

# Happy Holidays

## Sunday Edition



Noticiero Bilingüe

# LAWNDALE NEWS

Sunday, December 8, 2024

## WEST SIDE TIMES



V. 84 No. 49

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

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## Limited Time Remains to Apply for FEMA Assistance

Homeowners and renters with disaster-related damage or loss from the July 13 – 16 severe storms, tornadoes, straight-line winds, and flooding in Cook, Fulton, Henry, St. Clair, Washington, Will, and Winnebago counties have until Friday, December 13, 2024 to apply for assistance from FEMA. FEMA assistance may include grants for temporary housing, basic home repair or replacement and other disaster-related expenses, such as moving and storage costs, primary vehicle repair or replacement, essential



furniture and appliances, medical and dental costs, and childcare costs. Some homeowners may also be eligible for mitigation funds to help prevent

storm-related loss in the future such as roof repairs to withstand higher winds or elevating a water heater, furnace or electrical panel to prevent flood damage.

Remember, you must apply to be considered for FEMA assistance. The fastest way to apply is by going online to [DisasterAssistance.gov](https://DisasterAssistance.gov), downloading the FEMA

mobile app or calling the FEMA Helpline at 800-621-3362. To apply with FEMA, you must have a Social Security number and be a U.S. citizen,

non-citizen national or qualified non-citizen. For more information about the disaster recovery operation in Illinois, visit [www.fema.gov/disaster/4819](https://www.fema.gov/disaster/4819).

## Queda Poco Tiempo Para Solicitar Ayuda de FEMA

Propietarios e inquilinos con daños o pérdidas producidos por los desastres ocurridos las por severas tormentas y tornados, fuertes vientos e inundaciones del 13 al 16 de julio en los condados

de Cook, Fulton, Henry, St. Clair, Washington, Will y Winnebago, tienen hasta el viernes, 13 de diciembre del 2024 para solicitar ayuda de FEMA. La ayuda de FEMA puede incluir subsidios para vivienda tem-

poral, reparaciones básicas en el hogar o reemplazo y otros gastos relacionados con desastres, como costos de cambios y almacenaje, reparación o reemplazo del vehículo primario, muebles y electrodomésticos es-

enciales, costos médicos y dentales y costos de cuidado infantil. Algunos propietarios pueden ser elegibles también para fondos de mitigación para ayudar a prevenir en el futuro, pérdidas relacionadas

con tormentas, como reparaciones de techos para soportar vientos fuertes o elevar un calentador de agua, un horno o un panel eléctrico para evitar daños por inundaciones. Recuerde, usted debe hacer su

solicitud para ser considerado para la ayuda de FEMA. La forma más rápida de hacer su solicitud es ir en línea a [DisasterAssistance.gov](https://DisasterAssistance.gov) bajar la aplicación móvil de FEMA o

Pase a la página 2

## BID ADVERTISEMENT EW3-NS-XXB-004-A-BD

Norfolk Southern Railway Company (NSR) is issuing an invitation to bid on the CREATE Project EW3 – Segment A bridge repair and noise abatement wall construction project in Chicago, Illinois. (NS MP B-512.58 to B-511.79)

This public private partnership infrastructure project is generally located near the intersection of Stony Island Avenue and 95th Street in Chicago, IL, and is intended to add track capacity and operational flexibility for railroads.

Generally, the project consists of bridge repairs at Stony Island and Woodlawn, construction of a noise abatement wall and associated site work.

Additionally, the CREATE project will be funded in part by federal and/or state funds. Therefore, bidder will be required to comply with certain State and Federal policies, included but not limited to Buy America, Equal Employment Opportunity, Disadvantage Business Enterprise participation (18.6%), IDOT Training Program On-the- Job Training Special Provisions (500 hours/ 3 months), and Davis-Bacon prevailing wage rates.

