

Almost always, the creative dedicated minority has made the world better.

— Martin Luther King, Jr.

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AN INSIDE PUBLICATIONS NEWSPAPER

FREE

VOL. 119, NO. 2

NEWS OF LINCOLN PARK, LAKE VIEW, NORTH CENTER & LINCOLN SQUARE

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A river runs through it
page 5

Chamber of Commerce to host 43rd Ward aldermanic forum Jan. 17

Candidates Forum for the 43rd Ward will be on public review 6:30 p.m. Tuesday, Jan. 17 at 6:30 p.m. at DePaul University's

Student Center, 2250 N. Sheffield.

Hosted by the Lincoln Park Chamber of Commerce, the candidates forum will be moderated by Greg Hinz of Crain's Chicago.

Participating 43rd Ward candidates include Steve Botsford, Brian Comer, Rebecca Janowitz, Ald. Timmy Knudsen, Steve McClellan, and Wendi Taylor Nations.

For more information call 773-880-5200 or visit lincolnparkchamber.com.

Ward Alliance to host 43rd Ward forum Jan. 24

The 43rd Ward Alliance, a group made up of eight neighborhood community groups that comprise most of the ward, is sponsoring the 43rd Ward Aldermanic Candidates Forum 6 p.m. Tuesday, Jan. 24.

The forum will be held at Lincoln Park High School, 2001 N.

Orchard. Registration is not required.

This moderated roundtable will give candidates the opportunity to state their positions, and give voters the chance to hear how those candidates deal with community questions.

18th District Police council candidate forum Jan. 31

The Gold Coast Neighbors Assoc. and The Old Town Merchants and Residents Assoc. have partnered to sponsor an 18th Police District Council Candidate Forum, 6 p.m. Tuesday, Jan. 31. It will be held at The Moody Church, 1635 N. LaSalle Dr., Room #108.

The 18th District serves the North Side from the Loop north to Fullerton Ave.

This forum intends to give candidates the opportunity to introduce themselves and their positions to the community, and allow residents to hear how those candidates hope to deal with important safety issues in a community

that has experienced a dramatic increase in quality of life crimes in the last few years. Admission is free, but advance registration is required by Jan. 26.

District Council are being elected in each police district and will work to improve policing and public safety in the districts. They will be made up of three people elected in regular municipal elections every four years. The first District Council elections will be on ballot this February. For more information write to info@goldcoastneighbors.org, call 773-510-7327, or RSVP by visiting www.goldcoastneighbors.org/.

Mail theft 'the new hustle in urban America,' expert warns

BY CWBCHICAGO

A US Postal Service mail carrier was robbed by two men in Logan Square on Dec. 30, the latest crime in an ongoing assault on the mail system in Chicago.

"Never put anything into the postal system unless you are comfortable with it landing in the hands of criminals instead of at its intended destination," advised an investigative source.

"Checks, credit cards, PPP loans, and identity theft are the new hustle in urban America," another source said.

Like dozens of other mail carriers, the postal worker robbed on that Friday was targeted for her "Arrow Key," a US Postal Service universal master key that opens collection boxes, parcel lockers, mailbox panels, and apartment building mailroom boxes.

The robbers, who targeted the

carrier in the 2600 block of N. Washtenaw around 5:45 p.m., also went through her pockets and took other items before escaping, a Chicago police spokesperson said.

On Dec. 21, a witness called 911 after seeing a fake postal worker using a master key to open mailboxes in the 1800 block of W. Belmont in Roscoe Village. The man was gone when the police arrived. Some mail thieves have gone so far as to wear USPS uniform pieces.

On Dec. 14, at least three mail carriers were robbed at gunpoint within two hours, according to records reviewed by this reporter: near Adams and Oakley, in the 2100 block of W. Fulton, and in the 4200 block of W. Madison.

In Oct. 2022, a resident crossed paths in his Lincoln Park condo

MAIL THEFT see p. 12



A homemade sign warns people not to use this Chicago mailbox in Dec. 2022.

Pot Shop owner gives local alderman \$2500 just 11 days after City Hall delivers needed zoning change

BY PETER VON BUOL

Ald. Matt Martin [47th] received a \$2500 campaign contribution on Dec. 27 from one of the owners of a controversial proposed recreational marijuana shop just 11 days after the shop had received approval from Chicago's Zoning Board of Appeals [ZBA].

At their Dec. 16 meeting, the ZBA approved a special use permit for Botavi Wellness, which will allow the store to open near three decades-old schools. The location appears to violate the spirit of both city and state regulations.

The city of Chicago has posted video of the hearing where the Lincoln Square area pot shop is discussed at about two hours into the meeting.

As an individual, and through his law firm Loevy and Loevy, Jon Loevy has contributed a total of \$9,000 to Martin's campaign since the proposed pot shop was revealed. Martin is running unopposed in next month's aldermanic election.

A "special use" zoning change

was necessary to allow Loevy's Botavi Wellness to open at 2301-05 W. Lawrence Ave./4748-56 N. Oakley Blvd. Until recently, that store had been a yoga studio and the Botavi name may be an attempt to capitalize on the former yoga studio. The store will be selling a potent drug still illegal on the federal level, and which necessitates all sales to be in cash.

For months, Martin has posted on his website that he supports a zoning change to allow for drug sales.

"Ald. Martin has decided to approve the zoning change request from B1-1 to C1-1 to allow the applicant to apply for a business license to open a recreational cannabis dispensary in the strip mall on Lawrence Ave. east of Western Ave. Ald. Martin consulted with the 19th Police District, which stated that they were satisfied with the applicant's security set-up after meeting with their head of security. Our office also spoke with the 20th District about their experience with the existing Dispensary 33 at Clark and Argyle; they did not identify any patterns of safety-related issues at that lo-

cation," according to information posted on Martin's website.

Despite Martin's assertions, recreational marijuana stores and its customers have been attractive targets in violent robberies around the country.

Loevy and his law firm have also made numerous contributions to the 47th Ward Regular Democratic Organization and candidates supported by that organization.

On his website, Martin wrote the pot shop has the support of the Lincoln Square Ravenswood Chamber of Commerce and the Heart of Lincoln Square Neighbors Assoc. [HOLS]. That organization was co-founded by Martin and remains closely aligned with him politically. In a recent email sent out to its members, HOLS acknowledged it has lost a lot of its membership and is seeking to replace them.

According to city ordinance, pot shops are not supposed to be located near schools. However, pre-schools and kindergartens are not considered schools by the city

ALDERMAN see p. 12



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Northern Ireland, a front burner issue



By Thomas J. O’Gorman

Recent decisions by President Biden have decidedly tightened the safety and security of Northern Ireland [N.I.]. They also give the people of N.I. and the Republic of Ireland their brightest hope for a peace that arcs across the whole island of Ireland from Londonderry to Bantry Bay, from the Giants Causeway to the Cliffs of Moher.

I applaud the president’s appointment of a Special Presidential Envoy to N.I., former Massachusetts Rep. Joe Kennedy III. A name gilded with intelligent service to the our nation and remarkable diplomatic sensitivity to complicated global difficulties.

Kennedy, 42, a Stanford undergrad and Harvard Law alum, comes to his post with wide and refined understanding of issues that the six N.I. counties now face.

With this important appointment, President Biden places the complex dynamics of N.I.’s future on a front burner at the White House.

The Kennedy appointment takes place amid the dangerous dilemmas caused by Britain’s withdrawal from the European Union [EU]. An action that set in motion hard to control fractions in the life of NI. And though the resulting sensitivity of the present moment offers difficult solutions

at best, N.I.’s people and political leadership know unequivocally that they have the support and partnership of the United States of America in what lies ahead for them.

The appointment of Kennedy, a grandson of the late Sen. Robert F. Kennedy, demonstrates a great defining act of hope in its people’s ability to resolve the complexity of present crises. Even without the presence of a sitting executive in power.

I am reminded of a similar presidential appointment back in 1995 when President Bill Clinton chose Maine Sen. George J. Mitchell, Senate Majority leader, to the newly created post of Special Envoy to N.I. at a critical juncture in its history.

Mitchell held the post until 2001. A brilliant period of growing understanding and intelligent opportunities for peace. In 1998, his efforts culminated in the Belfast Agreement, otherwise known as the Good Friday Agreement, that still guides minds and hearts on both sides of the Irish border. It is fair to say that given how a renewal of the high priority that N.I. continues to enjoy at the White House, Americans can expect no less hope that the promises already sown there will continue to grow.

In the almost three decades since the signing of the Good Friday Accords much has changed in the environment of N.I. The armed conflict of the past has been buried and remains still. The economic advantages of peace have ripened.

The population of N.I. has radically changed from a Protestant majority to a Catholic plurality far different from its make up 100 years ago, when Ireland was given its independence from Britain. And a six county separate nation

was convened.

Now not only is there a Catholic majority, but the political consequences of peace and leadership change have given Sinn Fein, once seen as a threat to peace, now standing in a dynamic leadership role in government.

These transitions and fundamental alterations to N.I. politics and culture have evolved in an environment of renewed understanding and respect that is essential for the future.

