

UP FRONT



Newsletter from John A. Cunningham, Kane County Clerk

SO YOU WANT TO BE A REAL ESTATE TAX BUYER

Illinois State Statute 35ILCS200 Articles 21 and 22 are the best source of information on real estate tax buying. This state statute covers the requirements that the tax buyer must follow, in order to take deed to a property.

Real estate taxes are sold by the Kane County Treasurer on the last Monday and Tuesday of October each year. One month prior to the tax sale the Treasurer publishes a list of parcels which tax buyers can purchase at the tax sale. Each tax buyer must register with the Treasurer's Office and pay a \$500.00 registration fee.

The tax sale is a bidding process and the taxes are sold to the lowest bidder. Bidding starts at 18% and goes as low as 0%.

After the tax sale the Kane County Clerk's office prepares the tax sale certificates for the tax buyers. Because Certificates of Purchase are negotiable documents, the tax buyer should exercise great care in securing the certificates. If the tax certificate is lost or destroyed, the County Clerk shall issue a duplicate certificate upon written

request and a sworn affidavit by the tax sale purchaser or his or her assignee, that the tax certificate is lost or destroyed. Continued on page 2

WELCOME TO "UP FRONT"

The Kane County Clerk is the "KEEPER OF THE RECORDS" for Kane County and is your **resource for information** on the Real Estate Tax Redemption Process, Birth, Death and Marriage Certificates, Marriage Licenses, Economic Interest Statements, Elections, Passports, Assumed Names, Notary Public Commissions, Taxing District's Budgets and Levies, Annexation and Disconnection Ordinances, TIF Ordinances and Bond Ordinances.

"UP FRONT", a bi-monthly newsletter will be posted on the Kane County Clerk's website. www.co.kane.il.us/COC/ If you prefer to receive news letter via e mail, please contact Susan at: ericsonsusan@co.kane.il.us

TAX BUYING

Continued from page 1

Tax buying is a three year process for residential properties and two year for vacant property and farmland.

The tax buyer has 4 1/2 months from the date of the sale to send out the initial Take Notice (35 ILCS 200/22-5). Tax buyers must prepare and print their take notices, submitting three copies to the County Clerk. All legal descriptions and addresses must be correct. Notices are sent certified mail by the County Clerk. If the tax buyer fails to send out the Take Notice, it can jeopardize the tax deed process.

Six months prior to the expiration, tax buyers can petition for deed (35 ILCS 200/22-30). The statute has to be followed to the letter. Original

copies of all costs need to be filed with the County Clerk. If the redemption period has expired and no extension has been made, the Clerk may not legally accept redemption. Currently, the only means of removing the lien against the property is the surrendering of the Certificate of Purchase by the tax buyer.

Upon redemption of the taxes the tax buyer must surrender his tax sale certificate and he will receive payment from the county clerk.

Prior to any disbursement of monies, a tax buyer must have a W9 form on file with the County Clerk. Each tax buyer whose property has been redeemed will receive a 1099 form Kane County on or before January 31 each year.

REDEMPTION PERIOD CHART

Class of Property Initial Redemption Period May Be Extended To

Class of Property	Initial Period	Extended Period
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• All classes	2 Years	3 Years
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Except

• Vacant non-farm or seven or more residential units and delinquent or forfeited for 2 or more years	6 Months	3 Years
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• Improved with a structure of at least one and not more than 6 dwelling units	2 1/2 years	3 Years
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• Improved with a structure of at least one and not more Than 6 dwelling units and determined by the court to be abandoned.	2 years	3 Years
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DATES TO KEEP IN MIND

Sept. 18—Tax Buyers can pay the subsequent taxes

Oct. 11 —Last day to register for Tax Sale

Oct. 15 —Delinquent List available to Tax Buyers

Oct. 17 —Last day to pay subsequent taxes

Oct. 25 —Last Day to pay taxes before Tax Sale

Oct. 28-29—**TAX SALE**

Dec. 9— **Mobile Home TAX SALE**



Kane County, Illinois

Population 520,271

The county seat is Geneva

The largest city is Aurora.

Area: 524 sq. miles (1,357 km²)

Founded: January 16, 1836

County seat: Geneva



Get Your Free Account Today

Discover your Kane County lineage
Welcome to the Kane County Genealogy site.