A DBE spending goal of 18.6% has been established for this project. If this goal is not met or exceeded, documented evidence of good faith efforts is required. DBE firms must be currently listed on the Illinois Unified Certification Program directory.

Insurance requirements as indicated in the attached guidelines (subject to change) are: Commercial General Liability combined single limit \$5M per occurrence; Automobile Liability combined single limit \$1M per occurrence; Employers' Liability Insurance \$1M per occurrence; Workers' Compensation Insurance \$1M per occurrence; Professional Liability Insurance with limits of \$1M per claim and in the annual aggregate; Pollution Liability with \$1M limit; NSR and the BRC requires that each railroad be named as an additional insured; Insurance coverage cannot be denied within 50 feet of a railroad.

A Health and Safety Plan is required. Contractor safety orientation training and employee participation in the e-RailSafe program is required.

### **A mandatory in-person pre-bid meeting is scheduled for 9:00 AM (CST) on December 12, 2024 at the location below with a site inspection to follow:**

Kennedy-King College  
U Building  
740 W 63rd Street  
Chicago, Illinois 60621

Make a reservation for the mandatory pre-bid meeting by contacting Jacob Watson and Leah Fletcher via email at

[jacob.watson@nscorp.com](mailto:jacob.watson@nscorp.com) and [leah.fletcher@nscorp.com](mailto:leah.fletcher@nscorp.com) respectively.

A bid package of all contract documents may be obtained from:

Leah Fletcher  
Group Manager Purchasing – Norfolk Southern  
[leah.fletcher@nscorp.com](mailto:leah.fletcher@nscorp.com)

Bid documents will be received until 11:59 AM (CST) on January 16, 2025 at the address below;

Leah Fletcher  
Norfolk Southern Railway  
650 West Peachtree Street NW  
Atlanta, GA 30308

For more information about the CREATE Program, please go to <http://www.createprogram.org/>

## Money Moves to Make in December

Before getting bogged down by the hustle and bustle of the holiday season and the hunt for the perfect gifts to give your loved ones, show yourself some love by gifting yourself a tax break. With the end of the year quickly approaching, now's the time to make important year-end money-saving moves that could lower your tax bill, boost your tax refund, or start off in a better financial position in 2025. Here are a few tax-savvy money moves to make now.

**Revisit Work Retirement Contributions:** Now's the time to see if you're on track for maximizing your retirement account contributions for the year. Payroll contributions to tax-deferred retirement accounts—like your employer's 401(k) or 403(b)—reduce your taxable income, thus lowering your tax bill. The contribution limit in 2024 is \$23,000, or \$30,500 if you're age 50 or older. If you can afford to, increasing your contributions is generally a smart tax move—especially if your employer matches contributions.

**Max Out an IRA:** Depending on your income, you may be eligible to make tax-deductible contributions to a traditional individual retirement account (IRA) outside of, or in addition to, an employer-sponsored account. The 2024 contribution limit to a traditional IRA is \$7,000, and an additional \$1,000 catch-up contribution is allowed if you're age 50 or over. Alternatively, you may want to invest in a future tax break instead. For the 2024 tax year, individuals with an AGI of \$146,000 or less (\$230,000 for married couples filing a joint tax return), regardless of whether they participate in an employer retirement plan, can contribute up to \$7,000 (or \$8,000 if age 50 or older) to a Roth IRA.

**Consider a Roth Conversion:** If you've been



putting all or most of your retirement savings into a tax-deferred traditional IRA or 401(k), converting all or a portion of those funds to a Roth IRA could help lower your future tax bills. While you'll have to pay taxes on any money you convert in the year of the conversion, the converted funds will then grow tax free moving forward, and qualified withdrawals are tax free as well. This could be a prudent move if you anticipate being in a higher tax bracket in the future. Better yet, Roth IRAs aren't subject to required minimum distributions (RMDs). Also keep in mind that the funds from inherited Roth IRAs, although subject to RMDs, are also distributed tax free. The Illinois CPA Society's free "Find a CPA" directory can help you find the trusted, strategic advisor that's right for you based on location, types of services needed, and languages spoken. Find your CPA at [www.icpas.org/findacpa](http://www.icpas.org/findacpa).

