

MCLEAN COUNTY, ILLINOIS



Sealed Bid Auction of Surplus Property

Last Day to Bid: July 06, 2018

Deliver Bids to:

Rebecca McNeil, Treasurer

Hours: 8:00 a.m. - 4:30 p.m.

Government Center

115 E. Washington Street, Room M101

Bloomington, Illinois 61702



Dear Prospective Bidder:

This real estate sale is conducted under the direction and authority of the County Board, which is acting as Trustee for the taxing districts. These properties are a by-product of the County's Tax Collection Program. We hope this sale will return the properties to productive use and insure that the taxes are paid in the future.

We invite you to bid on the parcels according to the terms of the "Binding Purchase Contract / Sealed Bid". All bidders must sign and submit their bids, along with full payment, on or before the "last day to bid" date shown on the front of this catalog. The parcels will be sold to the highest bidders. **There will be no verbal bidding at this auction. We will only accept sealed written bids.**

Please take time to accurately prepare your bid and thoroughly follow the "Bidding Procedures Check List". If you need assistance, please call 1-800-248-2850 and ask for the Auction Sale Department.

Thank you for your interest. Remember, your sealed bid must be received **on or before** the bid "last day to bid" date.

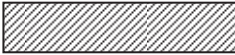
Sincerely yours,

Auction Sale Department
County Tax Agent

Special Sale Notices / Real Estate



This real estate sale is a "Sealed Bid" Auction. You must deliver a completed "BINDING PURCHASE CONTRACT / SEALED BID" as well as payment in full to the Treasurer's office no later than the "last day to bid" date in order to participate. If you plan to mail your bid to the Treasurer, please be sure to allow sufficient time for the bid to be received. ***Only sealed bids will be accepted. There will be no Verbal Bidding at this auction. We recommend that you personally deliver your bid.***

- ◆ Full payment must be included with bid and can be made by: **PERSONAL CHECK, CASHIER'S CHECK, MONEY ORDER, OR BANK DRAFT.**
- ◆ Properties will sell to the highest sealed bidder. Each successful bidder will be contacted by mail. Should two or more bidders offer the same successful bid, they will be contacted with further bidding instructions.
- ◆ Payment will be returned to the unsuccessful bidders at the address shown on the "BINDING PURCHASE CONTRACT / SEALED BID".
- ◆ Please be sure to thoroughly review the bidding procedures on the following page. They will help you in preparing and submitting your bid.
- ◆ The Information contained in this catalog is deemed reliable but is not guaranteed.
- ◆ County officers and County employees and their relatives are prohibited from purchasing properties at this sale. Chapter 55 of the Illinois Compiled Statutes, Act 55, Section 1 prohibits purchase by such persons. The submission of any bid at this sale constitutes the bidder's express warranty that the bidder is duly qualified by law to purchase property from the seller, and that the sale of property to such bidder pursuant to such bid is not prohibited by the provisions of the foregoing Illinois Statute. *If you need a clarification of this law, please contact the State's Attorney's Office.*
- ◆ The County reserves the right to reject any and all bids, and to withdraw any parcel from the sale without prior notice.
- ◆ Some properties offered for sale may be hazardous or condemned by local authorities. Additionally, building demolition may have occurred or may be imminent on some of the parcels offered. The County does not guarantee availability of building or repair permits, or freedom from demolition or other municipal liens or code enforcement proceedings. We urge you to investigate the property and contact the appropriate governmental authorities **BEFORE BIDDING.**
- ◆ Item Numbering: If there is a lack of sequence, it is due to items being withdrawn from the sale prior to catalog printing.
- ◆ Cross hatching on plat maps identifies property being sold: 
- ◆ We try to indicate North on the plat for each parcel. The direction for North will be indicated by one of the two following symbols.



- Or -



BIDDING PROCEDURES CHECK LIST / REAL ESTATE



- Obtain a catalog and "Binding Purchase Contract / Sealed Bid" form from the Treasurer's office. You may make as many photocopies of the form as you feel necessary.
- Physically inspect the property. The property is sold "as is" and your inspection is important.
- Determine the amount of your bid. Only the highest bid will be accepted and you will **not** have another chance to raise your bid. You should bid the highest amount you wish to pay for the property.

