois Law Review<sup>20</sup> would be more than most will ever want to know on the subject and provide full understanding of the issues that may need to be considered. Again, this issue is one where the companies seeking to obtain the right to sequester carbon have a significant head start on the land owner and thus the only way to effectively negotiate terms is to understand the process.

### Cellular Towers

Like wind generation towers, operational

issues are important but, removal and clean up of the site may be the biggest long term concern. Who is responsible for what, and how will that be paid for are key issues to consider. A local municipal attorney may also be a good resource as most have negotiated such leases for service that is installed on the municipal water tower (likewise with the local co-op attorney and the grain leg/bins).

### Precision Farming.<sup>21</sup>

Seems like a non-issue, but try to picture where the future of farming is headed. Technology is on the rise in all aspects of our lives, and farming is certainly taking advantage of the latest and greatest when it comes to electronics. The information that is gathered by my brother's new John Deere combine is impressive to say the least (and leaves me asking how I would even use some of that information). But as a landlord, I would like to have access to or copies of those records for future reference. Such data could be useful to determine the productivity of the tenant (especially if you can compare to your neighbor). If the property is being sold, this data will provide true and accurate productivity information that could prove quite valuable to the ultimate sales price. Future tenants would also be interested in such information, and complete records may get that "extra \$25 per acre" on the next lease. Such data could also prove valuable for crop insurance disputes or even in partnership dissolution disputes (or divorces dare I say).

### Termination Issues

Absent a written lease, the termination of oral leases for farm land in Illinois is governed by statute.<sup>22</sup> The statute is brief:

Notice to terminate tenancy of farm land. In order to terminate tenancies from year to year of farm lands, occupied on a crop share, livestock share, cash rent or other rental basis, the notice to quit shall be given in writing not less than 4 months prior to the end of the year of letting. Such notice may not be waived in a verbal lease. [sample form of proposed notice is then set forth].

Clear as mud upon a closer reading. What is/was the "year of letting" and when did it start and therefore when will it end? Then the notice shall be 4 months prior to that date. In Northern Illinois, custom has adopted the start date of March 1 based upon the testimony of one expert in one case.<sup>23</sup> As

"custom" progresses south, the start date becomes less clear and thus the date by which notice must be provided is more difficult to determine. The planting of wheat, the possible sale of the farm land in question or the death of the landlord are but a few of the items which can cause problems.

For example, if the March 1 date is presumed (never a good idea as we all know), the statutory notice must be given no later than October 31. In many instances, that would be too late in the event of the death of a landlord on, say, October 15. By that time, the tenant may have the corn or soybean crop harvested and a winter wheat crop planted or fall tillage or fertilizer applied. After allotting time for a funeral, getting an estate open, letters of office issued and the statutory notice sent by October 31 would seem a nearly impossible task. The estate would then be saddled with a lease on the farm land which in most instances will reduce the market value at sale or auction as farmers who would be potential buyers will not want to purchase land that they will not get to farm in the coming crop year. Buying out the tenant is often the only solution, but is rarely a financially sound result.

Thus, a well written lease can avoid the need to have a judge determine whether any notice was timely given and prevent the possibility of a tenant intentionally acting (legally) in such a manner as to gain some advantage over the landlord. More specificity as to the relationship and the termination mechanism is recommended as a mere recitation of the statutory requirements could be an unwelcome remedy.

**Conclusion**

There are certainly and most likely many other existing and up-and-coming issues that could be added to this list, and each practitioner can tailor their list to the specifics of their geographic area or client base. Ultimately, in my mind, the goal is to provide the best protection of what is likely my clients biggest and most prized asset—the family farm. ■

1. There's gold in that tar wind – maybe, Helen W. Gunnarsson, *Illinois Bar Journal*, July 2005, Volume 93, Number 7, Page 330

2. LAND USE LAW (ILLINOIS), 2010 Edition, Ronald S. Cope (Chapter 18—Wind Energy from a zoning perspective); FARM LAND VALUATION AND ASSET PROTECTION—WIND FARMS: CONSIDERATIONS & VALUATIONS, Michael E. Massie, Michael R. Crowley, Michael G. Barton and John W. VanSanten, MAI (I know, how

did a "John" get in that mix), available at <<https://www.iicle.com/BooksandProducts/NewProductDetailsPrint.aspx?ID=4767>>.

3. See SB 3271, which as of the date of this article, is pending in the Illinois Legislature and would create the Wind Energy Facilities Construction, Deconstruction and Siting Act.

4. 65 ILCS 5/11-13-26

5. <<http://www.isgs.uiuc.edu>>.

6. <<http://www.isgs.uiuc.edu/maps-data-pub/coal-maps.shtml>>.