## FEMA...

*Viene de la página 1*

llamar a la Línea de Ayuda de FEMA al 800-621-3362. Para hacer una solicitud a FEMA, debe tener un número de Seguro Social y ser ciudadano de E.U. No ciudadano nacional o no ciudadano calificado. Para más información sobre la operación recuperación en desastres, visite [www.fema.gov/disaster/4819](http://www.fema.gov/disaster/4819).

## Teatro Zinzanni Extends Production Due to Popular Demand

Teatro ZinZanni, named "Best Night Out in Chicago" by CS Magazine, is thrilled to announce their current production has been extended through February 16th due to popular demand. This production of Teatro ZinZanni offers an unforgettable sensory experience. Attendees will be captivated by a

whirlwind of comedy, live music, and awe-inspiring performances, all complemented by a mouthwatering multicourse feast. Teatro ZinZanni invites guests to embark on a journey of "Love, Chaos, and Dinner" under their historic Belgian Spiegel tent. Performances take place on the 14th floor

of the Cambria Hotel, 32 W. Randolph St., with multiple shows every week. Show only tickets start at \$84 and tickets including a four-course meal start at \$124 and can be purchased online at [ZinZanni.com/Chicago](http://ZinZanni.com/Chicago). Discounted group rates are available for parties of 10 or more.

**Photo Credit: Teatro Zinzanni**

## Teatro Zinzanni Amplía Producción por Demanda Popular

El Teatro ZinZanni, nombrado "La Mejor Salida Nocturna en Chicago" por CS Magazine, se complace en anunciar que su actual producción ha sido extendida hasta el 16 de febrero, por demanda popular. Esta producción del Teatro ZinZanni ofrece una inolvidable experiencia sensorial. Los asistentes quedarán cautivados por un torbellino de comedia, música en vivo y actuaciones impresionantes, todo

ello complementado por un delicioso banquete de varios platillos. El Teatro ZinZanni invita a los concurrentes a embarcarse en un viaje de "Amor, Caos y Comida" bajo su histórica carpa Spiegel belga. Las actuaciones tienen lugar en el 14° piso del Hotel Cambria, 32 W. Randolph St., con múltiples shows cada semana. Los boletos solo para el show comienzan a \$84 y los boletos incluyendo una comida de cuatro platillos comienzan a



\$124 y pueden comprarse en línea en [ZinZanni.com/Chicago](http://ZinZanni.com/Chicago). Se ofrecen tarifas especiales con descuento para grupos de 10 personas o más.



## Que tus días estén llenos de felicidad y luz

En ComEd, estamos trabajando duro para que tus celebraciones brillen intensamente. Para nosotros, iluminar tus tradiciones—grandes, pequeñas, nuevas y antiguas—es el regalo que sigue dando. La temporada más mágica sigue brillando con el respaldo de ComEd y su confiabilidad líder en su clase.

Encuentra unas bellas, tradicionales luces de temporada en Chicago para que disfrutes en familia en [ComEd.com/Holiday](http://ComEd.com/Holiday)

**¡ComEd te desea felices fiestas!**



## CENTRO DE BIENESTAR PARA ADULTOS MAYORES (EDAD 60+)

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*Happy Holidays!*

The Metropolitan Water Reclamation District of Greater Chicago will be accepting applications for the following classification(s):

**Assistant Civil Engineer  
(Original)**

**Assistant Electrical Engineer  
(Original)**

**Assistant Mechanical Engineer  
(Original)**

**Assistant Structural Engineer  
(Original)**

Additional information regarding salary, job description, requirements, etc. can be found on the District's website at [www.districtjobs.org](http://www.districtjobs.org) or call 312-751-5100.

