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## Bank of America Continúa su Compromiso con las Comunidades Marginadas



See Pages 2, 8

Chris Nash, gerente sénior de relaciones, Banca de Desarrollo Comunitario de Bank of America

## Miles de Personas Toman el Centro de Chicago para Protestar Contra las Políticas de Trump

By Ashman Mandou

Más de 30,000 personas se manifestaron y marcharon por el centro de Chicago el sábado, 5 de abril, como parte de un día de acción nacional para protestar contra las políticas del Presidente Donald Trump, la Administración Trump y Elon Musk. Defensores, simpatizantes y residentes de Chicago se reunieron para pedir a Donald Trump y a Elon Must que “dejen de meter las manos en nuestra gente, nuestra economía, nuestro gobierno, nuestros trabajadores e incontables servicios indispensables

Pase a la página 3



## The Editor's Desk



# Bank of America Continues Commitment to Underserved Communities

By: Ashmar Mandou

Bank of America continues their commitment to invest in underserved neighborhoods with their announcement of Ogden Commons being one of the beneficiaries of their Community Development Banking program, a program designed to create affordable housing and provide exceptional healthcare services to families in need. A portion of the bank's \$7.8 billion in affordable housing financing went to support Ogden Commons, a development in the heart of the neighborhood that combines affordable housing with vital health care services. Ogden Commons, a partnership between The Habitat Company and Sinai Health, is designed to provide access to housing while ensuring residents have access to preventative and outpatient care. By pairing stable housing with essential health services, the initiative aims to reduce unnecessary hospital visits and improve long-term well-being for North Lawndale residents.

**Lawndale News: Bank of America announced Ogden Commons, part of the North Lawndale community, as one of the beneficiaries of a significant investment in affordable housing and**

**healthcare. What was the process of selecting the Ogden Commons to be one of the beneficiaries?**

**Chris Nash:** Bank of America has a long history of helping to build strong, safe communities through affordable housing and economic opportunities in Chicago and across the country. The selection of the Ogden Commons investment was based on several factors, including the development's dual approach to housing and healthcare, which represents a unique value proposition for the community. It's location in the North Lawndale community, within a key market like Chicago, as well as the unwavering support from the developer and project sponsors were also important factors. We're confident that Ogden Commons will have a positive and lasting impact on the North Lawndale community and its residents for generations to come.

**Lawndale News: What does the North Lawndale community represent to Bank of America?**

**CN:** Bank of America is deeply committed to Chicago and, by extension, to the city's West Side. Bank of America's Community Development Banking investments that support affordable, multi-family homes like Ogden Commons is a big part of that commitment, but our investments extend well beyond housing. Consider the bank's longstanding partnerships with nonprofit organizations like the North Lawndale Employment Network, or the world-class Chicago 13.1 half marathon we host each summer to



**Chris Nash -Senior Relationship Manager, Community Development Banking for Bank of America**

celebrate the beauty and diversity of our West Side neighborhoods. Supporting Chicago communities is core to what we do every day.

**Lawndale News: The investment enables Ogden Commons to provide direct access to exceptional health services while providing stable housing for North Lawndale residents. How do you hope this investment improves the lives of residents in the North Lawndale neighborhood?**

**CN:** Stable and affordable housing is a strong determinant of health and wellness, so pairing the two is a win-win. We believe that direct access to essential health services like preventative and outpatient care can help reduce unnecessary hospital visits and improve long-term well-being for North Lawndale residents.

**Lawndale News: Talk to me about how this**

**investment aligns with Bank of America's ethos?**

**CN:** Ogden Commons is just one of the many examples of how Bank of America's Community Development Banking team provides innovative full-service lending solutions and services for affordable housing, community facilities and mixed-use commercial, retail, and residential real estate projects to build strong neighborhoods across the country.

**Lawndale News: Are there upcoming housing/healthcare investments you are looking forward to unveiling this year?**

**CN:** Bank of America is continually seeking new Community Development Banking investments in the Chicago market. In fact, we recently teamed up with Interfaith Housing Development Corporation and Claretian Associates Inc. to close on a new affordable housing development in South Chicago. Sacred Apartments is a five-story mixed use residential and commercial space consisting of 81 units of affordable housing. A portion of the units will be reserved for residents needing additional support and social services, while a grocery store is expected to occupy the commercial space, providing healthy food options for the residents and community.


**Photo Credit: Bank of America**

Thousands converged in downtown Chicago over the weekend to protest President Trump's policies as well as Elon Musk as part of the Hands Off national movement. With messages urging the Trump administration to provide safe abortions to protesting against I.C.E raids, protestors were charged up. To read the story check out this week's edition where we also place a spotlight on an important Bank of America program designed to provide affordable housing and access to preventive care. For additional local news, head over to [www.lawndalenews.com](http://www.lawndalenews.com)


*Miles de personas se congregaron en el centro de Chicago durante el fin de semana para protestar contra las políticas del presidente Trump y Elon Musk, como parte del movimiento nacional "Manos Fuera". Con mensajes que instaron a la administración Trump a proporcionar abortos seguros y protestas contra las redadas del Instituto Estatal de Seguridad Nacional (ISE), los manifestantes se enfurecieron. Para leer la noticia, consulte la edición de esta semana, donde también destacamos un importante programa de Bank of America diseñado a proporcionar vivienda asequible y acceso a atención preventiva. Para más noticias locales, visite [www.lawndalenews.com](http://www.lawndalenews.com)*


**Ashmar Mandou**  
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# Thousands Take Over Downtown Chicago to Protest Trump Policies

Caption by  
Ashmar Mandou

More than 30,000 people rallied and marched in downtown Chicago on Saturday, April 5<sup>th</sup> as part of a nationwide day of action to protest the policies of President Donald Trump, the Trump Administration, and Elon Musk.

Advocates, supporters, and Chicagoland residents came together to demand Donald Trump and Elon Musk take their “hands off our people, our economy, our government, our workers, and the critical services countless people rely on.” The Trump administration’s pointed and aggressive attacks on immigrants and refugees have turned up the volume on the long-standing anti-immigrant sentiment in this country,” said Lawrence

