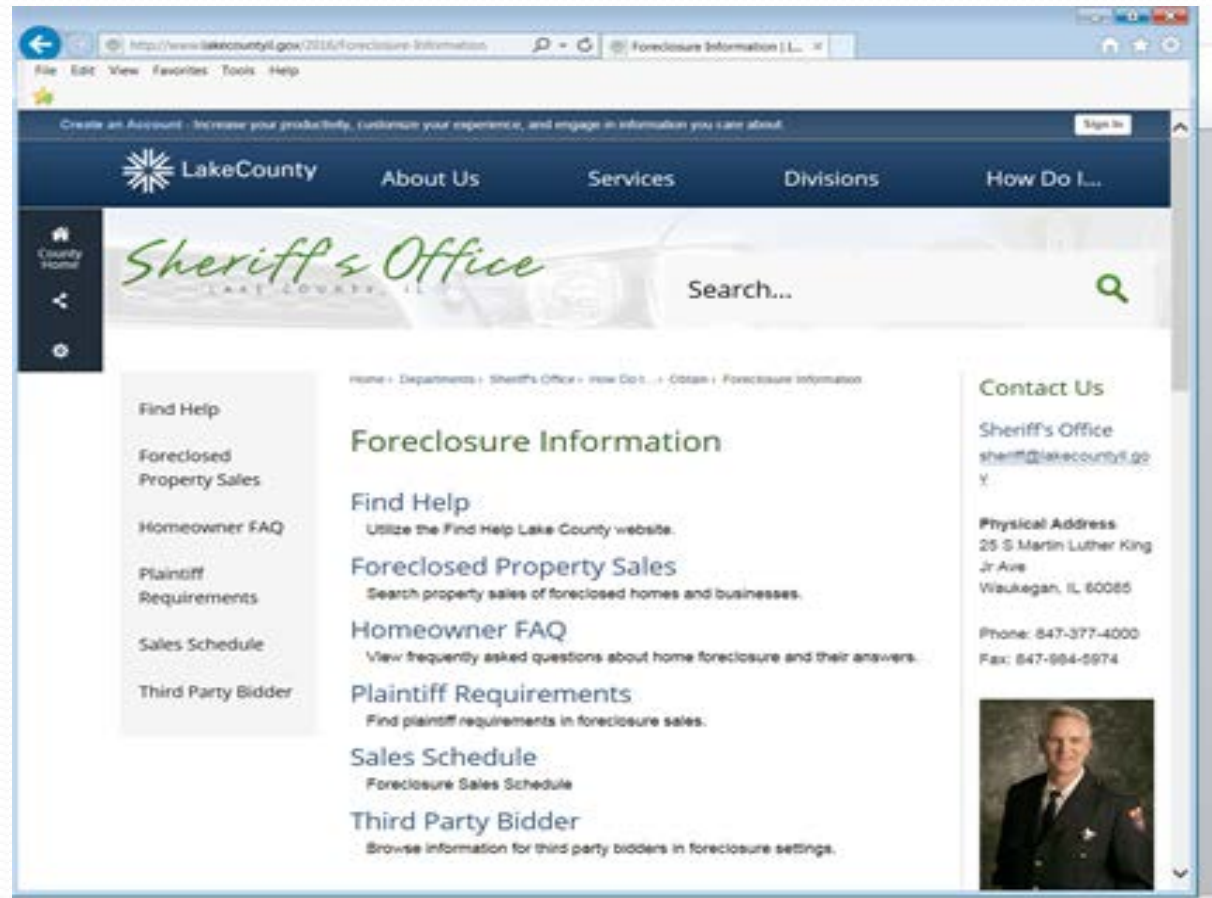


Keys to a Successful Purchase

- Review our website for sale information and property listings
 - <https://appso3.lakecountyl.gov/foreclosuresales/>
- *Do your research* - FAQ and research tips are on our website
- Attend a sale prior to bidding to better understand the process
- Remember this is an “as is” purchase with potential risk
- Have funding available and pay the balance within two business days; the deposit will be forfeited if the balance is not paid
- Bring a copy of the Order Approving Sale court order to LCSO to get the deed
- Record the deed as soon as possible
- Schedule an eviction if necessary

