



Office of the Cook County Treasurer  
Maria Pappas

## **2015 SCAVENGER SALE**

**To Begin December 28, 2015**

## **RULES, REGULATIONS & REGISTRATION MATERIALS**

**THERE WILL BE NO EXCEPTIONS TO ANY RULE, REQUIREMENT, OR POLICY SET FORTH IN THESE RULES AND REGULATIONS OR THE REGISTRATION DOCUMENTS. BY SIGNING THE REGISTRATION DOCUMENTS, YOU ACKNOWLEDGE THAT YOU HAVE READ, UNDERSTAND, AND AGREE TO BE LEGALLY BOUND BY ALL RULES, REQUIREMENTS, POLICIES AND PROCEDURES SET FORTH IN THESE RULES, REGULATIONS & REGISTRATION MATERIALS (INCLUDING ALL ATTACHMENTS HERETO, COLLECTIVELY THE "REGISTRATION PACKET").**

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**NOTICE TO ALL RECIPIENTS OF THE 2015 SCAVENGER SALE RULES, REGULATIONS & REGISTRATION MATERIALS:** ALL SUCH MATERIALS CONTAINED HEREIN ARE COPYRIGHTED AND PROTECTED FROM UNAUTHORIZED USE. PURSUANT TO THE U.S. COPYRIGHT ACT, 17 USCS § 106, THE REPRODUCTION, DISTRIBUTION, DISSEMINATION, PREPARATION OR DISPLAY OF THESE COPYRIGHTED MATERIALS OR ANY DERIVATIVE WORK THEREOF, OR ANY OTHER TRANSFER OF SUCH COPYRIGHTED MATERIALS OR DERIVATIVE WORK THEREOF IS STRICTLY PROHIBITED.

**IMPORTANT! PLEASE READ ALL OF THE FOLLOWING INFORMATION CAREFULLY BEFORE YOU CONSIDER TAKING PART IN THE 2015 SCAVENGER SALE. CERTAIN PROVISIONS MAY HAVE CHANGED SINCE THE PREVIOUS SALE.**

PURSUANT TO APPLICABLE PROVISIONS OF THE ILLINOIS COMPILED STATUTES (INCLUDING, WITHOUT LIMITATION, THE ILLINOIS PROPERTY TAX CODE (35 ILCS 200/1-1 et seq.)) AND RELATED CASE LAW, MARIA PAPPAS, COOK COUNTY TREASURER AND EX-OFFICIO COLLECTOR OF COOK COUNTY, HAS ADOPTED THE FOLLOWING RULES AND REGULATIONS FOR THE CONDUCT OF THE 2015 SCAVENGER SALE.

ALL REFERENCES HEREIN TO "TREASURER", "TREASURER'S OFFICE" OR WORDS OF SIMILAR IMPORT SHALL REFER TO THE COOK COUNTY TREASURER. ANY REFERENCE HEREIN TO THE "COUNTY BUILDING" SHALL REFER TO 118 NORTH CLARK STREET, CHICAGO, ILLINOIS 60602. UNLESS THE CONTEXT INDICATES OTHERWISE, THE TERM "TAX BUYER" SHALL BE DEEMED TO INCLUDE THE AUTHORIZED BIDDERS OF SUCH TAX BUYER (ASSUMING PROPER COMPLIANCE WITH THE SINGLE SIMULTANEOUS BIDDER RULE). ALL TIMES REFERENCED HEREIN ARE SET FORTH IN CHICAGO LOCAL TIME.

## **RULES AND REGULATIONS**

**STATE LAW PROHIBITS COOK COUNTY EMPLOYEES FROM DISCUSSING OR GIVING ADVICE AS TO ONE'S LEGAL ELIGIBILITY TO REGISTER, HOW TO BID, HOW TO OBTAIN A CERTIFICATE OF PURCHASE, OR HOW TO FULFILL THE LEGAL REQUIREMENTS FOR ISSUANCE OF A TAX DEED. ALL SUCH INQUIRIES SHOULD BE DIRECTED TO YOUR OWN ATTORNEY.**

**PERSONS WHO MAY NOT PARTICIPATE IN THE 2015 SCAVENGER SALE PURSUANT TO 55 ILCS 55/1:**

*"No county officer, and no person employed by, or who is a relative or representative of, any county officer in the State of Illinois, while in office or holding office or while in such office or employment, shall have, possess or acquire any pecuniary interest, directly, indirectly or beneficially, or by any derivative process, in any real estate tax forfeiture or foreclosure in the county in which such county officer presides, other than the fee provided by law for the official duties of any such county officer in such proceedings. For purposes of this Section 'relative' shall be defined as a spouse or child, or the spouse of a child, including a child by adoption."*

**ALSO NOTE THE ELIGIBILITY REQUIREMENTS SET FORTH HEREAFTER.**

## **I) INTRODUCTION/SCAVENGER SALE LOCATION**

The 2015 Scavenger Sale (the "Scavenger Sale") of delinquent real estate tax liens has been scheduled to commence at **8:00 a.m. on December 28, 2015**. The Scavenger Sale will be conducted **from 8:00 a.m. to 3:00 p.m.** each business day. At the discretion of the Scavenger Sale Supervisor, these hours may be extended or shortened to accommodate the sale schedule. The Scavenger Sale includes properties in Cook County eligible for sale due to property tax delinquencies on three or more tax years.

The Scavenger Sale will be conducted at **69 W. Washington Street, Chicago, Illinois**, in the **Lower Level Conference Room B**. A list of tax-delinquent properties eligible for sale will be published in community newspapers (by township) on November 18 – November 19, 2015. Lists of these parcels will also be available for inspection and/or purchase at the Treasurer's Office, Room 112 of the County Building, and for inspection in the Clerk's Office, Room 434 of the County Building.

