



COUNTY OF KENOSHA

COUNTY CLERK

Mary T. Kubicki

1010 - 56th Street
Kenosha WI 53140
(262) 653-2552
Fax: (262) 653-2564

COUNTY TAX DEED PROPERTIES AVAILABLE FOR PURCHASE OVER THE COUNTER

Attached is a list of properties that have been taken by the County for delinquent taxes. These have been offered at an auction and did not sell – they are now available for sale over the counter in the County Clerk's Office.

BUYERS ARE NOT RESPONSIBLE FOR DELINQUENT TAXES OWING ON THE PURCHASED PARCEL.

However, the buyer shall be responsible for paying all CURRENT YEAR TAXES, SPECIAL ASSESSMENTS, SPECIAL CHARGES, DELINQUENT UTILITIES OR SPECIAL TAXES ON THE PROPERTY which may include, but are not limited to, water, paving, sewer, sidewalks and weed cutting. Please take notice that all prospective buyers are responsible for contacting the respective city, town or village directly to determine whether any taxes or long term specials are charged against the property.

THE COUNTY CLERK'S OFFICE DOES NOT HAVE THIS INFORMATION.

Please take notice that all prospective buyers are responsible for investigating the condition of the parcel which he/she submits an offer to purchase. This includes, but is not limited to, determining building and sanitation requirements, zoning requirements, and environmental hazards located on such parcel. You may contact the Office of Planning and Development for such information at (262) 857-1895 for parcels located in the Towns of Randall, Somers, Wheatland, Paris and Brighton. Parcels located in other towns, villages or cities require you to contact the respective municipal office for such information.

THE COUNTY CLERK'S OFFICE DOES NOT HAVE THIS INFORMATION.

Purchasers will receive a Quit Claim Deed. No abstract of title or warranty deed will be given. All properties are sold as is with no guarantee given or implied as to accessibility, buildability or any other questions which might arise or any long term specials against the property such as sewers, streets or paving.

The County has discretion in accepting the offer to purchase, based upon and may include the use of which the property is to be put, and whether the land will be subject to real estate taxes. **Only buyers with no real estate delinquencies in Kenosha County will be considered.** This determination by the County must be made in good faith without fraud. The County reserves the right to reject all offers to purchase.

ALL sales are cash, cashier's check or money order made payable to **KENOSHA COUNTY** must be made at the time of sale.

There will be a **SEPARATE \$30.00** recording fee payable to the **REGISTER OF DEEDS** due at the time sale.

**KENOSHA COUNTY, KENOSHA WISCONSIN
COUNTY TAX DEED PROPERTIES AVAILABLE FOR PURCHASE OVER THE COUNTER**

NOTE: *The County Board Finance Committee has stated that anyone who desires to purchase one of the County's tax delinquent parcels must not be delinquent in any of their real estate taxes.*

PARCEL NUMBER

AMOUNT OF OFFER

NAME OF BUYER

PHONE NUMBER

BUYER'S CURRENT ADDRESS

ZIP

I UNDERSTAND THAT KENOSHA COUNTY MAKES NO REPRESENTATIONS, ASSURANCE OR WARRANTIES AS TO WITHOUT LIMITATIONS DUE TO ENUMERATION, THE BUILDABILITY, ZONING AND ENVIRONMENTAL CONDITIONS SUCH AS THE PRESENCE OF TOXINS, CONTAMINANTS, RADON, HAZARDOUS WASTES OR STORAGE TANKS OF AND ON THE PROPERTY LISTED FOR SALE OR ANY OTHER DEFERRALS OR ASSESSMENTS PLACED ON THESE PROPERTIES BY OTHER MUNICIPALITIES. I UNDERSTAND AND ACCEPT THESE CONDITIONS, AND I FURTHER HOLD KENOSHA COUNTY HARMLESS IF ANY OTHER MUNICIPALITY DOES INFACIT HAVE CURRENT ASSESSMENTS ON ANY PROPERTY PURCHASED BY ME.

SUBMIT COMPLETED AND SIGNED DISCLAIMER WITH OFFER TO PURCHASE.

SIGNATURE OF BUYER

DATE

PLEASE PRINT THE FOLLOWING INFORMATION TO GO ON THE DEED

First Name Initial Last Name

First Name Initial Last Name

Relationship: _____ **Social Security or FEIN #** _____

OR (circle one) PARTNERSHIP CORPORATION LLC TRUST OTHER

If other explain: _____

Mail Tax Bill to:

First Name Initial Last Name

Address

City State Zip Code

THIS BID MUST BE RETURNED TO THE COUNTY CLERK AT 1010 56TH STREET, KENOSHA, WI 53140. THE BUYER SHALL SUBMIT, IN PERSON, THE FULL AMOUNT OF SALE PRICE, IN **CASH, CASHIERS CHECK OR MONEY ORDER, PAYABLE TO KENOSHA COUNTY,** ALONG WITH A **SEPARATE PAYMENT OF \$30.00 RECORDING FEE FOR THE REGISTER OF DEEDS.**

THANK YOU
MARY T. KUBICKI, KENOSHA COUNTY CLERK



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PLEASE SUBMIT SIGNED DISCLAIMER WITH OFFER TO PURCHASE.

DISCLAIMER

The County makes no representations, assurances, or guarantees as to the buildability, environmental condition or any other deferrals or assessments placed on these properties by other municipalities. By signing this disclaimer, I acknowledge that I am responsible for the current year taxes, special assessments, special charges or special taxes on the property. Although prior years delinquent taxes on this parcel are not my responsibility, the taxes for the entire calendar year of the date of conveyance are my responsibility. Even if I do not own or occupy the property for the entire year, I acknowledge that I am responsible for the current taxes for this entire calendar year. Further, in addition to current year taxes, if my bid results in a conveyance of the property to my ownership, I acknowledge that I am responsible for any outstanding utilities, including but not limited to water, sewer and gas. It is my responsibility, going forward if successful by bid, to contact the provider municipalities concerning any outstanding utilities which I will need to settle and to make arrangements for payment.