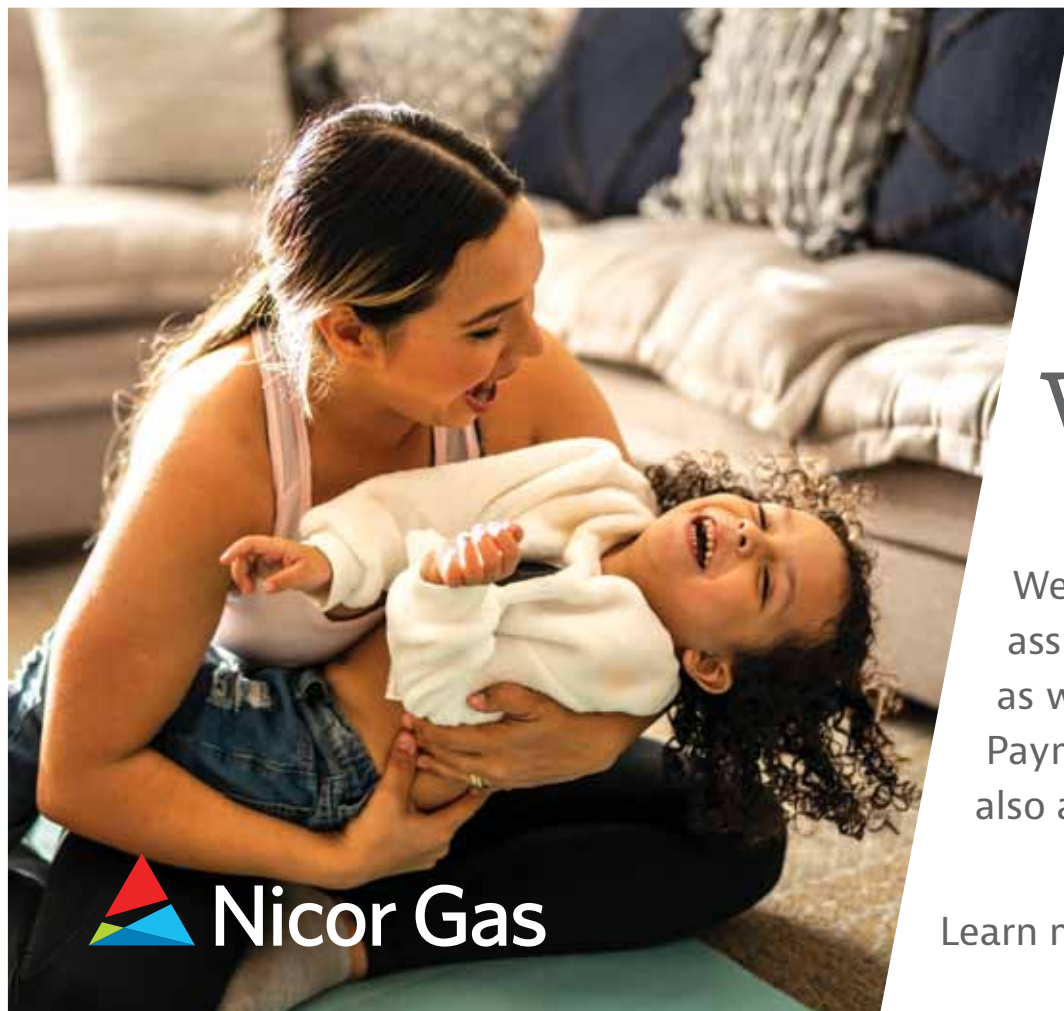
Benito, Executive Director of the Illinois Coalition for Immigrant and Refugee Rights (ICIRR). “We are the ones who must keep each other safe, and our power comes from our strong communities.” The rally, part of a national day of action that included

## Miles de Personas... *Viene de la página 1*

con los que la gente cuenta”. “Los ataques directos y agresivos de la administración Trump contra los inmigrantes y refugiados han aumentado el volumen del sentimiento antiinmigrante de largo tiempo en este país”, dijo Lawrence Benito, Director Ejecutivo de la Coalición de Illinois para los Derechos de los Inmigrantes y Refugiados (ICIRR). “Nosotros somos quienes debemos salvaguardarnos

events in hundreds of towns and cities across the country, was organized by the Chicago Federation of Labor, Equality Illinois, Illinois Coalition for Immigrant and Refugee Rights, Indivisible Chicago, Personal PAC, and Sierra Club Illinois.

uno a otro y nuestro poder viene de nuestras fuertes comunidades”. La manifestación, parte de un día nacional de acción que incluye eventos en cientos de municipios y ciudades del país, fue organizado por Chicago Federation of Labor, Equality Illinois, Illinois Coalition for Immigrant and Refugee Rights, Indivisible Chicago, Personal PAC, y Sierra Club Illinois.



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## Fine Advances Measure to Test Baby Food for Toxic Metals Out of the Senate

To ensure families and their children are protected from toxic heavy metals, State Senator Laura Fine advanced a measure to strengthen safety regulations for baby foods. “Parents expect baby food to be manufactured safely,” said Fine (D-Glenview). “By informing families of the potential presence

of toxic heavy metals in baby food, we can prevent exposure and give parents peace of mind about what their child is eating.” To expand safety regulations for baby food, Fine’s bill would require manufacturers to test samples of their baby food products for toxic elements – such as arsenic, cadmium,

lead and mercury – and disclose this information directly on the product’s website. The measure also requires manufacturers to make certain information about their product publicly available on their website, including the name and level of each toxic heavy metal found in the food, the product name, UPC,



and a link to the FDA’s website with information about the health risks of toxic heavy metal exposure for children. Links to this information can also be found on the products themselves, through a QR code. Senate Bill 73 passed the Senate on Friday.

## Brookfield Zoo Chicago Welcomes New Arrivals This Spring



Several new babies were born, hatched and morphed at Brookfield Zoo Chicago Zoo since January, including Humboldt penguin chicks, a nyala antelope calf, and a Western gray kangaroo joey. Guests can see most of these new arrivals—many of which are endangered species—while visiting the Zoo this spring.

### Humboldt Penguins

A pair of Humboldt penguin chicks (*Spheniscus humboldti*) hatched at the *Living Coast* on January 28 and January 31. They were born to Cara and Popero, a pairing based on a recommendation from the AZA SSP. The eggs were carefully replaced by artificial eggs in the habitat to not disrupt the parents’ natural behaviors while animal care experts care for the hatchlings, which improves chances of survival. One chick was reared by its parents, while the other was fostered by Patty and Valentino. Guests can keep an eye out for the newest members of the colony, as they’re expected to be on habitat beginning in June.

### Nyala Antelope

A Nyala antelope (*Tragelaphus angasii*) calf was born on February 25 to Zola, an experienced mom at Brookfield Zoo

Chicago. Gestation for this species lasts about seven months, when the calf is then birthed in a hidden place to protect it from predators. The female calf displays the species’ reddish color and white striped coat, which also offers protection as camouflage that mimics the dappled sunlight in its native habitats in Africa’s thickets and woodlands. The female calf is expected to make its debut at *Habitat Africa! The Savannah* in May.

### Saffron Finches

The Zoo’s *Reptile & Birds* aviary will soon see new additions take flight, as two saffron finches (*Sicalis flaveola*) hatched on January 14. These small yellow birds are native to South America, where they live in flocks during the winter and break off into pairs during breeding season. They are unique songbirds in that they do not migrate, but guests can expect to hear a wide range of singing and vocalizations while visiting these finches. Guests can learn more about these species and more than 500 others while visiting Brookfield Zoo Chicago. More information about the Zoo experience is available at [brookfieldzoo.org/visit](http://brookfieldzoo.org/visit).

**Photo Credit:** © Brookfield Zoo Chicago

### NOTICE TO CONTRACTORS

#### J. STERLING MORTON HIGH SCHOOL DISTRICT 201 MORTON WEST MASONRY REPAIR & WINDOW REPLACEMENT

**I. TIME AND PLACE OF OPENING OF BIDS:** Sealed Proposals for the improvement described herein will be received at the office of the **J. Sterling Morton High School District 201, 5801 W Cermak Road, Cicero, Illinois, 60804** until **10:00 a.m., May 1, 2025**, and will be publicly opened and read at that time.

**II. DESCRIPTION OF WORK:** Project consists of exterior masonry repairs, tuckpointing, masonry cleaning, window replacement & motorized window operators.

**III. OWNER’S REPRESENTATIVES:**

Architect: Lukasik + Associates Ltd., 1044 Western Avenue, Flossmoor, Illinois 60422  
Contact: Rick Lukasik  
Tel: 708.785.4107  
Email: [r.lukasik@lukasikassociates.com](mailto:r.lukasik@lukasikassociates.com)

**IV. INSTRUCTIONS TO BIDDERS:**

- A. Contract Documents can be obtained on April 10, 2025. Documents will be provided to prime bidders only.
- B. Prime bidders may obtain a PDF version of all bid documents by emailing a request to the project architect listed above. The contractor shall pay directly for all ordered documents.
- C. A bid security shall be submitted with each bid in the amount of five (5) percent of the bid amount.
- D. The successful Bidder and all their Subcontractors will be required to comply with all laws statutes, regulations, ordinances, rulings, or enactments of any Local, State, and Federal laws concerning payment of prevailing wage rates and all Federal, State, and Local laws requirements concerning equal opportunities including, but not limited to, the Illinois Fair Employment Practices Act and Illinois Prevailing Wage Act.
- E. A **mandatory Pre-bid meeting for all bidders** will be held at the project site on **April 17, 2025, at 4:00 p.m.**, local time (meet on the east side of Morton West High School under the pedestrian bridge). Prospective prime bidders must attend but attendance may be waived by the Owner, before the opening of the bids, if it is deemed in the Owner’s best interest. A tour of the project site and work areas will be conducted after the Pre-bid meeting.
- F. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to the Owner will be required of the successful Bidder.