The ensuing peace and stability has been a most needed impactful resource following Britain’s historic decision to exit the EU.

But the most immediate issue, of course, is the political and cultural fallout following Britain’s leaving the EU. Deep concerns arise that after years of lowering the border of separation between N.I. and the Republic of Ireland, conditions might cause those borders and checkpoints to be re-established for the sake of trade and tariffs.

Sadly, Britain believes N.I., as part of the United Kingdom, is also now a non-EU member. But remains surrounded on all sides by an energetic and prospering EU member in the Irish Republic.

Many feel that the borders need to be raised once more. And that essential financial issues must be faced by N.I. with a hard line. Such a regressive turnaround puts an end to the reasonable progress of peace since the Good Friday Accords.

All this places the Republic of Ireland in a complex situation. No one on either side of the antiquated 1922 border has the emotional stamina and resolve to return to a system of border controls and checkpoints marking out national geographical separation.

Such past understandings appear counterproductive following decades of peace, understanding and solid economic growth.

Britain, itself, now faces some

serious restructuring of its fabled Commonwealth. Several nations now indicate their reluctance to continue recognizing the British monarch as their Head of State.



President Biden and Joseph Kennedy III.

derstanding regarding the unusual circumstances in its creation, and its historic development.

A steady diplomatic hand on the part of the U.S. can sustain weary citizens and leaders. A personal envoy can ensure that the full details for complex solutions can have their exposure. A timely restoration of a personal relationship of competence is needed by the president. The teetotaling Kennedy is just the man.

After a century of stormy political life and disparaging economic progress, the reality of a second nation on the soil of Ireland’s small island appears stranger than ever. The biases that first formed its unusual identity may no longer fit the contours of modern history.

Often times it is confusing. Factionalized. Wrought with sectarian fears and tribal wounds. A personal envoy is a critical necessity for any hope of careful understanding.

A fresh Presidential Envoy has the chance to help aid in such critical national discussions. And can allow the true nature of its truth to remain front and center.

A Presidential Envoy has the capacity to speak with freedom and truthfulness. And has the mandate to keep America’s Chief Executive well aware of the patterns of dialogue and the geography of needed assistance.

The impact of such a vigilant observer of unfolding national realities is profound. Beyond the boundaries of Irish sentimentality. Or even poetic Irish romanticism. It stands as a reminder, every day, of the need for accurate and clear thinking in any assessments. An

IRELAND see p. 8

- Ronald Roenigk *Publisher & Editor*
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INSIDE is published every Wednesday by Inside Publications
6221 N. Clark St., rear
Chicago, IL 60660
(773) 465-9700
E: insidepublicationschicago@gmail.com



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Neighbors oppose use of TIF funds for dog park in Winnemac Park

City wants to spend \$650,000 on dog park

Area residents who live near Winnemac Park at Foster and Damen avenues are questioning how Tax Increment Financing [TIF] funds are being spent by City Hall. Nearly 1,600 people have already signed a petition questioning plans to spend \$2.5 million in taxpayer funds from the Western Ave. North TIF in Winnemac Park.

Under the title of "Keep Winnemac Green," they specifically oppose a proposed new dog park, and the use of \$650,000 in TIF funds to create a Dog Friendly Area [DFA] in the park.

Their petition claims Winnemac Park "is not an appropriate site for a permanent dog park structure. Much of the park's area is already occupied by two schools, sports fields, tennis courts, nature areas, Jorndt Field, a playground and a parking lot, leaving little room for unstructured activities."

"Our park is already heavily used, and a DFA will forever eliminate this land from being used by the rest of the population."

The petition also notes that by code, DFA's must have a hard sur-

face installed. "All existing trees and bushes in the area will be removed, also impacting the natural beauty of the park. And once built, the Chicago Park District [CPD] does absolutely no maintenance or cleaning of DFA's. It is totally up to volunteers to take full responsibility for these tasks."

In 1977, when the concept of TIF was first pitched to Illinois taxpayers, it was sold as an innovative market-based strategy - and a geographically-targeted development tool - for attracting investment and promoting economic development in municipalities.

Establishing a TIF designates an area for development, and uses potential future growth in property tax revenue as collateral to finance current costs of capital projects in the area. Most TIF's are established in commercial districts and most of the taxes taken are collected from private commercial property.

A TIF is intended to be an economic development tool. It captures the increase in property taxes over 23-years, resulting from the new development bolstered from that reinvestment. TIF's divert tax revenue to subsidize future development. That diversion



A campaign titled "Keep Winnemac Green," is opposed to a proposed new dog park at Winnemac Park, and the use of \$650,000 in Tax Increment Financing funds to build it.

TIF's divert tax revenue to subsidize future development. That diversion also means local taxing bodies [think libraries, park districts, sheriff's offices] do not get the new revenue they would normally get from new re/development to pay for public services.

also means local taxing bodies [think libraries, park districts, sheriff's offices] do not get the new revenue they would normally get from new re/development to pay for public services.

Those various taxing bodies must then raise taxes elsewhere to recover those lost funds syphoned off to feed TIF districts to meet

the burden of ever growing and expanding government budgets. TIF diverts and then often mortgages future tax revenue.

Indeed TIF districts can grow the tax base, especially when those funds are invested in property tax-paying entities. Only Winnemac Park and the CPD are not a tax-paying entities. They are

end-consumers of property taxes. And opponents to the plan say they're not convinced that a DFA would do anything to foster economic growth in the surrounding community.

TIF districts were also sold as a tool to revitalize parts of a city that are in decline. In order to establish a TIF district, a local government must find that development or redevelopment of the area would not occur "but for" the creation and use of TIF. Illinois law specifies that a number of requirements must be satisfied for a "blighted" area to qualify as a TIF district, beginning with identifying the district and the physical and economic deficiencies that need to be cured.

But the communities adjacent to Winnemac Park [Ravenswood, Lincoln Square, Bowmanville, and Andersonville] are not "blighted and suffering from physical and economic deficiencies;" they're booming.

This is why some area neighbors are fighting plans emanating from Ald. Andre Vasquez's 40th Ward office to spend \$650,000 in TIF funds to establish a DFA in Winnemac Park. The group also

TIF see p. 10

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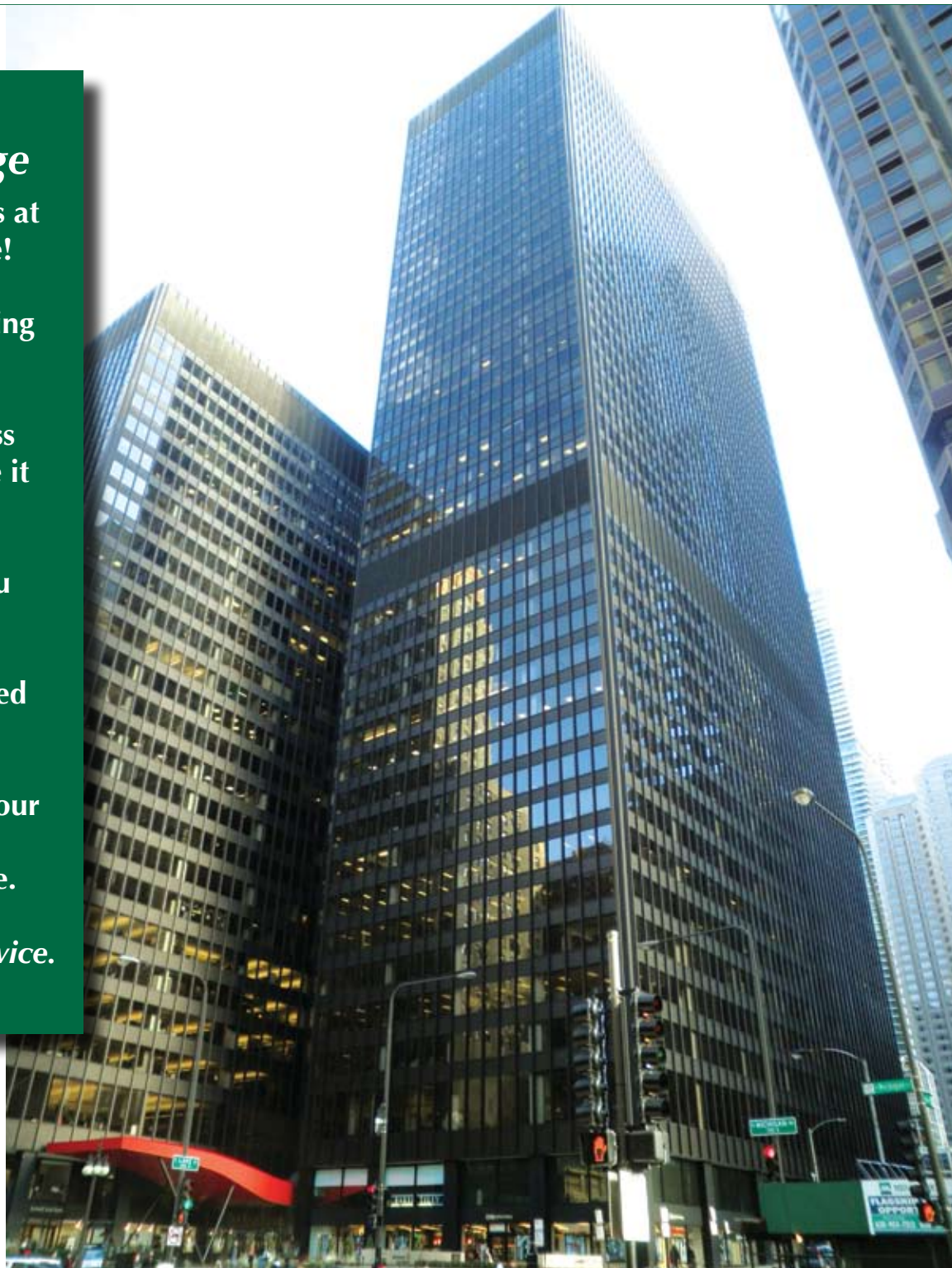
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Forecast: home market may rebound with lower rates



The Home Front

by Don DeBat

While mortgage interest rates are still bouncing in the mid-6% range, top national economists believe the worst is over for financially squeezed home buyers, and normal housing market is on the horizon for 2023.