**An Equal Opportunity Employer - M/F/D**

## Planned Parenthood of Illinois and Hey Jane Expand Abortion Care Access in Illinois Through Partnership



Planned Parenthood of Illinois (PPIL) and Hey Jane are joining forces to expand abortion access in Illinois. As trusted providers of sexual and reproductive health care, PPIL is now welcoming Hey Jane patients who qualify for procedural abortion, and PPIL patients in turn now have the option of connecting with Hey Jane for a telemedicine abortion experience. This

partnership is especially important to ensure patients can access the care they need in uncertain times. Medication abortion is available through telehealth by connecting with a certified medical professional online and either having the pills mailed to an Illinois address or picking them up at a Planned Parenthood health center. Hey Jane became the first US-based

virtual abortion provider when it launched in 2021, and since then has helped over 70,000 people access the care they need. Patients can complete intake 24/7 online, consult with one of Hey Jane's providers in 1 business day, and have FDA-approved abortion pills quickly mailed to them in discreet packaging. Hey Jane's in-house clinical care team are reachable through phone, video, text or chat throughout the treatment.

## Planned Parenthood of Illinois y Hey Jane Amplían el Acceso a la Atención del Aborto en Illinois a Través de una Asociación

Planned Parenthood of Illinois (PPIL) y Hey Jane están uniendo fuerzas para ampliar el acceso al aborto en Illinois. Como proveedores confiables de atención de la salud sexual y reproductiva, PPIL ahora da la bienvenida a las pacientes de Hey Jane que califican para un aborto procesal, y las pacientes de PPIL a su vez ahora tienen la opción de conectarse con Hey Jane para una experiencia de aborto por telemedicina. Esta asociación es especialmente importante para garantizar que las pacientes puedan acceder a la atención que necesitan en tiempos de incertidumbre. El aborto con medicamentos está disponible a través de tele-salud conectándose con un



profesional médico certificado en línea y haciendo que las píldoras se envíen por correo a una dirección de Illinois o recogiendo-las en un centro de salud de Planned Parenthood. Hey Jane se convirtió en el primer proveedor de abortos virtuales con sede en EE. UU. cuando se lanzó en 2021, y desde entonces ha ayudado a más de 70 000 personas a acceder a la atención que necesitan. Los paci-

entes pueden completar la admisión en línea las 24 horas del día, los 7 días de la semana, consultar con uno de los proveedores de Hey Jane en un día hábil y recibir rápidamente por correo las píldoras abortivas aprobadas por la FDA en un paquete discreto. El equipo de atención clínica interno de Hey Jane está disponible por teléfono, video, mensaje de texto o chat durante todo el tratamiento.

# Small Business Saturday: Small businesses lead Illinois job growth

Courtesy of Illinois Policy

Illinois shoppers should be extra thankful for small businesses on Small Business Saturday, Nov. 30. According to the Illinois Policy Institute, small businesses are leading the state's net job growth, with businesses under 20 employees creating 74 percent of new net jobs for the state in 2023 – or nearly 31,000 total. Small businesses have been the



only ones to add to Illinois' job market since the pandemic. In comparison, Illinois businesses with 500 or more employees have seen jobs decline by over 17,000. "Illinois has a lot to celebrate this Small Business Saturday. Our smallest businesses have proven to be among the most resilient and consistent job creators in the state," said Bryce Hill, director of fiscal policy at the Illinois Policy Institute. "And now they're delivering some of the best results for workers, despite facing massive governmental

obstacles." For the first time in 20 years, small businesses delivered consistently wage growth faster than large businesses, coming in 32 percent faster than the statewide wage. While average employee wages for small businesses remain below the levels of larger businesses, experts said this is most likely because of the reliance on part-time and seasonal workers.

To read more about Small Business Saturday, visit [illin.is/small-biz-2024](http://illin.is/small-biz-2024).