KANE COUNTY LAUNCHES NEW GENEALOGY WEB SITE

On October 1, 2013, the Kane County Clerk's Offices launches their new online genealogy site to easily research your lineage. The life events that will be made available have to have taken place in Kane County, Illinois. Birth records will be available if the document is 75 years or older; death records will be available if the record is 20 years or more; and marriage certificates will be available if the couple has been married 50 or more years. Access our site at: <http://www.kanegenealogy.com/signin.aspx>

ECONOMIC INTEREST STATEMENTS

Kane County Clerk, John A. Cunningham has implemented a new online filing system for persons who are required to file a Statement of Economic Interest. The 2013 filing year was the first year of implementation. This new online system allows units of government to securely submit their filing list. The filer is notified they are required to file, they access their statement with an assigned user ID and password online, complete the filing and submit their statement online. Once all the statements are filed, a public portal (coming soon) will be available for individuals who wish to view the Statements of Economic Interests.

The Clerk's office is very excited about this new system and feedback has been very positive! The public portal will be activated very soon, and can be accessed through the county clerk website at www.co.kane.il.us/coc. Stay tuned for 2014 filing information.

KANE COUNTY TAXING DISTRICT'S BUDGET AND LEVIES

Kane County Taxing Districts must file their **BUDGETS** with the Kane County Clerk within thirty (30) days of passage. Accompanying the budget must be a Certificate of Budget and a Certificate of Estimated Revenues. All documents must have original signatures notarized or sealed with the districts seal. Failing to do so could result in loss of tax dollars. District **LEVIES** must be filed on or before the last Tuesday of December. Accompanying the levy must be a Certificate of Levy and a Truth in Taxation Certificate. All documents must have original signatures notarized or sealed with the districts seal. Failure to do so could mean a loss in tax dollars.

DISTRICTS MARK YOUR CALENDARS



ELECTION CENTRAL

GENERAL PRIMARY - MARCH 18, 2014

GENERAL ELECTION - NOVEMBER 4, 2014

EARLY VOTING

Early voting allows voters to cast a full ballot before the observed election day.

Although voters can still go to their polling place on Election Day, this is intended to make voting easier for everyone. This cuts down on lines at the polling place as well as allowing voters to vote when it fits their schedule.

The early voting period begins 22 days prior to the election and continues through the 5th day preceding an election.

ARE YOU REGISTERED TO VOTE?

Kane County residents (excluding City of Aurora Residents) can verify their voter registration by visiting the Kane County Clerk's website at <http://kanecountyelections.org>.

In order to verify your voter registration you will need three pieces of information— Last Name; House Number; and Street Name.

The lookup system will display your voter registration information including Registration Status, Precinct, Polling Place, Voting Districts, and Sample Ballot.

If you find that you are not registered or the information is inaccurate you should contact the County Clerk's Office at (630) 232-5990. The County Clerk's Election Department can update your voter registration information and if you are not registered to vote they can help you get registered.



John A. Cunningham
Kane County Clerk

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Registration

- [Register to Vote](#)
- [Where to Register](#)
- [Register by Mail](#)
- [Are You Registered?](#)
- [Registration Deadlines](#)
- [Grace Period Registration](#)
- [Deputy Registrars](#)
- [Voter File Request](#)
- [Statistics](#)

Vote

- [How to Vote](#)
- [Where to Vote](#)
- [Early Voting](#)
- [Absentee Voting](#)
- [Election Day Voting](#)
- [Provisional Votes](#)
- [Find Voting Districts](#)
- [Voting Assistance](#)

Welcome to the Kane County Elections Website!

[En español](#)

County Offices up for Election and Candidate Information

Find...

- Polling Place
- Registration Status
- Voting Districts
- Sample Ballot

Last Name

House No.*

Street Name Only*

(Ex: Randall, Oak, Main)

Submit

*Only your House No. or Street Name is required.

2014 General Primary

Tue, Mar 18, 2014

Last Day to Register to Vote

Tue, Feb 18, 2014

Grace Period Registration

Wed, Feb 19, 2014 -
Sat, Mar 15, 2014

Absentee Voting Period

Thu, Feb 6, 2014 -
Mon, Mar 17, 2014

Early Voting Period

Mon, Mar 3, 2014 -
Sat, Mar 15, 2014