

Kane County Sheriff's Office



37W755 IL Rt 38 • St Charles, IL 60175
Tel: (630) 232-6840 • Fax: (630) 513-6984
www.KaneSheriff.com

Ron Hain, Sheriff

Pat Gengler, Undersheriff

Foreclosure Sale Rules

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

1. The Kane County Sheriff's Office shall conduct the Foreclosure Sales and regulate same in a manner fair to all.
2. Foreclosure Sales are held on the First and Third Thursday of each month (except court holidays) starting at 9:00 a.m. VIA ZOOM from the Sheriff's Office located at 37W755 Illinois Route 38 in St. Charles, Illinois. Registration for the Sale must be completed by the Wednesday before the sale date. Only those individuals that are registered will be allowed to bid via the Zoom Meeting/Sale.
3. The Zoom Meeting/Sale will be activated at approximately 8:30 before the sale to allow Bidders to sign in and verify their attendance. The Sheriff Sale will be viewable via you tube for the general public to watch.
4. At the time of registration, the buyer must deposit ten percent (10%) of the judgment amount in certified funds for the property being bid upon. If a buyer is bidding on more than one (1) property, each property requires a separate ten percent (10%) certified funds for each property. Upon the winning bid of the property, the ten percent (10%) shall be turned over to the sales officer as a down payment.
5. The opening bid amount will be listed on the Sheriff's Office website under the Foreclosure section, when available before the sale.
6. To Register for bidding you must turn in the following items to the Sheriff's Foreclosure Division:
 - the completed registration sheet
 - the certified check for the 10% of the judgment amount
 - a photo copy of the Bidder's Photo Identification
7. Registration to bid may be done at the Sheriff's Office or via mail but should be completed by the Wednesday before the sale date at 12pm (Noon) Registration will be allowed in person from 8am-8:30 a.m. the day of the sale in the Sheriff's Office Lobby.

8. Registered Bidders will receive an email with the link/invitation for the zoom meeting from the Sheriff's foreclosure Division after registration has been completed. People registering the day of the sale will be given direction in person on calling in for the zoom sale.
9. Non-winning bidders may pick up their certified fund at the Sheriff's Office Lobby at noon the day of the sale, with proof of Identification or they may be returned via certified mail at the non-winning bidders request. Certified funds not picked up by the end of business the Friday after the sale will be returned via certified mail.
10. Certified funds must be in the form of a certified check. Make certified checks payable to the Kane County Sheriff's Office.
11. The sale shall start at 9:00 a.m. or as soon as possible after verification of bidders.
12. Bidding is performed in increments of not less than One Hundred Dollars (\$100) unless approved by the sales officer. The highest bidder at the time of sale will be the purchaser of the mortgage.
13. The purchaser of the property, shall within twenty-four (24) hours remit the remaining balance in certified funds. Failure to pay the remaining balance within the twenty-four (24) hours shall result in the forfeiture of the ten percent (10%) down payment.
14. Ownership of the mortgage/property does not occur until after the confirmation hearing and a Judge signs the appropriate court order.
15. The purchaser is responsible for any outside debt on the property as prescribed by law.

Kane County Sheriff's Office, Foreclosure Division
630.208.2013

Kane County Sheriff's Office, Foreclosure Fax
630.513.6984

Kane County Sheriff's Office, Foreclosure
E-mail www.KaneForeclosureSales@co.kane.il.us

www.kanesherriff.com