7. <<http://www.isgs.uiuc.edu/maps-data-pub/coal-maps/county-index.shtml>>.

8. <<http://www.eia.gov/coal/data.cfm#prices>>.

9. <<http://www.isws.illinois.edu/wsp/law.asp>>.

10. 765 ILCS 530/1 et seq.

11. In 2004, BPI Energy Holdings, Inc., and its subsidiary, BPI Energy, Inc., purchased, inter alia, approximately 63,249 acres of methane rights in Southeastern Shelby County, Illinois, from the Shelby County Board. The BPI companies had operating CBM wells elsewhere in Southern Illinois and interests in Kentucky and Indiana as well. But efforts to raise the additional capital needed to fund continued efforts in Shelby County and elsewhere were unsuccessful and the companies filed for Chapter 11 protection in early 2009, closing for good later that year.

12. <[http://en.wikipedia.org/wiki/Hydraulic\\_fracturing](http://en.wikipedia.org/wiki/Hydraulic_fracturing)>.

13. <<http://www.csmonitor.com/Science/2012/0102/How-fracking-might-have-led-to-an-Ohio-earthquake>> (CSM is source on this one); <[http://www.huffingtonpost.com/2012/01/02/ohio-earthquakes-caused-by-wastewater-well-drilling\\_n\\_1180094.html](http://www.huffingtonpost.com/2012/01/02/ohio-earthquakes-caused-by-wastewater-well-drilling_n_1180094.html)> (Huffington Post); <<http://www.npr.org/2012/01/03/144633252/fracking-byproducts-may-be-linked-to-ohio-quakes>> (NPR)

14. <<http://www.reuters.com/article/2012/01/13/us-earthquakes-wells-ohio-idUSTRE80C2E620120113>>.

15. <<http://www.dispatch.com/content/stories/local/2012/01/14/most-brine-is-from-out-of-state.html>>.

16. <[http://money.cnn.com/2011/06/21/news/economy/fracking\\_public\\_relations/index.htm](http://money.cnn.com/2011/06/21/news/economy/fracking_public_relations/index.htm)>.

17. ILLINOIS DRAINAGE LAW, Donald Uchtman and Bernard Gehris, found online at <[http://www.farmdoc.illinois.edu/legal/pdfs/drainage\\_law1.pdf](http://www.farmdoc.illinois.edu/legal/pdfs/drainage_law1.pdf)>.

18. <<http://www.azocleantech.com/news.aspx?newsID=16235>>.

19. LANDOWNER LEGAL ISSUES IN GEOLOGIC CARBON SEQUESTRATION PROJECTS, A. Bryan Endres, *Illinois AgriNews* – June 2010

20. CLIMATE CHANGE, CARBON SEQUESTRATION, AND PROPERTY RIGHTS, Alexandra B. Klass and Elizabeth J. Wilson, *Illinois Law Review*, February 23, 2010; GEOLOGIC CARBON SEQUESTRATION: BALANCING EFFICIENCY CONCERNS AND PUBLIC INTEREST IN PROPERTY RIGHTS ALLOCATIONS, A. Bryan Endres, *Illinois Law Review*, March 3, 2011.

21. Good information on how this concept was developed and its intended value can be found at <<http://www.progressiveengineer.com/PEWebBackissues2005/PEWeb%2060%20Mar05-2/Deere.htm>>.

22. 735 ILCS 5/9-206.

23. *Daugherty v. Burns*, 772 N.E.2d 237, 331 Ill. App.3d 562, 265 Ill.Dec. 199 (Ill. App., 2002); see also, *Ames vs. Saylor*, 267 Ill.App.3d 672, 675 (Ill. App. 4th Dist. 1994) using the March 1 date without even citing to *Daugherty*.