**V. REJECTION OF BIDS:** The Owner reserves the right to reject any or all Proposals, to waive technicalities, and to accept the Proposal deemed to be most favorable to the Owner.

**BY ORDER OF:**

**J. STERLING MORTON HIGH SCHOOL DISTRICT 201**



# Lawndale News Exclusive: Cook County Board of Review Commissioner George Cardenas Debuts Dashboard Outlining Cook County Board of Review Appellants' Property Values and Results in His District

In a step toward greater transparency and accessibility, Cook County Board of Review Commissioner George Cardenas (D-1) launched a "Tax Years 2020 – 2024 Cook County Board of Review District One Appeal Results" dashboard displaying District One townships' property values and results for those who appealed the overassessment of their property to the Cook County Board of Review between tax years 2020 - 2024. "The goal for our dashboard is to continue making the results of our work more accessible to the public," said Cook County Board of Review Commissioner George Cardenas. "Due to a variety of factors, we've seen property values and the accompanying property tax bills on the rise. It's critical the public knows that we have helped – and will continue to help – taxpayers who appeal the overvaluation of their property to our office."



Key indicators from tax year 2024, the most recent tax year, include:  
•The Board of Review reduced residential property value in District One communities by 3.53% while reducing commercial and industrial property values by 14.56% so far

in tax year 2024 amidst record-high commercial vacancy rates  
•Of the appeals that have been reviewed to date, 59.47% of District One residential appellants who appealed on their own behalf received reductions, totaling over \$17.5M in

reduced assessed value  
Final results for the remaining townships will not be available for tax year 2024 until the Board of Review finishes reviewing appeals and certifying its results. Tax Year 2024's

District One results will be updated on a rolling basis in the dashboard as each township's results are certified by the Board of Review. Visit [www.cookcountyboardofreview.com/GeorgeCardenas](http://www.cookcountyboardofreview.com/GeorgeCardenas) and

select "View Our Data Dashboard" to explore the dashboard, and other dashboards to follow. Photo Credit: Office of Cook County Board of Review Commissioner George Cardenas

## Exclusiva de Lawndale News: El Comisionado de la Junta de Revisión, George Cárdenas, Presenta un Panel que Describe los Valores de Propiedad y los Resultados de los Apelantes de la Junta de Revisión del Condado de Cook

Dando un paso hacia una mayor transparencia y accesibilidad, el Comisionado de la Junta de Revisión del Condado de Cook, George Cárdenas (D-1) lanzó un panel con los "Resultados de la Apelación del Distrito Uno de la Junta de Revisión del Condado de Cook para los años fiscales 2020-2024 mostrando los valores y resultados de propiedad de los Municipios del Distrito Uno. "La meta de nuestro panel es continuar haciendo más accesibles los resultados de nuestro trabajo al público", dijo

el Comisionado de la Junta de Revisión del Condado de Cook, George Cárdenas. "Debido a una variedad de factores, hemos visto aumentar los valores de propiedad y las acompañantes facturas de impuestos de propiedad. Es indispensable que el público sepa que hemos ayudado – y continuaremos ayudando – a los contribuyentes que apelen la sobrevaluación de su propiedad en nuestra oficina". Los indicadores clave del año fiscal 2024, el año fiscal más reciente, incluyen:  
•La Junta de Revisión

redujo el valor de las propiedades residenciales en las comunidades del Distrito Uno en un 3,53%, mientras que redujo los valores de las propiedades comerciales e industriales en un 14,56% en lo que va del año fiscal 2024 en medio de tasas de vacancia comercial récord.  
•De las apelaciones que se han revisado hasta la fecha, el 59,47% de los apelantes residenciales del Distrito Uno que apelaron en su propio nombre recibieron reducciones, por un total de más de \$17,5 millones

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Infórmate y aplica en [cookcountyassessor.com](http://cookcountyassessor.com)



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## Your Property Taxes with Cook County Treasurer Maria Pappas Why We Pay Property Taxes In Arrears?

By Maria Pappas

One of the most common questions I get in my office is, "Why do

we collect taxes for the previous year?" Here's the backstory.

Cook County's property tax system has changed dramatically since The Treasurer's Office first opened its doors in 1831 when the county was established. One of the biggest changes was the decision to collect property taxes for the previous year or "in arrears".

The shift in the system can be traced back to the 1930s, when the country and the most populous county in Illinois were both grappling with the financial effects of the Great Depression.

Property taxes have been a crucial source of revenue for local governments in Cook County since before Chicago was even incorporated in 1837. Tax collections have long bankrolled essential services such as schools, police and fire departments and infrastructure development projects.

After the County Seat was set up at Fort Dearborn and Cook County quickly became an economic hub, the demand for tax revenue to fund expanding government services increased. This placed a greater burden on local governments to maintain the infrastructure and services needed for the growing Chicagoland population.

At no time was that burden greater than during The Great Depression of the 1930s, which had a long-lasting effect on the way property taxes are handled. The economic downturn led to widespread unemployment and



Maria PAPPAS

financial hardship across Cook County. During this period, tax delinquency rates soared, and some property owners began to refuse to pay their taxes. Throughout the 30's, the 5 daily newspapers in Chicago regularly reported on the "tax revolts" that were taking place across the county. The Chicago Tribune called those who failed to pay, "tax shirkers" and their movement the "tax racket."

The consequences of these "tax revolts" were immediate. Unable to collect taxes, local governments found themselves struggling to fund public services. In response to the crisis, Illinois and Cook County officials and many of their counterparts across

America, decided to delay the collection of property taxes, effectively placing the county's property tax payments one year behind. This decision provided immediate relief to struggling property owners. It also set a precedent for the practice of paying property taxes in arrears which continues to this day. The system of paying taxes in arrears means property tax bills issued in a given year typically reflect assessments from the previous year. For example, the property tax bills my office sent out in January of 2025 are based on assessments made for the 2024 tax year. This admittedly complicated system helps provide stability for both local governments and taxpayers, as it ensures a more predictable billing cycle and revenue flow.

The legacy of the Great Depression and the resulting policy changes have had a lasting impact on Cook County's property tax system and my office. While many aspects of the system have been modernized since I first walked through the doors here in 1998, the practice of paying property taxes in arrears remains in place as an important and fundamental feature of Cook County's property tax system.

**Photo Credit: Office of Cook County Treasurer Maria Pappas**

## Andrew S. Boutros Takes Oath of Office as United States Attorney for the Northern District of Illinois

Andrew S. Boutros, who served as a federal prosecutor in Chicago for nearly eight years before entering private law practice, took the Oath of Office on Tuesday, April 8<sup>th</sup>, as the United States Attorney for the Northern District of Illinois. U.S. District Chief Judge Virginia M. Kendall administered the Oath of Office after Attorney General Pamela Bondi appointed Mr. Boutros as the United States Attorney. Mr. Boutros signed the Oath of Office this morning. "I am humbled and honored to lead the U.S. Attorney's Office in Chicago," said U.S. Attorney Boutros. "I am grateful to President Donald J. Trump, Attorney General Bondi, as well as the many others involved in my selection for their trust and confidence in me. As U.S. Attorney, I am committed to working alongside old and new colleagues to tackle the important problems that face our District. In addition, I look forward to working with our law enforcement partners to continue the Office's longstanding tradition of pursuing justice on behalf of the citizens of the Northern District of Illinois."

