



Tax Payment Office:

David B. Stolman

Lake County Treasurer

18 N County Street, Room 102

Waukegan, IL 60085

847-377-2323

treasurer@lakecountyil.gov

Office Hours:

Mon thru Fri 8:30 AM-5:00 PM

Tax Redemption Office:

Carla N. Wyckoff

Lake County Clerk

18 N County Street, Room 101

Waukegan, IL 60085

847-377-2404

countyclerk@lakecountyil.gov

www.lakesoldtaxes.info

Office Hours:

Mon – Thur 8:30 AM – 5:00 PM

Fri 8:30 AM – 7:30 PM (Vital Recorders)

Lake County, IL

Lake County

18 N County Street

Waukegan, IL 60085

Phone: 847.377.2000

www.lakecountyil.gov

Lake County, IL

WHAT WILL HAPPEN IF
YOU ARE UNABLE TO
PAY YOUR REAL ESTATE
TAXES ON TIME?



A GUIDE TO THE TAX DELINQUENT PROCESS

GENERAL

Each year thousands of property owners pay their real estate property taxes late or are unable to pay them altogether. This pamphlet explains how the property tax collection process works in Lake County and should answer some basic questions.

PRIOR TO TAX SALE

- The Lake County Collector sends out tax bills to property owners once a year with two due dates that are due around the 1st of June and the 1st of September. Payments not received in the office or US Postmark by the set due dates is subject to a 1.5% penalty per month, this is in compliance to Illinois State Statutes.
- Tax payments not received by the second installment due date will be considered DELINQUENT and subject to publication and tax sale.
- The Collector is required to send a final notice by Certified Mail to the owner of record shown on the County tax system.

TAX SALE

- The tax sale in Lake County is held annually in late November or early December.

The “tax buyer” who bids the lowest rate of interest pays the County Treasurer’s office the total taxes that were due, cost of the sale and fees.

AFTER TAX SALE

- All records are turned over to the County Clerk for REDEMPTION.
- The property owner or any party with a financial interest in the property has a minimum of two years from the date of the sale to redeem these taxes.
- The tax buyer may but is not legally obligated to extend the redemption period of up to three years from the date of the tax sale.
- The redemption of these taxes must be made in one FULL PAYMENT by Certified Funds (Cashier’s check, Bank Certified Funds, money order or cash).
- The redemption can be made in person or by mail payable to the Lake County Clerk.

IF the taxes are not paid before the redemption period expires, the tax buyer can petition the Circuit Court for the deed of the property

Further information can be obtained at www.lakesoldtaxes.info for current balances or by calling the Lake County Clerk at 847-377-2404.

IMPORTANT REDEMPTION INFORMATION

The redemption amount may increase as follows:

- Cost of legal notice adds a one-time fee of \$17.24 for tax year.
- The interest rate bid at the sale is for one six-month penalty; repeats every succeeding June and December if unpaid.
- If taxes are not paid, subsequent unpaid taxes can be paid by tax buyers without auction and added to the redemption total as early as September with a 12% per year penalty for subsequent taxes.

If property taxes are not redeemed, the tax deed process can be initiated six months prior to the time for redemption to expire and additional charges may be added beginning one month before the expiration date. If this process has begun, the tax buyer does not need to wait until late September but may pay and add the current year’s taxes to the redemption total as soon as the tax bills are mailed in May.