

Office of the Sheriff

KANE COUNTY, ILLINOIS

PATRICK B. PEREZ
Sheriff



Kane County Sheriff's Office
37W755 IL Route 38, Ste. A
St. Charles, Illinois 60175

Foreclosures
630-208-2010

Foreclosure Fax
630-232-5454

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DAVID E. WAGNER
Undersheriff

Foreclosure Sale Rules

It will be the responsibility of the bidder to check the Court file to verify all information. The successful bidder / purchaser has the sole responsibility / expense of any and all kinds of taxes, liens or evictions. The Kane County Sheriff's Office accepts no representation or recourse as to the quality of the title. The sales are also subject to confirmation by the court.

1. The Kane County Sheriff's Office will conduct the foreclosure sales and will regulate same in a manner fair to all.
2. Foreclosure sales will be held every Thursday (except holidays) starting at 9:00am in Court Room JC101 at the Kane County Judicial Center 37W777 Route 38, St. Charles, Illinois. Registration for the sales will begin at 8:45 am and end at 9:00 am. Only those that register will be allowed to bid.
3. At the time of registration the buyer must show the sales officer 10% in certified funds, of the amount of the judgment, on the property being bid upon. Upon the winning bid of the property, the 10% will be turned over to the sales officer as a down payment.
4. The sales start at 9:00 am or as soon as registration is completed.
5. Bidding will be done in increments of not less than \$100 unless approved by the sales officer. The highest bidder at the time of sale will be the purchaser of the mortgage.
6. The purchaser of the property will within 24 hours pay the remaining balance in certified funds. Failure to pay the remaining balance within the 24 hour period will result in the forfeiture of the 10% down payment.
7. Ownership of the mortgage / property does not occur until after the confirmation hearing and a Judge signs the appropriate court order.
8. The purchaser will be responsible for any outside debt on the property as prescribed by law.

Foreclosure (630) 208-2010
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Sheriff's Web site: www.kanesherriff.com