Mr. Boutros has selected Morris Pasqual, who for the past two years served as Acting United States Attorney, to be the Office's First Assistant



United States Attorney, a leadership role Mr. Pasqual previously held. As an Assistant U.S. Attorney from 2008 to 2015, U.S. Attorney Boutros investigated and prosecuted hundreds of cases, many of which involved matters of national and international significance. U.S. Attorney Boutros's notable convictions included the world's largest online drug trafficker on the dark web, one of the country's "Top Ten Most Wanted" mortgage fraud

defendants, and the owner of a Chicago hospital who thwarted collection of more than \$188 million in civil judgments. U.S. Attorney Boutros also successfully prosecuted a series of cases involving unprecedented criminal violations of international trade, customs, and anti-dumping laws. U.S. Attorney Boutros earned a bachelor's degree, summa cum laude, from Virginia Tech, and his law degree from the University of Virginia School of Law.

## George Cárdenas, Presenta un Panel...

Viene de la página 5

en valor tasado reducido.

Los resultados finales de los municipios restantes no estarán disponibles para el año fiscal 2024 hasta que la Junta de Revisión termine de revisar las apelaciones y certificar sus resultados.

Los resultados del Distrito Uno del Año Fiscal 2024 serán actualizados de forma continua en el panel cuando cada resultado del municipios sea certificado por la Junta de Revisión. Visite [www.cookcountyboardofreview.com](http://www.cookcountyboardofreview.com)

com/GeorgeCardenas y selecciones "View Our Data Dashboard" para explorar el panel y otros paneles más adelante.

**Crédito Fotográfico: Comisionado George Cárdenas de la Oficina de la Junta de Revisiones del Condado de Cook**





## After School Matters Sneaker Ball to Celebrate Fashion and Philanthropy for Chicago Teens

Sneaker Ball – one of After School Matters’ most anticipated events – takes place Friday, April 25 at Chicago’s Punch Bowl Social, 310 N. Green St., hosted by the organization’s Associate Board. Guests sport their coolest “kicks” and party in style to support the futures of Chicago’s teens. A one-of-a-kind

celebration, Sneaker Ball features performances and activations by After School Matters teens, games, live music, food, drinks, and more. Proceeds from Sneaker Ball support the After School Matters Stipend Fund, which helps provide paid after-school and summer program opportunities for Chicago

teens to explore their passion and talents in the arts, communications and leadership, sports, and STEM across Chicago. Friday, April 25; 7-10 p.m. To purchase tickets and for more information, visit <https://afterschoolmatters.org/event/sneaker-ball-2025/>  
**Photo Credit: After School Matters**



## After School Matters Sneaker Ball Celebra la Moda y la Filantropía de los Adolescentes de Chicago



Sneaker Ball – uno de los más anticipados eventos de After School Matters – tiene lugar el viernes, 25 de abril, en Punch Bowl Social de Chicago, 310 N. Green St., presentado por la Junta de Asociados de la organización. Los invitados lucen su mejor calzado y festejan con estilo para apoyar el futuro de los adolescentes de

Chicago. La celebración ‘Sneaker Ball’ única en su clase, presenta actuaciones y actividades de los adolescentes de After School Matters, música en vivo, comida, bebidas y más. Lo que se recaude de Sneaker Ball será para el Fondo de Estipendios de After School Matters, que ayuda a pagar oportunidades de programas de verano y

programas después de la escuela a los adolescentes de Chicago, para explorar su gusto y talento en las artes, las comunicaciones y el liderazgo, los deportes y STEM, en todo Chicago. El viernes, 25 de abril; 7-10 p.m. Para la compra de boletos y más información, visite <https://afterschoolmatters.org/event/sneaker-ball-2025/>  
**Crédito Fotográfico: After School Matters**

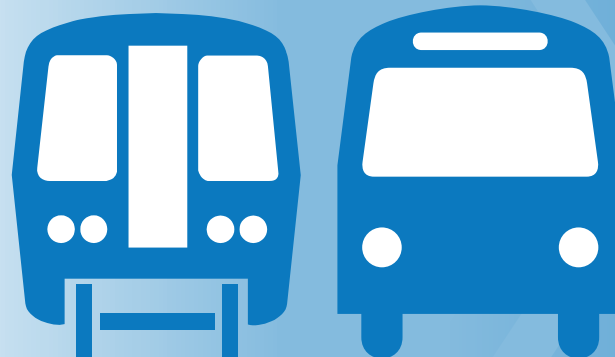
## ¡Ayude a impulsar “El futuro de nuestro transporte”!

Por primera vez, la CTA pone en marcha una planificación estratégica global a largo plazo. Es importante que este proceso sea impulsado por **ustedes**: los pasajeros y las comunidades a las que servimos. Responda a una breve encuesta sobre su experiencia con la CTA y qué tipos de servicios de tránsito le gustaría ver en el futuro.

**Obtenga más información en [transitchicago.com/strategicplan](https://transitchicago.com/strategicplan) y escanee el código para participar en nuestra encuesta.**

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## Assessor Kaegi Reminds Seniors to Apply for Property Tax Savings

Cook County Assessor Fritz Kaegi reminds all senior homeowners in Cook County to apply for their property tax-saving exemptions before the April 21 deadline. Exemptions provide homeowners to savings on their property tax bill. Senior homeowners are eligible for two main exemptions:

**Senior Exemption:** This exemption is available to all seniors 65 years of age or older who occupy their property as their principal place of residence. This exemption automatically renews every year.

**“Senior Freeze” Exemption:** This exemption is available to all seniors that receive the Senior Exemption and had an annual household income of \$65,000 or less in 2023. Homeowners must



reapply for this exemption every year.

The Cook County Assessor's Office has mailed out application booklets to all homeowners that received the “Senior Freeze” last year and need to reapply. Homeowners can also apply online for their exemptions at [www.cookcountyassessor.com/exemptions](http://www.cookcountyassessor.com/exemptions). For a list of upcoming in-person and virtual outreach events, visit [www.cookcountyassessor.com/event-list](http://www.cookcountyassessor.com/event-list).

## El Asesor Kaegi Recuerda a las Personas Mayores que Soliciten Ahorros en el Impuesto a la Propiedad

El Asesor del Condado de Cook, Fritz Kaegi, recuerda a todos los propietarios del Condado de Cook que soliciten exenciones para ahorrar en impuestos de propiedad antes de la fecha límite del 21 de abril. Las exenciones brindan a los propietarios ahorros en su factura de impuestos de propiedad. Los propietarios mayores son elegibles a dos principales exenciones:

**Exención para Personas Mayores:** Esta exención está disponible a todas las personas mayores de 65 años en adelante que ocupan su propiedad como su lugar principal de residencia. Esta exención automáticamente se renueva cada año.

**Exención de “Congelación para Personas Mayores”** Esta exención está disponible a

todas las personas mayores que reciban la Exención para Personas Mayores y tuvieron un ingreso familiar de \$65,000 o menos en el 2023. Los propietarios deben reaplicar por esta exención cada año.

La Oficina del Asesor del Condado de Cook ha enviado folletos de solicitudes a todos los propietarios que recibieron la Exención de Congelación para Personas Mayores el año pasado y necesitan volver a hacer la solicitud. Los propietarios pueden también hacer su solicitud en línea para todas las exenciones en [www.cookcountyassessor.com/exemptions](http://www.cookcountyassessor.com/exemptions). Para una lista de los próximos eventos de divulgación, presenciales y virtuales, visite [www.cookcountyassessor.com/event-list](http://www.cookcountyassessor.com/event-list).