### **PAYMENT REQUIREMENTS**

**All payments related to the Scavenger Sale, whether for registration, delinquent lists, or successful bids, must be made by certified check, cashier's check, money order or cash. Checks and money orders must be made payable to the Cook County Treasurer for the EXACT amount required, or they *will not* be accepted under any circumstances. The Treasurer's cashiering system does not permit making any change on a non-cash transaction.**

**Failure to pay the minimum or balance on any awarded bid within the prescribed time limit as outlined in these rules and/or by statute will result in the tax buyer's default.**

**Each bill for successful bids, also known as a "buy sheet," must be paid with a separate certified check, cashier's check, money order or cash in the exact amount required for that buy sheet.**

**All payments must be made in Room 112 of the Treasurer's Office in the County Building.**

**No personal or business checks or credit cards will be accepted.**

## II) LISTINGS OF AVAILABLE PROPERTIES

- A) Publication listings will be available for purchase in Room 112 of the Treasurer's Office on or after **November 20, 2015**. This list may be purchased, in paper form or on CD, for a fee of \$250.
- B) To purchase a copy of the Scavenger Sale list, go to the Treasurer's Office, Room 112 of the County Building, pay the fee, and then bring your receipt to the Tax Sale Department in Room 112 to receive your hardcopy or CD. Payment must be made by certified check, cashier's check, money order, or cash in the exact amount required. No personal or business checks or credit cards will be accepted.
- C) The delinquent taxes on the parcels offered for sale are described solely by their Property Index Number (PIN), and NOT the common street address. Street addresses and/or the classification of the property listed on the sale list as of the date of sale are not guaranteed to be accurate. The Treasurer's Office does not assume responsibility of any kind, implied or otherwise, as to the accuracy of street addresses and/or property classifications, or as to the legal status or physical condition of the properties. **It is the responsibility of each tax buyer to perform proper research to determine the property location, classification, nature and the condition of any property or improvements prior to the sale. ALL SALES ARE FINAL.**

## III) ELIGIBILITY REQUIREMENTS

You **MAY NOT** participate in the Scavenger Sale if:

- A. You fail to complete and deliver an "Application for Certificate of Purchase" (see form attached to this registration packet) truthfully, accurately and in full.
- B. You bid upon or apply "to purchase any delinquent taxes at the sale for a person who is the party or agent of the party who owns the property or is responsible for the payment of the delinquent taxes," in violation of 35 ILCS 200/21-265.
- C. You are the owner, agent for the owner or other party responsible for the payment of the general taxes on any property which is located in Cook County and the taxes for any such property are delinquent or forfeited for all of or any part of each of two (2) or more years, except for any year for which a Certificate of Error is issued.
- D. You, either directly or through an agent, twice during the Scavenger Sale fail to complete a purchase by paying the minimum bid and/or the balance of a bid within the prescribed time limits.

- E. You are acting as the agent or representative of someone who would not be eligible to participate in the Scavenger Sale.

#### **IV) REGISTRATION REQUIREMENTS**

##### **A) REGISTRATION MATERIALS**

- 1) All tax buyers must complete the accompanying 2015 Scavenger Sale Registration Forms in full. Registration will begin November 20, 2015 and will end at 4:00 p.m. on December 18, 2015. Copies of the registration forms are attached to these materials. Completed registration forms will only be accepted by the Tax Sale Department in Room 112 of the Treasurer's Office. Illinois law closes the registration period five (5) business days prior to the first day of the sale. No exceptions will be made for failure to timely submit a COMPLETED registration packet.
- 2) Each tax-buying entity must specify on the registration forms the name and address of each bidder authorized to bid on behalf of such tax buyer. **Each buying entity will be limited to a maximum of four (4) registered bidders, including the named purchaser. However, a tax buyer shall not be allowed to have more than one (1) registered bidder participate in each bidding session. Buyers not registered as bidders are not allowed to bid. A bidder may not bid on behalf of more than one tax buyer in any bidding session.**
- 3) Each tax buyer desiring to participate in the Scavenger Sale must sign an agreement to abide by the "Single, Simultaneous Bidder Rule" (see page 24 hereof). Pursuant to the Single, Simultaneous Bidder Rule, as is more particularly described in said acknowledgment, no tax buyer may have its/his/her/their actual or apparent agents, employees, or related entities directly or indirectly register under multiple registrations for the intended or perceived purpose of having more than one person bidding at the tax sale at the same time for the intended or perceived purpose of increasing the principal's likelihood of obtaining a successful bid on a parcel. Related bidding entities, or entities perceived to be related, may not bid at the same time, or be in the bidding area at the same time during the Scavenger Sale. Any bidder or entity in violation of the Single, Simultaneous Bidder Rule will, at the discretion of the Cook County Treasurer, be barred from the remainder of the sale and may be subject to additional action of the Cook County Treasurer's Office as set forth in Section IV(E) herein.
- 4) Each tax buyer and, where so instructed, each registered bidder, must sign

and certify each document required herein under penalty of perjury, as required by law pursuant to 35 ILCS 200/21-270.

- 5) Pursuant to Illinois law, every tax buyer and registered bidder wishing to consummate purchases made at the Scavenger Sale must complete an "Application for Certificate of Purchase" (see page 26 hereof). This form (except for the Schedule of Properties referenced therein) must be submitted at the time of registration. The Schedule of Properties referenced in the "Application for Certificate of Purchase" is to be completed and submitted to the Cook County Clerk, in accordance with the guidelines set by the Clerk, after your purchase or purchases have been made.

