



Noticiero Bilingüe

LAWNDALE NEWS

Sunday, August 31, 2025

WEST SIDE TIMES



V. 85 No. 34

P.O. BOX 50599, CICERO, IL 60804 • 708-656-6400

ESTABLISHED 1940

State Senator Karina Villa Announces Run for Illinois State Comptroller

On Monday, Illinois State Senator Karina Villa (D-25th District) officially launched her campaign for Illinois State Comptroller. Speaking at a press conference in Chicago's Little Village, Karina was joined by U.S. Representatives Delia Ramirez (D-3rd District), Chuy García (D-4th District), as well as state and local officials. "I'm running for State Comptroller because Illinois families deserve a government that works just as hard as they do," said State Senator Karina Villa. "I've flipped tough districts, delivered middle-class tax relief, and led state budgets that invest in our

public schools, affordable housing, and health care. I'll put that same proven record to work in the State Comptroller's office, ensuring every dollar is accounted for, every decision is transparent, and Illinoisans get real results from their government." Karina Villa is a lifelong resident of West Chicago and currently serves as State Senator for Illinois' 25th District. Before public office, she worked as a school social worker, where she saw firsthand the devastating impact of the Rauner administration's budget impasse on schools and communities. To learn more about Senator Villa, visit www.karinavilla.com



La Senadora Estatal Karina Villa Anuncia su Candidatura a Contralora del Estado de Illinois

El lunes, la Senadora Estatal de Illinois, Karina Villa (D-Distrito 25), lanzó oficialmente su campaña para Contralora Estatal de Illinois. Hablando en una conferen-

cia de prensa en La Villita en Chicago, Karina estuvo acompañada por los Representantes de E.U., Delia Ramírez (D-3er. Distrito), Chuy García (D-4º Distrito), así como de oficiales estat-

ales y locales. "Estoy corriendo para Controladora del Estado porque las familias de Illinois merecen un gobierno que trabaje tanto como lo hacemos nosotros", dijo la Sena-

dora Estatal Karina Villa. "He transformado distritos difíciles, he dado alivio fiscal a la clase media y he liderado presupuestos estatales que invierten en nuestras escuelas públi-

cas, vivienda asequible y atención médica. "Pondré ese mismo historial comprobado a trabajar en la oficina del Contralor del Estado, asegurándome de que cada dólar se contabi-

lice, que cada decisión sea transparente y que los habitantes de Illinois obtengan resultados reales de su gobierno". Karina Villa ha sido residente de por vida

Pase a la página 5



Happy Labor Day

From Commissioner
Frank J. Aguilar
and his Office!



Clerk Gordon Applauds New Illinois Law Eliminating Fees for Removing Racist Language from Property Records



Homeowners who wish to remove racist and offensive language from their property records will no longer be charged a fee in Illinois, due to a new law championed by Cook County Clerk Monica Gordon. House Bill 1575, which was signed by Governor J.B. Pritzker earlier this month, amends the Illinois Counties Code to eliminate any fees associated with filing modifications to remove unlawful racially restrictive covenants, which are discriminatory clauses that were used historically to prevent the sale or occupancy of property by people of specific races or ethnicities. The measure was sponsored by Senator

Willie Preston and State Representative Marcus C. Evans Jr. and strongly supported by Clerk Gordon and a broad coalition of elected officials advocating for racial and housing equity. In 2022, the Illinois Legislature passed a law allowing homeowners to proactively identify and request removal of such discriminatory language. However, that law permitted Recorders' Offices to charge up to \$10 per filing. For more information on unlawful restrictive covenants, go to: www.cookcountyclerk.com/unlawful-restrictive-covenants.

Photo Credit: Office of Cook County Clerk Monica Gordon



After School Matters Application Open for Fall Programs



Chicago high school teens can now apply for hundreds of fall programs through After School Matters®, a nonprofit dedicated to helping young people explore their interests, build skills, and earn a stipend while doing it. This fall's 11-week session offers opportunities in the arts, communications

and leadership, sports, and STEM, with all programs completely free for participants. Teens can apply at afterschoolmatters.org. Applications for fall 2025 are open now at afterschoolmatters.org. Teens must be Chicago residents, enrolled in high school, and at least 14 years old by September 1, 2025.

