

TY2019 TAX SALE INFORMATION

Monday, February 15, 2021



LakeCounty

TO BE HELD AT:


**Lake County Administration Building
Assembly Room, 10th Floor
18 N County Street
Waukegan, IL 60085**

TAX SALE INSTRUCTIONS

IMPORTANT: Please read these instructions carefully. All tax buyers are presumed to have read and understood these instructions. You should read the instructions prior to deciding whether to take part in the annual Lake County tax sale. For further information, please refer to the Illinois Property Tax Code, 35 ILCS 200/1-1 *et seq.*

The Lake County Treasurer reserves the right to make changes to these instructions in order to ensure the orderly functioning of the tax sale.

WHAT IS A TAX SALE? Under Illinois law, any property with delinquent taxes has a lien placed on it for the amount of delinquent taxes. The liens are then sold to investors known as tax buyers at an annual tax sale. Tax buyers bid on the interest rate they would like to receive for the delinquent taxes with the winning bid going to the lowest bidder.




NEW FOR 2021: Due to social distancing requirements as a result of the Covid-19 pandemic, this year Lake County will be using a system called RAMS-2 for its tax sale. Under this system, tax buyers submit their bids on a USB flash drive. Joseph E Meyer & Associates, the auctioneers, will send every registered tax buyer a file via email with parcels available for bids as of the date of the email. The tax buyer will provide their own flash drive with this file and the bids they desire to make. In the event that there is only one bid at the lowest rate, that bid is the winning bid. If there are multiple bids at the same lowest interest rate, the RAMS2 system will randomly assign a winner. Lists of winning bids will be emailed, or if the tax buyer prefers, can be picked up at the Treasurer's Office in the afternoon.

Remember, you are only bidding on the lien certificate. You are not buying the property. To obtain a tax deed on the property, you will have to comply with the statutory procedure and obtain a tax deed from the Circuit Court of Lake County, Illinois. Tax buyers cannot put the tax bill in their name until after they have received a tax deed.

Lake County will conduct the Tax Year 2019 annual tax sale on Monday, February 15, 2021. The sale will be held at the Lake County Administration Building, 18 N. County Street, Waukegan, IL 60085.

If you plan on attending this year's tax sale, please complete the **Application for Delinquent Property Tax Sale**. The first day to register is January 4, 2021, and registration ends January 29, 2021. The application should be sent to: Lake County Collector, 18 N County Street, Room 102, Waukegan, IL 60085. All applications must include a deposit which will be applied to any liens you purchase.


All first time tax buyers are required to provide a deposit in the amount they plan on purchasing at the TY2019 tax sale.



NEW FOR 2021: Tax buyers who have registered in previous years are only required to make a \$500 deposit. However, if a previous tax buyer wishes to receive new tax buyer numbers in addition to the numbers they used at last year's tax sale, we will treat each request for an additional tax buyer number (paddle number) as a new buyer and require a full deposit.

If you attend the sale but are unable to purchase any properties (or unable to purchase the full amount), your deposit or the balance of your deposit will be refunded. In order to get a refund, you must make at least one bid.

An additional fee of \$100 will be charged to tax buyers who wish to obtain a delinquent tax sale list. Upon completing the application and paying the fee, Joseph E Meyer & Associates will contact you via email and provide the updated list. The tax sale list that is provided to you should be used only for research for the delinquent property tax sale. The County Treasurer reserves the right to deny sale of the list to anyone violating this rule.




NEW FOR 2021: Because you will be filling out the bids in advance, we cannot allow for corrections for mistaken bids. So please bid carefully.

If your purchases exceed the amount of the deposit, all parcels must be paid in our office no later than noon on February 18, 2021.

After the tax sale, we will print certificates of sale. We will notify you when certificates are ready. Certificates must be picked up in person at the Lake County Treasurer's Office within 15 business days. We will not retain the certificate beyond this time, and will require an affidavit and fee to issue a duplicate after the 15 days.


Please keep in mind that some parcels listed in the publication, delinquent list, and on the template Joseph E Meyer provides for bidding will not be offered for sale. Some of the reasons that the parcel might not be available are:

- Taxes were paid by owner prior to sale
- The owner has filed for bankruptcy protection
- Taxes were forfeited
- We discovered the parcel is currently owned by a unit of government
- The parcel is exempt from taxation
- The parcel cannot be legally offered at the tax sale, or in the interests of efficient tax administration or fairness, the Treasurer determined that the tax sale is not the best way to collect the delinquent taxes.
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 **NEW FOR 2021:** In addition to the above reasons, certain parcels in Wauconda Unit School District 118 were assessed an arrearage in Tax Year 2019. Under the Illinois Property Tax Code, parcels which were charged an arrearage are exempt from tax sale for three years. 35 ILCS 200/14-41.

Parcels are sold to the lowest bidder. The cost includes all taxes, late interest, and statutory fees. The maximum interest rate a tax buyer can bid is 18%, the lowest is 0%. In the event of multiple bids at the lowest interest rate, under RAMS2 one of the low bidders will be randomly selected as the bid winner using electronic means.

Whenever a parcel is offered for sale and there are no other bidders, the County of Lake as Trustee for taxing bodies will bid 18% and become the owner of the certificate. This eliminates forfeitures. After the tax sale, these certificates can be purchases from the Lake County Clerk.