## **B) REGISTRATION FEE**

- 1) There is a non-refundable \$100 registration fee required for each tax buyer to participate in the Scavenger Sale. The fee is strictly for registration and will not be applied to any successful bids made at the Scavenger Sale.
- 2) Payment must be made in Room 112 of the Treasurer's Office (see **Payment Requirements** on page 4 hereof). There, you will receive a receipt that must be presented when you submit your registration forms to the Tax Sale Department in Room 112 of the Treasurer's Office. Registration forms presented without evidence of the paid fee will be considered INCOMPLETE, and thus will not be accepted or considered. **Registration forms or fees received via mail WILL NOT BE ACCEPTED.**

## **C) PHOTOCOPIES OF VALID FORMS OF IDENTIFICATION**

- 1) All registered tax buyers, and each of their authorized bidders, must submit a clear and legible photocopy of one of the following forms of identification: (i) state-issued driver's license; (ii) state-issued photo identification card; (iii) U.S. passport; or (iv) U.S. military photo identification card. No other forms of identification will be accepted. Your ID must be valid at the time it is submitted with your registration materials. Your photograph on the identification must appear clearly on the photocopy submitted with your registration materials. **The Treasurer's Office will not make photocopies of these materials for you. Registration packages submitted without clear and legible photocopies of the identifications as described above will be considered INCOMPLETE.**
- 2) Each person intending to participate in the Scavenger Sale MUST carry one

of the above forms of photo identification with him/her at all times during the sale. The Treasurer's Office may periodically ask to see identification.

**PERSONS NOT CARRYING BOTH A TAX SALE IDENTIFICATION BADGE ISSUED BY THE TREASURER'S OFFICE AND A VALID FORM OF PHOTO IDENTIFICATION WILL NOT BE ALLOWED TO PARTICIPATE IN THE SALE.**

**D) TAX BUYER IDENTIFICATION NUMBER**

- 1) Each tax buyer will be assigned a Tax Buyer Identification Number. This number will be assigned to you when your completed registration materials have been approved (see Section V below). This number will be required each time you purchase taxes or make a payment on your tax purchases.

**E) ACCURACY OF REGISTRATION INFORMATION SUBMITTED**

- 1) In the event that any registration submitted to the Treasurer's Office contains any misstatement of a material fact or any omission to state a material fact, each as may be unilaterally determined by the Treasurer's Office, the Treasurer's Office may in its sole and exclusive discretion exercise any remedy and/or take any action or withhold any action which the Treasurer's Office deems to be appropriate, including but not limited to:
  - a) nullification of any and all Scavenger Sale purchases made by such registrant or awards issued to such registrant may be declared to be null and void by the Treasurer's Office; and/or
  - b) prohibition of any such registrant, its successors or assigns, its officers, directors, shareholders, members, managing members, limited partners, general partners or other persons, entities or business organizations directly or indirectly affiliated with such registrant, from participating in any future tax sale or scavenger sale for a period of time to be determined by the Treasurer's Office.

**V) SCAVENGER SALE PROCEDURES**

**A) IDENTIFICATION BADGES**

- 1) All registered tax buyers and their authorized bidders will be given identification badges. These badges must be worn at all times during the auction process. Only persons wearing this identification badge will be allowed in the auction area and will be allowed to bid.



- Badges may be picked up between the hours of 9:00 a.m. to 4:00 p.m. starting on Tuesday, December 22, 2015 in the Tax Sale Department in Room 112 of the Treasurer's Office. **Badges will not be available for pick-up at the Scavenger Sale.**
  - NOTE: Each authorized registered bidder is ONLY PERMITTED TO PICK UP HIS/HER OWN BADGE AND MUST HAVE HIS/HER PHOTOGRAPH TAKEN. Further, each bidder must present a valid form of photo identification in order to receive his/her badge.
- 2) Persons who have lost or forgotten their identification badge will not be allowed to take part in the Scavenger Sale until a replacement badge is obtained. A \$15.00 fee will be assessed to obtain a replacement badge. Payment for a duplicate badge must be made in Room 112 of the Treasurer's Office. A lost badge will not be replaced until (1) payment is made and (2) a request for a replacement badge is submitted in writing, with the original payment receipt attached. Such requests may be submitted to the Tax Sale Department in Room 112 of the Treasurer's Office.
- NOTE: The bidder requesting a replacement badge will not be able to participate in the sale until his/her badge is replaced, which will take one business day to complete. A bidder may pick up their replacement badge from the Tax Sale Department in Room 112 on the business day following their request.
- 3) You are prohibited from lending your identification badge to another person. The Treasurer's Office reserves the right to request proof of identification at any time from any individual participating in or observing the Scavenger Sale. Anyone discovered lending or using another person's identification badge will be permanently barred from the remainder of the sale, will be referred to the proper authorities and may be subject to additional action of the Cook County Treasurer's Office as set forth in Section IV(E) hereof.

**B) PROPERTY IDENTIFICATION, CLASSIFICATION AND LOCATION**

- 1) The delinquent taxes on the parcels offered for sale are described solely by their PIN, and NOT the common street address. Street addresses and/or the classification of the property as listed on the sale list as of the date of sale are not guaranteed to be accurate. **Tax buyers are solely**

responsible for performing proper research to determine the property location, classification, nature and physical condition of any property or improvements prior to the sale.

### **What Are You Buying?**

**You are NOT buying the property. You are buying a delinquent tax lien on the property. To maintain this lien, or acquire any other interest in the property itself, you must follow all steps as required by applicable statute, administrative rule and case law.**

**You have NO right to have the tax bill put in your name, or to take any action with respect to the property unless and until you obtain a tax deed by order of the Circuit Court of Cook County.**

#### **C) ORDER OF OFFERING FOR SALE**

- 1) Parcels are offered in Volume and PIN order, and WILL NOT be re-offered for any reason except pursuant to the re-offer sale described in Section VIII hereof.

#### **D) LISTED PARCELS REMOVED FROM THE SALE**

- 1) Some parcels published as sale-eligible may not be offered at the sale for a number of reasons. These include, but are not limited to: full satisfaction of the taxes prior to sale; bankruptcy; federal forfeiture; municipal acquisition; exempt property; removal by court order; prior no-cash bid; and other reasons as may be required by law.
- 2) The publication list purchased by tax buyers is printed earlier than the sale books used to conduct the auction. Some parcels on the publication list purchased by tax buyers may be removed prior to the sale for reasons such as are listed above, and will not, therefore, be offered at the sale.
- 3) Once a parcel has been removed from the sale for any of the above-referenced reasons, it will not be re-offered at the current sale.