Program spots fill quickly, so early applications are encouraged. As part of the process, applicants will interview with instructors to share their interests and goals. For questions about programs or the application process, call 312-742-4182 or email applications@afterschoolmatters.org. **Photo Credit: After School Matters**



LAWNDALE 5K WALK RUN
SEPTIEMBRE 27, 2025
TAKE THE FIRST STEP
LAWNDALE 2025K

¡Camina, trota o corre con nosotros!
¡Disfruta de la carrera, la carrera de niños, el festival familiar, premios y mucho más!

Registrarse en línea:
Lawndale5K.org





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**Chicago Department of Transportation
106th Street Bascule Bridge over the Calumet River
Rehabilitation
Public Information Meeting**

The Chicago Department of Transportation (CDOT) will hold a public information meeting for the 106th Street Bascule Bridge over the Calumet River Rehabilitation project. The purpose of this meeting is to provide information on the proposed improvements to the bridge and schedule. All persons interested in the project or wanting to receive more information about the project are invited to attend.

Date: Monday, September 8, 2025
Time: 5:00-7:00 PM
Location: Vodak-East Side Branch
Chicago Public Library
3710 E. 106th St. Chicago, IL 60617

The meeting will be an open house format. Attendees will have the opportunity to view exhibits and talk with CDOT and other project representatives.

The meeting will be accessible to individuals with disabilities. Anyone needing special accommodations should contact Mayur Patel at Mayur.Patel@cityofchicago.org at least five days prior to the meeting.

**After School Matters Abre Solicitud
para Todos los Programas de Otoño**



Los adolescentes de secundaria de Chicago pueden ahora hacer su solicitud para cientos de programas de otoño a través de After School Matters®, organización no lucrativa dedicada a ayudar a los jóvenes a explorar sus intereses, lograr destreza y ganar un estipendio mientras lo hacen. La sesión de 11 semanas de este otoño ofrece oportunidades en las artes, comunicaciones y liderazgo, deportes y

STEM, con todos los programas completamente gratis para los participantes. Los adolescentes pueden hacer su solicitud en afterschoolmatters.org. Las solicitudes para el otoño de 2025 están abiertas ahora en afterschoolmatters.org. Los adolescentes deben ser residentes de Chicago, estar inscritos en una secundaria y tener por lo menos 14 años de edad para el 1° de septiembre del 2025. Los lugares

del programa se llenan rápidamente, por lo que se les aconseja hacer sus solicitudes lo más pronto posible. Como parte del proceso, los solicitantes serán entrevistados por instructores para compartir sus intereses y metas. Para preguntas sobre los programas o el proceso de solicitud, llame al 312-742-4182 o vía correo electrónico en applications@afterschoolmatters.org.



**Preschool
Enrollment
is Open!**

School is in session, but enrollment is still open for CPS Pre-K and Community-Based Preschool and Early Learning Programs — including Head Start and Early Head Start!



Apply Here

Apply online at ChicagoEarlyLearning.org
or by calling the Chicago Early Learning
Hotline at 312-229-1690



LATIN AMERICAN NEWS

CUBA

Chinese Intelligence Pledging More Cooperation with Cuba

Chen Yixin, the head of China's Ministry of State Security, met with his counterpart Lieutenant General Lazaro Alberto Alvaro Cases for Cuba's Ministry of the Interior to talk about further cooperation between the countries' intelligence agencies. It is believed that China and Cuba have signed a deal for China to build a spy station in Cuba to monitor the United States.



The new spy station will be built near Santiago de Cuba---Cuba's second largest city. Chen Yixin has greatly expanded the power and reach of the Ministry of State Security to include enhanced domestic surveillance, intelligence gathering, counter-intelligence, and cyber-operations.

DOMINICAN REPUBLIC

Dominican Republic and Panama to strengthen Trade Ties

Trade delegations of both the Dominican Republic and Panama met in the Dominican Republic's capital Santo Domingo for further trade talks between the two countries. Among the issues the countries are working on are logistics, free trade zones, distribution networks, and manufacturing. The two delegations also discussed the progress both countries have made in terms of trade and further dropping barriers to trade.