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## Agricultural fun facts

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- bushels per acre to nearly 130 bushels per acre.
- In the last 50 years of the 20th century, the average soybean yield for the State nearly doubled, up from 21 bushels per acre to 43 bushels per acre.
  - In that same 50 years, the average wheat yield for the State went from 19 to 61 bushels per acre.
  - Illinois farm families are industrious and their work shows it. On a peak spring day, they may plant nearly 800,000 acres of corn or 500,000 acres of soybeans. With fewer than 4 percent of the farms in the U.S., they produce about 17 percent of the soybeans, 16 percent of the corn, 8 percent of the pigs, and account for 6 percent of the agricultural exports.
  - Lettuce is a member of the sunflower family.
  - About 240 million laying hens produce about 5.5 billion dozen eggs per year in the United States.
  - Americans today consume 17.3 billion quarts of popped popcorn each year, so the average American eats about 68 quarts.
  - There are over 500 different types of bananas. That means if you ate a different kind of banana everyday, it would take almost a year and a half to eat one of each variety.
  - Fresh apples float because 25 percent of their volume is air.
  - The peach and apple are both members of the rose family.
  - The average depth of top soil in Illinois is 12.6".
  - Illinois ranks #2 in the U.S. for both corn and soybean production.
  - Illinois leads in the production of pumpkins and horseradish.
  - In 1940, the average farmer grew enough food for only 19 other people. In 1960, that number was 25.8. Today, each Illinois farmer feeds approximately 156 people.
  - Americans spend only 10 percent of their income on food. The French spend 18 percent, the British spend 22 percent, Italians spend 23 percent, the Japanese spend 26 percent, and consumers in India spend up to 51 percent of their income on food.
  - Chickens have more bones in their necks than giraffes.
  - The average American consumes nearly one half cup of soybeans, in some form, each day.
  - Americans are eating 21 pounds less beef per capita than 1975.
  - A pig's squeal can range from 110-115 decibels; a Concorde jet is usually under 112 decibels.
  - Mature turkeys have more than 3,500 feathers.
  - The average person consumes 584 pounds of dairy products a year.
  - Elevators in the Statue of Liberty use a soybean-based hydraulic fluid.
  - One pound of wool can make 10 miles of yarn.
  - Soybeans are an important ingredient for the production of crayons. In fact, one acre of soybeans can produce 82,368 crayons.
  - Each tassel on a corn plant releases as many as 5 million grains of pollen.
  - The chicken can travel up to 9 miles per hour. Pigs can run 11 miles per hour. A honey bee can fly 15 miles per hour. A domestic cat can sprint at about 31 miles per hour.
  - Agriculture employs 20% of the U.S. workforce, or about 21 million people.
  - The Bureau of Engraving and Printing depends on farmers to produce paper currency—75% of every bill is made of cotton.
  - It is physically impossible for pigs to look up into the sky while standing.
  - One bushel of corn will sweeten more than 400 cans of soda.
  - Cows can smell odors up to five miles away.
  - Pigs have served as mine sniffers in battlefields and serve as mushroom hunters in Europe.
  - It takes about 12 pounds of milk to make one gallon of ice cream. ■

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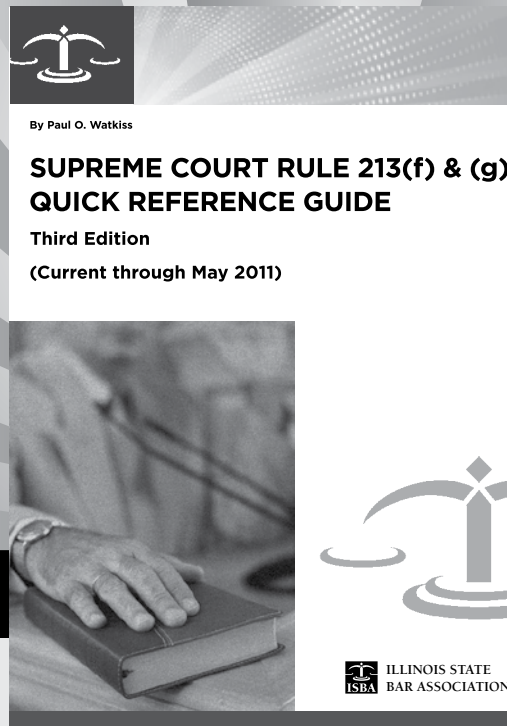
The court cited *Casciola v. Gardner*, 101 Ill.App.3d 852, 428 N.E.2d 921 (1st Dist. 1981) and *Needy v. Sparks*, 74 Ill.App.3d 914, 918, 393 N.E.2d 1252 (1979), in its discussion regarding a judgment creditor's conduct that would excuse a defendant from payment of interest.

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**Wednesday, 4/4/12- Webinar**—Advanced Tips for Enhanced Legal Research on FastCase. Presented by the Illinois State Bar Association- Complimentary to ISBA Members. 9-10am.

**Friday, 4/6/12- STUDIO TAPING**—Economic Development Tools: What are the Options for Local Government. Presented by the Local Government Law Section. 9:30-11:30.

**Monday, 4/9/12- Webinar**—Introduction to Legal Research on FastCase. Presented by the Illinois State Bar Association- Complimentary to ISBA Members. 9-10.

**Tuesday, 4/10/12- Teleseminar**—Employee Discipline and Discharge: Policies and Procedures to Limit Liability. Presented by the Illinois State Bar Association. 12-1

**Tuesday, 4/10/12- DeKalb, Northern Illinois University**—Issues in Illinois Public Construction Contracting (Repeat from June 24, 2011). Presented by the ISBA Construction Law Section. 8:55-4:30.