#### **E) NO-CASH BIDS/OVERBID REQUIREMENTS**

- 1) Cook County, for itself or as Trustee for the various taxing districts, may purchase some parcels at the Scavenger Sale pursuant to 35 ILCS 200/21-

260(g). Such a parcel will be announced as a "NO-CASH BID." Tax buyers may still acquire these parcels, but only by making an OVERBID (i.e., a bid in excess of the total amount of taxes due, including accrued penalty).

## **F) BIDDING**

- 1) Each tax-buying entity will be allowed to have only one (1) registered bidder in the Scavenger Sale room and participating in the sale during each bidding session. This means that large corporate bidders, families, and other groups with several registered bidders must select one person to represent the tax buyer in the sale room at any given time. Those registered bidders not currently taking part in the sale will not be allowed to sit with the active bidder during the sale.
- 2) Pursuant to Illinois law, the opening bid on a parcel at the Scavenger Sale must be \$250.00, or one-half of the total taxes due if such amount is less than \$500.00. Thereafter, the **minimum bidding increment will be \$50.00**. Bidders are allowed to bid in excess of the minimum bidding increment to expedite the sale. When the bid amount reaches \$1,000.00, the **minimum bid increment thereafter will be \$100.00**.
- 3) The successful bidder will be that person bidding the highest dollar amount while the parcel is still offered by the auctioneer. The auctioneer will announce the highest bid, thus closing the sale on that particular parcel. **All decisions by the auctioneer are FINAL. No sale of a parcel will be voided, canceled, or re-offered due to the mistake or error of a successful bidder.**
- 4) When a tax buyer has been determined by the auctioneer to be the successful bidder on a parcel, the tax buyer will be asked for both their TAX BUYER NAME and TAX BUYER IDENTIFICATION NUMBER. The auctioneer will repeat the TAX BUYER NAME, TAX BUYER IDENTIFICATION NUMBER and AMOUNT BID and log this information into the sale records. It is imperative that the TAX BUYER NAME, TAX BUYER IDENTIFICATION NUMBER and AMOUNT BID are announced and recorded correctly; otherwise, the tax buyer may not be able to complete the purchase.
- 5) In no event shall a tax buyer who fails to timely make payment on an awarded bid as required by law be permitted to bid on that same parcel during the re-offer sale.

## **G) BILLS/BUY SHEETS**

- 1) Tax buyers will be given "buy sheets," which will be their only bill for a day's purchases. These buy sheets will be available after 2:30 p.m. on each day of the Scavenger Sale. **Once a tax buyer has picked up a buy sheet for the day, the tax buyer is barred from further bidding on that date.**
- 2) Tax buyers are strongly encouraged to check their buy sheets upon receipt. Corrections will be made at that time if needed. Once the tax buyer has signed for the buy sheet, no corrections will be made.

#### **H) SEATING AT THE SALE**

- 1) Seating at the sale is on a first-come, first-serve basis. Seats may not be held or reserved. Once a seat has been vacated, any participant is free to occupy that seat.
  - **Because of fire regulations, seating in the auction room is limited to 90 persons (including County staff). Once that limit is reached, or all available seating is filled, no further tax buyers will be permitted inside the room unless and until someone leaves. Active bidders will have priority over inactive bidders and the public.**

#### **I) GENERAL INFORMATION**

- 1) Employees of the Treasurer's Office are prohibited from discussing or giving advice as to one's legal eligibility to register, how to bid, how to obtain a certificate of purchase and/or how to fulfill the legal requirements for the issuance of a tax deed. All such inquiries should be directed to your attorney. Further, all tax buyers are urged to consult with their own attorney BEFORE making any bids.
- 2) Smoking is prohibited in the auction room. The presence and/or consumption of food in the auction room is prohibited. The consumption of non-alcoholic beverages is permitted, provided that you deposit your trash in a waste container when you leave. The presence and/or consumption of any alcoholic beverages is strictly prohibited. Persons suspected of being under the influence of alcohol or other controlled substances may be removed from the sale.
- 3) Any person interfering with or disrupting the conduct of the Scavenger Sale in any manner will be required to leave the auction.

- 4) Use of cellular telephones in the Scavenger Sale auction room is prohibited. Bidders who violate this rule will only be warned once. Repeat offenders will be barred from the sale for the remainder of the sale day. Please turn off ringers on all telephones and place pagers on silent mode while in the Scavenger Sale auction room. Tax buyers who repeatedly violate this rule may be barred from the remainder of the sale at the discretion of the Treasurer's Office.
- 5) Any objection or complaint relating to the Scavenger Sale, its conduct or procedures should be directed first to the Scavenger Sale Supervisor and may thereafter be followed up in writing. **At no time should complaints or other questions be brought to the auctioneers or computer operators.**
- 6) **ANY TAX BUYER OR REGISTERED BIDDER ATTEMPTING TO MAKE PERSONAL CONTACT WITH AN AUCTIONEER, REGARDLESS OF WHETHER THE AUCTIONEER IS ON DUTY AT SUCH TIME, WILL BE PERMANENTLY BARRED FROM THE REMAINDER OF THE SALE.**
- 7) The Treasurer's Office reserves the right, at any time, to temporarily suspend or interrupt the sale to maintain order, resolve disputes or questions, or for other good cause as may be determined by the Treasurer's Office in its sole discretion.
- 8) There will be one half-hour lunch break during each day of the Scavenger Sale. If the sale runs behind schedule, sale hours may be extended or breaks shortened at the discretion of the Scavenger Sale Supervisor.
- 9) County employees are strictly prohibited from accepting any gift from persons doing business with the County. This ban includes food, drinks, and other nominal items. Please do not jeopardize the employment of any employee by offering or giving any remuneration, gift, food or beverage. Bidders or tax buyers who violate this rule may be barred from the remainder of the sale and may be subject to additional action of the Cook County Treasurer's Office in its discretion.
- 10) If you are using a portable computer, it must operate on batteries. Computers may not be plugged into outlets in the sale area.