## Sábado de la Pequeña Empresa: Las Pequeñas Empresas son Líderes en el Crecimiento del Empleo en Illinois



Cortesía de Illinois Policy

Los compradores de Illinois deben estar extra agradecidos con la pequeña empresa, Sábado de la Pequeña Empresa el 30 de Nov. De acuerdo a Illinois Policy Institute, las pequeñas empresas son líderes en el crecimiento neto del estado, con comercios con menos de 20 empleados crearon el 74 por ciento de nuevas redes de empleo para el estado en el 2023 – cerca de 31,000 en total. Las pequeñas empresas han sido las únicas en agregar al mercado de Illinois desde la pandemia. En comparación, los comercios de Illinois con 500 empleados o más han visto sus empleos disminuir en más de 17,000. "Illinois tiene mucho que celebrar este Sábado de la Pequeña Empresa. Nuestros más pequeños negocios han probado estar entre los más

resistentes y consistentes creadores de empleos en el estado", dijo Bryce Hill, director de política fiscal en Illinois Policy Institute. "Y ahora han entregado algunos de los mejores resultados para los trabajadores, a pesar de enfrentar masivos obstáculos gubernamentales". Por primera vez en 20 años, las pequeñas empresas registraron un crecimiento salarial consistentemente más rápido que las grandes empresas, un 32 por ciento más rápido que el salario estatal. Si bien los salarios promedio de los empleados de las pequeñas empresas siguen estando por debajo de los niveles de las empresas más grandes, los expertos afirman que esto se deba a la dependencia de los trabajadores a tiempo parcial y de temporada. Para leer más sobre el Small Business Saturday, visite [illin.is/small-biz-2024](http://illin.is/small-biz-2024).



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## Comparta el Calor

Los meses fríos del invierno pueden ser un reto para algunos, pero estamos aquí para ayudarlos. Nuestro programa, Comparta el Calor (Share the Warmth), ayuda a los clientes calificados a pagar sus facturas de gas natural.

**PEOPLES GAS**

Aprender más información sobre nuestro programa de asistencia de energía, visita [peoplesgaskdelivery.com](http://peoplesgaskdelivery.com).



**HOUSES FOR SALE**

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

-v- DOROTHY L. CARTER, UNITED STATES OF AMERICA ACTING BY AND THROUGH ITS AGENCY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

Defendants  
2023 CH 01743  
157 N LOREL AVE  
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 July 9, 2024, an agent for The Judicial Sales Corporation, will at 10:30 A.M. on January 7, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

PARCEL 1: LOT 15 IN BLOCK 2 IN THE SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF LAKE STREET OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 20 FEET OF LOT 5 IN OWNER'S SUBDIVISION OF LOTS 1, 24, 25, 26, 27, 28 AND OUTLOT B OF F.A. HILLS SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF WASHINGTON BOULEVARD IN COOK COUNTY, ILLINOIS.

Commonly known as 157 N. LOREL AVE., CHICAGO, IL 60644

Property Index No. 16-09-311-016-0000

The real estate is improved with a single family residence.

The judgment amount was \$345,412.19. 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/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.

**HOUSES FOR SALE**

Please refer to file number 23-097432. 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

E-Mail: ILMAIL@RASLG.COM Attorney File No. 23-097432 Attorney ARDC No. 6306439 Attorney Code. 65582 Case Number: 2023 CH 01743 TJSC#: 44-1849

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 01743 13256687

**HOUSES FOR SALE**

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

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2006-3 Plaintiff,

-v- JOSE ANTONIO GONZALEZ, VERONICA GONZALEZ, UNKNOWN OWNERS AND NONRECORD CLAIMANTS

Defendants  
17 CH 003245  
2426 S. HOMAN 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 June 27, 2017, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 17, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 2426 S. HOMAN AVENUE, CHICAGO, IL 60623

Property Index No. 16-26-219-033-0000

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/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.

