

Special Sale Notices / Mobile Homes

- ◆ The Information contained in this catalog is deemed reliable but is not guaranteed.
- ◆ The Announcements made at the sale take precedence over any prior written or oral instructions.
- ◆ All mobile homes should be inspected to verify the information contained in the catalog as photographs may not accurately depict property being sold.
- ◆ Tax Certificates of Title cannot be issued to an out of state address or mailed to a P.O. Box.
- ◆ You must verify the Vehicle Identification Number (VIN) of the Mobile Home within thirty (30) days of this date and prior to making your final payment.
- ◆ County officers and County employees and their relatives are prohibited from purchasing property 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 mobile homes from the sale without prior notice.
- ◆ Some mobile homes offered for sale may be hazardous or condemned by local authorities. The seller does not guarantee the availability of building, repair permits, or the right to maintain the mobile home in its present location. We suggest you investigate and contact the appropriate governmental authorities and land owners before bidding.
- ◆ No real estate is sold to Purchaser hereunder and the land upon which the mobile home is situated will not pass to the Purchaser in the transaction.
- ◆ The mobile home must be moved within 30 days of issuance of the Certificate of Title.
- ◆ If the mobile home is located within a manufactured home community, the provision of 35 ILCS 515/402 requires the Purchaser to apply for tenancy within the community or to remove the mobile home within 30 days.
- ◆ The Purchaser expressly agrees to pay and satisfy all costs associated with the relocation of the mobile home or any required tenancy qualification within the mobile home community.
- ◆ You will be required to provide your drivers license numbers, if an individual, and your FEIN (Federal Employer Identification Number), if a company, to purchase mobile homes.
- ◆ All parties named on the Purchase Contract must sign the purchase agreement.
- ◆ The Purchaser must register the mobile home with the appropriate assessment official in the County within 30 days of habitation.
- ◆ All payments must be made by: **CASH, CASHIER'S CHECK, MONEY ORDER OR BANK DRAFT.**
- ◆ Any party who has defaulted a previous purchase from the County will be required to pay the full amount due at the time of sale.
- ◆ Payment should be tendered in the exact amount due. Change cannot be made the night of the sale. If this results in overpayment (in excess of \$1.00), the overage will be refunded to the purchaser.
- ◆ Item Numbering: If there is a lack of sequence, it is due to items being withdrawn from this sale prior to the catalog printing.