Mortgage rates will drop to 5.7% nationwide this year, giving home buyers a bit of relief after interest charges hit 7.08% on a 30-year fixed home loan in Nov. 2022, predicted Laurence Yun, chief economist of the National Assoc. of Realtors [NAR].

The forecast for lower interest rates should return the housing market to normalcy, and create the kind of year that the market and realty industry desperately needs to lure home buyers off the fence, Yun believes.

However, on Jan. 5, Freddie Mac's Primary Mortgage Market Survey reported that benchmark 30-year fixed home loan rates nationwide rose slightly to 6.48% from 6.42% a week earlier. A year ago, lenders were charging an average of 3.22% for 30-year fixed loans.

Additionally, on Jan. 5, lenders were charging an average of 5.73% on 15-year fixed mortgages, up from 5.68% a week earlier. A year ago, the 15-year fixed loan average was only 2.43%.

The Freddie Mac survey is focused on conventional, conforming, fully amortizing home purchase loans for borrowers who place a 20% down payment and have excellent credit.

"Mortgage application activity sunk to a quarter-century low last week as high mortgage rates continue to weaken the housing mar-

ket," said Sam Khater, Freddie Mac's chief economist. "While mortgage market activity has significantly shrunk over the last year, inflationary pressures are easing and should lead to lower mortgage rates in 2023."

Khater believes prospective home buyers are waiting for rates to decrease more significantly, and when they do, "a strong job market and a large demographic tailwind of Millennial renters" will provide support to the purchase market.

Sam Khater believes prospective home buyers are waiting for rates to decrease more significantly, and when they do, "a strong job market and a large demographic tailwind of Millennial renters" will provide support to the purchase market.

"Moreover, if rates continue to decline, borrowers who purchased in the last year will have opportunities to refinance into lower rates," Khater said.

Other predictions from the NAR 2023 forecast follow:

- Thirty-year fixed mortgage rates will decline to 6% early this year. The drop is a signal that the Federal Reserve is likely to be less aggressive on interest rates because inflation is easing, Yun predicted.
- With interest rates easing, more upwardly mobile Millennials will make the leap from renting to homeownership.
- Apartment rents nationwide will increase 5% in 2023, on top of the 7% rent increase many tenants experienced in 2022.

Job growth continues

While the Federal Reserve is raising interest rates to combat inflation, companies are continuing

to add jobs. In Dec. 2022, the unemployment rate fell from 3.6% to 3.5%, matching a 53-year low, reported the Labor Department. Average hourly wage growth was up 4.6% in December, compared with a year ago.

Employers added 4.5 million jobs in 2022, on top of 6.7 million in 2021. The increases were the biggest and second-biggest years of job gains since 1940.

First 2022 Tax Installment due April 3

Chicago and Cook County homeowners will have an extra month to pay the First installment of 2022 property tax bill this year, and their bills are already available online, noted Cook County Treasurer Maria Pappas. Visit: www.cookcountytreasurer.com.

Gov. J.B. Pritzker signed HB 5189 into law last month, making Monday, April 3, 2023, the new due date. First Installment bills usually are due on March 1, and are equivalent to 55% of the previous year's total amount.

Lawsuit claims city isn't doing enough for tenants with disabilities

According to a new lawsuit brought by Access Living, an activist group for people with disabilities, the city of Chicago has not made sure enough affordable housing units are also accessible.

The suit claims that the city inspects new affordable units to ensure they meet safety and building code standards, but "they haven't been inspecting for anything in terms of complying with disability laws," Daisy Feidt, VP of Access Living's, told the Crain's Chicago. The group is set to go before a magistrate judge to discuss the suit on Jan. 14.

Feidt says that the city admitted it "does not inspect completed buildings before issuing occupancy permits to make sure the units comply with federal accessibility requirements."

The city has received more than \$2 billion in federal funding for housing and community developments since 1988 and that money requires some of the units to be accessible to people with disabilities.

City Hall has been helping to fund affordable housing all over town, but activists are frustrated that people with disabilities aren't being accounted for. "We feel stymied by this," said Feidt. "I don't have any theory why [disability issues] aren't part of it."

Access Living said at least 500 affordable housing buildings in Chicago are subject to federal housing laws that require buildings with five or more units to make some of them accessible.

For more housing news, visit www.dondebat.biz. Don DeBat is co-author of "Escaping Condo Jail," the ultimate survival guide for condominium living. Visit www.escapingcondojail.com.



The 198-units in these five buildings were mostly vacant at the time of their sale.

Kiser Group brokers \$32 million in North Side rental properties

STORY AND PHOTOS BY REJOURNALS.COM

Late last year the Kiser Group's Danny Logarakis brokered a five-building, \$23 million dollar transaction in West Rogers Park, Bowmanville, and Budlong Woods. The deal represents one of the largest transactions completed in 2022 throughout the far North Side.

The 198-Unit portfolio was mostly vacant at the time of sale.

"It's incredibly rare to find a portfolio of this size with nearly 200 units, value-add buildings in these North Side neighborhoods, especially since the buildings were nearly all vacant and ready to turn around," said Logarakis.

Logarakis frequently brokers transactions in these areas, and said this was a rare opportunity to acquire a portfolio from a long-time owner over 40 years.

The seller is a private individual that has owned the properties for over 40 years. The buyers are Sam Trachtman and Stak Holdings LLC. The buyer plans on carrying out cosmetic renovations to kitchens, bathrooms, and common areas in every building.

They also closed on the sale of a \$9.2 million, 52-unit mixed-use Edgewater property at 5920 N. Ridge, known as the Mabel Exchange. Built in 1928 to serve as the corporate headquarters of Maybelline, the Mabel Exchange is a historically important Chicago building.

The property includes 35 studios, 15 one-bedroom units, two two-bedroom units, and 20,000 square feet of commercial space. The property also has 33 indoor parking spaces.

The building is located just north of Andersonville neighborhood and just steps from the new Metra station being constructed at Ridge and Peterson.

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A river runs through it: The Chicago River's past, present and future

BY MICHAEL MILLER
REJournals

The Chicago River has had a storied, twisting and turning history in Chicago for decades, if not centuries.

Late last year DePaul University's Real Estate Center and Chaddick Institute hosted RiverTalk: Transformative Development Trends Along the Chicago River. The half-day conference brought together a series of real estate professionals, academics and City of Chicago officials who talked about the River's past, present and future transformative role.

"The Chicago River is finally getting the recognition it deserves with a renewed sense of environmental stewardship and community access," said Rick Sinkuler, Douglas and Cynthia Crocker Endowed Senior Managing Director of the Real Estate Center. "It's rich with history and arguably one of Chicago's greatest natural resources."

Sinkuler applauded the City, developers, and the surrounding community for all working together to leverage the unique amenity which is one of the driving forces behind Chicago's world class city status.

In his opening presentation, Joe Schwieterman, Director of the Chaddick Institute, addressed how the River has been part of a significant renaissance,

- From the 1950s and earlier when lake vessels traveled the River delivering industrial goods

- To the 1960s when the tradition of turning the river green was born

- To commercial development today that seeks to embrace the river, not simply have it be in the background.

He plotted the development activity taking place over the course of decades. Schwieterman characterized development activity today as, "making up for lost time to leverage and celebrate the river."

The central part of the program was a discussion among four prominent developers who all have significant presences nationwide and in Chicago with major projects along the banks of the Chicago River. These projects are in the heart of the city as well as along burgeoning areas of the river's North and South branches. The speakers, and their notable projects included

- Brian Atkinson of Hines which owns or has developed a number of assets along the river, including River Point and the



"The Chicago River is finally getting the recognition it deserves with a renewed sense of environmental stewardship and community access," said Rick Sinkuler.

Wolf Point commercial and residential buildings;

- Michael Elch of Related Midwest which is developing The 78, a transformative 62-acre development, future home of the Discovery Partners Institute and Chi-

ago's first Innovation District.

