



Noticiero Bilingüe
LAWNDALE
news

Sunday, May 11, 2025

WEST SIDE TIMES



V. 85 No. 19

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ESTABLISHED 1940

Cook County Health, NAMI Chicago Announce Enhanced Helpline

Cook County Board President Toni Preckwinkle, alongside representatives from Cook County Health (CCH) and the National Alliance on Mental Illness (NAMI) Chicago, announced expanded efforts to increase access to mental health support across Cook County. Through sustained multi-year investment from CCH's Office of Behavioral Health, this initiative aims to improve access to high-quality support through NAMI Chicago's Helpline and community-based peer-support groups, while also launching a countywide public awareness campaign and robust engagement strategy to reduce stigma

and help more residents take the first step toward support. The partnership also includes an expansion of community-based peer support groups in collaboration with trusted community organizations. These groups provide safe spaces for individuals on their recovery journey, offering guidance from facilitators with lived experience rather than a clinical lens. If you or a loved one are looking for local mental health support, call or text 833-NAMI-CHI (626-4244). For more information about NAMI Chicago and how to get involved, visit namichicago.org.

Salud del Condado de Cook, NAMI Chicago Anuncian Línea de Ayuda Mejorada

La presidenta de la Junta del Condado de Cook, Toni Preckwinkle, junto con representantes de Salud del Condado de Cook (CCH) y la Alianza Nacional de Enfermedades Mentales

(NAMI) de Chicago, anunciaron la ampliación de los esfuerzos para ampliar el acceso al apoyo de salud mental en todo el Condado de Cook. Gracias a una inversión sostenida y plurianual

de la Oficina de Salud Conductual de CCH, esta iniciativa busca mejorar el acceso a apoyo de alta calidad a través de la Línea de Ayuda de NAMI Chicago y grupos comunitarios de apoyo entre pares. Además, se lanza una campaña de concientización

pública en todo el condado y una sólida estrategia de participación para reducir el estigma y ayudar a más residentes a dar el primer paso hacia el apoyo. La colaboración también incluye la expansión de los grupos comunitarios de apoyo entre

pares en colaboración con organizaciones comunitarias de confianza. Estos grupos brindan espacios seguros para las personas en su proceso de recuperación, con la orientación de facilitadores con experiencia práctica, en lugar de una perspectiva

clínica. Si usted o un ser querido busca apoyo local de salud mental, llame o envíe un mensaje de texto al 833-NAMI-CHI (626-4244). Para obtener más información sobre NAMI Chicago y cómo participar, visite namichicago.org.



From Curiosity to Careers: DoIT's Second Annual CareerSpark STEAM Expo



Last month, Governor JB Pritzker proclaimed April to be Innovation and Technology Month in Illinois. To celebrate, the Illinois Department of Innovation and Technology (DoIT) co-hosted its second annual Career Spark STEAM Expo, in collaboration with Junior Achievement and the Learning Technology Center of Illinois, where

they hosted more than 1,400 8th grade students and over 60 exhibitors. School districts representing Central Illinois students and professionals came together and explored the career possibilities in Illinois with an emphasis on those pertaining to science, technology, engineering, art, and mathematics fields. Throughout the two days, students eagerly

participated in hands-on activities and explored more than 60 exhibits, gaining insights into the diverse world of STEAM careers. For additional information and other STEAM events, visit DoIT's STEAM page at www.illinois.gov/doit-steam. **Photo Credit: Illinois Department of Innovation and Technology**

De Curiosidad a Carreras Profesionales: Segunda Exposición Anual CareerSpark STEAM de DoIT.

El mes pasado, el Gobernador JB Pritzker proclamó a Abril como el Mes de la Innovación y la Tecnología en Illinois. Para celebrar, el Departamento de Innovación y Tecnología de Illinois (DoIT) copatrocinó su segunda exposición anual Career Spark STEAM, en colaboración con Junior Achievement y Learning Technology Center of Illinois, donde albergaron a más de 1.400 estudiantes de 8º grado y más de 60 expositores. Los distritos escolares representando a los estudiantes y profesionales de Central Illinois se reunieron y exploraron las posibilidades de carreras en Illinois, con énfasis en las pertenecientes a ciencias, tecnología, ingeniería, arte y matemáticas. A lo largo de los dos días, los estudiantes par-



ticiparon con entusiasmo en actividades prácticas y exploraron más de 60 exhibiciones, adquiriendo conocimientos sobre el diverso mundo de las car-

reras STEAM. Par información adicional y otros eventos STEAM, visite la página STEAM de DoIT en www.illinois.gov/doit-steam.