## **VI) PAYMENT PROCEDURES**

- A) **PRIOR TO THE CLOSE OF BUSINESS (5:00 p.m.) ON THE DAY DELINQUENT TAXES ARE SOLD**, the successful bidder must make a

payment of \$250.00 (or the applicable amount of the minimum bid permitted by law, if less than \$250.00) **on each parcel purchased** to secure the sale. All payments must be made at the Treasurer's Office in Room 112 of the County Building. NO PAYMENTS WILL BE ACCEPTED AT THE SCAVENGER SALE SITE. Pursuant to Illinois law, **payment must be tendered in the form of a cashier's check, certified check, money order or cash<sup>1</sup> in the exact amount required. Personal or business checks and credit cards will not be accepted.** For your protection, **WE STRONGLY DISCOURAGE CASH PAYMENTS.** Checks and money orders must be made payable to the COOK COUNTY TREASURER.

- 1) On the date of purchase, a tax buyer may pay either the minimum amount **or** the entire bill (including all applicable fees). **A tax buyer may not make a partial payment in any other amount.**
  - 2) Failure to timely tender the minimum required payment on the date of purchase constitutes a default and renders a tax buyer's purchase void under Illinois law. Please note that a buyer may only default on one purchase per sale without consequently being barred from the remainder of the sale.
  - 3) **NOTE:** In light of the requirement that the amount of the minimum bid for each PIN purchased at the Scavenger Sale be tendered on the date of purchase, tax buyers are urged to bring with them several cashier's checks, certified checks or money orders in the minimum amount of \$250 per successful bid.
- B) As required by law, each parcel purchased will be assessed a base fee of \$190.00, consisting of the following statutory fees: (a) \$100.00 Sale-In-Error Fee pursuant to 35 ILCS 200/21-330; (b) \$80.00 Indemnity Fund Fee pursuant to 35 ILCS 200/21-295; and (c) \$10.00 Automation Fee pursuant to 35 ILCS 200/21-245. These fees will be added to the balance due and must be paid by the purchaser. Such fees are required by Illinois law and are not discretionary.
- 1) **NOTE:** Additional fees amounting to \$30.00 per parcel will be collected by the County Clerk prior to the issuance of any certificate of purchase.
- C) The balance of a tax buyer's purchase, including all statutory fees and costs, **MUST BE PAID IN FULL** by the close of the business day following the day on which a bid is awarded. Payment must be made at the Treasurer's Office

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<sup>1</sup> Tax buyers whose total CASH payment exceeds \$10,000 on any date are subject to the reporting requirements of 26 U.S.C. § 60501, I.R.S. Form 8300.

in Room 112 of the County Building and **must be tendered in the form of a cashier's check, certified check, money order or cash.** If full payment is not timely tendered, the buyer will be considered to have defaulted on that purchase and the sale will be rendered void under Illinois law.

- 1) **NOTE:** Purchases in respect of bids that are awarded on the last day of the sale **must be paid in full by the close of the business day on January 7, 2016.**
- D) No certificate of purchase will be issued to a tax buyer who has failed to make full payment for her/his awarded bid as required by law.
- E) Tax buyers will be given receipts for their payments. **Do not lose these receipts, as NO duplicates will be available.** Each tax buyer is solely responsible for the safekeeping of the tax buyer's buy sheets and receipts.
- F) A tax buyer who twice during the Scavenger Sale fails to make timely payment of the minimum amount that is due on the date of a sale, or to pay the balance that is due by the close of the next business day, **shall be barred from the remainder of the Scavenger Sale** and may further be subject to **prosecution for the offense of tax sale fraud** under 35 ILCS 200/21-290.

## **VII) TAX BUYERS PERSONALLY LIABLE FOR ALL BIDS**

- A) Tax buyers are **personally liable** for the amounts due on all awarded bids.
  - 1) If any tax buyer who is awarded a bid at the Scavenger Sale fails to make the required minimum payment on the date of sale, or to pay the balance that is due by the close of the next business day, then the sale is void and the property will be reoffered at the re-offer sale described in Section VIII hereof.
  - 2) In the case of a voided sale following which the subject property goes unsold upon reoffering or is sold at the re-offer sale for less than the amount of the original voided sale, the tax buyer who defaulted on the original sale remains personally liable under Illinois law for the unpaid balance of the original awarded bid. Tax buyers are advised that **the Cook County Treasurer, through the Cook County State's Attorney, will initiate legal proceedings to collect all such amounts due.**
- B) Defaulting tax buyers, though personally liable for their bids, are not entitled to receive a certificate of purchase with respect to any voided sale.

## VIII) RE-OFFER SALE

- A) Within 30 days following the last day of the regular Scavenger Sale, the Treasurer's Office will conduct the re-offer sale. The re-offer sale consists of parcels that were bid upon and awarded at the regular portion of the Scavenger Sale but were not paid in full by the close of the next business day as required by law.
- B) A date for the re-offer sale will be made public at or near the close of the Scavenger Sale.
- C) A list of all parcels to be offered at the re-offer sale will be posted and available for review at **69 W. Washington Street, Chicago, Illinois.** in the **Lower Level Conference Room B.** shortly after the close of the regular portion of the Scavenger Sale. A list of the parcels to be reoffered will NOT be published in any newspaper.