- Dean Marks of Sterling Bay which continues to make progress with the development of Lincoln Yards, the 53-acre development that includes more than 20 acres of parks, open spaces and amenities to celebrate the river;

- Ted Weldon of Lendlease which is developing Southbank along the South Branch of the River. The development, when completed, will include five buildings and a 2.5-acre park.

In addressing their companies' buildings and attraction to the River, many echoed the comments of Brian Atkinson who expressed the desire to always be by the river. "The River is unlike any place in the world. It allows for the use of the air, the water, the outdoor space and the views from top to bottom to create value."

Marks characterized Lincoln Yards as being an historical site at the convergence of Lincoln Park and Bucktown. He addressed the innovation Sterling Bay is harnessing to soften the river's edge, delivering 70-100 feet of setback at 1229 Concord, for example, to make the river more accessible

RIVER see p. 10

MLK Day Jan. 16 at Chicago History Museum

Dr. King influenced tenant's rights in Chicagoland

North Siders may commemorate the legacy of Rev. Martin Luther King Jr. at the Chicago History Museum's annual family-friendly event featuring special activities and performances for all ages.

Events will take place at 1601 N. Clark St., starting at 10:30 a.m. Monday, Jan. 16.

The day's activities are designed to honor and celebrate significant moments in King's history of accomplishments to community members in Chicago and surrounding areas.

North Lawndale was where King called home when he lived in Chicago. Guests will learn about the history of North Lawndale from the museum's collections staff. DJ Sadie Woods will be speaking about ways residents of North Lawndale are continuing Dr. King's legacy and enjoy a set of Freedom Sounds from noon to 1 p.m.

Then at 1 p.m. the museum will be showing the 2008 documentary King in Chicago. It will be followed by a chance to chat with scholars further about King and the work he did in Chicago.



Martin Luther King, Jr. waves to a large crowd from an open car at the Chicago Freedom Movement Rally at Soldier Field in Chicago on July 10, 1966. Bill Berry is seated on his left. Photo courtesy: Chicago Urban League Photos (University of Illinois at Chicago)

In 1966 King participated in an effort to reveal the blight and inhumane living conditions of the slums, and tenant organizing began on the West and North Sides of the city. With the help of Southern Christian

Leadership Conference and its labor leadership, a tenant union federation emerged from the work of the East Garfield Park Union to End Slums and the Lawndale Union to End Slums.

Coordinating with these efforts on the West Side were the JOIN Community Union, an organizing effort by the Students for a Democratic Society in Chicago's Uptown neighborhood, and the Tenant Action Council, an organizing drive involving the mixed-income housing complex called Old Town Gardens in the gentrifying community of Old Town. Residents held rent strikes and mass meetings where they aired their grievances and developed their strategy.

A strategy was developed to challenge each eviction in court, contending that if a tenant's nonpayment of rent was in response to the landlord's failure and refusal to maintain the rental premises in accordance with the requirements of the municipal code, this could be used as a defense in an eviction case. In housing court, defense attorneys presented photographs of the

deplorable conditions, along with supporting testimony about unheeded complaints to the landlord. This strategy resulted in the finding that evictions were no longer pro forma, and the attendant legal costs would be borne by the landlords. At each eviction proceeding, the court was filled to overflowing with tenants and members of the community. This legal strategy, coupled with the ongoing rent strikes, prevented landlords from breaking the strikes through evictions.

In a landmark case before the Illinois Supreme Court, the court recognized that the obligation to pay rent was contingent on the landlord's maintenance of the property in accordance with building codes—what became known as an "implied warrant of habitability." This ruling represented a monumental shift in landlord-tenant law, giving tenants newly recognized rights and moving landlord-tenant law far beyond its English common-law origins.

For tickets or more information call 312-642-4600.



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Police Beat...

Cops ordered to stop pursuit of suspects after car thieves shoot man in Uptown

A group of car thieves shot a man who confronted them as they broke into a car in Uptown on Jan. 4, Chicago police said. The crew stole a Jeep and fled the scene, only to encounter Chicago cops hours later in Edgewater. Officers briefly pursued the vehicle until their supervisors ordered them to stop the chase upon reaching Lake Shore Dr.

It all began around 10:52 p.m. in the 1200 block of W. Montrose. Police said a 42-year-old bicyclist saw a man breaking into a car and confronted him about it. The offender pulled out a weapon and shot at the victim, striking him in the elbow. Officers found eight rifle casings at the scene.

Police said in a media release that the gunman fled the scene on foot. However, we have learned that he stole a Jeep Grand Cherokee from the same block and headed east. Another stolen car was found abandoned at the scene, according to the source.

Chicago police tracked the stolen Jeep to the far South Side and then back north, where it pinged on a license plate reader in the 1000 block of W. Hollywood around 2:05 a.m., according to CPD radio transmissions. Officers spotted the Jeep moments later and pursued it to southbound Lake Shore Drive at Lawrence before supervisors ordered them to terminate the chase.

The shooting victim was in fair condition at Advocate Illinois Masonic Medical Center, police said.

Carjacker killed when victim accelerates, slams into Loop 'L' track support beam

A carjacker was killed in the Loop on Dec. 29 when the victim fought back, accelerated her car, and slammed into a beam that supports the 'L' tracks, Chicago police said. The Cook County medical examiner's office identified the deceased man as 18-year-old Elijah Treadwell of Uptown.

Treadwell and a 16-year-old female accomplice entered an Infiniti FX35 in the 100 block of E. Lake and tried to carjack a woman around 5:42 p.m., officials said. A struggle ensued, and the victim's car accelerated into the 'L' support column near Wabash Ave., trapping the victim and both offenders inside, police said.

Chicago Fire Dept. workers extracted everyone and took them to hospitals. Treadwell was pronounced dead at Northwestern Memorial Hospital. The female and the victim have both been stabilized, according to the fire department.

Argument at River North bowling alley ended with double-shooting that killed one woman, injured another

A double shooting that left a woman dead near Marina City last year followed a coincidental encounter between the accused man and a group of his ex-girlfriend's friends at a River North bowling alley, prosecutors said Wednesday.

Jason McMahan and his new girlfriend went to 10pin Bowling Lounge, 330 N. State St., on April 30 and crossed paths with two women who are friends with his ex, prosecutor Anne McCord said.

One of his ex's friends called her upon seeing that he had a new girlfriend, and the friend then began arguing with McMahan and his new girlfriend, McCord said. McMahan, 36, and his girlfriend left and walked to the girlfriend's car, but two of his ex's friends followed them, and video showed the women arguing.

The girlfriend drove back to the bowling alley with McMahan in the passenger seat. There, the two women, now joined by his ex, knocked on her passenger-side window.



Jason McMahan

As surveillance cameras rolled, McMahan allegedly got out of the car and punched one of the women in the head, knocking her to the ground.

According to McCord, he then fired a gun at his ex and two of her friends, killing one of the friends and injuring the other. His ex-girlfriend was not injured. He then returned to his girlfriend's car and left the scene.

The girlfriend, who had already called 911 twice for help, drove a short distance, parked, and called 911 a third time. McMahan and an unidentified man who were in the car left before police arrived. McCord said that McMahan's girlfriend, who had a permit to carry a concealed weapon, had two guns in her car, and ballistics tests showed that one of them was used in the shooting.

McMahan is on probation for a 2018 felony theft case. His past convictions include aggravated unlawful use of a weapon in 2014 and narcotics-related charges in 2005 and 2010. McCord said he also had a 2021 gun case in Georgia, but she did not know the status of the case.

His lawyer strongly argued that McMahan acted in self-defense and said he was also defending his new girlfriend, who had called 911 repeatedly for help.

He is charged with first-degree murder, two counts of attempted murder, and aggravated battery by discharging a firearm. Judge Ankur Srivastava held McMahan without bail.

Teen shot outside Rogers Park apartment building

A 17-year-old boy was shot outside a Rogers Park apartment building around 9:30 a.m. Jan. 4, Chicago police said.

Officers who responded to 911 calls about gunfire found the victim with two gunshot wounds to each of his legs in the 1600 block of W. Juneway Terrace. His condition was stabilized at St. Francis Hospital.

Investigators found shell casings in the courtyard of an apartment complex, but neither the victim nor bystanders provided any helpful information to police, officers at the scene said.

The victim is the first person shot in Rogers Park this year, which had 31 shooting victims in 2022. Coincidentally, the first shooting in Rogers Park last year also occurred on Jan. 4, 2022.

Burglars raid Mag Mile luxury boutique on Christmas morning

Newly released surveillance video shows a three-man burglary team raiding a high-end Magnificent Mile boutique on Christmas morning. Chicago police released the footage as they try to track down the thieves.

In the footage, three burglars arrive at Bottega Veneta, 800 N. Michigan, in a white van around 4:37 a.m. One man gets out of the vehicle with a tool, possibly a sledgehammer, while the other two climb out with large blue

trash bins.

After the first man breaks through the store's front glass, the trio makes entry and loads the trash cans with the store's pricey purses, which frequently retail for more than \$4,000 each.