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City of Chicago, CPS Leaders Celebrate Educators for Achieving National Board Certification

City of Chicago, Board of Education President Sean Harden, Chicago Public Schools (CPS) CEO Pedro Martínez, CPS Chief Education Officer Bogdana Chkoumbova, and Chicago Teachers Union (CTU) Vice President Jackson Potter joined Tamara Dudley, Vice President of the National Board for Professional Teaching Standards, and Dan Montgomery, President of the Illinois Federation of Teachers, for a District-wide celebration of educator excellence Thursday night at Marie Sklodowska Curie Metropolitan High School. The event honored more than 110 CPS educators who achieved the prestigious National Board Certification—the highest professional certification for educators in the United States. Of



the honorees, 36 educators earned their National Board Certification for the first time, while 80 successfully renewed their certification within the past year. National Board Certification is a rigorous, performance-based process that identifies and celebrates accomplished teaching. CPS and the Chicago Teachers Union support candidates

through the Nurturing Teacher Leadership (NTL) program, a nationally-recognized, CPS-CTU partnership that offers a comprehensive, two-year pathway to certification—at no cost to participants. National Board Certified Teachers are recognized as accomplished experts in their field, earning greater respect from colleagues and their communities.

Líderes de la Ciudad de Chicago y CPS Celebran a Educadores por Obtener la Certificación Nacional

La Ciudad de Chicago, el presidente de la Junta de Educación, Sean Harden, el director ejecutivo de las Escuelas Públicas de Chicago (CPS), Pedro Martínez, la directora de Educación de CPS, Bogdana Chkoumbova, y el vicepresidente del Sindicato de Maestros de Chicago (CTU), Jackson Potter, se unieron a Tamara Dudley, vicepresidenta de la Junta Nacional de Estándares Profesionales de Enseñanza, y a Dan Montgomery, presidente de la Federación de Maestros de Illinois, para una celebración distrital de la excelencia educativa el jueves por la noche en la Escuela Secundaria Metropolitana Marie Sklodowska Curie. El evento honró a más de 110 educadores de CPS que obtuvieron la prestigiosa Certificación



Nacional de la Junta, la certificación profesional más alta para educadores en Estados Unidos. De los galardonados, 36 educadores obtuvieron su Certificación Nacional de la Junta por primera vez, mientras que 80 renovaron con éxito su certificación durante el último año. La Certificación Nacional de la Junta es un proceso riguroso, basado en el desempeño, que identifica y celebra la excelencia docente. Las CPS y el Sindicato de Maestros de Chicago

apoyan a los candidatos a través del programa Nurturing Teacher Leadership (NTL), una colaboración entre CPS y CTU reconocida a nivel nacional que ofrece un programa integral de dos años para obtener la certificación, sin costo alguno para los participantes. Los Maestros Certificados por la Junta Nacional son reconocidos como expertos destacados en su campo, lo que les otorga un mayor respeto entre sus colegas y sus comunidades.

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Property Taxes Have Spiked for Nearly 250,000 Cook County Homeowners. Here's How to Help Them

By: Cook County Assessor Fritz Kaegi

Last summer, residents of Cook County's south and west suburbs got a shock when they received their property tax bills. The typical homeowner saw their tax bill go up by 20%, while many experienced spikes far higher than that. Meanwhile, taxes went down for the average commercial property. This problem is not isolated to one area of Cook County. While some towns and villages have experienced larger tax increases than others, residents in every part of the county, from the northwest suburbs to the far reaches of the Southland, have seen unsustainable bill spikes.

At the Cook County Assessor's Office, we have just released a new tool to show the scale of the problem. It's available at <https://www.cookcountyassessor.com/historical-analysis-property-tax-spikes-2020-2023>. From 2020 to 2023, this data shows that nearly a quarter of a million households in Cook County saw a 25% increase in their property tax bill from one year to the next.

And if you dig into the details, the results are even more bracing. In many parts of the south suburbs, such as Richton Park and Chicago Heights, more than half of all homeowners had a 25% bill spike. In Calumet City, nearly 4,000 homeowners collectively paid \$9 million more in property taxes due to these increases. The tool allows you to explore this data for yourself by municipality, township, state legislative district, and Chicago ward. But we didn't just put together this data because we think it's interesting.