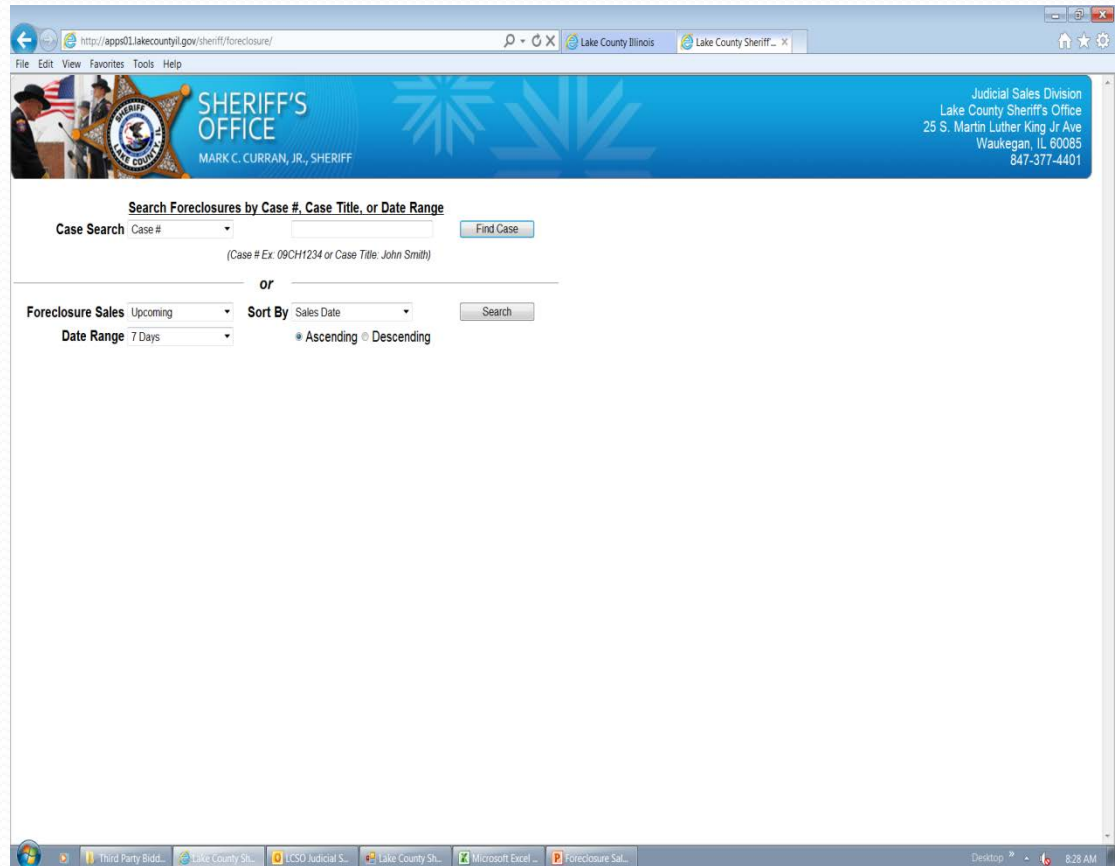
Judicial Sales Website

- Foreclosure Sales Information



Foreclosed Property Sales

- Search by property case number
- Search for all upcoming sales by date range.