CPD also released descriptions of the three suspects as a thin Black male wearing a black hooded jacket with light-colored pants and white shoes; a Black male with a medium build wearing a black hat, black hooded jacket, dark pants, and black shoes, and a Black male with a large build wearing a black hat, a black jacket with a fur-lined hood, dark pants, and black shoes.

Tips can be shared with CPD's organized retail theft task force at 312-746-9661. The case number is JF-522073.

Man critically injured in fall while trying to climb down exterior of Near North Side apartment building

A man was critically injured Jan. 2 when he fell from the third floor of a Near North Side apartment complex, apparently while trying to scale down the building's exterior, Chicago police said. He fell in the 1100 block of N. Larabee, but the building's address is in the 500 block of W. Elm.

CPD said the man jumped from a fifth-floor balcony to a balcony on the fourth floor, then fell after reaching the third floor around 8:40 p.m. A security officer at the scene said the man had been previously banned from the building.

Initial reports suggest that the man became involved in a domestic altercation on the fifth floor, then tried to leave by scaling down the building, which caused residents on the fourth and third floors to call 911, thinking that an intruder was trying to break into their units from their balconies.

Police said the man suffered blunt force trauma to his body, but an officer at the scene said he was still breathing. Officials did not say how old the man is.

Area Three detectives are investigating the incident, which CPD initially categorized as a non-criminal matter.

Driver carjacked near Diversey Harbor

Police are investigating the armed carjacking of a man near Diversey Harbor in Lakeview on Jan. 5.

The 33-year-old was in the 300 block of W. Diversey when a small white or gray SUV pulled up around 10:50 p.m., according to a Chicago police spokesperson. A hijacker stepped out of the vehicle, brandished a gun, and demanded that he hand over his keys.

The victim complied, and the carjacker drove away with his blue Audi A4, heading west on Diversey Pkwy., police said.

An officer at the scene said the carjacker who confronted the victim was a Black male between 22 and 27 years old, standing 5'-5" to 5'-10" tall, and weighing 140 to 150 lbs. The hijacker wore a dark-colored zip-up hoodie.

Earlier, three armed carjackings were reported in the West Loop and the Near North Side.

Police have not announced any arrests in connection with the crimes.

Man had gun in car while on electronic monitoring for Lincoln Park carjacking

Prosecutors say a man who was on electronic monitoring for allegedly carjacking a woman in the parking lot of the Lincoln Park Menard's store had a loaded handgun next to him while he was on "essential movement," a provision of the SAFE-T Act that allows people on ankle monitors to leave their homes at least two days a week to complete "essential" activities.



Inset: mugshot Timothy Barfield

Three-year sentence for three burglaries, setting a stolen car on fire in Loop

A man who was accused of setting a stolen SUV on fire outside the Chicago Theatre while on bail for another stolen motor vehicle case has reached a very nice plea deal with prosecutors.

In exchange for pleading guilty to three burglaries and an arson charge, Judge Adrienne Davis sentenced Timothy Barfield to three years on each count. But, she also ordered the sentences to run concurrently, meaning they would all be completed in just three years.

On Aug. 17, 2021, Barfield was on bond when he allegedly crashed a stolen Cadillac Escalade through a Loop parking garage gate and then set the vehicle on fire in front of the Chicago Theatre.

After nearly running over a 42-year-old parking garage security guard while driving through the gate,

Barfield pulled the stolen SUV into the median, poured liquid on it, set it ablaze, and then ran into a nearby Red Line CTA station, prosecutors said.

Police found him at the station, allegedly reeking of burnt material. The Cadillac was allegedly stolen from a dealership in the northern suburbs.

Prosecutors dropped stolen motor vehicle, aggravated assault, and other charges against Barfield in their plea deal, according to court records.

Barfield arrived at Stateville Correctional Center on Dec. 20. With credit for time spent in jail and a 50% sentence reduction for good behavior, he will be released from prison on May 18, Illinois Dept. of Corrections records show.

Cook County homicides drop; but Opioid overdose deaths break records

The Cook County Medical Examiner's Office [MEO] released statistics for cases it handled in 2022. The Office's caseload continued to significantly surpass pre-COVID levels, with 10,443 cases last year. This is a drop from a peak caseload of 16,047 in 2020 and 12,612 cases in 2021. Before the pandemic began, the Office saw approximately 6,200 deaths in an average year. Nearly 43% of all cases in 2022 were Black and just over 14% Latino.

The MEO handled a total of 927 homicides in 2022, 740 in the City of Chicago. Overall homicides fell by more than 15% from their peak in 2021.

While overall homicides declined, the number of children killed went up by almost 13% with 97 of the homicide victims under the age of 18; 21 were under the age of 10.

As for Opioid overdose deaths, the MEO still awaits the results of hundreds of toxicology tests, it has

already confirmed 1,599 opioid overdose deaths for 2022. The MEO anticipates that approximately 400 – 500 of its pending cases will be due to opioid toxicity, putting the final number for 2022 over 2,000.

Of the opioid toxicity cases confirmed thus far, approximately 78% are male. African Americans make up 56% of the deaths, Latinos account for just under 15% and whites constitute over 28%. The age group most impacted is 50- to 59-year-olds, accounting for 28% of the overdose deaths. The year's youngest opioid overdose death in Cook County was a 12-year-old boy from Chicago.

Overall suicide rates in Cook County have remained consistent. Males continue to make up more than 75% of suicide deaths. Preliminary data shows there were 474 suicides in Cook County in 2022.

"The defendant was using that essential movement day to be in a car with multiple people where there is cannabis being smoked, and this defendant was in possession of a loaded firearm," Judge Barbara Dawkins recounted before holding Freddrick Jackson, 19, without bail.



Freddrick Jackson

Last week's hearing was the second time Jackson appeared in Dawkins' courtroom for a felony bail matter.

Last June, prosecutors told Dawkins that Jackson, a juvenile, and a woman hid in a shopping cart corral on the Menard's parking lot and carjacked a woman at gunpoint of her BMW three months earlier.

At the end of the June hearing, Dawkins ordered Jackson to pay a \$15,000 deposit toward bail to go home on electronic monitoring. His mother put up the cash on Oct. 3, and

he was released on an ankle monitor, according to court records.

Everything went swimmingly for almost exactly three months until Chicago police saw a car traveling in South Chicago with expired Minnesota license plates around 12:30 p.m. Jan. 2.

Officers pulled the car over, smelled burnt cannabis, and asked the occupants to step out, according to a CPD arrest report. In the back seat, where Jackson was sitting alone, officers found a loaded 9-millimeter handgun under a winter coat, the report said.

The cops released the driver with the vehicle and arrested Jackson on a felony charge of aggravated unlawful use of a weapon.

Illinois' massive 2020 criminal justice bill, called the SAFE-T Act, requires electronic monitoring participants to receive two 8-hour periods on at least two days to move freely outside their homes.

— Compiled by CWBChicago.com

\$15,000 reward offered for info about murder outside River North nightclub

BY CWBCHICAGO

A \$15,000 reward is being offered for tips that help Chicago police crack the case of a quadruple shooting that left a man dead outside a River North nightclub in November. Cook County Crime Stoppers announced the reward, which is active for 60 days, on Jan. 9.

Witnesses reported that a large group began fighting in the 300 block of W. Chicago Ave. after being ejected from Hush nightclub, 311 W. Chicago, around 2 a.m. on Nov. 6. Two people in the group started shooting, and a security guard from the lounge also returned fire, police said.

The Chicago Police Dept. forced the club to close a couple of days later under the city's summary closure ordinance.



Arsen Solaqa was fatally shot outside Hush nightclub in River North.

Arsen Solaqa, 30, was killed, and three others were injured, including the security guard, who police said was shot in the arm. Solaqa's wife gave birth to their daughter about two weeks later.

Crime Stoppers is offering its reward specifically for informa-

tion that leads to the indictment or conviction of the persons responsible for Solaqa's death.

Tips can be submitted anonymously at 800-535-STOP or via email at TIPS@cookcounty-crimestoppers.org.

Cops looking for man who burglarized a Boystown apartment building

BY CWBCHICAGO

Chicago police are trying to identify the burglar who broke into a Boystown courtyard building on Dec. 6. The Town Hall 19th District sent out a surveillance image of the man, saying that he committed a burglary in the 900 block of W. Cornelia.

Another burglary was reported that afternoon in the 3700 block of N. Sheffield. Around 2:40 p.m., a building manager called 911 to say that a man was sawing the lock off a bike inside a storage room, according to a CPD report. The burglar got away with the bike before the police arrived. The report said a witness described the thief as a short Black male wearing all-black clothing.

It's unclear if the two crimes are related, but they occurred around



the same time, about a half-mile apart.

Anyone with information about the man in the surveillance image can call Area Three detectives at 312-744-8263 and reference case #JG-106774.

Eight years for man who shot at off-duty DePaul security guard in the Loop

BY CWBCHICAGO

A man with no prior criminal record was sentenced to eight years in prison this week for shooting at an off-duty DePaul Univ. security guard in downtown Chicago in July 2020.

Armando Munoz Jr. pleaded guilty to one count of aggravated discharge of a firearm into an occupied vehicle before Judge Timothy Joyce on Wednesday. Seven other felonies, including three counts of attempted murder, were dropped by prosecutors.