Cook County Assessor Fritz Kaegi

Rather, it demonstrates what many homeowners already know: The property tax system in Cook County does not protect residents from large increases in their bills. In a strained economy where people budget for modest tax increases, I think that's fundamentally unfair. For that reason, my office helped craft legislation earlier this year to protect against property tax bill spikes. It would create a

"circuit breaker" program at the state level. As the name suggests, this program would function like a circuit breaker in your home, stepping in to assist when there's a large surge.

The legislation, filed as SB1978 by Sen. Patrick Joyce and HB3808 by Rep. Justin Slaughter, would credit homeowners for some or all of the change in their taxes. That keeps increases at a manageable

level, ensuring that nobody is hit with a tax bill that's much higher than their old one.

When I attended a dozen town halls in the south suburbs last year, I heard from countless residents worried about dipping into their hard-earned savings or even being forced to move out of their homes. A long-standing problem is becoming a crisis. There's still time to prevent it, but we must move to create safeguards now. The circuit breaker program is one such safeguard. If you think protecting homeowners from property tax spikes sounds like a good idea, I encourage you to get in touch with your local lawmaker and tell them to support this legislation.

Edly-Allen Advances Measure to Protect Artists from AI

Recording artists could soon have more protections from artificial intelligence (AI) replicating their voice or work under legislation from State Senator Mary Edly-Allen and State Representative Jennifer Gong-Gershowitz. "We need strong regulations and protections in place to safeguard artists when people try to steal their work and pass it off as their own using artificial intelligence," said Edly-Allen (D-Libertyville). "This bill was made to clarify existing law using language approved by both the Screen Actors Guild-American Federation of Television and Radio Artists (SAG-AFTRA) and the Motion Picture Association (MPA)." As an emerging technological platform, there were no restrictions on AI models

replicating a music artist's voice before the passage of the Digital Voice and Likeness Protection Act last year. Without regulations, some organizations and even music studios have sought to establish a monopoly of control over their artists' voices and melodies for AI projects. To give artists more agency of how their voice or melody may be replicated by AI, Illinois' Digital Voice and Likeness Protection Act requires artists to have legal representation or support from a collective bargaining agreement when negotiating an AI project involving their art, and how they will be compensated for the AI replica. House Bill 3178 passed the Senate Judiciary Committee on Wednesday.

Edly-Allen Presenta Medida Para Proteger a los Artistas de la IA

Los artistas discográficos pronto podrían contar con mayores protecciones contra la inteligencia artificial (IA) que replica su voz o trabajo, gracias a la legislación de la senadora estatal Mary Edly-Allen y la representante estatal Jennifer Gong-Gershowitz. "Necesitamos regulaciones y protecciones sólidas para salvaguardar a los artistas cuando se intenta robar su trabajo y hacerlo pasar como propio mediante inteligencia artificial", declaró Edly-Allen (demócrata por Libertyville). "Este proyecto de ley se creó para aclarar la legislación vigente utilizando un lenguaje aprobado tanto por el Sindicato de Actores de Cine-Federación Estadounidense de Artistas de Televisión y Radio (SAG-AFTRA) como por la Asociación Cinematográfica (MPA)".



Como plataforma tecnológica emergente, no existían restricciones para que los modelos de IA replicaran la voz de un artista musical antes de la aprobación de la Ley de Protección de la Voz y la Imagen Digitales el año pasado. Sin regulaciones, algunas organizaciones e incluso estudios musicales han buscado establecer un monopolio de control sobre las voces y melodías de sus artistas para proyectos de IA. Para dar a los artistas mayor autonomía

sobre cómo la IA puede replicar su voz o melodía, la Ley de Protección de la Voz y la Imagen Digital de Illinois exige que los artistas cuenten con representación legal o el apoyo de un convenio colectivo al negociar un proyecto de IA que involucre su arte, y que se les informe sobre la compensación que recibirán por la réplica. El Proyecto de Ley 3178 de la Cámara de Representantes fue aprobado por el Comité Judicial del Senado el miércoles.