# Bank of America Continúa su Compromiso con las Comunidades Marginadas

Por Ashmar Mandou

**B**ank of America continúa su compromiso para invertir en barrios

marginados, con su anuncio de Ogden Commons siendo uno de los beneficiarios de su programa Community Development Bank, un programa diseñado para crear vivienda asequible y brindar servicios de salud excepcionales a las familias que lo necesiten. Una parte de los \$7.8 millones del banco en financiamiento de vivienda asequible fueron para apoyar a Ogden Commons, una urbanización en el corazón del barrio, que combina vivienda asequible con servicios de cuidado de salud vitales. Ogden Commons, una afiliación entre The Habitat Company y Sinai Health, está diseñado a proveer acceso a la vivienda mientras garantiza que los residentes tienen acceso a cuidado preventivo y ambulatorio. Al combinar una vivienda estable con servicios de salud esenciales, la iniciativa tiene como objetivo reducir las visitas innecesarias al hospital y mejorar el bienestar a largo plazo de los residentes de North Lawndale. Chris Nash, gerente sénior de relaciones, Banca de Desarrollo Comunitario de Bank of America, habló con Lawndale News sobre la importancia del programa Community Development Banking y cómo espera que el programa mejore las vidas de los residentes de North Lawndale.

**Lawndale News: Bank of America anunció Ogden Commons, parte de la comunidad de North Lawndale, como uno de los beneficiarios de una importante inversión en vivienda asequible y atención médica. ¿Cuál fue el proceso**



**de seleccionar a Ogden Commons como uno de los beneficiarios?**

**Chris Nash:** Bank of America tiene una larga historia de ayudar a construir comunidades fuertes y seguras a través de oportunidades económicas y de vivienda en Chicago y en todo el país. La selección de la inversión Ogden Commons estuvo basada en varios factores, incluyendo el enfoque dual de la urbanización de vivienda y cuidado de salud, lo que representa una proposición de un valor único para la comunidad. Es un local en la comunidad de North Lawndale, dentro de un mercado clave como Chicago, así como el apoyo incondicional del promotor y los patrocinadores del proyecto también fueron factores importantes. Confiamos en que Ogden Commons tendrá un impacto positivo y duradero en la comunidad de North Lawndale y sus residentes por generaciones.

**Lawndale News: ¿Qué representa la Comunidad de North Lawndale a Bank of America?**

**CN:** Bank of America está profundamente comprometido con Chicago y por extensión con el Lado Oeste de la ciudad. Las inversiones de Community Development Banking de Bank of America, que apoyan casas multifamiliares económicas como Ogden Commons es una gran

parte de ese compromiso, pero nuestras inversiones se extienden más allá de la vivienda. Considere las colaboraciones de largo tiempo del banco con organizaciones sin fines de lucro como la Red de Empleo de North Lawndale o la prestigiosa media maratón Chicago 13.1 que organizamos cada verano para celebrar la belleza y diversidad de nuestros vecindarios del West Side. Apoyar a las comunidades de Chicago es fundamental para nuestra labor diaria. **Lawndale News: La inversión hace posible que Ogden Commons provea acceso directo a servicios de salud excepcionales mientras brinda vivienda estable para los residentes de North Lawndale. ¿Cómo espera que esta inversión mejore la vida de los residentes del barrio de North Lawndale?**

**CN:** Una casa estable y económica es un fuerte determinante de salud y bienestar, así que uniendo los dos no se puede perder. Creemos que el acceso directo a servicios de salud esenciales como cuidado preventivo y ambulatorio puede ayudar a reducir visitas innecesarias al hospital y mejorar el bienestar a largo plazo de los residentes de North Lawndale.

**Lawndale News: ¿Podría contarme cómo esta inversión se alinea con el espíritu del Bank of America?**

**CN:** Ogden Commons es solo uno de muchos ejemplos de como el equipo Community Development Banking de Bank of America proporciona soluciones y servicios de préstamo integrales innovadores para viviendas asequibles, instalaciones comunitarias y proyectos inmobiliarios comerciales, minoristas y residenciales, de uso mixto para construir vecindarios sólidos en todo el país.

**Lawndale News: ¿Hay próximas inversiones en vivienda y atención sanitaria que desee presentar este año?**

**CN:** Bank of America está buscando continuamente nuevas inversiones de Community Development Banking en el mercado de Chicago, De hecho, recientemente nos afiliamos con Interfaith Housing Development Corporation y Claretian Associates Inc., para cerrar una nueva urbanización de vivienda asequible en el Sur de Chicago, Sacred Apartments es un espacio comercial y residencial de uso mixto, de cinco pisos, con 81 unidades de vivienda asequible. Una parte de las unidades estará reservada para residentes que necesiten apoyo adicional y servicios sociales, mientras que se espera que una tienda de abarrotes ocupe el espacio comercial, brindando opciones de comida saludable a los residentes y a la comunidad.

**Crédito Fotográfico: Bank of America**



# Community Savings Bank to Host Home Buying Seminar



**Home Buying Seminar**  
English Seminar  
Saturday, April 26, 2025  
9:00 a.m. – 12:15 p.m.

Community Savings Bank  
4801 W. Belmont Ave.  
Chicago, IL 60641

FDIC All loans are subject to the underlying standards of Community Savings Bank.

Community Savings Bank will once again host a Home Buying Seminar on Saturday, April 26 from 9:00 a.m. to 12:15 p.m. at the bank. The purpose of this seminar is to help more local residents buy a first home. It will feature speakers with experience in budgeting, mortgage lending, real estate sales, and contractual aspects of buying a home. The Home Buying Seminar will cover many topics including how to find and buy a home, apply for a

mortgage, repair credit, and qualify for special down payment programs. A seminar presented entirely in Spanish will be held at the bank on May 3 from 9 a.m. to 12:15 p.m. For more information, see [communitysavingsbank.com/home-buying-seminars-2025](http://communitysavingsbank.com/home-buying-seminars-2025). You can reserve a seat by calling 773-794-5269 or visiting [communitysavingsbank.com/home-buying-seminars-2025](http://communitysavingsbank.com/home-buying-seminars-2025).

**Photo Credit: Community Savings Bank**

## Community Savings Bank Ofrece un Seminario para la Compra de Casas

Community Savings Bank ofrecerá una vez más un Seminario para la Compra de Casas, el 26 de abril, de 9:00 a.m. a 12:15 p.m. en el banco. El propósito de este seminario es ayudar más a los residentes locales a comprar su primera casa. Presentará oradores con experiencia en presupuestos, préstamos de hipotecas, venta de bienes raíces y los aspectos contractuales de la compra de una casa. El Seminario para la Compra de Casas cubrirá muchos temas, incluyendo como encontrar y comprar una casa, como solicitar una hipoteca, la reparación de crédito y como calificar para programas especiales de



pago inicial. Un seminario presentado totalmente en español tendrá lugar en el banco, el 3 de mayo de 9 a.m. a 12:15 p.m. Para más información, vea [communitysavingsbank.com/home-buying-seminars-2025](http://communitysavingsbank.com/home-buying-seminars-2025). Puede reservar un lugar llamando al 773-794-5269 o visitando [communitysavingsbank.com/home-buying-seminars-2025](http://communitysavingsbank.com/home-buying-seminars-2025).

