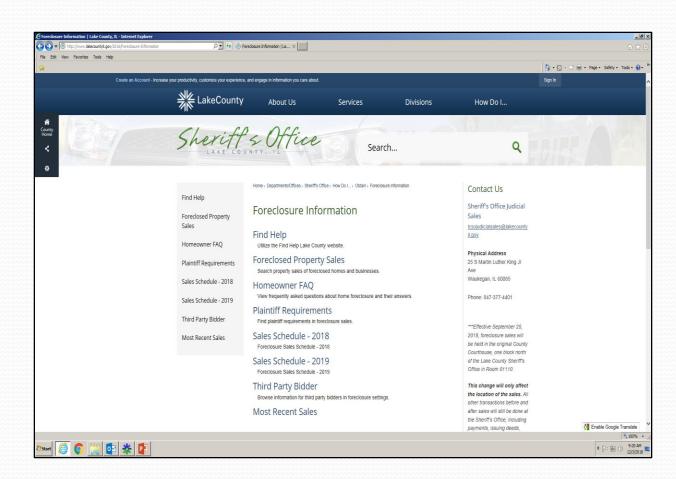
Keys to a Successful Purchase

- Review our website for sale information and property listings
 - https://appso3.lakecountyil.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

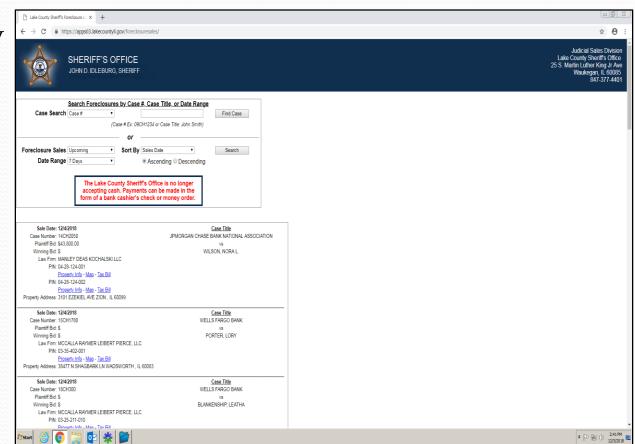
Judicial Sales Website

Foreclosure Sales Information



Foreclosed Property Sales

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



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