Landmarks Illinois Announces 2025 Most Endangered Historic Places in Illinois

Landmarks Illinois has announced its [2025 Most Endangered Historic Places in Illinois](#), calling attention to 10 culturally and architecturally significant sites across the state. The places on this year's list all face uncertain futures due to a variety of threats, including vacancy, neglect, deferred maintenance, demolition, underutilization and lack of landmark protection. The 2025 Most Endangered sites are located in the following counties: Cook, Cumberland, DuPage, Iroquois, Jackson, Kane, Livingston, Logan, Madison, McHenry and St. Clair. A few of the historic sites include:

Chicago Vocational High School Chicago, Cook County
The immense campus, built between 1938 and 1941 in Chicago's Avalon



Park neighborhood, is home to the city's largest non-skyscraper example of Art Deco design. The school's "Anthony Wing," which formerly housed the heavy industry vocational programs, sits empty while the rest of the Chicago Public School-owned building is significantly

underutilized in light of dwindling enrollment. **JJ Walser House Chicago, Cook County**
Built in 1903, this private residence on the busy Central Avenue in Chicago's Austin neighborhood is a significant example of Frank Lloyd Wright's

Prairie-period work and was the longtime home of the Teague family. Today, it sits vacant and in foreclosure, with mounting maintenance needs. A new owner is needed to bring the house back to life as a cultural anchor for Austin. **Outdoor Theater at the South Shore**



Cultural Center Chicago, Cook County
Years of nonuse and deferred maintenance have taken a toll on the former outdoor theater, constructed in 1920, which is part of the current and otherwise thriving South Shore Cultural Center. Its owner, the Chicago Park District, would like to

make necessary repairs to the theater to bring it back into use, but a lack of funds has consistently delayed such work, leaving the theater to continue deteriorating. For more information or to view the complete list, visit www.landmarks.org. **Photo Credit: Landmarks Illinois**

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HOUSES FOR SALE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-D, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-D
Plaintiff,

-v-
TRENT L. STEPHENS A/K/A TRENT STEPHENS, CITY OF CHICAGO
Defendants
2018 CH 07784
1308 N. LOCKWOOD AVE
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 January 22, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 2, 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 1308 N. LOCKWOOD AVE, CHICAGO, IL 60651
Property Index No. 16-04-119-035-0000
The real estate is improved with a multi-family residence.

The judgment amount was \$252,210.25. 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 Alexander Potes-tivo, POTESIVO & ASSOCIATES, P.C. Plaintiff's Attorneys, 223 WEST JACKSON BLVD, STE 610, Chicago, IL, 60606 (312) 263-0003. Please refer to file number 114897.

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.

POTESIVO & ASSOCIATES, P.C. 223 WEST JACKSON BLVD, STE 610 Chicago IL, 60606
312-263-0003
E-Mail: ilpleadings@potesivolaw.com
Attorney File No. 114897
Attorney Code. 43932
Case Number: 2018 CH 07784
TJSC#: 45-1050

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 07784
13265587

HOUSES FOR SALE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
FREEDOM MORTGAGE CORPORATION
Plaintiff,

-v-
LAQUANDA FORD, UNITED STATES OF AMERICA ACTING BY AND THROUGH ITS AGENCY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT;
Defendants

2024 CH 08640
4930 W ERIE ST
CHICAGO, IL 60644
NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on February 25, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 29, 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:

LOT 36 IN BLOCK 10 IN GEORGE C. CAMPBELL'S SUBDIVISION OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF SECTION 9 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Commonly known as 4930 W ERIE ST, CHICAGO, IL 60644
Property Index No. 16-09-211-030-0000
The real estate is improved with a single family residence.

The judgment amount was \$168,651.19. 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, 6400 SHAFER CT, STE 325, ROSEMONT, IL, 60018 (561) 241-6901. Please refer to file number 24-2-087.

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 6400 SHAFER CT, STE 325 ROSEMONT IL, 60018
561-241-6901
E-Mail: ILMAIL@RASLG.COM
Attorney File No. 24-241087
Attorney ARDC No. 6306439
Attorney Code. 65582
Case Number: 2024 CH 08640
TJSC#: 45-628

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 08640
13265237

HOUSES FOR SALE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
NATIONSTAR MORTGAGE LLC,
Plaintiff,

-v-
UNKNOWN HEIRS OF BETTY J. ROBERTSON, JAMES LAIRD, WILLIE LAIRD, AMIR MOHABBAT AS SPECIAL REPRESENTATIVE, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,

Defendants.
24 CH 3461
1141 NORTH WALLER AVE., 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 3/5/2025, an agent of Auction.com, LLC will conduct the auction in person at 12:00 PM on June 11, 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 1141 NORTH WALLER AVE., CHICAGO, IL 60651
Property Index No. 16-05-406-010-0000
The real estate is improved with a Multi-Family. The judgment amount was \$92,853.53 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)(l) 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: Law Offices of Ira T. Nevel LLC. (312) 357-1125 please refer to file number 24-00914. 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. 24-00914 Case Number: 24 CH 3461

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.

