



OFFICE OF THE COOK COUNTY TREASURER

118 NORTH CLARK STREET • ROOM 112 • CHICAGO, ILLINOIS 60602

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HOW TO AVOID THE MAY 4, 2018 TAX SALE



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HOW TO AVOID THE MAY 4, 2018 TAX SALE



What's a Tax Sale?

- By law, the Cook County Treasurer's Office is required to put delinquent taxes—but not the property—up for auction.
- The May 4, 2018, Tax Sale is for taxes that weren't paid when due on March 1 or August 1, 2017.
- It is called the 2016 Annual Tax Sale because taxes in 2016 are collected in 2017.

What happens at the Tax Sale?

- Investors called "*tax buyers*" bid on the right to pay the overdue taxes. This is called "*buying the taxes.*"

What should you do?

Check to see if your property taxes are going up for sale.

- Go to cookcountytreasurer.com to look up your Property Index Number.
- Use the website to look up your property or see the list of properties with delinquent taxes.
- Use the website to contact the Treasurer's Office by calling 312.443.5100
- Visit the office at 118 N. Clark St., Room 112, Chicago, Illinois 60602.

What if your property taxes are going up for sale?

- By law, the only way to avoid the sale is to pay all taxes and interest due before the Tax Sale.

How do you pay?

- Until April 30, 2018, the most efficient and fastest way to pay is at cookcountytreasurer.com.
- Click on "*Make an Online Payment.*"

If you are not paying online, all payments in person must be made by:

- Certified check
- Cashier's check
- Money order, *or*
- Cash

What if you think there is an error?

- Call the Treasurer's Office at (312) 443-5100 or visit the office with proof of payment.

What if your lender is supposed to pay the taxes?

- Contact your lender to request proof of payment. Make sure the PIN is correct.

What if your taxes have already been sold?

- After a Tax Sale, to avoid loss of property, the owner must repay the Cook County Clerk the back taxes, interest and fees. This is called "*tax redemption.*"
- The Cook County Clerk is located at 118 N. Clark St., Room 434, Chicago, Illinois 60602, or you can visit their website at cookcountyclerk.com.
- Pay the current taxes on time. Otherwise, a tax buyer has the right to make those payments and charge high interest rates.

How can you lose your property?

- If the property owner doesn't pay the taxes before the deadline, usually 2½ years, the tax buyer can go to court and obtain ownership of your property.
- For commercial properties, the deadline typically is just six months.