

TY2020 TAX SALE INFORMATION

Monday, December 6, 2021



LakeCounty

TO BE HELD AT:

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



LakeCounty

From the Office of Holly Kim,
Lake County Collector

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:** 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 2020 annual tax sale on Monday, December 6 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 October 11, 2021, and registration ends November 19, 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 TY2020 tax sale. Tax buyers who have participated in a tax sale in the last three years are only required to make a \$500 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, the tax buyer must make at least one bid.

 **NEW FOR 2021:** The Governor signed Public Act 102-519 on August 20, 2021. Under the provisions of this law, all counties over 275,000 population must adopt a single entity bidding rule. 35 ILCS 200/21-205(b). Therefore we are only issuing a single bidding number for each entity. Each application for registration must include a completed verification that the bidder is not related to any other entity bidding at the same tax sale.

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 December 9, 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%. **Please note that under Public Act 102-363, which will be effective on January 1, 2022, the maximum bid for TY2021 taxes will be 9%.** 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 Assembly Room of the County Administration Building, 18 N County Street, 10th Floor, Waukegan, IL 60085. Please look for the registration table when you exit the elevator. **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 9:00 AM, and we anticipate completing this process between 11:00 AM and noon. 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 GRISELDA TRUJILLO AT (847) 377-2323 OR EMAIL TREASURER@LAKECOUNTYIL.GOV.

Thank you for being a part of the TY2020 tax sale in Lake County.

Sincerely,

Holly Kim

HOLLY KIM

LAKE COUNTY TREASURER

Tax Buyer Instructions for R.A.M.S. 2 Tax Sale

In response to the pandemic, we have developed a second automated tax sale system that has been approved by the Illinois Department of Revenue. The new system which we have named R.A.M.S. 2 (Randomized Auction Management System) will allow us to collect bids from the tax buyers without them having to sit together in a room and place bids on our laptops.

The procedures leading up to the tax sale will remain the same with regards to registration and tax sale lists. The procedures after the sale will also remain the same with regards to getting your results from the Treasurer.

The difference between the two systems lies in how the tax sale is conducted. With the R.A.M.S. 2 system, on the day of the sale we will collect the bids for each registered buyer by having them bring a USB Drive to the tax sale with a file that contains their percentage bids for each parcel. Once all bids from all the registered tax buyers are loaded into our system, we will process the sale. Each parcel will be awarded to the lowest bid for a particular parcel. If there are multiple lowest bids, a random lowest bid is selected. The processing should only take a few minutes. You are not required to wait for all tax buyer's bids to be collected. As long as the Treasurer allows, you will be free to leave after your bids have been submitted. You will immediately receive an email confirmation that your bids were submitted. Attached to the email will be a copy of the original bid file you submitted to us, and a Processed Bids file that will show what bids were successfully imported into our system. Your bid file may contain parcels that are no longer being offered, so those parcels and bids will not be imported.

We will require there to be only one file on the USB Drive, being the bid file for a particular registered buyer and county. For those tax buyers that may have multiple separate registrations (if allowed by the Treasurer), we will require a separate USB Drive for each registered buyer and bidder. Please note, 35 ILCS 200/21-205 states "All bidders are required to personally attend the sale"

We will also require the buyer number assigned by the County to be in the filename for confirmation purposes. Each registered buyer will receive via email a bid file with an appropriate filename that includes the buyer number.

Please feel free to reach out to us with any questions you may have.

NEWSPAPER PUBLICATION LIST

<u>TOWNSHIP</u>	<u>NEWSPAPER</u>	<u>PUBLISHER</u>
ANTIOCH	LAKE COUNTY JOURNAL	SHAW MEDIA
AVON	LAKE COUNTY JOURNAL	SHAW MEDI
BENTON	LAKE COUNTY NEWS SUN	TRIBUNE
CUBA	BUFFALO GROVE COUNTRYSIDE	TRIBUNE
ELA	LAKE ZURICH COURIER	TRIBUNE
FREMONT	MUNDELEIN REVIEW	TRIBUNE
GRANT	LAKE COUNTY JOURNAL	SHAW MEDIA
LAKE VILLA	LAKE COUNTY JOURNAL	SHAW MEDIA
LIBERTYVILLE	LIBERTYVILLE REVIEW	TRIBUNE
MORAINÉ	HIGHLAND PARK REVIEW	TRIBUNE
NEWPORT	LAKE COUNTY JOURNAL	SHAW MEDIA
SHIELDS TOWNSHIP	LAKE FORESTER	TRIBUNE
VERNON	BUFFALO GROVE COUNTRYSIDE	TRIBUNE
WAUKEGAN	LAKE COUNTY NEWS SUN	TRIBUNE
WARREN	LAKE COUNTY JOURNAL	SHAW MEDIA
WAUCONDA	LAKE COUNTY JOURNAL	SHAW MEDIA
WEST DEERFIELD	DEERFIELD REVIEW	TRIBUNE
ZION	LAKE COUNTY NEWS SUN	TRIBUNE

