

TAX SALE BUYER INFORMATION

Iroquois County Tax Sale

October 24, 2022

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

2022 Tax Sale Information

The Iroquois County Annual Tax Sale for delinquent real estate taxes will be on October 24, 2022, 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 7, 2022 **(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 18% 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 2021 PAYABLE 2022 IROQUOIS COUNTY TAX SALE

**Monday, October 24, 2022 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 7, 2022.

Iroquois County Collector's Office
Attn: Yvonne
1001 E Grant
Watseka, IL 60970

815-432-5462 fax
ydoggett@co.iroquois.il.us

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 24, 2022.
- 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.

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p>	
	<p>2 Business name/disregarded entity name, if different from above</p>	
	<p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate </p> <p> <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ </p> <p>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p> <input type="checkbox"/> Other (see instructions) ▶ _____ </p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p>5 Address (number, street, and apt. or suite no.) See instructions.</p>	Requester's name and address (optional)
	<p>6 City, state, and ZIP code</p>	
	<p>7 List account number(s) here (optional)</p>	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number				
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> </tr> </table>				
or				
Employer identification number				
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> </tr> </table>				

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶ _____	Date ▶ _____
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.