Tips for Researching the Property

- Review the court file at Circuit Clerk's Office
- Check with the Treasurer's Office to determine if there are any back taxes due, or, go to their website if you know the PIN
- Check with the Recorder of Deed's Office for any recorded documents on the property. An on-line subscription service is available
- Find a local title company and have them perform a title search
- In most cases, you are unable to view inside the property prior to the purchase. The outside appearance is not always an indication of the condition of the house
- Telephone numbers and locations for the above offices are available on our website under the link "Foreclosure Research / Requirements"

Monetary Requirements

- The LCSO DOES NOT offer ANY financing
- We cannot accept wire funding
- We *ONLY* accept bank certified funds i.e. cashier's checks or money orders.
- Check our website to get the plaintiff's opening bid, the day before the sale
 - If we do not receive opening bid by 4:00 pm the day before the sale date, the sale has to be rescheduled to a later date

Sale Dates

- All sales are held at the Lake County Courthouse every Tuesday at 9:30 am, barring holidays
- A sales schedule is available on our website
- You have to be present at the sale to bid on a property
- We do not accept call-in or write-in bids
- You can, however, bid on behalf of someone else as long as you have the funding with you
- All sales are final

Bidding Requirements

- *If you do not have the funds on you at the time of the sale, you cannot bid on a property – no exceptions*
- You will need to have at least 10% of the amount you are willing to bid.
 - Example: The opening bid is \$100,000. The highest amount you are willing to bid is \$130,000. You are the successful bidder at \$120,000. You are only required to pay a deposit of \$12,000.
 - If the bidding goes over the amount of your verified funds, you are automatically out of the bidding process unless you can produce proof of additional funds. Consider bringing multiple checks.
 - Your bid has to be a minimum of \$1.00 over the plaintiff's opening bid
 - We suggest you have the certified check for the deposit issued in your name, in the event you are not successful bidder
 - The certified check for the balance can be made out to the Lake County Sheriff


Day of Sale

- Submit one bid form for each property you want to bid on
- The bid form is available on the day of sale or on our website
- Provide proof of funds for each property
- If you want to bid on multiple properties, you will need funds for each
- Bidders will be called on individually for their bid, until there is a winner
- This process is repeated for each sale that has registered bidders
- The 10% deposit will be paid and a receipt will be issued to each successful bidder, after each sale is called that has registered bidders

MARK C. CURRAN, JR.
SHERIFF
RAYMOND J. ROSE
UNDERSHERIFF

25 S. Martin Luther King Jr. Ave.
Waukegan, Illinois 60085
Phone: (847) 377-4401
Fax: (847) 984-5765

OFFICE OF THE SHERIFF
Lake County, Illinois



FORECLOSURE SALE THIRD PARTY BIDDER REGISTRATION
PLEASE COMPLETE AND PRINT

Note: A minimum of 10% of the maximum amount bidder will pay is due by cash or certified funds at the time of bidding.

CASE #: _____

COMMONLY KNOWN ADDRESS: _____

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

TELEPHONE: _____

E-MAIL ADDRESS: _____

AMOUNT OF CERTIFIED FUNDS: \$ _____ VERIFIED BY: _____

Below is for internal use only:

1. _____	11. _____
2. _____	12. _____
3. _____	13. _____
4. _____	14. _____
5. _____	15. _____
6. _____	16. _____
7. _____	17. _____
8. _____	18. _____
9. _____	19. _____
10. _____	20. _____

WINNING BID

Confirming the Sale and Issuing the Deed

- The plaintiff's attorney schedules a Confirmation Hearing date with the Circuit Court Clerk to approve the sale
- You will need a copy of the Order Approving Sale court order. You can get a copy at the Confirmation Hearing from plaintiff's attorney or it will be mailed to you if you cannot attend. You can also get a copy at the Circuit Court Clerk's Office the day after the Confirmation Hearing.
- Attending the Confirmation Hearing is optional, but strongly advised.
- Bring the Order Approving Sale to LCSO and in most cases the deed will be issued right away
- Record the deed in the Recorder of Deeds Office as soon as possible

After the Deed is Issued

- Schedule an eviction if necessary
 - The previous owner is usually granted 30 days to vacate the property from the date of the confirmation hearing. Additional time may be allowed at the discretion of the judge
 - If the property is still occupied after the designated time period, it is your responsibility to schedule an eviction with the LCSO Civil Process Division
 - You cannot enter property, change locks, etc. until AFTER the designated time period or the eviction is enforced
 - Contact the Civil Process Division for their fees & requirements at 847-377-4400