## IX) INQUIRIES

- A) General inquiries can be made to the Tax Sale Department in Room 112 of the County Building, or by telephone at (312) 443-5100. Information is also available through the Cook County Treasurer's Office's website at [www.cookcountytreasurer.com](http://www.cookcountytreasurer.com).
- B) IMPORTANT NOTE: Questions pertaining to legal matters should be directed to your own attorney. The Cook County Treasurer's Office staff, including our legal staff, **WILL NOT** answer your questions as to how to participate in the sale, proceed to tax deed, ascertain redemption periods, receive interest on redemptions, or any other such matters. If you do not have an attorney, you may wish to call the Chicago Bar Association Lawyer Referral Services at (312) 554-2001.





**OFFICE OF THE COUNTY TREASURER  
118 NORTH CLARK STREET, ROOM 112  
Chicago, Illinois 60602**

**MARIA PAPPAS  
COUNTY TREASURER**

## **2015 Scavenger Sale Schedule**

THE SCAVENGER SALE BEGINS ON MONDAY, DECEMBER 28, 2015 AT 8:00  
A.M. THE SALE WILL RUN UNTIL 3:00 P.M. EACH SCHEDULED DAY.  
DAILY HOURS MAY BE EXTENDED AS NEEDED.

<b>Date</b>	<b>VOLUME</b>	<b>Townships</b>
December 28, 2015	001-016	Barrington, Berwyn, Bloom
December 29, 2015	017-072	Bloom, Bremen, Calumet, Cicero, Elk Grove, Evanston, Hanover, Lemont, Leyden
December 30, 2015	073-198	Lyons, Maine, New Trier, Niles, Northfield, Norwood Park, Oak Park, Orland, Palatine, Palos, Proviso, Rich, River Forest, Riverside, Schaumburg, Stickney, Thornton
December 31, 2015	199-217	Thornton
January 4, 2016	218-292	Thornton, Wheeling, Worth, Hyde Park
January 5, 2016	293-425	Hyde Park, Jefferson, Lake
January 6, 2016	426-464	Lake
January 7, 2016	465-601	Lake, Lake View, North Chicago, Rogers Park, South Chicago, West Chicago
January 11, 2016	Re-Offer	



**OFFICE OF THE COUNTY TREASURER  
118 NORTH CLARK STREET, ROOM 112  
Chicago, Illinois 60602**

**MARIA PAPPAS  
COUNTY TREASURER**

**15 -** \_\_\_\_\_  
Registration Number

**2015 Scavenger Sale Registration**

**Section I**

**REGISTERED TAX BUYER** – Legal entity to which certificates of purchase will be issued:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
FEIN: \_\_\_\_\_

**Section II**

**AUTHORIZED BIDDERS** – Only the following individuals are authorized to bid on behalf of and bind the above-named Tax Buyer (**Remember to attach photocopy of all bidders' photo identification**):

	<b><u>Name:</u></b>	<b><u>Address</u></b>	<b><u>Phone, Fax &amp; E-mail</u></b>
<b>1)</b>	_____	_____	_____
		_____	_____
		_____	_____
<b>2)</b>	_____	_____	_____
		_____	_____
		_____	_____
<b>3)</b>	_____	_____	_____
		_____	_____
		_____	_____
<b>4)</b>	_____	_____	_____
		_____	_____
		_____	_____

**Section III**

Identify the legal status of the tax buying entity in Section I (select ONLY one):

Individual	<input type="checkbox"/>	Assumed Name	<input type="checkbox"/>	Partnership	<input type="checkbox"/>
Limited Partnership	<input type="checkbox"/>	Corporation/LLC	<input type="checkbox"/>	501(c)(3)	<input type="checkbox"/>

**If you selected "Individual," you may proceed to Section V.**

**Section IV**

A) If you are buying under an **Assumed Name**, please provide the following:

County/State in which your Assumed Name is filed: \_\_\_\_\_  
Name of person buying under Assumed Name: \_\_\_\_\_  
Address of person: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_

For each person having an ownership or profit sharing interest in the **Assumed Name** entity, provide the following information (use an additional sheet if necessary):

	<b><u>Name:</u></b>	<b><u>Address</u></b>	<b><u>Phone, Fax &amp; E-mail</u></b>
1)	_____	_____	_____
		_____	_____
		_____	_____
2)	_____	_____	_____
		_____	_____
		_____	_____
3)	_____	_____	_____
		_____	_____
		_____	_____
4)	_____	_____	_____
		_____	_____
		_____	_____

B) If the tax buyer is a **Partnership**, please provide the following regarding ALL PARTNERS (general, limited, equity or other) (use an additional sheet of paper if necessary):

	<b><u>Name:</u></b>	<b><u>Address</u></b>	<b><u>Phone, Fax &amp; E-mail</u></b>
1)	_____	_____	_____
		_____	_____
		_____	_____
2)	_____	_____	_____
		_____	_____
		_____	_____
3)	_____	_____	_____
		_____	_____
		_____	_____
4)	_____	_____	_____
		_____	_____
		_____	_____

C) If the tax buyer is a **Limited Partnership/LLP**, please provide the following:

State in which Limited Partnership or LLP is registered: \_\_\_\_\_

Name of Registered Agent or Officer: \_\_\_\_\_

Address of Registered Agent or Officer: \_\_\_\_\_

State: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_

In addition, give the following information for each member of the Limited Partnership/LLP (use an additional sheet of paper if necessary):

	<b><u>Member Name:</u></b>	<b><u>Address</u></b>	<b><u>Phone, Fax &amp; E-mail</u></b>
1)	_____	_____	_____
		_____	_____
		_____	_____
2)	_____	_____	_____
		_____	_____
		_____	_____
3)	_____	_____	_____
		_____	_____
		_____	_____

4) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

D) If the tax buyer is a **Corporation/LLC**, please provide the following:

State of Incorporation: \_\_\_\_\_ Year of Incorporation: \_\_\_\_\_

Is the Corporation in Good Standing? YES / NO

If the Corporation is NOT an Illinois Corporation, is the Corporation licensed to do business in Illinois? YES / NO