When Munoz, now 22, appeared for his initial bond hear-

ing a couple of days after the shooting, Judge John Lyke called the case a "head-scratcher," given that Munoz had "no background whatsoever."



Armando Munoz Jr.

The victim, 62, told police he was on his way to work at DePaul's Loop campus when he noticed a group of people riding Divvy bikes in the parking lot where he usually parks. The guard drove around the block, suspicious of the group. He then heard four or five gunshots and saw flashes of light in the parking lot.

He sped to the Roosevelt CTA station, where he asked a Chicago

police officer for help. He was not injured, but his car was struck by bullets, officials said.

Officers rounded up the Divvy bikers and began to impound a car that belonged to a woman the bicyclists were talking to. Faced with the potential loss of her vehicle, the woman started talking, prosecutors told Lyke.

"I didn't do anything," the woman allegedly said while nodding toward Munoz. "He did."

According to prosecutors, the woman explained that Munoz got into the back of her car after he fired the shots and ordered her to drive away. However, the woman refused and told him to leave.

He allegedly placed his gun in the woman's purse before walking away. According to police, they discovered a loaded handgun with an extended magazine in the woman's purse and six shell cas-

ings that matched unused rounds in the gun.

Munoz bailed out of jail shortly after his bail hearing and waited for trial at home in Joliet. Because he was not in jail or on electronic monitoring, he only accrued three days of credit toward his prison sentence. His parole date is not set, but he will likely be released in four years, minus three days, after his sentence is halved for good behavior.

Commercial burglaries

BY CWBCHICAGO

Chicago police are warning businesses of recently reported commercial burglaries where in each incident, the offender unlawfully enters into business by forcing entry through a rear door or breaking glass doors. Once inside, the offender takes property from within and flees the scene on foot.

Incidents include one on the 1000 block of N. Halsted St., Sunday Dec. 25, 2022 during the

afternoon hours; the 2200 block of N. Lincoln Ave., Thursday Dec. 29, 2022 during the

morning hours, and on the 500 block of N. Wells St., Saturday Dec. 31, 2022 during the evening

hours. The offender is described as a male African American, 5'-9" to 6' tall, 170-180 lbs, 20-30 years of age, wearing dark clothing.

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Flavia Magdalin and family.

IRELAND from p. 2

activity at which members of the Kennedy Family excel.

The personal envoy keeps in focus the ultimate goal of sustaining safe and successful citizens in the six Northern counties with equal access to their history, and to their culture.

There is no place for the religious and cultural biases of the past. Embracing the consequences and opportunities of European life is a birthright of all Irish citizens on both sides of the border. Should such behavior return, the President must be in a position of recalibrating its discussion accurately and offering immediate solution

President Biden, long a supporter of the Irish cause, needs eyes and ears on the Irish soil he can both clearly understand and trust.

In 1998, Sen. Mitchell was awarded the Liberty Medal. Accepting it, he echoed a dynamic hope in the possibilities of courage and change in the bitterness and mayhem in both N.I. and across the world. Today, his words lend a particular ripeness and urgency to the Kennedy appointment. So filled with the possibilities of the great embrace of fresh possibilities for a new generation.

"I believe," Mitchell said, "there's no such thing as a conflict that can't be ended. They're created and sustained by human beings. They can be ended by human beings. No matter how an-

cient the conflict, no matter how hateful, no matter how hurtful, peace can prevail."

EXELON: Calvin Butler, the new CEO at Exelon, will return to Chicago from Baltimore and become the second Black CEO of a major publicly traded company here.

VINYL CRISIS: Reckless Records, 929 W. Belmont Ave., in Lakeview has reopened after a pipe burst in the store Dec. 27, during our recent bout of cold air. We all know that water and vinyl don't play well together, so their immense collection was truly at risk. But it was saved and the aftermath was largely fixable. While they closed to clean up the mess and fix the damage, they are back open now and ready to rock again. But Brick-a Brac Records in Avondale wasn't so lucky, they lost over 3,000 books, videos and records after a pipe burst in its ceiling over the holidays. Do them both a favor and go spend some cash over there, they need it. And you need *Frampton Comes Alive!*, *American Beauty* and *Saturday Night Fever*, maybe some **Donna Summers**, **Barry White** and **Marvin Gaye** - you know, those records from your childhood that gave you your first bout of boogie fever.

HAVE A BEER: Yes that was **Paul Vallas** visiting the Niedersachsen Club in Lincoln Square on Saturday as a guest of former 47th Ward Alderman **Gene Schuler**.

FAMILY AFFAIR: Nice to see husband-and-wife owners **Oscar** and **Veronica Hernandez** work alongside their kids, **Saul** and **Berenice**, at their new family-run Ravenswood restaurant - Falcon's Handcrafted Sandwiches - which has opened at the former location of Chez Simo Bistro in Ravenswood, 1968 W. Lawrence Ave. They specialize in American comfort food... burgers and wings, and pastas. Go, the sandwiches are all made on site by the



Frank Galati

family, a leave a big tip too.

CURTAIN CALL: Frank Galati, a true first name of the American theater has died too young at 77. His loss is Chicago's loss, for he kept great theater at the heart of our Prairie consciousness. Deep sympathy to Steppenwolf and all who love the Rama of the stage.

DINE OUT: Tickets are now on sale for First Bites Bash, the celebratory kick-off event for the 16th annual Chicago Restaurant Week. Making its return for the first time since 2020, the event will be held 6 to 9 p.m. Thursday, Jan. 19, at the Field Museum. Beloved Lincoln Square Chef **Darnell Reed** of Luella's Southern Kitchen, will be spotlighted, serving as the Host Chef for the star-studded party. Guests will have the opportunity to experience exclusive tasting portions from more than 50 restaurants showcasing their respective Chicago Restaurant Week menus, as well as wine, beer, spirits, entertainment and more. Ask Chef Reed about his Kitchen Possible's mission to build empowered mindsets in kids through cooking. The group does so by working with youth in underserved areas, offer-



Darnell Reed

ing eight-week sessions throughout the year in Pilsen, Englewood and East Garfield Park. The kids learn powerful life lessons firsthand through cooking - setting goals, patience, asking for help and celebrating success.

A NOBLE WOMAN: Beverly Persky, a tenacious Chicagoan, has died. A co-founder with her former husband, the late **Seymour H. Persky**, of Parliament Enterprises, Ltd., she earned her Masters Degree in Education from the Univ. of Chicago, treasuring her work with Jewish and secular philanthropic organizations, from the Lake Shore Dr. Synagogue, English Speaking Union, the Chicago Historical Society [History Museum], Israel Bonds, and Spertus Institute to the DePaul Univ. Theater School. And deeply missed by all whose lives she touched.

FREE ADMISSION: Though the iconic building on the Lake Michigan shore opened in 1921, the Field Museum traces its origins back to a collection that was exhibited at the 1893 World's Columbian Exposition. The Field Museum offers several free admission days for Illinois residents. Upcoming dates include Jan. 11, 16, 17, 18, 24, 25 and 31. LINK and WIC cardholders are eligible for discounted admission.

WHO'S WHERE: Belated birthday greetings to the divine **Sugar Rautbord**... **Rose Marie O'Neill** at RL... **Shelley Howard** with **Lloyd Wilson** and **Stephen Komie** at Gibson's Steakhouse... **Chuck** and **Candace Jordan** doing great Greek food, Greek Prime Kitchen and Bar. Nothing fancy but with a real neighborhood feel at 901 W. 35th St... **Paul Hanson** hosting family with **Nelius** and **Holly O'Connell**,

Liam O'Connell, **Declan O'Connell**, **Ian O'Connell** and **Doug Hansen** and his bride **Dr. Anna Goldman**... Papa **Ben Mednick** and **Stacey**, **Anna** and **Jackie** did some favorite traditional Irish dishes on the Upper West Side in NYC, creamed onions and Colcannon with the ribs of beef... **Dean** and **Sally Jo Morris Pfaff** in Tulum, Mexico... **Brendan MC** with **Eamonn McKeown** hiking in the Mountains of Mourne, Newry Co. Down, Ireland... **Thomas Murphy** and family in Paris watching the Eiffel Tower sparkle... **Cynthia Olson** lapping up the sun and dry heat at **Maestro Stanley Paul's** in Palm Springs... **Michael** and **Lynn Ciuchta** on **Carriacou** in the Caribbean... Barrister **Bernard Dunleavy** with his brilliant children, **Lou-Lou**, **Hazel**, **Rex** and **Milo**, staying at St. John's Point Lighthouse, (a real lighthouse) Downpatrick, Co. Down... **Eamonn Cummins** and **Pennie Taylor** black-tied at the Old Post Office with **Daniela** and **Fergus**... **Curt Rose** at Pine Lake Lodge in Mercer, WI... After Antarctica, **Brendan O'Connor** crashed for R&R at Conrad Fort Lauderdale Beach, trading furs for seersucker... **Dan Kirk** and **Daniel Wolff** at Beaver Creek, CO... **Matt Junkins** and **Eileen Harmon Junkins** in Telluride, CO, for snow and ski... **Ikram Goldman** with the family at Four Seasons Resort at Peninsula Papagayo, Bejuco, Costa Rica... **Whitney Reynolds** and **David Heiner** with the kinder in Princess Cays, Bahamas... **Mamie Walton** and friends at Gibson's Steakhouse... **Flavia Magdalin** and the family cute as can be... Happy 60th Anniversary Reverend **Jesse Jackson Sr.** and **Dr. Jacqueline Jackson**.