PUERTO RICO

Expert Advises In Expanding Puerto Rico's Defense Role

A senior analyst at the Heritage Foundation has stated that China may now possess the capability to disrupt Caribbean trade routes in time of war. Andres Martinez-Fernandez, a



senior analyst at the Heritage Foundation, suggested that infrastructure for America's defense in the Caribbean be built up in Puerto Rico to counter any activities by China. Puerto Rico has two deep sea ports; one on the eastern side and the other on the western side of the island, and two of the longest runway airstrips in the Caribbean. Martinez-Fernandez advises up-grading the military infrastructure in Puerto Rico so that the U.S. military can move military equipment and weaponry from one end of the island to the other to counter any threat.

Villa...

Viene de la página 1



de West Chicago y actualmente funge como Senadora Estatal del Distrito 25 de Illinois. Antes de la oficina pública, trabajó como trabajadora social escolar, donde vio el devastador impacto que el presupuesto de la administración Rauner impuso a las escuelas y comunidades. Para más información sobre la Senadora Villa, visite www.karinavilla.com

HOUSES FOR SALE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION

BYLINE BANK f/k/a North Community Bank, an Illinois banking corporation successor-by-merger to Plaza Bank Plaintiff

vs.

AMADO ACOSTA; CECILIA ACOSTA a/k/a CECILIA GONZALEZ; UNITED STATES SMALL BUSINESS ADMINISTRATION; LA GARITA de SAN LUIS, INC.; THE COMMUNITY AND ECONOMIC DEVELOPMENT ASSOCIATION OF COOK COUNTY, INC.; CITY OF CHICAGO; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

Defendant

19 CH 8606

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 September 30, 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. 16-14328-058-0000. Commonly known as 3612 W. Roosevelt Road, Chicago, Illinois 60612.

The real estate is: mixed-use commercial/residential building. 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, Grogan Hesse & Uditsky, P.C., 2 Mid America Plaza, Suite 110, Oakbrook Terrace, Illinois 60181. (630) 359-8197. Acosta INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com 13271897



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HOUSES FOR SALE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF STARWOOD MORTGAGE RESIDENTIAL TRUST 2020-2
Plaintiff,

-v.-
KRISTIN MCCAFFREY, BEN RANDLE
Defendants
2024 CH 06335
1106 N HAMLIN 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 March 24, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on September 24, 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 1106 N HAMLIN AVE, CHICAGO, IL 60651

Property Index No. 16-02-303-036-0000
The real estate is improved with a single family residence.

The judgment amount was \$384,809.26. 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 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 24-204548. 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. 24-204548 Attorney ARDC No. 6306439 Attorney Code. 65582 Case Number: 2024 CH 06335 TJSC#: 45-929

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 06335 13271556

HOUSES FOR SALE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
CITIBANK, N.A.
Plaintiff,

-v.-
JOHN T ABERCROMBIE, ROSEMARY ABERCROMBIE, CORPORATION OF CAPITAL INC. AND COMMERCIAL CREDIT CORP., STATE OF ILLINOIS-DEPARTMENT OF REVENUE, UNITED STATES OF AMERICA-DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE
Defendants
24 CH 07328
4928 WEST CONGRESS PKWY
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 June 13, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on September 15, 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 4928 WEST CONGRESS PKWY, CHICAGO, IL 60644
Property Index No. 16-16-220-043-0000
The real estate is improved with a single family residence.
The judgment amount was \$118,281.02. 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 HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 2021457. 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. HEAVNER, BEYERS & MIHLAR, LLC 601 E. William St. DECATUR IL, 62523 217-422-1719 Fax #: 217-422-1754 E-Mail: CookPleadings@hsbattys.com Attorney File No. 2021457 Attorney Code. 40387 Case Number: 24 CH 07328 TJSC#: 45-1557

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 07328 13271467

HOUSES FOR SALE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE3,
Plaintiff,

-v.-
LORENZO RAMIREZ; MARIA RAMIREZ;
Defendants.
2024CH06443
4044 W Crystal St, 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 6/24/2025, an agent of Auction.com, LLC will conduct the auction in person at 12:00 PM on October 1, 2025 located at 100 N LaSalle St., Suite 1400, Chicago, IL 60602, and will sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 4044 W Crystal St, Chicago, IL 60651

Property Index No. 16-03-231-019-0000
The real estate is improved with a Single Family Residence. The judgment amount was \$228,319.22 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: Diaz Anselmo & Associates, LLC (630) 453-6960 please refer to file number 1496-204080.

