

Tax Sales For Property Coming Up For Redemption

Disclaimer: The following is to be used as a guide; we are not a legal service provider. Record Information Services recommends that you contact legal advice if you are not familiar with these proceedings. The counties may differ on their process and proceedings.

This assumes a person had purchased delinquent real estate taxes on a property and are about to reach the end of the redemption period. The redemption expiration period means that the person that has the tax lien, on the property, can actually apply for the deed on this property.

Tax Deed Process:

Extending the Redemption Period:

- The holder of the Certificate of Purchase has the right to extend the redemption period up to three (3) years from the date of the Tax Sale. Due to the large Tax Deed matters, the Certificate holder should file notice with the County Clerk thirty (30) days before the redemption end date or contact legal advice.
- The holder of the Certificate of Purchase is required to give notice in writing within four months to the person whose name appears on the most recent tax bill, including the date when redemption period will expire and amount needed to re-deem the property from the tax sale. This notice must be delivered to the County Clerk's office, and they will mail it to the taxpayer by certified mail (fees may apply).
- In order to obtain title to a property, the following steps must be taken between five (5) and three (3) months before the redemption expires, and shall state that if property is not redeemed from the tax sale by the end of the redemption period, then a tax deed may be issued to you and the owner(s), occupant(s), and any other interested parties may lose their rights to said property.

1. The holder of the Certificate of Purchase (and attorney) shall make a diligent inquiry to determine the owner(s), occupant(s), and other person(s) interested in the property and physically inspect the property for any of the aforementioned person(s) that may have any interest in the property. Failure to serve a person who does have an interest in the property may cause a "tax deed petition" to be denied.

2. A Petition for Tax Deed must be filed with the Circuit Court, and the holder of the Certificate of Purchase must pay any fees that may be due.

3. A set of notices shall be submitted to the owner(s), occupant(s), and any other person(s) that may have an interest in the property. A notice shall be given to the County Sheriff who will attempt to serve all notices personally or by certified mail.

4. A set of notices shall be given to the Clerk of the Circuit Court, whom will mail to the same parties by certified mail.

5. A set of notices shall be published in a county newspaper.

6. A set of notices shall be sent to the County Recorder of Deeds that indicates you have filed a tax deed petition. This notifies anyone who might purchase the property that it is subject of a tax deed petition.

Expiration of the Redemption Period:

- After the expiration date, check with the County Clerk to determine whether or not the property was redeemed. If the property was redeemed, you will receive the redemption money back.
- If the property is NOT redeemed you will need to file an application for an Order Directing the County Clerk to issue a Tax Deed.
- A court date will be issued, and you will have to appear before the assigned judge who will schedule a "proveup hearing". The Proveup Hearing:

- You or the person whom inspected the property will appear in court and testify under oath of the inspection of the property, and the efforts made to identify the owner(s), occupant(s), and or other interested parties. Owner(s), occupant(s), and or other interested parties are not required to appear or object to the tax deed proceedings, but they are entitled to do so.
- If the judge finds you have taken all the actions required to obtain a tax deed, he will take this case "under advisement", until you present a transcript of the proveup hearing. This is prepared by the court reporter and will include proof that taxes for all the years subsequent to those covered by the tax sale have been paid in full and a proposed order is made. Once this is presented to the judge, he shall enter an order directing the County Clerk to issue a tax deed. A tax deed then will need to be prepared and submitted to the County Clerk along with original Certificate of Purchase and the order entered by the judge. The County Clerk then shall issue the Tax Deed which you will record at the County Recorder of Deeds.
- You become the owner of the property.

Note:

- In order to obtain a tax deed, you are required to pay all taxes which have arisen after the taxes covered by your Certificate of Purchase. These may be paid before or after the redemption period expires. If the owner of the property wishes to redeem the property from a tax sale, the owner will have to redeem the subsequent years' taxes by paying any amount you have paid, plus a penalty fee per year.
- By law, a tax deed must be issued and recorded within one year after the date when the redemption period expires. If this is not done, your Certificate of Purchase becomes null and void. You have no right to obtain any refund or reimbursement of any monies you have paid.
- If an owner declares bankruptcy, a Federal Tax lien is recorded on the property, the property is destroyed or rendered uninhabitable, or other factors occur that make it impossible to obtain a tax deed, then you can ask the court to declare the tax sale a "sale in error" and ask for the money you have paid at the tax sale to be refunded to you.
- You may request to be appointed as receiver for the property. The Receiver has the power to board up and secure a property that is at risk for being vandalized or destroyed, or in some cases may collect rent from tenants while the tax deed proceedings are being processed.

We compile these Illinois Tax Sales for the following counties:

- Cook County Illinois Tax Sales
- DeKalb County Illinois Tax Sales
- Dupage County Illinois Tax Sales
- Kane County Illinois Tax Sales
- Kendall County Illinois Tax Sales
- Lake County Illinois Tax Sales
- McHenry County Illinois Tax Sales
- Will County Illinois Tax Sales
- Winnebago County Illinois Tax Sales

Sample Record

Tax Sale Lists Before Redemption Period are: Properties that have been sold for taxes usually go through a redemption period. People who have purchased properties at auction must wait for a two-year period before they can file for a deed for the property. We provide a weekly list of Tax Sales For Property that are coming up for redemption. We offer both property address and mail to address on the records.