- Completely fill in (*please print clearly*) all of the "Sealed Bid" including:



portions of the "Binding Purchase Contract /

- Fill in the **Item #** in the upper right portion of the "Binding Purchase Contract / Sealed Bid" (this shows in the first column of the property information pages under **ITEM**)
- Fill in the **PARCEL NUMBER** in the Subject Property section (this shows in the second column of the property information pages under **PARCEL NUMBER**)

- Fill in **Date of Bid**
- Fill in **Bid** (the Minimum Bid as shown in catalog)

- Fill in **Name of Purchaser**
- Fill in **Mailing Address**
- Fill in **Telephone Number**

- Sign** in the boxed area in lower right hand corner

- Include payment in full.

- made payable to: **COUNTY TRUSTEE**
- in the amount of the **Bid** (the Minimum Bid as shown in catalog)
- show the **Item #** in the remarks or memo section of your payment

- Place each "**Binding Purchase Contract / Sealed Bid**" and **payment** in a sealed envelope with "**SEALED BID**" indicated on the outside. Deliver it to the Treasurer at address shown on the cover of this catalog. If you choose to mail your bid to the Treasurer, be sure to allow sufficient time for the Treasurer to receive your bid before the last day to bid date. You may wish to mail your bid by certified mail or call the Treasurer to confirm timely receipt .

You will be notified by mail after the "last day to bid" date as to the auction results. If you are successful, you will receive a signed copy of your "Binding Purchase Contract / Sealed Bid". If you are unsuccessful, you will receive your payment marked "void" and a letter informing you of the amount of the successful bid.

ENVELOPE FORMATS




Please deliver each bid and payment in a separate sealed envelope. You should include only one bid and payment in each envelope.

While we recommend you hand deliver your bid, mailed in bids are also acceptable. No matter how the bid is delivered, it is your responsibility to insure that it is received on or before the "last day to bid" date. The date of postmark means nothing if the bid is not received in time. You might wish to consider using certified mail.

Suggested format for

SEALED BID
ITEM# _____

Suggested format for

Your Name Address City, State Zip	
County Treasurer Sealed Bid Auction Address City, State Zip	
ITEM# _____	DO NOT OPEN SEALED AUCTION BID

BINDING PURCHASE CONTRACT / REAL ESTATE / SEALED BID

Item # _____
The terms and provisions of any "Purchaser Acknowledgment" concerning this item are a part hereof.

MCLEAN County, as Trustee hereinafter referred to as "**SELLER**"

SUBJECT PROPERTY:
(Identified by Tract or Permanent Parcel ID#)

Date of Bid: _____
Bid: \$ _____
MINIMUM BID AS SHOWN IN CATALOG
Please **enclose payment** for the full amount of bid. If you are not the successful bidder, the funds will be returned. If you are the successful bidder, the payment will be deposited and a signed copy of this contract will be returned to you.

The information below will appear upon the deed and future tax bills.
PURCHASER(S): _____ **(PLEASE PRINT)**
Hereinafter referred to as "**PURCHASER**"
MAILING ADDRESS: _____

PHONE NUMBER: _____
Email: _____

PURCHASER agrees to purchase and SELLER agrees to sell the interest of SELLER in the "SUBJECT PROPERTY" described by the above Tract or Permanent Parcel ID number(s) upon the terms and conditions herein. **NO PERSONAL PROPERTY IS SOLD TO PURCHASER HEREUNDER!**

Method of Payment. All payments are to be made payable to COUNTY TRUSTEE. Bids will not be considered unless full payment is tendered along with the bid.

Title/Survey. SELLER MAKES NO GUARANTEE AS TO THE QUALITY OR CONDITION OF TITLE. Title may be affected by defects arising prior or subsequent to SELLER'S acquisition. PURCHASER shall obtain and pay for any title examination and/or survey desired by PURCHASER. If the PURCHASER'S research reveals any defect which renders the title unmarketable, and if written evidence of such defect is presented to SELLER within 30 days from date of the Purchase Offer, and if SELLER shall be unable or unwilling to cure such defect within a reasonable time (during which time the final payment date shall be extended without expense to PURCHASER), the PURCHASER has the right to rescind the sale and receive a refund of all sums deposited with SELLER under the Purchase Offer without interest thereon. All claims of defect in title and/or survey shall be deemed waived by PURCHASER unless presented to SELLER in the time and manner above provided. The SELLER will not in any case be required to reimburse PURCHASER for expenses incurred in any investigation or inspection of the property or its title, or in curing any defects in the condition thereof, or for any other expense.

Property Condition. PURCHASER hereby accepts the subject property in "AS IS" condition, based upon PURCHASER'S own inspection and acceptance of the record and actual physical condition of the property and structures thereon. Neither SELLER nor SELLER'S Agent makes any guarantee, warranty or representation, express or implied, or of any kind whatever, as to the subject property or any structure thereon, whether as to location, quality, kind, character, size, description, fitness for any use or purpose (including habitability or other occupancy), freedom from any defect (whether latent or patent), compliance with or freedom from violation (or legal action to abate claimed violation) of any building, housing, zoning, environmental and/or other applicable ordinances, statutes or laws, or freedom from legal action to demolish any structure by reason of the condition thereof, or any other aspect of the property or structures thereon now or hereafter. PURCHASER'S RIGHTS ARE SUBJECT TO ALL MATTERS ASCERTAINABLE FROM PERSONAL INSPECTION AND FROM CONSULTATION WITH LOCAL GOVERNMENTAL AUTHORITIES.

Purchaser Acknowledgment. The terms and provisions of any "Purchaser Acknowledgment" concerning this item are a part hereof.

Acceptance Date: _____

SELLER: _____

By Its Authorized Agent
County Tax Agent - Telephone 618-656-5744
Post Office Box 96, Edwardsville, Illinois 62025-0096
www.iltaxsale.com

Possession. PURCHASER shall not enter the subject property or any structure thereon or otherwise take physical possession thereof, or cause any detrimental alteration thereto, or remove any personal property therefrom, at any time before recording of the deed to PURCHASER. PURCHASER shall, at PURCHASER'S expense maintain the subject property in safe condition and assure its compliance with all applicable laws and ordinances from and after the date hereof and, if presently unoccupied, shall secure the same against unauthorized entry. No refunds will be made based upon damage to, or the condition of, the subject property or any structure thereon at any time.

Transfer of Title. SELLER will quitclaim its interest in the subject property, as directed herein, approximately 90 days after receipt of full payment. In the event PURCHASER consists of two or more persons, SELLER will convey title to them as joint tenants with the right of survivorship unless, prior to deed preparation, SELLER receives contrary written instructions signed by them. PURCHASER will receive PURCHASER'S recorded deed directly from the Recorder's Office.

Future Taxes. PURCHASER shall pay all general taxes accruing, and all special taxes and assessments becoming due, upon the subject property for the period beginning January 1 of the year 2019.

Indemnity. PURCHASER hereby releases and agrees to hold harmless and to indemnify SELLER, and SELLER'S Agent, and each of their respective officers, agents, subagents and employees from, and hereby assumes all responsibility for, all existing and future liabilities associated with the subject property and any improvements thereon, and from all costs, claims, losses and expenses (including reasonable attorney fees and other costs of litigation) caused by, resulting from, or relating to the acts or omissions of the PURCHASER and the PURCHASER'S agents and employees from and after the date of this contract.

Failure to Complete Purchase. IN THE EVENT PURCHASER FAILS TO COMPLETE THIS PURCHASE, SELLER MAY RETAIN ALL MONIES PAID AS LIQUIDATED DAMAGES AND NOT AS A PENALTY. PURCHASER ACKNOWLEDGES THAT SUCH RETENTION IS REASONABLE UNDER THE CIRCUMSTANCES AND THAT PURCHASER SHALL HAVE NO FURTHER RIGHT HEREUNDER.

Right of Rescission. UNTIL RECORDING OF THE DEED TO PURCHASER, THE SELLER RESERVES THE UNCONDITIONAL RIGHT TO CANCEL THIS AGREEMENT AND RESCIND THIS SALE, FOR ANY REASON WHATSOEVER, AND IN SUCH EVENT ALL SUMS DEPOSITED WITH SELLER HEREUNDER SHALL BE REFUNDED WITHOUT INTEREST THEREON.

Purchaser Signature(s)
X _____
X _____

BINDING PURCHASE CONTRACT / REAL ESTATE / SEALED BID

Item # _____
The terms and provisions of any "Purchaser Acknowledgment" concerning this item are a part hereof.

MCLEAN County, as Trustee hereinafter referred to as "**SELLER**"

SUBJECT PROPERTY:

(Identified by Tract or Permanent Parcel ID#)

Date of Bid: _____

Bid: \$ _____

MINIMUM BID AS SHOWN IN CATALOG

Please **enclose payment** for the full amount of bid. If you are not the successful bidder, the funds will be returned. If you are the successful bidder, the payment will be deposited and a signed copy of this contract will be returned to you.

The information below will appear upon the deed and future tax bills.

PURCHASER(S): _____ **(PLEASE PRINT)**

Hereinafter referred to as "**PURCHASER**"

MAILING ADDRESS: _____

PHONE NUMBER: _____

Email: _____

PURCHASER agrees to purchase and SELLER agrees to sell the interest of SELLER in the "SUBJECT PROPERTY" described by the above Tract or Permanent Parcel ID number(s) upon the terms and conditions herein. **NO PERSONAL PROPERTY IS SOLD TO PURCHASER HEREUNDER!**

Method of Payment. All payments are to be made payable to COUNTY TRUSTEE. Bids will not be considered unless full payment is tendered along with the bid.

Title/Survey. SELLER MAKES NO GUARANTEE AS TO THE QUALITY OR CONDITION OF TITLE. Title may be affected by defects arising prior or subsequent to SELLER'S acquisition. PURCHASER shall obtain and pay for any title examination and/or survey desired by PURCHASER. If the PURCHASER'S research reveals any defect which renders the title unmarketable, and if written evidence of such defect is presented to SELLER within 30 days from date of the Purchase Offer, and if SELLER shall be unable or unwilling to cure such defect within a reasonable time (during which time the final payment date shall be extended without expense to PURCHASER), the PURCHASER has the right to rescind the sale and receive a refund of all sums deposited with SELLER under the Purchase Offer without interest thereon. All claims of defect in title and/or survey shall be deemed waived by PURCHASER unless presented to SELLER in the time and manner above provided. The SELLER will not in any case be required to reimburse PURCHASER for expenses incurred in any investigation or inspection of the property or its title, or in curing any defects in the condition thereof, or for any other expense.

Property Condition. PURCHASER hereby accepts the subject property in "AS IS" condition, based upon PURCHASER'S own inspection and acceptance of the record and actual physical condition of the property and structures thereon. Neither SELLER nor SELLER'S Agent makes any guarantee, warranty or representation, express or implied, or of any kind whatever, as to the subject property or any structure thereon, whether as to location, quality, kind, character, size, description, fitness for any use or purpose (including habitability or other occupancy), freedom from any defect (whether latent or patent), compliance with or freedom from violation (or legal action to abate claimed violation) of any building, housing, zoning, environmental and/or other applicable ordinances, statutes or laws, or freedom from legal action to demolish any structure by reason of the condition thereof, or any other aspect of the property or structures thereon now or hereafter. PURCHASER'S RIGHTS ARE SUBJECT TO ALL MATTERS ASCERTAINABLE FROM PERSONAL INSPECTION AND FROM CONSULTATION WITH LOCAL GOVERNMENTAL AUTHORITIES.

Purchaser Acknowledgment. The terms and provisions of any "Purchaser Acknowledgment" concerning this item are a part hereof.

Acceptance Date: _____

SELLER: _____

By Its Authorized Agent
County Tax Agent - Telephone 618-656-5744
Post Office Box 96, Edwardsville, Illinois 62025-0096
www.iltaxsale.com

Possession. PURCHASER shall not enter the subject property or any structure thereon or otherwise take physical possession thereof, or cause any detrimental alteration thereto, or remove any personal property therefrom, at any time before recording of the deed to PURCHASER. PURCHASER shall, at PURCHASER'S expense maintain the subject property in safe condition and assure its compliance with all applicable laws and ordinances from and after the date hereof and, if presently unoccupied, shall secure the same against unauthorized entry. No refunds will be made based upon damage to, or the condition of, the subject property or any structure thereon at any time.

Transfer of Title. SELLER will quitclaim its interest in the subject property, as directed herein, approximately 90 days after receipt of full payment. In the event PURCHASER consists of two or more persons, SELLER will convey title to them as joint tenants with the right of survivorship unless, prior to deed preparation, SELLER receives contrary written instructions signed by them. PURCHASER will receive PURCHASER'S recorded deed directly from the Recorder's Office.

Future Taxes. PURCHASER shall pay all general taxes accruing, and all special taxes and assessments becoming due, upon the subject property for the period beginning January 1 of the year 2019.

Indemnity. PURCHASER hereby releases and agrees to hold harmless and to indemnify SELLER, and SELLER'S Agent, and each of their respective officers, agents, subagents and employees from, and hereby assumes all responsibility for, all existing and future liabilities associated with the subject property and any improvements thereon, and from all costs, claims, losses and expenses (including reasonable attorney fees and other costs of litigation) caused by, resulting from, or relating to the acts or omissions of the PURCHASER and the PURCHASER'S agents and employees from and after the date of this contract.

Failure to Complete Purchase. IN THE EVENT PURCHASER FAILS TO COMPLETE THIS PURCHASE, SELLER MAY RETAIN ALL MONIES PAID AS LIQUIDATED DAMAGES AND NOT AS A PENALTY. PURCHASER ACKNOWLEDGES THAT SUCH RETENTION IS REASONABLE UNDER THE CIRCUMSTANCES AND THAT PURCHASER SHALL HAVE NO FURTHER RIGHT HEREUNDER.

Right of Rescission. UNTIL RECORDING OF THE DEED TO PURCHASER, THE SELLER RESERVES THE UNCONDITIONAL RIGHT TO CANCEL THIS AGREEMENT AND RESCIND THIS SALE, FOR ANY REASON WHATSOEVER, AND IN SUCH EVENT ALL SUMS DEPOSITED WITH SELLER HEREUNDER SHALL BE REFUNDED WITHOUT INTEREST THEREON.

Purchaser Signature(s)

X _____

X _____

DELINQUENT TAX PROGRAM AUCTIONS

DATE	COUNTY	CITY	TIME
06/22/2018	Henderson	Oquawka	SEALED BID
06/22/2018	Warren	Monmouth	SEALED BID
06/22/2018	McDonough	Macomb	SEALED BID
06/29/2018	Fulton	Lewistown	SEALED BID
06/29/2018	Hancock	Carthage	SEALED BID
06/29/2018	Tazewell	Pekin	SEALED BID
07/06/2018	Ford	Paxton	SEALED BID
07/06/2018	Champaign	Urbana	SEALED BID
07/06/2018	Douglas	Tuscola	SEALED BID
07/06/2018	Logan	Lincoln	SEALED BID
07/06/2018	Menard	Petersburg	SEALED BID
07/06/2018	Piatt	Monticello	SEALED BID
07/06/2018	McLean	Bloomington	SEALED BID
07/13/2018	Lee	Dixon	SEALED BID
07/13/2018	Mason	Havana	SEALED BID
07/13/2018	Adams	Quincy	SEALED BID
07/13/2018	Montgomery	Hillsboro	SEALED BID
07/25/2018	Saint Clair	Belleville	06:00 PM
07/27/2018	Bureau	Princeton	SEALED BID
07/27/2018	Carroll	Mt. Carroll	SEALED BID
07/27/2018	Jo Daviess	Galena	SEALED BID
07/27/2018	Ogle	Oregon	SEALED BID
07/27/2018	Stephenson	Freeport	SEALED BID
07/27/2018	Whiteside	Morrison	SEALED BID
08/07/2018	Peoria	Peoria	06:00 PM
08/08/2018	Sangamon	Springfield	06:00 PM
08/10/2018	De Kalb	Sycamore	SEALED BID
08/10/2018	Marshall	Lacon	SEALED BID
08/10/2018	Putnam	Hennepin	SEALED BID
08/10/2018	Stark	Toulon	SEALED BID
08/10/2018	Woodford	Eureka	SEALED BID
08/17/2018	Brown	Mt. Sterling	SEALED BID
08/17/2018	Cass	Virginia	SEALED BID
08/17/2018	Morgan	Jacksonville	SEALED BID
08/17/2018	Scott	Winchester	SEALED BID
08/17/2018	Schuyler	Rushville	SEALED BID
08/24/2018	Coles	Charleston	SEALED BID
08/24/2018	Cumberland	Toledo	SEALED BID
08/24/2018	Edgar	Paris	SEALED BID
08/24/2018	Jasper	Newton	SEALED BID
08/24/2018	Moultrie	Sullivan	SEALED BID
08/31/2018	Boone	Belvidere	SEALED BID
08/31/2018	La Salle	Ottawa	SEALED BID
08/31/2018	McHenry	Woodstock	SEALED BID
08/31/2018	Christian	Taylorville	SEALED BID
09/10/2018	Vermilion	Danville	06:00 PM
09/11/2018	Kankakee	Bradley	06:00 PM
09/12/2018	Will	Joliet	06:00 PM
09/14/2018	Grundy	Morris	SEALED BID
09/14/2018	Livingston	Pontiac	SEALED BID
09/14/2018	DeWitt	Clinton	SEALED BID
09/21/2018	Franklin	Benton	SEALED BID
09/21/2018	Perry	Pinckneyville	SEALED BID
09/21/2018	Randolph	Chester	SEALED BID
09/25/2018	Williamson	Marion	06:00 PM
10/09/2018	Rock Island	Rock Island	07:00 PM
10/10/2018	Macon	Decatur	06:00 PM
10/11/2018	Jersey	Jerseyville	SEALED BID
10/12/2018	Bond	Greenville	SEALED BID
10/12/2018	Calhoun	Hardin	SEALED BID
10/12/2018	Greene	Carrollton	SEALED BID
10/12/2018	Macoupin	Carlinville	SEALED BID
10/12/2018	Henry	Cambridge	SEALED BID
10/12/2018	Knox	Galesburg	SEALED BID
10/12/2018	Mercer	Aledo	SEALED BID
10/12/2018	Pike	Pittsfield	SEALED BID
10/19/2018	Clark	Marshall	SEALED BID
10/19/2018	Clay	Louisville	SEALED BID
10/19/2018	Crawford	Robinson	SEALED BID
10/19/2018	Effingham	Effingham	SEALED BID
10/19/2018	Fayette	Vandalia	SEALED BID
10/19/2018	Lawrence	Lawrenceville	SEALED BID
10/19/2018	Richland	Olney	SEALED BID
10/19/2018	Shelby	Shelbyville	SEALED BID
10/24/2018	Saint Clair	Belleville	06:00 PM
11/02/2018	Edwards	Albion	SEALED BID
11/02/2018	Gallatin	Shawneetown	SEALED BID
11/02/2018	Johnson	Vienna	SEALED BID
11/02/2018	Pope	Golconda	SEALED BID
11/02/2018	Pulaski	Mound City	SEALED BID
11/02/2018	White	Carmi	SEALED BID
11/09/2018	Marion	Salem	SEALED BID
11/09/2018	Jackson	Murphysboro	SEALED BID
11/09/2018	Monroe	Waterloo	SEALED BID
11/16/2018	Hamilton	McLeansboro	SEALED BID



This list is provided should you wish to purchase properties in other Counties. Catalogs are available for each auction at the respective Courthouse or online at www.iltaxsale.com approximately 30 days in advance. Mobile Homes may be included in some sales. As this schedule is subject to change, please contact the Tax Agent (618-656-5744) to confirm the date, time, and place of any auctions you might wish to attend or visit us @ www.iltaxsale.com

DELINQUENT TAX PROGRAM AUCTIONS

DATE	COUNTY	CITY	TIME
11/16/2018	Union	Jonesboro	SEALED BID
11/16/2018	Wabash	Mt. Carmel	SEALED BID
11/16/2018	Wayne	Fairfield	SEALED BID
11/20/2018	Madison	Alton	06:00 PM
12/07/2018	Alexander	Cairo	SEALED BID
12/07/2018	Hardin	Elizabethtown	SEALED BID
12/07/2018	Jefferson	Mt. Vernon	SEALED BID
12/07/2018	Massac	Metropolis	SEALED BID
12/07/2018	Saline	Harrisburg	SEALED BID
01/11/2019	Kane	Geneva	SEALED BID



This list is provided should you wish to purchase properties in other Counties. Catalogs are available for each auction at the respective Courthouse or online at www.iltaxsale.com approximately 30 days in advance. Mobile Homes may be included in some sales. As this schedule is subject to change, please contact the Tax Agent (618-656-5744) to confirm the date, time, and place of any auctions you might wish to attend or visit us @ www.iltaxsale.com