**Tuesday, 4/10/12- Chicago, ISBA Chicago Regional Office**—Master Series: Ethics and Professionalism through the Lens of Literature- Part 1. Presented by the Illinois State Bar Association. 9-12.

**Tuesday, 4/10/12- Chicago, ISBA Chicago Regional Office**—Master Series: Ethics and Professionalism through the Lens of Literature- Part 2. Presented by the Illinois State Bar Association. 1-4.

**Wednesday, 4/11/12- Chicago, ISBA Chicago Regional Office**—Master Series: Ethics and Professionalism through the Lens of Literature- Part 1. Presented by the Illinois State Bar Association. 9-12.

**Wednesday, 4/11/12- Chicago, ISBA Chicago Regional Office**—Master Series:

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**Thursday, 4/12/12- Teleseminar**—Drafting Life Insurance Trusts. Presented by the Illinois State Bar Association. 12-1.

**Monday, 4/16/12- Bloomington, Holiday Inn and Suites**—The Construction Project from Womb to Tomb (and Then Back to Life). Presented by the ISBA Commercial Banking, Collections and Bankruptcy Section; co-sponsored by the ISBA Real Estate Law Section and the ISBA Construction Law Section. 8:50-4:30.

**Monday, 4/16/12- Chicago, Chicago Bar Association**—Ethics and the Allure of Social Media. Presented by the Chicago Bar Association and the ISBA Energy, Utilities, Telecommunication and Transportation Section. Time TBD.

**Tuesday, 4/17/12- Teleseminar**—Real Estate Joint Ventures, Part 1. Presented by the Illinois State Bar Association. 12-1.

**Wednesday, 4/18/12- Teleseminar**—Real Estate Joint Ventures, Part 2. Presented by the Illinois State Bar Association. 12-1.

**Thursday, 4/19/12- Chicago, ISBA Chicago Regional Office**—Civil Practice and Procedure Update 2012. Presented by the ISBA Civil Practice and Procedure Section. 8:50-4:00.

**Friday, 4/20/12- Chicago, ISBA Chicago Regional Office**—Legal Ethics in Corporate Law- 2012. Presented by the ISBA Corporate Law Department Section. 8-12.

**Friday, 4/20/12- Chicago, ISBA Chicago Regional Office**—ZPICs, Recovering from 3rd Party Payors, and the Status of Tax Exemption for Not-for-Profit Health Care Providers in Illinois. Presented by the ISBA Health Care Law Section. 1-4:15.

**Tuesday, 4/24/12- Teleseminar**—Franchise Red Flags and Traps- What You Should Know Before Your Client Buys. Presented by

the Illinois State Bar Association. 12-1.

**Wednesday, 4/25/12- Chicago, ISBA Chicago Regional Office**—Master Series: Ethical Strategies for Client Service and Business Development. Presented by the Illinois State Bar Association. 8:30-12:45.

**Wednesday, 4/25/12- Live Webcast**—Master Series: Ethical Strategies for Client Service and Business Development. Presented by the Illinois State Bar Association. 8:30-12:45.

**Thursday, 4/26/12- Teleseminar**—Construction Contracts: Anticipating the Unanticipated, Ensuring Performance and Limiting Downside Risk. Presented by the Illinois State Bar Association. 12-1.

**Thursday, 4/26/12- Chicago, ISBA Chicago Regional Office**—Employment Law for the General Practitioner. Presented by the ISBA Labor and Employment Law Section. 8:55-12:30.

**Thursday, 4/26/12- Mt.Vernon, Illinois 5th District Appellate Courthouse and Cedarhurst Center for the Arts**—Women in the Illinois Judiciary. Presented by the ISBA Standing Committee on Women and the Law and Racial & Ethnic Minorities and the Law. 3-7:30.

**Friday, 4/27/12- Chicago, ISBA Chicago Regional Office**—The Construction Project from Womb to Tomb (and Then Back to Life). Presented by the ISBA Commercial Banking, Collections and Bankruptcy Section; co-sponsored by the ISBA Real Estate Law Section and the ISBA Construction Law Section. 8:50-4:30.

**Monday, 4/30/12- Webinar**—Fast Case Boolean (Keyword) Search for Lawyers. Presented by the Illinois State Bar Association- Complimentary to ISBA Members. 9-10.

### May

**Tuesday, 5/1/12- Chicago, Standard Club**—Tips of the Trade 2012: A Federal Civil Practice Seminar Chicago. Presented by the ISBA Federal Civil Practice Section. 9-4:30. ■

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MARCH 2012  
VOL. 21 NO. 8