### REAL ESTATE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION  
CITIBANK N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-5  
Plaintiff,

-v-  
CASSONDRITA TITUS  
Defendants  
2024 CH 09346  
1325 SOUTH INDEPENDENCE  
CHICAGO, IL 60623  
NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on January 14, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 19, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 1325 SOUTH INDEPENDENCE, CHICAGO, IL 60623  
Property Index No. 16-23-111-007-0000  
The real estate is improved with a single family residence.  
The judgment amount was \$353,724.44.

Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.

If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, contact MANLEY DEAS KOCHALSKI LLC Plaintiff's Attorneys, ONE EAST WACKER, SUITE 1250, Chicago, IL, 60601 (312) 651-6700. Please refer to file number 24-022628.

THE JUDICIAL SALES CORPORATION  
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE  
You can also visit The Judicial Sales Corporation at [www.tjsc.com](http://www.tjsc.com) for a 7 day status report of pending sales.

MANLEY DEAS KOCHALSKI LLC  
ONE EAST WACKER, SUITE 1250  
Chicago IL, 60601  
312-651-6700

E-Mail: [AMPS@manleydeas.com](mailto:AMPS@manleydeas.com)  
Attorney File No. 24-022628  
Attorney Code. 48928  
Case Number: 2024 CH 09346  
TJSC#: 45-197

NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2024 CH 09346  
8069-952141

### HOUSES FOR SALE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION  
US Bank Trust National Association as Trustee of the Cabana Series III Trust  
Plaintiff

vs.  
ERIC C. TAYLOR; UNKNOWN OWNERS AND NONRECORD CLAIMANTS;  
Defendant  
17 CH 4153  
CALENDAR 64  
NOTICE OF SALE

PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on May 19, 2025, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell to the highest bidder for cash, the following described mortgaged real estate:

P.I.N. 16-12-311-019-0000.  
Commonly known as 2824 West Walnut Street, Chicago, IL 60612.

The real estate is: single family residence. If the subject mortgaged real estate is a unit of a common interest community, the purchaser of the unit other than a mortgagee shall pay the assessments required by subsection (g-1) of Section 18.5 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information.

For information call Sales Department at Plaintiff's Attorney, Sottile & Barile, LLC, 7530 Lucerne Drive, Suite 210, Middleburg Heights, Ohio 44130. (440) 572-1511. ILF2102012  
INTERCOUNTY JUDICIAL SALES CORPORATION  
[intercountyjudicialsales.com](http://intercountyjudicialsales.com)  
13264070

### REAL ESTATE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION  
TH MSR Holdings LLC  
Plaintiff,  
-v-  
Anita Buford  
Defendants.  
2024CH05898  
728 N SPAULDING AVE,  
CHICAGO, IL 60624  
NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 2/7/2025, an agent of Auction.com, LLC will conduct the auction in person at 12:00 PM on 5/14/2025 located at 100 N LaSalle St., Suite 1400, Chicago, IL 60606, and will sell at public sale to the highest bidder, as set forth below, the following described real estate.

Commonly known as 728 N SPAULDING AVE, CHICAGO, IL 60624  
Property Index No. 16-11-205-030-0000  
The real estate is improved with a Residential Property.

The judgment amount was \$173,185.23  
Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com, LLC. No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. (relief fee not required) The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information.

If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

For information, contact Plaintiff's attorney: CODILIS & ASSOCIATES PC (630) 794-5300 please refer to file number 14-24-03479.

Auction.com, LLC  
100 N LaSalle St., Suite 1400 Chicago, IL 60606 - 872-225-4985

You can also visit [www.auction.com](http://www.auction.com).  
Attorney File No. 14-24-03479  
Case Number: 2024CH05898

NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT PLAINTIFF'S ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

### HOUSES FOR SALE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION  
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.  
Plaintiff,

-v-  
KATIE Y. CLAY, NEIGHBORHOOD HOUSING SERVICES OF CHICAGO, INC.  
Defendants  
2024 CH 07110  
312 N FRANCISCO AVE  
CHICAGO, IL 60612  
NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on February 5, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 7, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 312 N FRANCISCO AVE, CHICAGO, IL 60612  
Property Index No. 16-12-306-043-0000  
The real estate is improved with a residence.

Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.

If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876

THE JUDICIAL SALES CORPORATION  
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE  
You can also visit The Judicial Sales Corporation at [www.tjsc.com](http://www.tjsc.com) for a 7 day status report of pending sales.

CODILIS & ASSOCIATES, P.C.  
15W030 NORTH FRONTAGE ROAD, SUITE 100  
BURR RIDGE IL, 60527  
630-794-5300

E-Mail: [pleadings@ilcslegal.com](mailto:pleadings@ilcslegal.com)  
Attorney File No. 14-24-04659  
Attorney ARDC No. 00468002  
Attorney Code. 21762  
Case Number: 2024 CH 07110  
TJSC#: 45-478

NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2024 CH 07110  
13263838



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**HOUSES FOR SALE**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-3 Plaintiff, -v- BARBARA PURCHES, CITY OF CHICAGO, UNKNOWN OWNERS AND NONRECORD CLAIMANTS Defendants 2018 CH 06975 1433 NORTH LOTUS AVENUE CHICAGO, IL 60651 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on June 14, 2021, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 12, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 1433 NORTH LOTUS AVENUE, CHICAGO, IL 60651 Property Index No. 16-04-111-008-0000 The real estate is improved with a multi-family residence. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876 THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales. CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: pleadings@il.cslegal.com Attorney File No. 14-18-02829 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2018 CH 06975 TJS# #: 45-888 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2018 CH 06975 13264246

**HOUSES FOR SALE**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION MIDFIRST BANK Plaintiff, -v- KENNETH G. BURKS A/K/A KENNETH BURKS; UNITED STATES OF AMERICA; Defendants. 24 CH 4183 1133 North Massasoit Avenue, Chicago, IL 60651 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 2/19/2025, an agent of Auction.com, LLC will conduct the auction in person at 12:00 PM on May 21, 2025 located at 100 N LaSalle St., Suite 1400, Chicago, IL 60606, and will sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 1133 North Massasoit Avenue, Chicago, IL 60651 Property Index No. 16-05-007-0000 The real estate is improved with a Single Family Residence. The judgment amount was \$276,336.98 Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com, LLC. No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. (relief fee not required) The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact Plaintiff's attorney: LOGS Legal Group LLP (847) 291-1717 please refer to file number 24-101038-FC01. Auction.com, LLC 100 N LaSalle St., Suite 1400 Chicago, IL 60606 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 24-101038-FC01 Case Number: 24 CH 4183 NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT PLAINTIFF'S ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 13262048

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**708-656-6400**

**HOUSES FOR SALE**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION PHH MORTGAGE CORPORATION Plaintiff, -v- UNKNOWN HEIRS AND LEGATEES OF CARMEN OLIVO, DECEASED, UNITED STATES OF AMERICA ACTING BY AND THROUGH ITS AGENCY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THOMAS P. QUINN, SPECIAL REPRESENTATIVE FOR CARMEN OLIVO, DECEASED, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants 2023 CH 04189 1112 N. LAWNDALE AVENUE CHICAGO, IL 60651 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on February 3, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 7, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 1112 N. LAWNDALE AVENUE, CHICAGO, IL 60651 Property Index No. 16-02-305-037-0000 The real estate is improved with a single family residence. The judgment amount was \$239,949.94. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact CHAD LEWIS, ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC Plaintiff's Attorneys, 205 N. MICHIGAN SUITE 810, CHICAGO, IL, 60601 (561) 241-6901. Please refer to file number 22-068371 THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales. CHAD LEWIS ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC 205 N. MICHIGAN SUITE 810 CHICAGO, IL, 60601 561-241-6901 E-Mail: ILMAIL@RASLG.COM Attorney File No. 22-068371 Attorney ARDC No. 6306439 Attorney Code. 65582 Case Number: 2023 CH 04189 TJS# #: 45-412 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2023 CH 04189 13264063