Is the Corporation Publicly Held? YES / NO

Name of Registered Agent: \_\_\_\_\_

Address of Registered Agent: \_\_\_\_\_

State: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_

For each person with a stock or profit-sharing interest in the corporation/LLC, please provide the following (use an additional sheet if necessary):

	<b><u>Name:</u></b>	<b><u>Address</u></b>	<b><u>Phone, Fax &amp; E-mail</u></b>
1)	_____	_____	_____
		_____	_____
		_____	_____
2)	_____	_____	_____
		_____	_____
		_____	_____
3)	_____	_____	_____
		_____	_____
		_____	_____
4)	_____	_____	_____
		_____	_____
		_____	_____

E) If the tax buyer is a **501 (c) (3) Charitable Organization**, please provide the following:

Name of Chief Executive Officer: \_\_\_\_\_

Address of headquarters: \_\_\_\_\_

State: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_

**Section V**

**REPRESENTATIONS AND WARRANTIES**

I represent and warrant, except as is fully disclosed below with copies of the documentation of the matters disclosed, that the bidding entity registering to be permitted to participate in the 2015 Scavenger Sale is not affiliated with any other entity or person registering to bid at the 2015 Scavenger Sale, in that:

- (A) It has no capital, purchase money, or other finances in common with any other bidding entity or person registering to bid at the 2015 Scavenger Sale;
- (B) It shares no common ownership interest or common source of funds with any other bidding entity or person registering to participate at the 2015 Scavenger Sale;
- (C) It has no agreements to purchase or sell any parcels successfully bid on at the 2015 Scavenger Sale by any other registering bidding entity or person at the 2015 Scavenger Sale;
- (D) It has no agreements to purchase or sell any parcels successfully bid on at the 2015 Scavenger Sale by any entity or person known to be ineligible to bid at the 2015 Scavenger Sale;
- (E) It does not stand to gain financially pursuant to an agreement with another bidding entity registering for the 2015 Scavenger Sale concerning parcels to be bid upon or purchased by such other entity at the 2015 Scavenger Sale.

I represent and warrant that I am eligible to bid and purchase at the 2015 Scavenger Sale in accordance with all provisions stated in the 2015 Scavenger Sale Rules and Regulations and/or provided by law pursuant to 35 ILCS 200/21-265.

I have received a copy of the 2015 Scavenger Sale Rules and Regulations.

I have read and understand the 2015 Scavenger Sale Rules and Regulations.

I agree to comply with the 2015 Scavenger Sale Rules and Regulations.

Explanations, if needed:

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Attach additional pages if necessary. Attach exhibits, if any, to application.

**SIGNATURE OF PURCHASER:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**\*Signature(s) of ALL Registered Bidder(s):**

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**\*PLEASE NOTE: Each authorized registered bidder is required to pick up his/her own badge and must present a valid form of photo identification at said time. In addition, a photograph will be taken of each authorized registered bidder.**

**Pursuant to §1-109 of the Illinois Code of Civil Procedure, each of the signatories hereto states under oath or affirmation that all of the information set forth in this registration is true, correct, and complete.**



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**MARIA PAPPAS  
COUNTY TREASURER**

## **Acknowledgement of the Single, Simultaneous Bidder Rule**

As in prior tax sales, the Cook County Treasurer will enforce the Single, Simultaneous Bidder Rule (also known as the "Single Simultaneous Related Bidding Entity Rule"). 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 an ownership interest in common with, or a contractual relationship with, any other registered participant in the 2015 Scavenger Sale.

This rule provides that one tax-buying entity (principal) may not have its/his/her/their actual or apparent agents, employees, or related entities, directly or indirectly register under multiple registrations for the intended or perceived purpose of having more than one person bidding at the tax sale at the same time for the intended or perceived purpose of increasing the principal's likelihood of obtaining a successful bid on a parcel.

This rule does not prevent a single bidder from alternating the identity of the tax buyer for whom he/she is bidding at any given time, so long as related bidding entities, or entities perceived to be related, are not bidding at the same time.

The determination of whether registered entities are related, so as to prevent the entities from bidding at the same time, is at the sole and exclusive discretion of the Cook County Treasurer or her designated representatives.

*By signing below, I certify under penalty of perjury pursuant to § 1-109 of the Illinois Code of Civil Procedure, that I am a duly authorized agent, officer, or representative for \_\_\_\_\_; that I have received and understand the above rules; that at no time during the 2015 Scavenger Sale shall I, or the entity that I represent, or an entity directly or indirectly related to the above tax buyer, have multiple bidders registered as separate bidding entities simultaneously bidding at the 2015 Scavenger Sale.*

I agree that if the tax-buying entity that I represent is challenged by the Cook County Treasurer with respect to having related, or allegedly related, entities simultaneously bidding at the Scavenger Sale, all such disputes shall have exclusive venue and jurisdiction in the Circuit Court of Cook County.

\_\_\_\_\_  
**Authorized Agent for the above Tax Buyer**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name**





**COOK COUNTY CLERK'S OFFICE  
RULES REGARDING THE ISSUANCE OF  
CERTIFICATES OF PURCHASE  
FOR THE 2015 SCAVENGER SALE**