Phone numbers

Tribune Publications
Shaw Media

(312) 546-7900
(833) 584-6397

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 |

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.

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 _____



LakeCounty
From the Office of Holly Kim,
Lake County Collector

18 N County Street Room 102
Waukegan, IL 60085

VERIFICATION OF SINGLE ENTITY BIDDING

I wish to participate as a buyer in the Lake County (Illinois) Tax Sale to be held on December 6, 2021. I verify that the following representations are true:

- 1) I have reviewed the provisions of Section 20-205(b-5) of the Illinois Property Tax Code, 35 ILCS 200/20-205(b-5), attached;
- 2) I or the entity that I am registering is not affiliated with any other entity or person registering to bid at the TY2020 annual tax sale, including:
 - a. The entity has no capital, purchase money, or other finances in common with any other bidding entity or person registering to bid at the TY2020 tax sale;
 - b. The entity shares no common ownership interest or common source of funds with any other bidding entity or person registering to participate at the TY2020 tax sale;
 - c. The entity has no agreements to purchase or sell any parcels successfully bid on at the TY2020 tax sale from or to any entity or person known to be ineligible to bid at the TY2020 tax sale;
 - d. The entity does not stand to gain financially pursuant to an agreement with another bidding entity registering for the TY2020 tax sale concerning parcels to be bid upon or purchased by such other entity at the TY2020 tax sale; and
 - e. I and the entity agree to abide by and follow the rules of the tax sale as established by the Treasurer.

The undersigned declares under the penalty of perjury (720 ILCS 5/32/2) that the above statements are true and correct to the best of their knowledge.

Date

Authorized tax buyer signature

Tax buyer name and number

ILLINOIS PROPERTY TAX CODE SECTION 21-205(b-5), 35 ILCS 200/21-205(b-5)

(b-5) For any annual tax sale conducted on or after the effective date of this amendatory Act of the 102nd General Assembly, each county collector in a county with 275,000 or more inhabitants shall adopt a single bidder rule sufficient to prohibit a tax purchaser from registering more than one related bidding entity at the tax sale. The corporate authorities in any county with less than 275,000 inhabitants may, by ordinance, allow the county collector of that county to adopt such a single bidder rule. In any county that has adopted a single bidder rule under this subsection (b-5), the county treasurer shall include a representation and warranty form in each registration package attesting to compliance with the single bidder rule, except that the county may, by ordinance, opt out of this representation and warranty form requirement. A single bidder rule under this subsection may be in the following form:

(1) A registered tax buying entity (principal) may only have one registered buyer at the tax sale and may not have a related bidding entity directly or indirectly register as a buyer or participate in the tax sale. A registered tax buying entity may not engage in any multiple bidding strategy for the purpose of having more than one related bidding entity submit bids at the tax sale.

(2) A related bidding entity is defined as any individual, corporation, partnership, joint venture, limited liability company, business organization, or other entity that has a shareholder, partner, principal, officer, general partner, or other person or entity having (i) an ownership interest in a bidding entity in common with any other registered participant in the tax sale or (ii) a common guarantor in connection with a source of financing with any other registered participant in the tax sale. The determination of whether registered entities are related so as to prohibit those entities from submitting duplicate bids in violation of the single bidder rule is at the sole and exclusive discretion of the county treasurer or his or her designated representatives.

(c) County collectors may, when applicable, eject tax bidders who disrupt the tax sale or use illegal bid practices.



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 Waukegan, IL 60085

MEMO

TY2020 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 and if you designate a representative, please provide that information.

Holly Kim

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:

I hereby designate _____ as my authorized representative for bidding for the TY2020 tax sale that will take place on December 6, 2021.

 Buyer signature