**HOUSES FOR SALE**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION J.P. MORGAN MORTGAGE ACQUISITION CORP. Plaintiff, -v- ALAN SIMKOWSKI, KELLY SIMKOWSKI, OLD SECOND NATIONAL BANK Defendants 2024 CH 08550 330 NORTH RIDGELAND AVENUE OAK PARK, IL 60302 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on December 16, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on April 21, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 330 NORTH RIDGELAND AVENUE, OAK PARK, IL 60302 Property Index No. 16-08-106-001-0000 The real estate is improved with a single family residence. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876 THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales. CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: pleadings@il.cslegal.com Attorney File No. 14-24-05487 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2024 CH 08550 TJS# #: 45-44 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2024 CH 08550 13263076

**HOUSES FOR SALE**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VIII-B Plaintiff vs. SHURAY E. BUFFKIN, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, Defendant 23 CH 8303 CALENDAR NOTICE OF SALE PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on May 21, 2025, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell to the highest bidder for cash, the following described mortgaged real estate: P.I.N. 16-16-118-013-0000. Commonly known as 5417 W. Van Buren Street, Chicago, IL 60644. The real estate is: multi family residence. The successful purchaser is entitled to possession of the property only. The purchaser may only obtain possession of units within the multi-unit property occupied by individuals named in the order of possession. Sale terms: At sale, the bidder must have 10% down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information. For information call Sales Department at Plaintiff's Attorney, Klein, Daday, Aretos & O'Donoghue, LLC, 1051 Perimeter Drive, Suite 300, Schaumburg, Illinois 60173. (847) 590-8700, Buffkin INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com 13264219

**REAL ESTATE**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION Freedom Mortgage Corporation Plaintiff vs. Darron O. Brinson; Mercedes A. Ramos-Brinson; City of Chicago Defendant 24 CH 5721 Calendar 60 NOTICE OF SALE PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on May 12, 2025, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate: Commonly known as 1536 S. Spaulding Avenue, Chicago, IL 60623. The real estate is: single family residence. If the subject mortgaged real estate is a unit of a common interest community, the purchaser of the unit other than a mortgagee shall pay the assessments required by subsection (g-1) of Section 18.5 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information. For information call Sales Department at Plaintiff's Attorney, Codilis & Associates, P.C., 15W030 North Frontage Road, Suite 100, Burr Ridge, IL 60527. (630) 794-5300. 14-24-03801 INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com

**WWW.LAWNDALENEWS.COM**

**HOUSES FOR SALE**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R2, MORTGAGE-BACKED NOTES, SERIES 2021-R2 Plaintiff vs. JOHN LYDON AS SPECIAL REPRESENTATIVE FOR NADINE FLOYD, MALCOLM C FLOYD, CRANDALL R FLOYD JR, UNKNOWN HEIRS AND LEGATEES OF NADINE FLOYD, UNKNOWN OWNERS GENERALLY, AND NON-RECORD CLAIMANTS Defendant 22 CH 6566 CALENDAR 59 NOTICE OF SALE PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on May 13, 2025, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell to the highest bidder for cash, the following described mortgaged real estate: P.I.N. 16-22-205-009. Commonly known as 1219 S. Kedvale Ave., Chicago, IL 60623. The real estate is: single family residence. If the subject mortgaged real estate is a unit of a common interest community, the purchaser of the unit other than a mortgagee shall pay the assessments required by subsection (g-1) of Section 18.5 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information. For information call Sales Department at Plaintiff's Attorney, Altman, Strautins & Kromm, LLC d/b/a Kluever Law Group, 200 North LaSalle Street, Suite 1880, Chicago, Illinois 60601. (312) 236-0077. SPS001425-22FC1 INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com 13263721

**33 HELP WANTED**

**SEWING FACTORY**

Esta buscando cortadores de tela con experiencia. Para el primer y segundo turno. Tiempo completo para costureras, empaques y presores para prendas de vestir como jackets, blazers, camisas y pantalones. Debe tener documentos legales para trabajar. El trabajo es tiempo completo todo el año y oportunidades de tiempo extra, buen pago y ofrecemos seguro.

**Aplicar en Persona**  
**6451 Main Street.**  
**Morton Grove, IL 60053**  
**o llamar al**  
**773-545-0990**

**104 PROFESSIONAL SERVICE**

**IMPORT AND EXPORT RAMIREZ**

Partes para Licuadoras  
 Blender Parts  
**Chicago, IL.**

**773-990-0789**  
**773-209-3700**



**24 APT. FOR RENT**

**2 APARTMENTS FOR RENT**  
 1 bedroom & 2 bedroom apartment \$890 & \$990.  
 Carpeted, heating included, laundry facilities  
 an storage shed in basement. Parking in the rear.  
**CALL ALBERTO 708-439-9253**

**2 APARTAMENTOS PARA RENTAR**  
 1 recámara y de 2 recámaras \$890 y \$990  
 Alfombrado, calefacción incluida, lavandería y  
 cobertizo  
 de almacenaje en el sótano.  
 Estacionamiento en la parte de atrás.  
**CALL ALBERTO 708-439-9253**

**24 APT. FOR RENT**

**53 HOUSES FOR SALE**

**STATE FARM  
 FULL-TIME P&C LICENSE INSURANCE  
 ACCOUNT POSITION**  
 Looking for self motivated, detail oriented. Knowledge  
 in Windows and other Computer Applications, with  
 Excellent Communication Skills & Multi-Tasker.  
 Bilingual Spanish preferred. We will train.  
**Send resume to: Beth Cadwalader**  
 5657 N. Milwaukee Ave.  
 Chicago Illinois 60646  
 Email:beth.cadwalader.cjf0@statefarm.com  
**or Call: (773) 631-1460**  
 Ask for Paula

**53 HOUSES FOR SALE**

**LEGAL NOTICE**

**LEGAL NOTICE**

**TOWN OF CICERO NOTICE OF PUBLIC HEARING  
 ZONING BOARD OF APPEALS  
 LEGAL NOTICE**

PLEASE TAKE NOTICE, that the Town of Cicero Zoning  
 Board of Appeals (the "ZBA") will convene a public  
 hearing on **Wednesday, April 23, 2025 at 1:00 P.M.**  
 in the Council Chambers, at the Town of Cicero, 4949 West  
 Cermak Road, Cicero, Cook County, Illinois

Said Public Hearing is convened for the purpose of  
 considering and hearing testimony with regards to a  
 proposal initiated by the owners of the property located  
 at **6025 West Cermak Rd., Cicero IL 60804**, is  
 requesting a **Parking Variance** to operate a wireless  
 retail store (Cricket) a BC-A Zoning District (Business  
 Corridor-Auto Orientated).

PIN: 16-29-107-001-0000

Legal Description:  
 LOT 6, 7, 8, 9 AND 10 IN KINSEYS SUBDIVISION OF  
 BLOCK 1 OF THE SUBDIVISION OF THE NORTHWEST  
 QUARTER OF SECTION 29 TOWNSHIP 39 NORTH,  
 RANGE 13 EAST OF THE THIRD PRINCIPAL IN COOK  
 COUNTY, ILLINOIS

The ZBA will entertain the submission of documents,  
 testimony and public comment regarding said Proposal.  
 All persons who are interested are invited to attend the  
 public hearing to listen and be heard. The Proposal and all  
 related documents are on file at Town Hall, Legal/  
 Zoning Department, located at 4949 West Cermak Road,  
 2nd Floor, Cicero, Illinois.

