

KANE COUNTY TO HOLD TAX SALE

Kane County will hold its annual tax sale on Monday, February 1, 2021. The tax sale will begin at 9 a.m. It will be held at the Kane County Government Center, 719 S. Batavia Ave., Building A, Second Floor, in Geneva, IL, 60134. Tax Buyers must register in advance to participate. Tax Buyer registration will begin on December 14, 2020, and must be received by the Treasurer's office by close of business on January 14, 2021. Registration entitles you to one (1) buyer number. All registration applications received before or after this time will be returned (no exceptions).

We advertise delinquent taxes in local newspapers approximately three (3) weeks prior to the sale. A \$500 deposit is required with your registration, (\$450.00 being applied toward any items purchased at the sale and \$50.00 toward the cost of the tax sale list). First time Kane County tax buyers must pay this deposit with certified funds. There will be no refunds of deposits, unless you request a refund, in person, at the Treasurer's office before the sale begins. If you do not attend the sale then you forfeit this money. You must be physically present to participate at the sale.

The Sale will be conducted using R.A.M.S. 2 – Randomized Auction Management System. Check in for Sale deposit (certified funds for first time buyers) and USB drop off is Monday, February 1, 2021, 8:00 A.M. to 9:00 A.M., in the Treasurer's Office. All buyers must personally check in. **Masks and social distancing will be required.** Please be considerate to the Treasurer, Staff and other Bidders. All decisions of the Treasurer are final. Inappropriate behavior towards the Treasurer, Staff or other Buyers may result in your removal from the sale.

Please note that participating in the sale involves significant risk. The tax sale procedures are outlined in the Illinois Compiled Statutes, Chapter 35 Act 200. Please do not ask Treasurer's staff for legal or bidding advice. If you need advice, please contact an attorney specializing in tax sale procedures.

The County Officer Property Sale Act (55 ILCS 55/1) states: 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. Relative shall be defined as a spouse or child, or the spouse of a child, including a child by adoption.

**The tax sale is open to the public as seating permits.
There is no charge to observe the sale.**

R.A.M.S. 2 - Randomized Auction Management System

In response to the pandemic, we have developed a second automated tax sale system that has been approved by the Illinois Department of Revenue. The new system which we have named R.A.M.S. 2 (Randomized Auction Management System) will allow us to collect bids from the tax buyers without them having to sit together in a room and place bids on our laptops.

The procedures leading up to the tax sale will remain the same with regards to registration and tax sale lists. The procedures after the sale will also remain the same with regards to getting your results from the Treasurer.

The difference between the two systems lies in how the tax sale is conducted. With the R.A.M.S. 2 system, on the day of the sale we will collect the bids for each registered buyer by having them bring a USB Drive to the tax sale with a file that contains their percentage bids for each parcel. Once all bids from all the registered tax buyers are loaded into our system, we will process the sale. Each parcel will be awarded to the lowest bid for a particular parcel. If there are multiple lowest bids, a random lowest bid is selected. The processing should only take a few minutes. You are not required to wait for all tax buyer's bids to be collected. As long as the Treasurer allows, you will be free to leave after your bids have been submitted. You will immediately receive an email confirmation that your bids were submitted. Attached to the email will be a copy of the original bid file you submitted to us, and a Processed Bids file that will show what bids were successfully imported into our system. Your bid file may contain parcels that are no longer being offered, so those parcels and bids will not be imported.

We will require there to be **only one file** on the USB Drive, being the bid file for a particular registered buyer and county. For those tax buyers that may have multiple separate registrations (if allowed by the Treasurer), we will require a separate USB Drive for each registered buyer and bidder. Please note, 35 ILCS 200/21-205 states "All bidders are required to personally attend the sale"

We will also require the **buyer number** assigned by the County to be **in the filename** for confirmation purposes. Each registered buyer will receive via email a bid file with an appropriate filename that includes the buyer number.

Please feel free to reach out to us with any questions you may have.