

## Annual Tax Sale

The purpose of the Annual Tax Sale is to collect delinquent real estate taxes for the benefit of all taxing districts and to restore tax delinquent property to tax paying status. Please be aware that when you purchase at the tax sale, you are purchasing **real estate taxes, not property.** Purchasing taxes is a complex legal procedure and we highly recommend that you contact an attorney, and review the Illinois Compiled State Statutes, Chapter 35.

### Tax Buyers

Read the following notes if you would like to participate in the Kendall County Annual Tax Sale:

- You must register in writing 10 working days prior to the tax sale with the Kendall County Collector's Office. To print the registration form [click here](#). Contact the Collector's Office for the exact date or you can view the "Tax Due Date" chart. There is no fee to register.
- A delinquent tax sale list will be made available in the Collector's Office. There is a \$50.00 non-refundable fee to the list. Please note: The tax sale list is provided for the sole purpose of the delinquent property tax sale. Use of this information for any other purpose is strictly prohibited. The County Collector reserves the right to deny sale of the list to anyone violating this rule.
- Delinquent tax sale listings are also published in the Kendall County Record Countywide.
- The Tax Sale is held at the end of the tax cycle, usually in November. The tax sale begins at 10:00 am and will last approximately 3 hours. The sale is held in the County Office Building at 111 West Fox Street, Yorkville, IL 60560, on the 2<sup>nd</sup> floor, County Board Room.
- You or your registered representative must be physically present at the sale to bid. The sale is conducted in an open outcry format. Bidding starts at 18% however, the lowest bid is accepted. This is the 6 month rate.
- Taxes must be paid immediately after the close of the sale. **Certified funds are required for first time buyers.** If you are not a first time buyer, personal check, business check or cashier's checks are accepted.
- All certificates will be mailed to the tax buyers from the County Clerk's office. Please call 630-553-4104 with any questions regarding the certificates.

- Once you have purchased taxes, it becomes your responsibility to acquire the deed. Please note: The tax sale does not clear any liens from the property.
- Subsequent taxes may be paid in the Kendall County Collector's Office two weeks after the second installment due date.

### Redeeming your taxes

If your taxes were sold on the tax sale, understand that they have only purchased your real estate property taxes. When you are able, you can pay your taxes, plus interest to the tax buyer who purchased your taxes. To get the redemption amount you need to contact the Kendall County Clerk's Office at 630-53-4104 or visit them at 111 West Fox Street, Yorkville, IL 60560, 2<sup>nd</sup> Floor. If you are not able to redeem your taxes, after 2 ½ years the tax buyer can file to get a Quit Claim Deed on your property. Once again, please direct all questions and concerns regarding the redemption process to the County Clerk's Office.