 **NEW FOR 2021:** We will be collecting flash drives in the lobby/atrium of the County Administration Building, 18 N County Street, Waukegan, IL 60085. Please look for the registration table on the ground floor. **You or your agent must turn in the flash drive in person** to satisfy the Illinois Property Tax Code requirement that all sales be conducted in person. The actual sale will begin after Joseph E Meyer & Associates have uploaded all the flash drives into their computer system. We will begin accepting flash drives at 8:30AM, and we anticipate completing this process between 10:30 AM and 11:30AM. We can email you a list of the certificates you have won, or you can stop by our office in the late afternoon of February 15, 2021, to pick up a list of parcels you won.

IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT VASYL MARKUS OR BILLIE JEAN HARVEY AT (847) 377-2323 OR EMAIL TREASURER@LAKECOUNTYIL.GOV.

Thank you for being a part of the TY2019 tax sale in Lake County.

Sincerely,



HOLLY KIM

LAKE COUNTY TREASURER

APPLICATION FOR DELINQUENT PROPERTY TAX SALE

By Illinois State Statute, all tax buyers must register with the Lake County Treasurer's office 10 business days prior to the tax sale.

A deposit fee must accompany all applications. Except first time buyers the deposit is \$500. This \$500.00 deposit fee will be applied toward your first purchase. If a registrant can not participate in the sale, then he or she must notify the Tax Collector no later than 5 business days prior to the sale with a name of the substitute person who will participate in the sale. If the registrant attends any part of the sale, and attempts but fails to purchase any parcel offered at the sale, then the deposit is refunded in full, approximately two weeks after the completion of the sale. Those registrants that do not notify the Tax Collector 5 business days prior to the sale or do not show up at the actual sale will forfeit the \$500.00 deposit fee.

An additional fee of \$100.00 will be charged to the buyers interested in obtaining a delinquent tax sale list. Upon completing this application and making payment to the Lake County Collector, Joseph E Meyer & Associates will contact you via e-mail for the format of the list requested.

Due to problems that we have had in previous years, all **first time buyers** are required to provide a **certified check** in the amount they plan to purchase at the yearly tax sale. This check must be separate from the \$100.00 fee for those interested in obtaining a copy of the tax sale list. These checks must be provided at the time of registration. If the registrant attends the sale, and attempts but fails to purchase taxes totaling the amount of the check, the balance will be returned to that buyer approximately two weeks after the completion of the sale. Those new registrants that do not notify the Tax Collector 5 business days prior to the sale or do not show up at the actual sale will forfeit \$500.00.

NAME BUYING IN: _____

NAME OF BUYER: _____

ADDRESS: _____

EMAIL ADDRESS: _____

TELEPHONE NUMBER _____

The information provided under this agreement shall be used for the sole purpose of the delinquent property tax sale. Use of this information for any other purpose is strictly prohibited.

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|----------------------------|
| FOR OFFICE USE ONLY |
| BUYER NUMBER _____ |
| Deposit Fee _____ |
| List Fee _____ |
| Total Paid _____ |
| Date Paid _____ |
| Total Paid _____ |
| Date Paid _____ |

Signature of Applicant

Make checks payable to & mail to:

Lake County Collector
Attn: Carmen
18 N. County Street
Waukegan, IL 60085

| |
|---------------------------------------|
| FOR OFFICE USE ONLY |
| 1 st TIME BUYER # _____ |
| 1 st Time Check Amt. _____ |
| 1 st Time Check# _____ |
| List Fee _____ |
| Total Paid _____ |
| Date Paid _____ |

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

| | | |
|---|---|--|
| Print or type. See Specific Instructions on page 3. | 1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. | |
| | 2 Business name/disregarded entity name, if different from above | |
| | 3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. | 4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): |
| | <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate | Exempt payee code (if any) _____ |
| | <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. | Exemption from FATCA reporting code (if any) _____ |
| | <input type="checkbox"/> Other (see instructions) ▶ _____ | <i>(Applies to accounts maintained outside the U.S.)</i> |
| | 5 Address (number, street, and apt. or suite no.) See instructions. | Requester's name and address (optional) |
| 6 City, state, and ZIP code | | |
| 7 List account number(s) here (optional) | | |

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

| | |
|---------------------------------------|--|
| Social security number | |
| | |
| - | |
| - | |
| or | |
| Employer identification number | |
| | |
| - | |
| | |

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

| | | |
|------------------|----------------------------|--------|
| Sign Here | Signature of U.S. person ▶ | Date ▶ |
|------------------|----------------------------|--------|

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

The Tax Sale List Calling Order

- | | | | |
|-----|------------|------|----------------|
| 1 - | BENTON | 10 - | SHIELDS |
| 2 - | ZION | 11 - | LIBERTYVILLE |
| 3 - | NEWPORT | 12 - | FREMONT |
| 4 - | ANTIOCH | 13 - | WAUCONDA |
| 5 - | LAKE VILLA | 14 - | CUBA |
| 6 - | GRANT | 15 - | ELA |
| 7 - | AVON | 16 - | VERNON |
| 8 - | WARREN | 17 - | WEST DEERFIELD |
| 9 - | WAUKEGAN | 18 - | MORAINÉ |

MEMO

TY2019 Lake County Tax Sale

All registered buyers and their appointed representatives at the tax sale must be 18 years of age or older at the time of registration. Any agent who is dropping off bids under the RAMS-2 auction system must also be 18 years of age or older as of the date of the tax sale. Please sign below that you have read and understand the contents of this message.



HOLLY KIM
LAKE COUNTY TREASURER

I, _____
PRINT NAME

Tax Buyer #: _____

certify that my representative bidding on my behalf or agents authorized to drop off the completed bids, meet the age requirements for the Lake County Tax Sale.

Buyer signature:
