

Todd Koehn
Grundy County Treasurer

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815/941-3215
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Real Estate Tax Year 2022

Re: Grundy County real estate tax sale

To whom it may concern,

The yearly tax sale will be held on Wednesday, November 8th, 2023 at 9:00 A.M. at the Grundy County Administration Building, 1320 Union Street, Morris, Illinois. The current delinquent list will be published in the Morris Daily Herald, and the Coal City Courant newspapers. The Treasurer's delinquent tax sale list will be available for purchase for \$100.00 on or about October 28, 2022. Please send a letter of registration (sample attached) for the sale 10 business days prior to the sale date (must be received by the Treasurer's Office by October 20th). Please include your \$100.00 payment for the listing **and your separate \$250.00 registration deposit** at that time to avoid delays in receiving the list.

Grundy County is now a Single Bidder county.

Check or cash is required the day of the sale for all taxes purchased. There is no absentee bidding, over the counter sales or purchase via mail.

The County will not assist individuals with foreclosures/tax sale.

Additional information on individual parcels may be accessed at www.grundycountyil.gov/treasurer

Sincerely,



Todd Koehn
Grundy County Treasurer

GRUNDY COUNTY TAX SALE GUIDELINES

- 1) As Treasurer, I establish the guidelines of this sale.
- 2) At any point during the sale, I may modify the guidelines as necessary to promote the appropriate conduct of this sale.
- 3) Only pre-registered buyers may participate in this sale.
- 4) **Grundy County has adopted a Single Bidder Rule. Multiple registrations will be rejected.**
- 5) I am offering all items which we believe to be delinquent. Should we discover items that were ineligible for sale for any reason prior to the issuance of the Tax Sale Certificates, the sale of these items will be stricken and payment refunded as appropriate.
- 6) All items will sell to the bidder offering the lowest penalty bid. Only the person offering to pay the taxes due on each property for the least penalty percentage will be the successful purchaser of that tax. No bid shall exceed the percentage allowed by Illinois statute.
- 7) **On the day of the sale, we will collect the bids for each registered buyer by having them bring a USB Drive to the tax sale with a file that contains their percentage bids for each parcel. Once all bids from all the registered tax buyers are loaded into our system, we will process the sale. Each parcel will be awarded to the lowest bid for a particular parcel. If there are multiple lowest bids, a random lowest bid is selected. The processing should only take a few minutes. You will immediately receive an email confirmation that your bids were submitted. Attached to the email will be a copy of the original bid file you submitted to us, and a Processed Bids file that will show what bids were successfully imported into our system. Your bid file may contain parcels that are no longer being offered, so those parcels and bids will not be imported.**
- 8) **We will require there to be only one file on the USB Drive, being the bid file for a particular registered buyer and county. Please note, 35 ILCS 200/21-205 states "All bidders are required to personally attend the sale"**

- 9) We will also require the buyer number assigned by the County to be in the filename for confirmation purposes. Each registered buyer will receive via email a bid file with an appropriate filename that includes the buyer number.
- 10) All bids are final. Bid carefully. Once you have submitted a bid you cannot retract it.
- 11) Final purchase lists and tax sale certificates will be delivered to each bidder after we have reconciled the sale records.
- 12) Disruptions or offensive behavior will not be tolerated during the sale. Any party disrupting the sale will be removed.

STATE OF ILLINOIS

COUNTY TAX SALE

PURSUANT TO THE ILLINOIS PROPERTY TAX CODE

CERTIFICATE OF REGISTRATION

KNOW ALL MEN BY THESE PRESENTS, that the Tax Sale Purchasers listed below hereby register with the Grundy County Treasurer and Collector and shall be eligible, through their authorized agents and/or employees to bid and/or receive Certificates of Purchase at the 2022 Grundy County Tax Sale to be conducted on the 8th of November, 2023.

This registration is executed herein pursuant to 35ILCS 200/21-220 of the Illinois Compiled Statutes and/or Public Act 92-0807 Section 155 on this _____ day of _____, _____.

PLEASE PRINT
Company Name:
Tax Sale Bidder(s):

Date received: _____

*DEADLINE FOR REGISTRATION IS OCTOBER 25th, 2023

GRUNDY COUNTY
TAX BUYER INFORMATION SHEET

(PLEASE PRINT)

COMPANY NAME _____

CONTACT NAME _____

ADDRESS _____

CITY/STATE/ZIP _____

COUNTY _____

PHONE # _____

FAX# _____

FEDERAL ID/SS# _____

E-MAIL ADDRESS _____

**Request for Taxpayer
 Identification Number and Certification**

Give form to the
 requester. Do not
 send to the IRS.

Print or type
 See specific instructions on page 2

Name (as shown on your income tax return)	
Business name, if different from above	
Check appropriate box: <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ <input type="checkbox"/> Exempt payee <input type="checkbox"/> Other (see instructions) ▶	
Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
City, state, and ZIP code	
List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
OR
Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here	Signature of U.S. person ▶	Date ▶
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such businesses. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,