13263549

HOUSES FOR SALE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Plaintiff,

-v-
THOMAS LAMONT SMITH, CALVIN WATSON, ILLINOIS HOUSING DEVELOPMENT AUTHORITY, ILLINOIS DEPARTMENT OF HEALTHCARE AND FAMILY SERVICES, UNKNOWN HEIRS AND LEGATEES OF WILMA WATSON, IF NAY, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, JULIE FOX, SPECIAL REPRESENTATIVE OF THE DECEASED MORTGAGOR, WILMA WATSON
Defendants

19 CH 05974
1841 SOUTH AVERS AVENUE
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 15, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 5, 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 1841 SOUTH AVERS AVENUE, CHICAGO, IL 60623
Property Index No. 16-23-311-016-0000
The real estate is improved with a single family home.

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 The sales clerk, LOGS Legal Group LLP Plaintiff's Attorneys, 2801 LAKESIDE DRIVE, SUITE 207, Bannockburn, IL, 60015 (847) 291-1717 For information call between the hours of 1pm-3pm. Please refer to file number 24-101241.

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.

MCCALLA RAYMER LEIBERT PIERCE, LLC One North Dearborn Street, Suite 1200 Chicago IL, 60602
312-346-9088
E-Mail: pleadings@mccalla.com
Attorney File No. 20-036591L_608469
Attorney Code. 61256
Case Number: 19 CH 05974
TJSC#: 45-1071

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 # 19 CH 05974
13265146

HOUSES FOR SALE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
NATIONSTAR MORTGAGE LLC
Plaintiff,

-v-
MABEL L. BURTON A/K/A MABEL BURTON, ANTHONY M. BURTON A/K/A ANTHONY BURTON, UNITED STATES OF AMERICA, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
Defendants

24 CH 4782
822 NORTH TRUMBULL 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 March 6, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 9, 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 822 NORTH TRUMBULL AVENUE, CHICAGO, IL 60651
Property Index No. 16-02-421-033-0000
The real estate is improved with a single family residence.

The judgment amount was \$54,010.38. 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 The sales clerk, LOGS Legal Group LLP Plaintiff's Attorneys, 2801 LAKESIDE DRIVE, SUITE 207, Bannockburn, IL, 60015 (847) 291-1717 For information call between the hours of 1pm-3pm. Please refer to file number 24-101241.

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.

LOGS Legal Group LLP 2801 LAKESIDE DRIVE, SUITE 207 Bannockburn IL, 60015
847-291-1717
E-Mail: ilpleadings@logs.com
Attorney File No. 24-101241
Attorney Code. 42168
Case Number: 24 CH 4782
TJSC#: 45-694

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 # 24 CH 4782
13265076

HOUSES FOR SALE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3
Plaintiff,

-v-
COGEN FORD, UNKNOWN HEIRS AND LEGATEES OF PATSY FORD, AMIR MOHABBAT AS SPECIAL REPRESENTATIVE FOR PATEY FORD, DECEASED, LYNETTE FORD, CHARLENE FORD, MARCUS FORD, CAROLYN FORD, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
Defendants

2022 CH 05349
803 S. KOLMAR AVENUE
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 March 14, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 17, 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 803 S. KOLMAR AVENUE, CHICAGO, IL 60624
Property Index No. 16-15-316-016-0000
The real estate is improved with a single family residence.

The judgment amount was \$129,696.50. 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 JOHNSON, BLUMBERG & ASSOCIATES, LLC Plaintiff's Attorneys, 30 N. LASALLE STREET, SUITE 3650, Chicago, IL, 60602 (312) 541-9710. Please refer to file number IL 22 9639

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.

JOHNSON, BLUMBERG & ASSOCIATES, LLC 30 N. LASALLE STREET, SUITE 3650 Chicago IL, 60602
312-541-9710
E-Mail: ilpleadings@johnsonblumberg.com
Attorney File No. IL 22 9639
Attorney Code. 40342
Case Number: 2022 CH 05349
TJSC#: 45-880

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 # 2022 CH 05349
13265747



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