- 1) **SCHEDULE OF PROPERTIES:** Must be filled out completely, signed and returned to the County Clerk's Office, Room 434, within 10 business days after the date of sale. Payment of thirty dollars (\$30) per parcel must accompany each parcel listed on the Schedule of Properties. This covers the \$20 Application Fee and a \$10 Certificate Fee required by Illinois Law. Payment is to be made to Cashier #1 in Room 434. The Schedule of Properties and your validated receipt from Cashier #1 must be brought to the Tax Sales Department in the Clerk's Office, Room 434.
- 2) **CONFIRMATION OF SALE:** Confirmation of the sales by the Circuit court will take place on an on-going basis throughout the tax sale. Therefore, Certificates will not be available until at least 45 days after filing of the Schedule of Properties. When available, Certificates may be picked up from the County Clerk's Office, Room 434, Tax Sale Department. If more than 15 certificates are to be issued, please call to schedule an appointment.
- 3) **CERTIFICATE OF PURCHASE:** After confirmation, Certificates of Purchase will be issued upon surrender of the original Tax Purchaser's receipt (issued by the County Treasurer's Office) to the County Clerk's Office. Tax buyers are responsible for keeping these receipts; the Treasurer's Office is unable to provide duplicates.
- 4) **NOTICE:** Requirements for going to deed, as well as redemption, extensions, and interest rates are contained in the Illinois Property Tax Code, 35 ILCS 200/1 et seq. All County employees are prohibited from discussing or giving advice on how to fulfill the legal requirements of going to deed. Kindly forward legal questions to your own attorney.

**NOTE:** If you have any questions regarding the above rules, please call (312) 603-6801.



## APPLICATION FOR CERTIFICATE OF PURCHASE

Date of Application: \_\_\_\_\_ Registration # 15- \_\_\_\_\_

Name of Purchaser: \_\_\_\_\_

Name of Bidder #1: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name of Bidder #2: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name of Bidder #3: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name of Bidder #4: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

I (we) hereby apply to the County Clerk and County Treasurer of Cook County for issuance of a certificate of purchase for each of the properties on the attached schedule(s), and state as follows:

- 1) I (we) made (or authorized) the successful bid on each property listed on the attached schedules(s) at the sale of delinquent property taxes under Section 21-260 of the property Tax Code, conducted by the County Treasurer of Cook County, Illinois, on the dates indicated for each property on the schedule(s).

- 2) At least 5 business days before the first day of this sale, I (we) submitted a truthful, accurate and complete registration to the Treasurer of Cook County on the form(s) and according to the regulations prescribed by the Treasurer's office.
- 3) Neither I (we), nor any person or firm identified in the registration submitted to the Treasurer of Cook County was an owner or agent of an owner, mortgagee or agent of a mortgagee, lien holder or agent of a lien holder, holder of beneficial interest or agent of a holder of a beneficial interest on January 1<sup>st</sup> of any years for which taxes were delinquent at the time of my (our) bid(s) described in the schedule(s).
- 4) Neither I (we) nor any person or firm identified in the registration submitted to the Treasurer of Cook County was an owner or agent of an owner, mortgagee or agent of a mortgagee, lien holder or agent of a lien holder, holder of a beneficial interest in or of the property identified on the schedule(s) attached to this application at the time of the bid(s) described in the schedule(s).
- 5) Neither I (we) nor any person or firm identified in the registration submitted to the Treasurer of Cook County was an owner or agent of an owner, or party or agent of a party responsible for the payment of delinquent taxes, on any property in the County which was tax delinquent or forfeited for all of any part of each of 2 or more years when the registration was submitted.
- 6) Neither I (we) nor any person acting in my (our) behalf has twice failed to complete a purchase at the sale during which the properties on the attached schedule(s) were offered by failing immediately to pay a minimum bid or by failing to pay the balance of a bid for any property within one business day thereafter.

I (we) hereby affirm that I (we) have read this application and that the statements made in it are personally known by me (us) to be true, accurate and complete, under penalty of perjury as provided by law.

I (we) further understand that this application shall be void unless the schedule(s) of properties referred to in the application is (are) completed and delivered to the County Clerk.

Authorized signature of,  
or on behalf of,  
Purchaser: \_\_\_\_\_ Dated: \_\_\_\_\_

Signature of Bidder #1: \_\_\_\_\_ Dated: \_\_\_\_\_

Signature of Bidder #2: \_\_\_\_\_ Dated: \_\_\_\_\_

Signature of Bidder #3: \_\_\_\_\_ Dated: \_\_\_\_\_

Signature of Bidder #4: \_\_\_\_\_ Dated: \_\_\_\_\_

Name of Purchaser: \_\_\_\_\_ Reg. No.: \_\_\_\_\_

(STATE OF ILLINOIS) (SS.: COUNTY OF COOK)

**SCHEDULE OF PROPERTIES**

(Insert the Volume, PIN and Date of Sale for each parcel upon which a bid was successfully made on behalf of undersigned purchaser by the undersigned bidder(s). Attach additional sheets if necessary.)

	<b>VOL</b>	<b>PIN</b>	<b>DATE OF SALE</b>
<b>1)</b>	_____	_____	_____
<b>2)</b>	_____	_____	_____
<b>3)</b>	_____	_____	_____
<b>4)</b>	_____	_____	_____
<b>5)</b>	_____	_____	_____
<b>6)</b>	_____	_____	_____
<b>7)</b>	_____	_____	_____
<b>8)</b>	_____	_____	_____
<b>9)</b>	_____	_____	_____
<b>10)</b>	_____	_____	_____
<b>11)</b>	_____	_____	_____
<b>12)</b>	_____	_____	_____
<b>13)</b>	_____	_____	_____
<b>14)</b>	_____	_____	_____
<b>15)</b>	_____	_____	_____
<b>16)</b>	_____	_____	_____
<b>17)</b>	_____	_____	_____
<b>18)</b>	_____	_____	_____
<b>19)</b>	_____	_____	_____
<b>20)</b>	_____	_____	_____

I (we) hereby affirm that I (we) successfully bid upon the above properties at the sale conducted by the Treasurer of Cook County on the indicated dates, and I (we) request that the Clerk of Cook County attach this schedule to my (our) "Application for Certificate of Purchase" dated \_\_\_\_\_.

Signed under penalty of perjury as provided by law:

\_\_\_\_\_  
(Signature of Purchaser)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature of Bidder)

\_\_\_\_\_  
(Date)