

TAX SALE BUYER INFORMATION

Iroquois County Tax Sale

October 27, 2025

9:00 a.m.

Iroquois County Administrative Center

County Board Room

This package contains:

Tax sale information

Certificate of registration

Sale rules and guidelines

Blank W-9

2023 Tax Sale Information

The Iroquois County Annual Tax Sale for delinquent real estate taxes will be on October 28, 2025, at 9:00 a.m. in the Administrative Building in the County Board room.

Buyer Registration. Register with the County Treasurer's office at least ten business days prior to the sale. Registration will be accepted until 4:30 p.m. on October 10, 2025 **(35 ILCS 200/21-220)**

All buyers must complete a Certificate of Registration form **(35 ILCS 200/21-220)**

Buyer Check-in. All buyers must check in at the County Treasurers Office in Room 105. Bring a signed check payable to Iroquois County Collector. Leave the amount blank.

Checks must be from a US bank and in US dollars. We accept personal or business checks. **(35 ILCS 200/20-25)**

First time buyers must pay in cash, cashier check or money order.

Bidding. A buyer (or the buyer's agent if identified on the Certificate of Registration) must be present to bid. Bidding on all delinquent taxes starts at 9% and the tax sale certificate is issued to the lowest bidder. The tax buyer must pay the County for taxes purchased the day of the Tax Sale plus any penalties and costs due at that time. The buyer receives a tax certificate for each parcel purchased. **(35 ILCS 200/21-215)**

Delinquent Property List. A list of delinquent properties will be advertised in the local newspapers two to three weeks prior to the sale. **(35 ILCS 200/21-110, 35 ILCS 200/21-115)**

The list will also be available in the middle of October in electronic and paper format and may be purchased for \$50.00 including updates. Check the appropriate box on the Certificate of Registration form and include payment.

Petition for Tax Deed. At the end of the 2 ½ year redemption period, the Buyer may petition the Circuit Court for a tax deed to the property. **(35 ILCS 200/21-3500)**

Surplus Property Auction. Iroquois County purchases, through its agent Joseph E. Meyer & Associates, taxes that were unbid upon at the October tax sale. The County obtains the tax deeds to these properties at the end of the 2 ½ year redemption period. At that time all taxes are expunged and the properties are auctioned off in a surplus property auction. **(35 ILCS 200/21-350)**

The next surplus property auction has not been scheduled. The specific date will be set by the Trustee.

The Catalog of properties and bidding instructions will be available approximately 30 days before the surplus property auction. Purchase the catalog at www.iltaxsale.com or in the Treasurer's office.

The minimum bid including the recording fee is not known until the catalogs are received by the Treasurer's Office.

TAX YEAR 2024 PAYABLE 2025 IROQUOIS COUNTY TAX SALE

**Monday, October 27, 2025, at 9:00 a.m.
County Board Room
Iroquois County Administration Building
Certificate of Registration**

Official Notification: By submission of this tax sale registration the subscribing person certifies under penalty of perjury that neither the subscribing person nor the registrant will, by participation in the tax sale, derive any interest which is prohibited under the provisions of 55 ILCS 55/1.

This registration is executed herein pursuant to 35 ILCS 200/21-220. _____
Date

Registered Tax Sale Purchaser (Certificates to be issued in the name of):

Name of Tax Sale Purchaser Please Print Legibly

Name of Agent or Person Bidding (if different from above)

Address

City

State

Zip Code

Phone #

Fax #

Email address

Enclosed: \$50.00 tax sale list format preferred: _____

Signature of Tax Buyer

Date

Please sign and return the form to our office no later than October 10, 2025.

Iroquois County Collector's Office
Attn: Kallie
1001 E Grant

815-432-5462 fax

kriddle@co.iroquois.il.us

Watseka, IL 60970

Tax Sale Rules and Guidelines

1. Check in.

- a.** Check in at the Iroquois County Administrative Building in the Treasurer's Office between 8:00 and 9:00 a.m. on October 27, 2025.
- b.** Provide a signed check made out to Iroquois County Collector and leave the amount blank. Checks shall be from a US bank and funds shall be in US Dollars. After totals are verified, we will email the buyer to confirm the amount the check was written for and attach their bid summary report.
- c.** Seating is open. Buyer numbers are assigned in advance by the Treasurer's Office.
- d.** If the buyer has paid for a list, they may request an updated list by email.

2. Sale location and time.

- a.** Sale location: Iroquois County Administrative Center, 1001 E Grant, Watseka, IL in the County Board room.
- b. Time:** The sale starts promptly at 9:00 a.m.

3. General sale procedures.

- a.** The Iroquois County Treasurer establishes the rules of this sale.
- b.** Only pre-registered buyers may participate in this sale.
- c.** Cell phones need to be turned to vibrate.
- d.** The Treasurer will determine the length of bidding time for each item.
- e.** The Treasurer will declare breaks in the sale as needed.
- f.** Taxes on real property will be sold first and Mobile Homes taxes second if offered.
- g.** The Treasurer is offering all items which we believe to be delinquent. Should we discover items that were ineligible for sale for any reason, an Administrative Sale in Error will be processed on these items and payment refunded as appropriate.

4. Bidding Procedures.

- a.** This is a live auction.
- b.** All items will sell to the bidder offering the lowest interest/penalty bid. In the event two or more bidders bid the same penalty rate, they must break the tie or the County Treasurer will award the bid.
- c.** No bids will be accepted prior to, or after, the official bidding time.
- d.** During the sale, if a buyer elects to leave the room, the sale will continue. The buyer may resume bidding upon re-entry.
- e.** Tax sale certificates are mailed to each bidder after we have reconciled the sale records.