

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

The screenshot shows a web browser window displaying the 'Foreclosure Information' page of the Lake County Sheriff's Office. The browser's address bar shows the URL 'https://www.lakecountyil.gov/2016/Foreclosure-Information'. The website's navigation bar includes 'Lake County', 'About Us', 'Services', 'Divisions', and 'How Do I...'. The main content area features a search bar and a list of links under the heading 'Foreclosure Information'. The links include 'Find Help', 'Foreclosed Property Sales', 'Homeowner FAQ', 'Plaintiff Requirements', 'Sales Schedule - 2018', 'Sales Schedule - 2019', 'Third Party Bidder', and 'Most Recent Sales'. A 'Contact Us' sidebar on the right provides the Sheriff's Office Judicial Sales contact information, including an email address, physical address, and phone number. A notice at the bottom right states that effective September 25, 2018, foreclosure sales will be held at the original County Courthouse. The Windows taskbar at the bottom shows the Start button and several application icons, with the system clock displaying 9:20 AM on 12/3/2018.

Foreclosure Information | Lake County, IL - Internet Explorer
https://www.lakecountyil.gov/2016/Foreclosure-Information

Create an Account - Increase your productivity, customize your experience, and engage in information you care about. Sign In

Lake County About Us Services Divisions How Do I...

County Home

Sheriff's Office
LAKE COUNTY, IL

Search...

Home > Departments/Offices > Sheriff's Office > How Do I... > Obtain > Foreclosure Information

Foreclosure Information

Find Help
Utilize the Find Help Lake County website.

Foreclosed Property Sales
Search property sales of foreclosed homes and businesses.

Homeowner FAQ
View frequently asked questions about home foreclosure and their answers.

Plaintiff Requirements
Find plaintiff requirements in foreclosure sales.

Sales Schedule - 2018
Foreclosure Sales Schedule - 2018

Sales Schedule - 2019
Foreclosure Sales Schedule - 2019

Third Party Bidder
Browse information for third party bidders in foreclosure settings.

Most Recent Sales

Contact Us

Sheriff's Office Judicial Sales
lcsoudicialsales@lakecountyil.gov

Physical Address
25 S Martin Luther King Jr Ave
Waukegan, IL 60085

Phone: 847-377-4401

***Effective September 25, 2018, foreclosure sales will be held in the original County Courthouse, one block north of the Lake County Sheriff's Office in Room 01110.

This change will only affect the location of the sales. All other transactions before and after sales will still be done at the Sheriff's Office, including payments, issuing deeds.

Enable Google Translate

Start | 9:20 AM 12/3/2018

Foreclosed Property Sales

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

SHERIFF'S OFFICE
JOHN D. IDLEBURG, SHERIFF

Judicial Sales Division
Lake County Sheriff's Office
25 S. Martin Luther King Jr Ave
Waukegan, IL 60085
847-377-4401

Search Foreclosures by Case #, Case Title, or Date Range

Case Search Case # Find Case

(Case # Ex: 09CH1234 or Case Title: John Smith)

or

Foreclosure Sales Upcoming Sort By Sales Date Search

Date Range 7 Days Ascending Descending

The Lake County Sheriff's Office is no longer accepting cash. Payments can be made in the form of a bank cashier's check or money order.

Sale Date:	Case Title
12/4/2018	JPMORGAN CHASE BANK NATIONAL ASSOCIATION
Case Number: 14CH2050	vs
Plaintiff Bid: \$43,800.00	WILSON, NORA L.
Winning Bid: \$	
Law Firm: MANLEY DEAS KOCHALSKI LLC	
PIN: 04-28-124-001	
Property Info - Map - Tax Bill	
PIN: 04-28-124-002	
Property Info - Map - Tax Bill	
Property Address: 3101 EZEKIEL AVE ZION, IL 60099	
Sale Date: 12/4/2018	Case Title
Case Number: 15CH1780	WELLS FARGO BANK
Plaintiff Bid: \$	vs
Winning Bid: \$	PORTER, LORY
Law Firm: MCCALLA RAYMER LEIBERT PIERCE, LLC	
PIN: 03-35-402-001	
Property Info - Map - Tax Bill	
Property Address: 38477 N SHAUGBARK LN WADSWORTH, IL 60083	
Sale Date: 12/4/2018	Case Title
Case Number: 18CH300	WELLS FARGO BANK
Plaintiff Bid: \$	vs
Winning Bid: \$	BLANKENSHIP, LEATHA
Law Firm: MCCALLA RAYMER LEIBERT PIERCE, LLC	
PIN: 03-25-211-010	
Property Info - Map - Tax Bill	

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

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