**HOUSES FOR SALE**

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. 14-17-02267 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 17 CH 003245 TJSC#: 44-2966

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 # 17 CH 003245 13255549

**HOUSES FOR SALE**

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

U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust Plaintiff

vs. Estate of Georgia A. Barnett; Horris M Pollard Sr., individually and as independent Administrator of the Estate of Georgia A. Barnett; City of Chicago; Clear Haven 2021 Trust; Unknown Owners and Nonrecord Claimants

Defendant  
24 CH 1604  
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 January 6, 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:

LOT 3 AND THE NORTH 11 FEET OF LOT 4 IN SNOW AND MAYHEW'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 16-05-420-040-0000.

Commonly known as 952 North Massasoit Avenue, Chicago, IL 60651.

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. ILF2306018 INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com 13256297

**HOUSES FOR SALE**

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

NewRez LLC d/b/a Shellpoint Mortgage Servicing Plaintiff,

-v- Christopher Guiragossian a/k/a Christopher L. Williams; 2318-22 West Washington Condominium Association; Unknown Owners and Nonrecord Claimants

Defendants.  
2023CH10260  
2322 W WASHINGTON BLVD APT 3, 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 9/17/2024, an agent of Auction.com LLC will at 12:00 PM on January 8, 2025 located at 100 N LaSalle St, Suite 1400, Chicago, IL 60606, sell at public sale to the highest bidder, as set forth below, the following described real estate.

Commonly known as 2322 W WASHINGTON BLVD APT 3, CHICAGO, IL 60612

The real estate is improved with a Condominium. The judgment amount was \$298,174.17 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/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 14-23-07098.

Auction.com LLC 100 N LaSalle Suite 1400 Chicago, IL 60606 - 872-225-4985 You can also visit www.auction.com.

Attorney File No. 14-23-07098 Case Number: 2023CH10260

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. 13253808

**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 RCF 2 ACQUISITION TRUST Plaintiff,

-v- CHRISTOPHER J. HANSON, JPMORGAN CHASE BANK, N.A.

Defendants  
2022 CH 09656  
1138 ERIE ST.  
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 July 22, 2024, an agent for The Judicial Sales Corporation, will at 10:30 A.M. on January 8, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

THE WEST 37 FEET OF LOT 4 IN SCHULTZ'S SUBDIVISION IN THE SOUTHWEST 1/4 OF BLOCK 6 IN KETTLESTRINGS ADDITION TO HARLEM, BEING A SUBDIVISION IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1138 ERIE ST., OAK PARK, IL 60302

Property Index No. 16-07-106-018-0000 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/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. 14-22-04152 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2022 CH 09656 TJSC#: 44-3082

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 09656 13256689

**REAL ESTATE**

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

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR BRAVO RESIDENTIAL FUNDING TRUST 2020-NQM1 Plaintiff,

-v- FRANK PENZA, MAXIM COMMERCIAL CAPITAL, LLC, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

Defendants  
23 CH 545  
1615 N. WINCHESTER AVE.  
CHICAGO, IL 60622  
NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on October 3, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 6, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 1615 N. WINCHESTER AVE., CHICAGO, IL 60622

Property Index No. 14-31-425-018-0000

The real estate is improved with a single family residence.

The judgment amount was \$1,177,227.92.

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/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 LAW OFFICES OF IRA T. NEVEL, LLC Plaintiff's Attorneys, 175 N. Franklin Street, Suite 201, CHICAGO, IL, 60606 (312) 357-1125 Please refer calls to the sales department. Please refer to file number 22-03817.

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.

LAW OFFICES OF IRA T. NEVEL, LLC 175 N. Franklin Street, Suite 201 CHICAGO IL, 60606

E-Mail: pleadings@nevellaw.com Attorney File No. 22-03817 Attorney Code. 18837 Case Number: 23 CH 545 TJSC#: 44-2748

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 # 23 CH 545



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