Auction.com, LLC 100 N LaSalle St., Suite 1400 Chicago, IL 60602 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 1496-204080 Case Number: 2024CH06443

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. 13270388

Pick up a copy of the Lawndale News... And put your hand on the pulse of Chicago's Hispanic Market

HOUSES FOR SALE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 202- 3,
Plaintiff
vs.

MIGUEL ANGEL CARDONA, JULIAN CESAR CARDONA A/K/A JULIAN C. CARDONA, ANA EDULIA MORA ARTEAGA N/A/ANA EDULIA MORA-ARTIAGA CARDONA, UNKNOWN OWNERS GENERALLY, AND NONRECORD CLAIMANTS.
Defendant
24 CH 5958
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 September 24, 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. 16-34-202-048. Commonly known as 3152 S. Karlov 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. SMS001139-24FC1

INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
13271503

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 in its capacity as trustee of Citigroup Mortgage Loan Trust 2021-RP1
Plaintiff
vs.

Faith B Cade; Andrew Cade, Sr.(DECEASED) Adrienna Bell; Unknown Owners and Non-Record Claimants
Defendant
24 CH 7819
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 September 22, 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. 16-17-126-036-0000. Commonly known as 845 S. Harvey, Oak Park, IL 60304.

The real estate is: . 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, Potestivo & Associates P.C., 223 West Jackson Boulevard, Suite 610, Chicago, IL 60606. (248) 853-4400 ext 1200. 319188 INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
13271469

REAL ESTATE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION

AMPARO FIGUEROA
Plaintiff,

-v.-
JUAN CUZA, INDIVIDUALLY AND AS TRUSTEE OF THE JUAN CUZA TRUST DATED AUGUST 6, 2018, LAKEVIEW LOAN SERVICING, LLC, UNKNOWN OCCUPANTS
Defendants

2022 CH 09950
3734 W. GRAND AVE.
CHICAGO, IL 60651
NOTICE OF PARTITION SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to the Order entered in the above cause on April 10, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on September 8, 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 3734 W. GRAND AVE., CHICAGO, IL 60651
Property Index No. 16-02-129-002-0000
The real estate is improved with a mixed-use commercial / residential property.

The bidding for the property commonly known as 3734 W. GRAND AVE., CHICAGO, IL 60651 will begin at \$330,000.00. 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. 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 Stephen Spiegel, HUNT & SUBACH, LTD. Plaintiff's Attorneys, 1035 SOUTH YORK ROAD, Bensenville, IL, 60106 (630) 860-7800. 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. Stephen Spiegel HUNT & SUBACH, LTD. 1035 SOUTH YORK ROAD Bensenville IL, 60106 630-860-7800 E-Mail: sjspiegel@7800law.com Attorney Code. 57061 Case Number: 2022 CH 09950 TJSC#: 45-1863

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. 8069-956935

HOUSES FOR SALE

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,

-v.-
LARRY E JORDAN; EVOL - JORDAN ENTERPRISES LLC FORMERLY KNOWN AS EVOLRES LLC; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,
Defendants.
24 CH 03395

212 NORTH LEAMINGTON AVENUE,
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 6/18/2025, an agent of Auction.com, LLC will conduct the auction in person at 12:00 PM on October 1, 2025 located at 100 N LaSalle St., Suite 1400, Chicago, IL 60602, and will sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 212 NORTH LEAMINGTON AVENUE, CHICAGO, IL 60644
Property Index No. 16-09-406-022-0000
The real estate is improved with a Multi-Family. The judgment amount was \$263,024.74 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: McCalla Raymer Leibert Pierce, LLC (312) 346-9088 please refer to file number 24-181801L.

Auction.com, LLC 100 N LaSalle St., Suite 1400 Chicago, IL 60602 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 24-181801L Case Number: 24 CH 03395

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. 13271740

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