



# Kane County Sheriff's Office

37W755 IL Route 38 • St. Charles, IL 60175

Tel: 630.232.6840 • Fax: 630.513.6984

**Donald E. Kramer**  
Sheriff

**Patrick J. Gengler**  
Chief Deputy

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**Craig Campbell**  
Director of Administration

**James Lewis**  
Director of Corrections

**Eddie Jackson**  
Director of Court Security

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## 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 each Thursday (except court holidays) starting at 9:00 a.m. in Room JC100 at the Kane County Judicial Center located at 37W777 Illinois Route 38 in St. Charles, Illinois. Sale Registration shall begin at 8:45 a.m., and end at 9:00 a.m. Only those individuals that register are allowed to bid.
3. At the time of registration, the buyer must show the sales officer 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, then 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.
4. Certified funds can be in the form of a certified check or money order. Make certified checks payable to the Kane County Sheriff's Office, or to yourself.
5. The sale shall start at 9:00 a.m. or as soon as the registration is finalized.
6. 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.
7. 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.
8. Ownership of the mortgage/property does not occur until after the confirmation hearing and a Judge signs the appropriate court order.
9. 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  
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Kane County Sheriff's Office, Foreclosure E-mail [foreclosures@co.kane.il.us](mailto:foreclosures@co.kane.il.us)