By my signature, I understand and accept these conditions, and I further hold Kenosha County harmless if any other municipality does in fact have current assessments on any property purchased by me.

Parcel No. _____

Signature _____ **Date** _____

KENOSHA COUNTY TAX DEED AUCTION LIST CITY OF KENOSHA

PARCEL #

LEGAL DESCRIPTION

OPENING BID

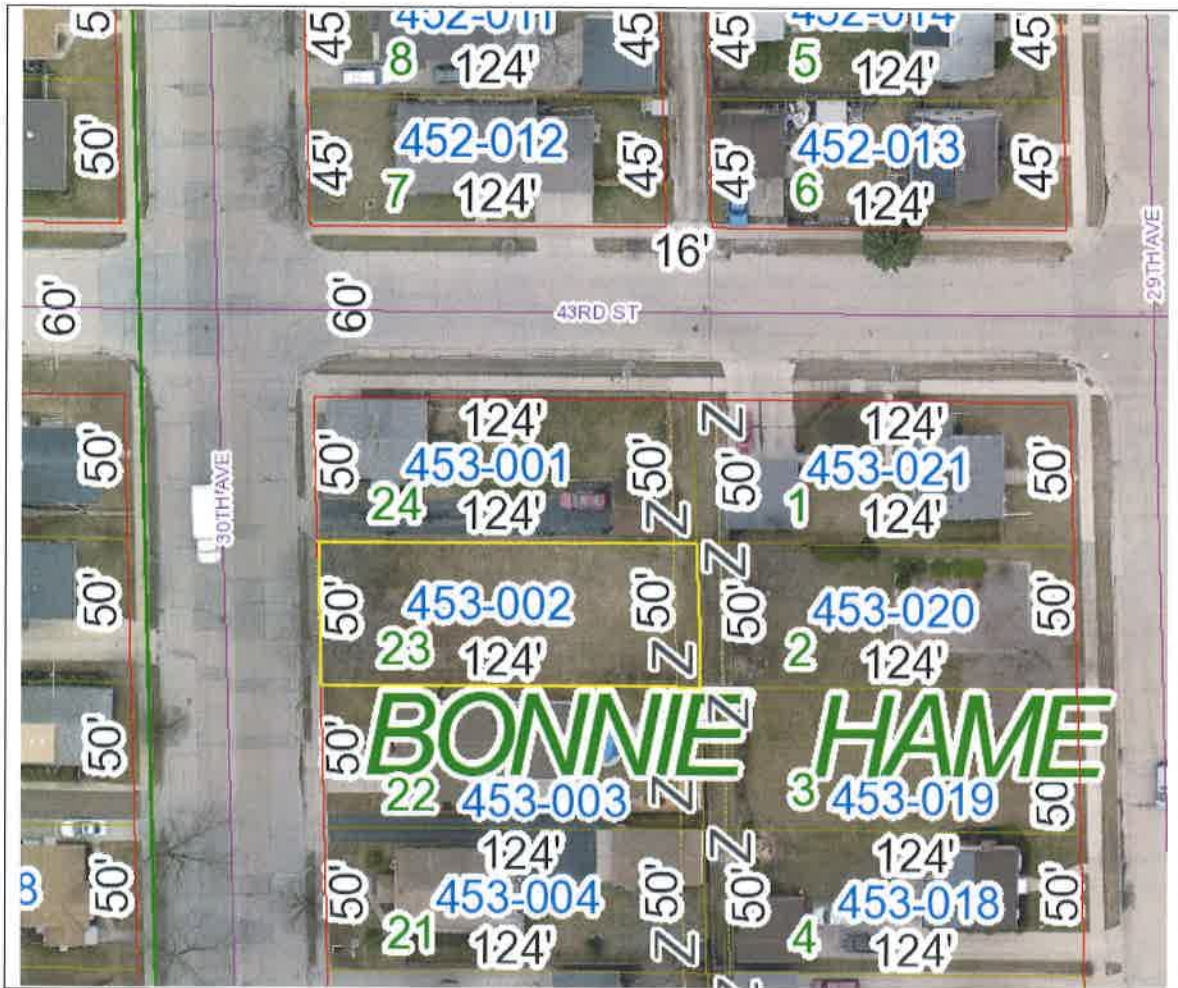
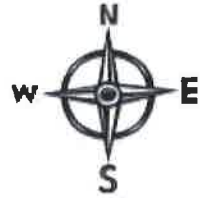
07-222-25-453-002

The Buyer will be responsible for the 2019 Tax Bill including Special Assessments

Lot 23, Block 4, Bonnie Hame First Subdivision, of part of the Northeast ¼ of Section 36 and part of the Southeast ¼ of Section 25, all in Township 2 North, Range 22 East of the Fourth Principal Meridian, as per plat and survey of said Subdivision on file and of record in the Office of the Register of Deeds in and for Kenosha County, Wisconsin. TOGETHER WITH the West ½ of a vacated alley adjoining said property on the East as vacated by City of Kenosha Resolution No. 135-96, recorded in the Kenosha County Register of Deeds Office on October 25, 1996 as Document No. 1039795. Said lands being in the City of Kenosha, County of Kenosha, and State of Wisconsin.

PROPERTY ADDRESS: 4307 30th Ave
LOT SIZE: 50' x 132'

**\$9,950
SOLD AS IS**



07-222-25-453-002

4307 30th Ave, Kenosha—Vacant Land

