

1. How often does the Sheriff's Office hold auctions?

The Sheriff's Office holds auctions every Tuesday at 9:30am except for sale dates that fall on the day before or after a major holiday. There are not sales scheduled the last two weeks of the year during the holiday season.

2. Do I need to register to place a bid on a property?

Yes. The registration process takes only a few minutes. If preferred, you can fill out the bid form on the Sheriff's website and print it prior to the sale. Please bring this form with you to the sale. If you plan on bidding on more than one property, you will need to complete a bid form for each. You will also need multiple checks; one check *cannot* be used for more than one property. You must be present to bid.

3. Will I be responsible for any unpaid back-taxes on the property?

Please do your research prior to bidding on a property. Information and tips are defined in greater detail later in this document. All unpaid back-taxes held against a property could be your financial responsibility once you take ownership of the property. Research on current year taxes can be done through the Lake County Treasurer's Office. You will need The PIN # which can be found on the Sheriff's website under *Foreclosed Property Sales*. Search by the PIN # on their website at:

<http://www.lakecountyiil.gov/508/Current-Payment-Status> or call them at 847-377-2323. The County Clerk's Office can provide information on past years taxes. Their website is located at:

<http://www.lakecountyiil.gov/161/County-Clerk> or call them at 847-377-2400.

4. If I purchase a property at auction, will I be responsible for any liens held against the property?

In many cases, third-party bidders are not responsible for any liens, mechanics liens, second or third mortgages, or any other judgment liens held against a property. These are typically settled between the homeowner and the bank prior to the auction. However, this is not a 100% guarantee, so do your research. The Recorder of Deeds Office located on the 6th floor of the courthouse can assist with that research. Their website is located at: <http://www.lakecountyiil.gov/258/Recorder-of-Deeds> or call them at 847-377-2575. The Lake County Circuit Clerk's Office located in the basement of the courthouse is responsible for maintaining all court files. Any legal matters surrounding the property are public record. They have a viewing room which the public can view any court file free of charge. You will need the case number which can be found on the Sheriff's website under *Foreclosed Property Sales*. Copies of any document can be obtained however, they will charge for that service. It is suggested to call ahead to request the court file(s) prior to going there. They can be reached at 847-377-3380.

5. Do I have to make a payment on the property the day of the auction?

Yes. On the day of the sale all bidders are required to put down a *minimum* of 10% of the *winning bid amount* of the property. If the bid goes higher than the 10% percent of the amount of funds they have in their possession; they will automatically be out of the bidding process. Keep in mind there might be several people bidding for the same property. An opening bid is provided by the bank as a starting point. If an opening bid has not been provided the property will not go to auction on that day. The opening bid can be found on the *Foreclosed Property Sales* link on our website. Most of the opening bids are received the day before the scheduled sale date; however, some are received earlier so check the website daily for updates. The balance is due no later than 48 hours after the scheduled sale date. The Sheriff's Office accepts certified funds i.e. bank cashier checks or money orders. *No personal checks, loan approval notes from a bank, wire transfers or cash will be accepted*

6. If I purchase a property at auction, who do I make the cashier's check out to?

It can be issued either in your name or the Lake County Sheriff.

7. Can I place a bid lower than the opening bid amount?

No. A \$1.00 over the opening bid amount is the minimum required. Obviously if there are other bidders it will sell for a much higher amount. Again, have 10% percent of the amount you are willing to bid not the opening bid amount to insure you will not automatically be eliminated from the bidding process.

8. How long do I have to wait until I can take possession of the property after the auction?

After the sale, the plaintiff's attorney must schedule a court date to get the sale approved. This court hearing is the confirmation of the sale. Once it's approved by a judge, a sheriff's deed is issued to the purchaser. The homeowner is then given a minimum of 30 days (could be longer) after the approval of the sale to vacate the premises per state statute. **During that time under no circumstances can you remove anything from the premises or change the locks.** If after that time if they still are residing in the property you will have to schedule an eviction with our Civil Process Department. If the property is vacant the 30 days can be waived by the court. However, that is at the discretion of the judge.

9. Do I have to attend the Sale Confirmation Hearing?

Due to the Covid-19 pandemic, all court dates are being conducted via Zoom until further notice. To be on the Zoom call (*but it's not required*) you will have to file an appearance (eFile) with the Circuit Court Clerk's Office and pay a \$209 fee prior to the court date. If you need assistance their office is in the basement of the courthouse or call them at the number referenced above. A copy of the Order Approving Sale court order can be emailed to you after it's been approved by the judge but only if you have filed an appearance with the Circuit Court Clerk's Office to participate in the Zoom call. If you choose not to attend the Zoom call the court order will be available, the following day at the Circuit Court Clerk's Office. There is a \$2 fee for the copy. It does not have to be certified; but it must have the Circuit Court Clerk's "filed" stamp and the judge's signature stamp. We do need a copy of the court order to execute the deed. Because the Sheriff's Office lobby is currently closed to the public you will have to email the court order to us at our department email address: LCSOJudicialSales@lakecountyil.gov. We will execute the deed and mail it you. If you can't email the court order call us at 847-377-4401 and we can work out another option. If you prefer to wait we will eventually get a copy of the court order from the law firm, but it could take up to an additional week or longer. If you do wait we will notify you by email when the deed has been executed and then mail it to you.

10. Can I finance a foreclosed home through the Sheriff's Office?

No. All sales are on an upfront cash (bank certified funds) basis only. Letters of credit from lending institutions are not accepted and financing is not available. The balance is due in its entirety within 48 hours of the sale date. All sales are final. If you refuse or fail to pay the balance in the allotted time your deposit will be forfeited. In the rare event the sale is vacated by the court a full refund will be issued to you.