This Public Hearing may be continued to a further time,  
 date and place without further notice being given except as  
 may be provided in the Illinois Open Meetings Act.

Chairman

**53 HELP WANTED**

**SEWER/SEAMSTRESS**  
**Furniture manufacturer looking for an  
 EXPERIENCE  
 SEWER/SEAMSTRESS**  
 Sewing will be done one mid to heavy weight fabrics  
 and leather • Items to be sewed are pillows, cushions,  
 cover and misc. • Single stitch, double stitch and zipper  
 machines. • Industrial machines • Must be a self starter.  
 •Full time position with benefits • Compensation based  
 on skill level.

**APPLY**  
**jobs@InteriorCraftsInc.com**  
**773-376-8160 ext. 424**

**53 HELP WANTED**

**104 PROFESSIONAL SERVICE**

**IF YOUR FAVORITE SHOES OR CLOTHES  
 NEED FIRST AID... WE CAN REVIVE THEM!**



**E.R**  
 Shoe Repair  
 Alterations &  
 Dry Cleaning

**3364 S. Halsted  
 Chicago, IL 60608  
 (312) 772-8841**

 emergencyroomrepairs  
 ershoorepair  
 ershoorepairalteration

**104 PROFESSIONAL SERVICE**

**53 HELP WANTED**

**HIRING NOW**  
 Busy Granite Company in Alsip is looking for expe-  
 rienced only granite installers and  
 polishers. 40 plus hours per week.  
**Call 708-389-5088 ask for Bryan.**  
 Compañía con mucho trabajo de granito esta en  
 busca de instaladores y pulidores de granito con  
 experiencia. 40 horas o más por semana. Llame al  
**708-389-5088 pregunte por Bryan.**

**53 HELP WANTED**

**CLASIFICADOS/ CLASSIFIEDS  
 708-656-6400**

**104 PROFESSIONAL SERVICE**

**CEMETERY PLOTS FOR SALE**  
**5 Cemetery Plots \$7,900,**  
 Mt. Auburn Memorial Park, Stickney, Il., Eastwood  
 Section, Lot #574 A&B, there are 5 lots together.  
 1-2 lots are \$1,790 each; 3-4 lots are \$1,650 each.  
**These are 30-40% savings**  
 For more Information call  
**931-625-4789**

**104 PROFESSIONAL SERVICE**

**104 PROFESSIONAL SERVICE**

**COMPRAMOS  
 CARROS  
 JUNKES Y USADOS**



**PAGAMOS  
 MAS  
 QUE LOS  
 DEMAS.**



**CON O SIN TITULO  
 312-401-2157**

**104 PROFESSIONAL SERVICE**

**104 PROFESSIONAL SERVICE**

**104 PROFESSIONAL SERVICE**

**ABRIMOS CAÑOS**



**•SE DESTAPAN  
 TINAS, LAVAMOS  
 • Y SEWER LINES**

**Cicero, Berwyn, Chicago  
 y Suburbios**

*Pregunte por Angel*  
**773-406-4670**



## INVITATION FOR BIDS CITY OF BERWYN

**NOTICE IS HEREBY GIVEN** by the Mayor and City Council of the CITY OF BERWYN, Cook County, Illinois, that sealed bids will be received for the following improvement:

### **PY 2024 CDBG SIDEWALK REPLACEMENT HUD ACTIVITY NO. 769**

The proposed improvement consists of P.C. concrete sidewalk removal and replacement, P.C. concrete driveway removal and replacement, combination concrete curb and gutter removal and replacement, and all appurtenant construction at various locations throughout the City.

Said bids will be received up to the hour of **10:00 a.m.** on the **1st day of May, 2025**, at the office of the **City Clerk**, in the **City of Berwyn, 6700 W. 26th Street, Berwyn, IL 60402**, and will be publicly opened and read at that time.

Plans and proposal forms are available for download only from QuestCDN via the Novotny Engineering website, <http://novotnyengineering.com>, "Bidding" tab, for a non-refundable charge of \$40.00. Please contact Novotny Engineering (630-887-8640) to obtain the QuestCDN password. The Engineer has been authorized to refuse to issue Specifications and Proposals to any person, firm, or corporation that he or she considers to be unqualified. Proposals must be submitted on the forms provided. No Proposals will be issued to Bidders after **12:00 Noon** on the **30th day of April, 2024**. All proposals or bids must be accompanied by a Bid Bond, Cash, or Certified Check made payable to the **City of Berwyn** in the amount of not less than five percent (5%) of the total amount of the Proposal as a guarantee that if the Proposal is accepted, a Contract will be entered into and the performance of the Contract is properly secured.

No bid shall be withdrawn after the opening of the proposals without the consent of the Mayor and City Council of the City of Berwyn for a period of **forty-five (45) days** after the scheduled time of closing bids.

The bidder is specifically advised that the City is a recipient of a grant made pursuant to the Housing and Community Development Act of 1974 as amended. Further, in compliance with the Stevens Amendment to the Department of Defense Appropriation Act of 1989, the estimated percentage of the total cost of this project to be funded with federal dollars is **one hundred percent (100%)** and the exact dollar amount of federal funds which will be set aside for this project will be based on the Contract amount awarded under this offering.

All laborers and mechanics employed by Contractor or Subcontractor(s) on construction work for this project shall be paid wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis-Bacon Act as amended (U.S.C. 76-276a-5), and shall receive overtime compensation in accordance with and subject to the provisions of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-333) and the Contractor and Subcontractor(s) shall comply with all regulations issued pursuant to these Acts and other applicable Federal laws and regulations pertaining to labor standards. The Secretary of Labor has, with respect to the labor standards specified in this Section, the authority and functions set forth in Reorganization Plan Number 14 of 1950 (5 U.S.C. 113z-15) and Section 2 of the Act of June 13, 1934, as amended (40 U.S.C. 276c).

All Contracts and Subgrantees for construction or repair shall include a provision for compliance with the Copeland "Anti-Kickback Act" (18 U.S.C. 874) as supplemented in Department of Labor Regulations (29 CFR, Part 3).

Each Bidder is required to comply with Equal Employment Opportunity for Community Development Block Grants, a copy of which is on file with the City Clerk and is available for inspection.

Compliance with "Section 3", which calls for affirmative action by the Contractor to train and hire lower income residents of the project area and to subcontract with local small businesses, is required on this project.

An explanation of the applicable federal requirements previously mentioned is provided in the Special Provisions of the Bid Specifications.

The successful Bidder for the construction of the improvement will be required to file a Performance Bond equal to one hundred percent (100%) of the bid, with sureties to be approved by the Mayor and City Council, which Performance Bond shall be conditioned upon proper and faithful performance by the Contractor of the work specified in accordance with the Plans and Specification therefore, according to the time and terms and conditions of the Contract; and also that the Bidder and Contractor shall properly pay all debts incurred by the Contractor in the execution of the work, including those for labor and materials furnished.

The Contractor shall be required to furnish sufficient insurance or guaranty of indemnity to the City of Berwyn, Illinois, and the County of Cook, Illinois, against any and all claims which might arise for damages to persons or property due to the negligence of the Contractor or Subcontractor(s), or their officers, agents, employees or servants, during the construction of said improvement and until the said improvement has been finally accepted as complete by the Mayor and City Council of the City of Berwyn.

**Bidders must be registered and active with SAM.gov prior to the bid date.** The right to reject any and all Proposals or Bids is reserved.

Dated at Berwyn, Illinois, this 10th day of April, 2025.

**MAYOR AND CITY COUNCIL  
CITY OF BERWYN**

**By: Robert J. Lovero, Mayor (s)**

**A T T E S T:**

**By: Margaret M. Paul, City Clerk (s)**