PALM BEACH NEW YEAR'S EVE: **Karen Zupko** and **Mr. Mike** led the way... **Rodger** and **Janet Owen**... **Julie Harron**, **Brian White** and **Jim Kinney** with friends at the Everglades Club and shopping on Worth Ave... connecting to **Bud** and **Kipper Lance Hendrick**... Meanwhile off in Naples **Myra** and **John Reilly** with **Susan Regenstein**, as well as **Karin Carlson** and **James Nordlie**.

'Tis better to buy a small bouquet and give to your friend this very day, than a bushel of roses white and red to lay on his coffin after he's dead.

-- Irish proverb

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Death in Lawyerland. Oh my!

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See *The Dead One Complicates* at: [danniesyellowballbooks.com](http://donniesyellowballbooks.com)





THE DEAD ONE COMPLICATES

Author beats the odds, with memoir about designing your best life despite terrible circumstances

BY AIMEE LISA DEBAT

As they drove up Halsted St., Tim Hutton hung out the window of John's car waving to young, college-age girls. Some recognized him and did an exasperated double take. "Was that really Tim Hutton?"

John Robert Wiltgen and actor Timothy Hutton were on their way to the home of one of John's clients with a Joan Miro lithograph. Wiltgen had urged this couple to purchase a dramatic piece of artwork for above their fireplace and having an Academy-Award winning actor along might help.

Tim carried the framed artwork, rang the bell of the home at the Embassy Club in Lincoln Park, while John, the art dealer and Tim's bookie hid behind some bushes.

When the client, a doctor, opened the door everyone thought she would bust a gut.

"How do you say that in medical lingo," asks Wiltgen, with a big grin.

The doctor did a double take, closed the door in Tim's face and then opened it again to make sure she wasn't hallucinating. When the gang jumped out yelling "surprise," she knew he was for real.

Wiltgen has been known to provide an unexpected craziness to entertain his clients. Designing a home can be a royal pain in the ass and he tried to make the process fun and memorable.

Once he stopped by a client's Lincoln Park home at 2550 N. Lakeview on her birthday with actor John Cusack. She was speechless.

Wiltgen's riveting memoir "The Candy in My Pocket," is now available. Critics describe it as an inspirational but irreverent story about designing your best life despite horrifying circumstances.

As a type 1 diabetic for more than 55 years, Wiltgen has been a successful business owner and now author whose memoir describes his journey of finding joy and success amidst a life riddled with obstacles and despair due to insulin-dependent diabetes.

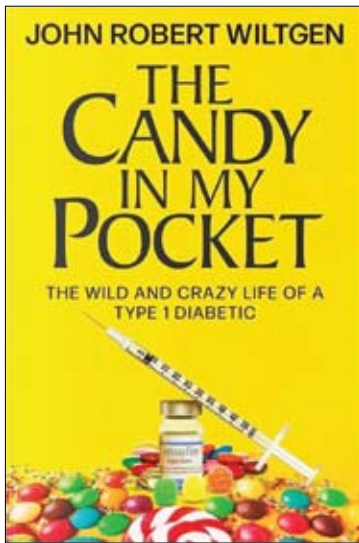
His memoir journals his 40 years as an award-winning designer commissioned by celebrities, world leaders, and other luminaries; his (secret) debilitating and death-defying battle with diabetes; and the struggle to hold on to himself and those he cared about along the way.

"I first knew my life was going to be surprising when Zsa Zsa Gabor said I should be on the stage," said Wiltgen.

But then Sid Caesar told him, "If you don't have tragedy, you won't have comedy."

Years have taught Wiltgen they were both right.

Wiltgen was diagnosed with T1D when he was eight. At that time, his parents were told he would not live to see 40. For a kid from a middle-class suburb of Chicago his life has been excep-



(Left) John Robert Wiltgen describes his journey of finding joy and success amidst a life riddled with obstacles and despair due to insulin-dependent diabetes in his memoir "The Candy in My Pocket." (Center) Photo from 1998 with Academy Award winning actor Timothy Hutton, Hollywood bookie Bobby Cooper and Wiltgen. (Right) Actress Jane Seymour and Wiltgen.

tional.

He graduated high school in three years.

When he was 16, he apprenticed at a theatre working with Hollywood legends such as Zsa Zsa and Eva Gabor, Louis Jordan, Leslie Caron, Syd Caesar, and Imogene Coca.

"John is a quintessential example of how the human spirit can not only adapt but also flourish and succeed despite overwhelming obstacles. Truly, his life story embraces "ad astra per aspera"—a crooked path leads to the stars," said Navid Ziran.

He was named manager of the Midwest region's model store for the Glidden Paint Company when he was 17. "I had a private office, personal secretary and 54-year-old assistant manager," John fondly remembers.

Wiltgen started his own residential design firm while 18 and never looked back—even when he could not see. "After all, who wants to hire a blind designer?" he laughs.

Wiltgen fought diabetic retinopathy in his early 20's for four years and won. A year later he was told he needed a kidney transplant. Performed at the Univ. of Minnesota, it is now 36 years post-surgery and still functioning! "The surgeons told me it would last 12-15 years but they were mistaken," says Wiltgen.

In his 30's he developed heart disease, fought cellulitis, osteomyelitis, a below the knee amputation, pulmonary fibrosis and skin cancer.

Wiltgen also survived COVID in April 2020 when no one knew anything about it. "The doctors would not come into my room.

Instead, they phoned me to find out how I was doing," he said. Nonetheless, his memoir includes larger-than life tales that are extremely entertaining. Though his life involves many tragedies, it also includes exciting personal and professional adventures as well as celebrity cameos with stars such as Jane Seymour, Timothy Hutton, Angelina Jolie, Sean and Robyn Wright Penn, Steve Harvey, Cusack, the former Governor and First Lady of Lagos State, Nigeria (who is now running for President of that country) and Jesus.

His career included designing homes across the United States, Canada, Mexico—even Africa. Wiltgen has appeared on HGTV, NBC, FOX, WTTW etc. His completed projects have been fea-

tured in more than 200 newspapers and magazines not including the hardcover coffee table books that also display his work. He has received 45 industry awards.

Navid Ziran, an orthopedic trauma surgeon said, "I perform many amputations due to diabetic foot infections and am very familiar with the effects of diabetes on the mental and physical quality of life as well as the overall longevity."

"The five-year mortality rate after an amputation is 62%," said Ziran. "Other individuals would have died a long time ago, yet he not only survived but became a world-renown designer."

"John is a quintessential example of how the human spirit can not only adapt but also flourish and succeed despite overwhelming obstacles. Truly, his life story embraces "ad astra per aspera"—a crooked path leads to the stars," said Ziran.

Holly Hunt, founder of the celebrated luxury home furnish-

AUTHOR see p. 10

Letter to the Editor

Why no Sota Sota?

I've appreciated Tom O'Gorman's chronicling of the decline in the quality of radio station WFMT. Well, the station lost another of its beloved traditions New Year's Eve

Thousands of Chicagoans turn the TV sound down and WFMT up a minute before midnight to hear the iconic traditional strains (the Turkish song "Sota Sota" interspersed with massed bagpipes) that have been an essential part of our New Year's Eves since the early 1950s. Not this year! Bring it back! It's not New Year's without it!

Mark Martin
Albany Park

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TIF from p. 3

points to CPD's own guidelines that recommend against locating DFAs in existing parks.

The decision to move forward with this plan seems to rest mostly on one of those online community surveys, the authenticity of which always seems fuzzy. Online voting is lightly supervised as to who may be voting, and generally lacks any broad knowledge that a vote is even underway. Indeed votes for such online surveys can be cast from any part of the city, state or nation, with nobody weighing

This is why some area neighbors are fighting plans emanating from Ald. Andre Vasquez's 40th Ward office to spend \$650,000 in TIF funds to establish a DFA in Winnemac Park. The group also points to CPD's own guidelines that recommend against locating DFAs in existing parks.

the votes for proximity to the project site, or in considering those entities whose taxes are funding the effort.

According to Chicago Board of Election Commissioners data, there are approximately 30,197 voters in the 40th ward. At the

end of 2020, 679 people voted overall regarding the 40th Ward "People's Budget." Of those, 426 voted for a dog park... that is, only .0141% of all 40th Ward voters, but it was enough to carry the day for the DFA cause.

The opposition argues that

Winnemac is a "campus park (rather than simply a neighborhood park) which sees use by thousands of students and other users each year." They point out that the Amundsen's Local School Council voted "no" to a DFA in spring 2022, and that "there are no other DFAs in the city which share space with Chicago Public Schools."

