

County of Adams

Office of County Treasurer

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TAX LIEN CERTIFICATES

I receive numerous inquiries regarding the purchase of over-the-counter tax lien certificates. Many of these requests look similar to the following:

To whom it may concern:

As a serious real estate investor, it is my intent to purchase one or more tax lien certificates from your county. Because I am unable to attend your next auction, I am hopeful of purchasing certificates "over the counter" or through an assistant. To make either of these options possible, please provide the following information:

- 1. The time, date and location of your next tax lien auction, and a list of all venues for advertising your auction.*
- 2. Instructions of how I can register for your next auction, including applicable fees and form of payment.*
- 3. The feasibility of my purchasing one or more certificates following your next auction.*
 - a. The availability of tax lien certificates "over the counter" or through assignment purchasing.*
 - b. A current list of delinquent tax lien certificates in your county, include any relevant details.*
 - c. Whether I will be able to purchase available certificates by mail, over the phone, over the Internet in person, or through an assistant.*
 - d. Any fee(s) applicable for purchasing a tax lien certificate in your county.*
 - e. The name and phone number of the employee in charge of disposing of certificates after the auction.*
- 4. An outline of the property foreclosure process when an owner does not redeem the lien certificate*
- 5. Your county's web site address (if applicable).*

Enclosed is a self-addressed stamped envelope for you to use in your response. Thank you for your timely consideration. I look forward to a long and mutually rewarding association with your county.

Most sincerely,

Questions 1-2: Adams County traditionally conducts its annual tax sale on the last Monday in October. A tax sale buyer package is available online at <http://www.co.adams.il.us/treasurer/Forms/taxsale.pdf>.

Question 3: Tax lien certificates are not available "over the counter." Lists of assignable tax lien certificates for Adams County and most other Illinois counties are available at <http://www.iltaxsale.com>. The county Delinquent Tax Agent maintains the list of assignable tax lien certificates and processes requests to reassign certificates. The Delinquent Tax Agent is *Joseph E. Meyer and Associates, PO Box 96, Edwardsville IL 62025-0096, 618-656-5744.*

Question 4: At the end of the 2½ year redemption period the County obtains the tax deeds to these properties and auctions the properties by sealed bid. Review Illinois statute 35 ILCS 200/22 available at <http://www.ilga.gov>

Question 5: The county website: <http://www.co.adams.il.us>
The treasurer website: <http://www.co.adams.il.us/treasurer>
Tax records website: <http://www.co.adams.il.us/treasurer/taxrecords.htm>

There are many steps that a tax certificate assignee must perform to obtain a tax deed. Failure to comply with all applicable state statutes may result in the total loss of your investment.

We highly recommend employing an attorney to assist in processing a tax sale certificate to a tax deed. The legal representation is invaluable in complying with the publication, service of notice, filing fees, title search, certified mail, court filings and other items as required in completing a tax deed proceeding.

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