Tax Sales Sample Record		Data Entered: 06/24/07
Parcel Number: 06/24/04	Deed_Number: 06/24/04	
Redemption Exp Date: Mark	Respondent First Name 1: Smith	
Respondent Last Name 1: John	Respondent First Name 2: Paul	

Respondent Last Name 2: 1407 Austin Ave.	Property Address: Evanston
Property City: IL	Property State: 60202
Property Zip: 140,000	Property Type: 2004
Tax Year Owed: Home	County FIPS:
Date of Sale: Y	Lien Amount: 05/12/2004
MLS Listing: Y	Mail To First Name: 05/12/2004
Mail To Last Name:	Mail To Address: Mark
Mail To City: Smith	Mail To State: Current
Mail To Zip:	Mail To Phone:
Do Not Call:	

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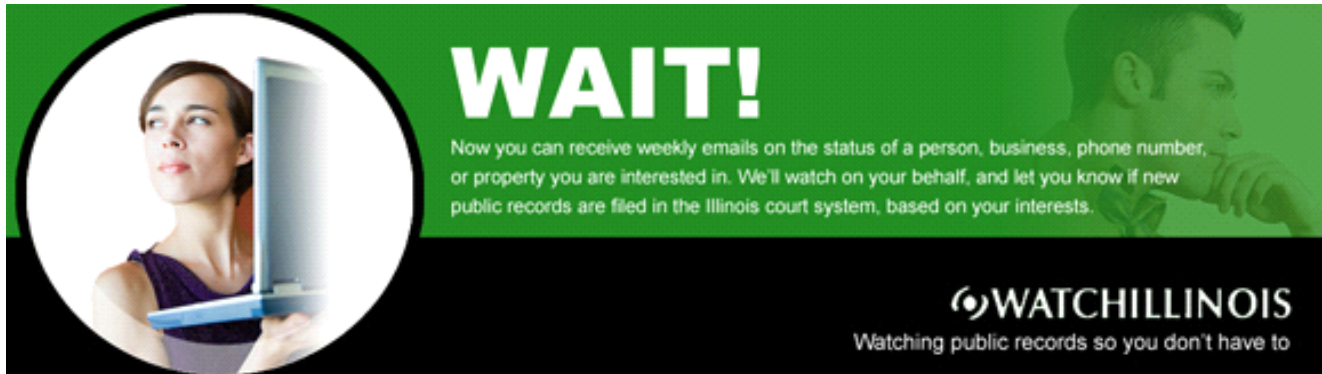
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Testimonials and Reviews

"RIS is up to date and accurate. These lists have been very useful to our real estate division over the years"

Scott Limpert
 First American Title
 Dallas Texas



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Now you can receive weekly emails on the status of a person, business, phone number, or property you are interested in. We'll watch on your behalf, and let you know if new public records are filed in the Illinois court system, based on your interests.

WATCHILLINOIS
Watching public records so you don't have to

WatchIllinois is a unique online tool which automatically alerts you when a change occurs in the public record of a person, property, or business of your choosing. Simply sign up for the criteria you want to "watch", and we'll e-mail you weekly, letting you know if new public records are filed in the Illinois court system, based on your criteria.

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<http://watch.public-record.com/src/cirect/redirect/content:tour>

What do YOU want to Watch?

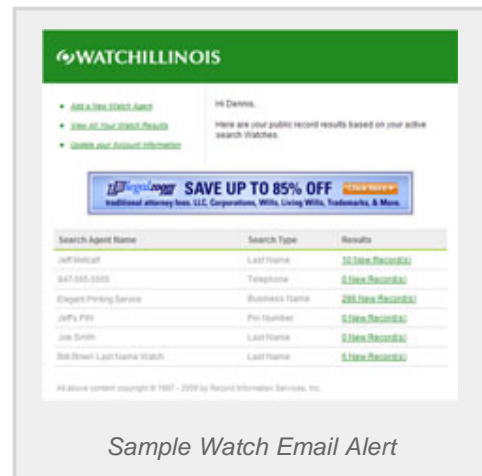
PeopleWatch - Finding friends, family, or others, has never been easier.

IDWatch - Keep your own personal public records free from errors, while protecting your identify.

ReversePhoneWatch - Monitor phone numbers you are unfamiliar with, or need to be cautious about.

BusinessWatch - Stay alert to the legal affairs of those you plan to do business with.

PinWatch - Be alerted quickly to changes in a property you have an interest in.



WATCHILLINOIS

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- View All Your Watch Results
- Update Your Account Information

Hi Dennis,
Here are your public record results based on your active search watches.

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Search Agent Name	Search Type	Results
Jeff Stewart	Last Name	10 New Records
647-555-5555	Telephone	0 New Records
Engers Printing Service	Business Name	200 New Records
JEFF'S PIN	Pin Number	0 New Records
Joe Smith	Last Name	0 New Records
100 Green - Last Name Watch	Last Name	0 New Records

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Sample Watch Email Alert

<http://watch.public-record.com/src/cirect/redirect/content:watching-lastname> - learn more

"I just got divorced and was trying to get in touch with old friends. I was able to locate one of my buddies from college with Watch through a real estate transaction he made. This service is great!"

- Matt R., Riverside, IL

"I do loan modifications for folks in foreclosure. I use WatchIllinois to alert me to changes in the status of foreclosure properties and auctions, so I can take action right away if needed."

- Tiffany B., Elburn, IL

Read more testimonials - <http://watch.public-record.com/src/cirect/redirect/content:testimonials>