According to minutes taken during a Sept. 28, 2022, community meeting with Michael Lange of the CPD on spending TIF funds on Winnemac Park improvements, all attendees, including Chappell and Amund-

sen school representatives, approved the use of TIF funds for turf and drainage remediation for the ball fields in the northern area of the park and refurbishing both tennis courts. But "all present, with the exception of the representative of the DFA Committee," cited a variety of reasons for voting "against locating a dog park anywhere in Winnemac, including the price tag of \$650,000 in TIF funds."

RIVER from p. 5

and inclusive of the development. He also noted that the company will add a bridge over the river as a way to not only move people but to "connect with the natural asset.

Weldon admitted, "Without the Chicago River, Chicago wouldn't have happened." He characterized the River as "the industrial working river; an abused piece of the city that has been transformed and got us to where we are today."

Among the common threads of the new, transformative developments occurring along the river are innovation and creativity, in

part because the developers are going where few have chosen to go before. As a whole these developers are stretching the boundaries and filling in holes—all of which begs the question, as Sinkuler asked the panelists, "Where does inspiration come from?"

"Historically, part of being a Chicagoan," Marks said, "is that you go for it. We don't make little plans."

Sometimes, as was the case with Ellch, inspiration comes from within and from being persistent. He recounted how he first saw the site where Related's The 78 is being developed from a plane. "I kept pounding at it, looking for different ways to ap-

proach the site until we could actually make it happen."

After covering their developments, the draw and appeal of the River and where their motivation comes from, the panelists were asked to state their biggest take-away for the audience.

Atkinson challenged Schwieterman's depiction of how far development has come, the other panelists and the audience to advance what he called "the missing link" to Riverfront development—a more comprehensive transit-oriented initiative to transport people along the river. As part of a call to action, Atkinson reminded, "It has a significant ESG application to it."

Weldon's takeaway could also be viewed as a challenge, to the development community and the City. "There are holes in the Riverwalk. We need to fast-forward its completion," he said.

Ellch focused not just on the commercial development taking place along the river, but also to the recreational and entertainment opportunities there. He advocated for more riverfront development, including fishing and splash pads

Ted Weldon admitted, "Without the Chicago River, Chicago wouldn't have happened." He characterized the River as "the industrial working river; an abused piece of the city that has been transformed and got us to where we are today."

"as well as establishments like City Winery."

In a fireside chat conversation that featured Schwieterman; Angelia Millsap, Chaddick Institute; and Bradley Roback and John Law, both with the Chicago Dept. of Planning and Development, there was widespread agreement in the opportunity that development on the river creates, for developers, the workforce and residents alike. Participants in the chat emphasized the importance of the connectivity that can be achieved but also stressed the need to be collaborative and communicate better to fill in the gaps that exist to ensure a universally consistent experience.

All the speakers emphasized the importance of getting out, coming down to the city, and en-

gaging with the spectacular new spaces coming on-line, on or in close proximity to the River.

Marks' takeaway addressed both the transformation of the River and the City overall when he said, "Chicago is the greatest city in the world. It's unparalleled. We need to press that forward. It has been a tough couple of years, and we need to get back to work."

The conference demonstrated the importance and the benefit of developers, the City and people rally behind, blend into, protect and enhance the existing environment and resources. We are, after all, the City that works... and now embraces the river in newer ways than ever before.

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Lakeview Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK NATIONAL ASSOCIATION Plaintiff,

vs. SYDNEY JOHNSON AKA SYDNEY J. JOHNSON, ILLINOIS HOUSING DEVELOPMENT AUTHORITY, STATE OF ILLINOIS DEPARTMENT OF REVENUE, UNITED STATES OF AMERICA, GOLDEN COURT CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

Defendants
2022 CH 03956
2061 W. FARGO AVE., UNIT A CHICAGO, IL 60645
NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 7, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on February 16, 2023, 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 2061 W. FARGO AVE., UNIT A, CHICAGO, IL 60645
Property Index No. 11-30-315-024-1027
The real estate is improved with a condominium. The judgment amount was \$144,533.46.

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, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. 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 allow-

Real Estate For Sale

able 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, or a 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 and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). In accordance with 735 ILCS 5/15-1507(c)(1)(h-1) and (h-2), 765 ILCS 605/9(g)(5), and 765 ILCS 605/18.5(g-1), you are hereby notified that the purchaser of the property, other than a mortgagee, shall pay the assessments and legal fees required by subsections (g)(1) and (g)(4) of section 9 and the assessments required by subsection (g-1) of section 18.5 of the Illinois Condominium Property Act.

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 department, Diaz Anselmo & Associates, LLC Plaintiff's Attorneys, 1771 W. Diehl Road, Suite 120, NAPERVILLE, IL, 60563 (630) 453-6960 For bidding instructions, visit www.anselmolindberg.com. Please refer to file number 6766-184398. 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.jscc.com for a 7 day status report of pending sales.
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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

Real Estate For Sale

a debt and any information obtained will be used for that purpose.
Case # 2022 CH 03956

111111

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING; Plaintiff,

vs. ANGELINA GRZESLO, AS TRUSTEE UNDER THE PROVISIONS OF A DECLARATION OF TRUST DATED THE 2ND DAY OF FEBRUARY 2013, AND KNOWN AS THE "ANGELINA GRZESLO 2013 REVOCABLE DECLARATION OF TRUST", GLORIA GRZESLO; JOSEPH DEVEROUX JR.; ANGELINA GRZESLO; GREENVIEW ON THE PARK CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS GENERALLY AND NONRECORD CLAIMANTS; Defendants,
22 CH 2866
NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on Monday, February 6, 2023 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate:
P.I.N. 14-17-106-046-1003.
Commonly known as 4646 N. Greenview Ave., Unit 3, Chicago, IL 60640.

The mortgaged real estate is improved with a condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act. Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection.

For information call Mr. Matthew C. Abad at Plaintiff's Attorney, Kluever Law Group, 225 West Washington Street, Chicago, Illinois 60606. (312) 236-0077. ADC SMS000437-22FC1 INTERCOUNTY JUDICIAL SALES CORPORATION
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Rogers Park Township Real Estate For Sale

Real Estate For Sale

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. Bank National Association, as Trustee successor in interest to Wachovia Bank, National Association, as Trustee for Bayview Financial Mortgage Pass-Through Trust 2004-C, Mortgage Pass-Through Certificates, Series 2004-C Plaintiff,

vs. ROBERTO GOMEZ; IRMA GOMEZ; CITY OF CHICAGO; ILLINOIS DEPARTMENT OF REVENUE; UNITED STATES OF AMERICA; UNKNOWN OWNERS AND NONRECORD CLAIMANTS; Defendants,
18 CH 13555
NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on Tuesday, February 7, 2023 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate:
P.I.N. 10-36-313-029-0000.
Commonly known as 6514 North Albany Avenue, Chicago, IL 60645.

The mortgaged real estate is improved with a 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: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection. For information call Law Clerk at Plaintiff's Attorney, The Wirbicki Law Group, 33 West Monroe Street, Chicago, Illinois 60603. (312) 360-9455. W18-0675 INTERCOUNTY JUDICIAL SALES CORPORATION
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AUTHOR from p. 9

ings and design brand reviewed Wiltgen's book stating, "John has a talent for storytelling and writing as well as for design, but the most important part of this memoir is his amazing energy and determination to live with the debilitating disease Type 1 Diabetes. He enjoys a full life gathering fabulous, famous and adventurous friends, and gives back to many far more than he takes," she said. "He never looks back, always forward choosing to be happy and fully engaged while hiding his scars and physically damaged parts with Versace!"

Cynthia Rowley, global fashion designer originally from Barrington wrote "I laughed out loud at every story. John's triumph over medical adversity is enormously uplifting. He chooses joy, happiness and unwavering positivity in his quest to live life on his own terms. I have never met a person with more energy and pathological optimism"

Wiltgen wrote this book to help people of all beliefs and backgrounds remain optimistic in the worst of times—no matter what personal or professional challenges they're dealing with. You might not have diabetes or know someone who does, but we all have challenges - and need stories exemplifying how to live our best lives — or, at least, laugh while trying!

About his life John likes to quote the American writer, Elbert Hubbard. Born in 1857, raised in Illinois, he wrote, "Do not take life too seriously. You will never get out alive."

"The Candy in My Pocket" is an exceptional read not only for any one of the 500,000,000 diabetics around the globe, but for anyone fighting a debilitating disease, their families and friends. For more information, visit the websites: <https://www.thecandyinmypocket.com> and www.jr-wdesign.com.

**A portion of the profits realized from the sale of this book will be donated to the Juvenile Diabetes Research Foundation

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We are all now connected by the Internet, like neurons in a giant brain.

Stephen Hawking

Legal Notice

NOTICE IS HEREBY GIVEN THAT the Annual Meeting of Shareholders of Central Savings will be held at the office of the Association, 1601 W. Belmont Avenue, Chicago, Illinois, on Thursday, January 19, 2023 at the hour of 3:00 P.M. for the purpose of electing directors whose term of office will expire, hearing reports, and acting on such matters as may legally come before the meeting.
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Miscellaneous

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Notice of Public Sale

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Unit #705 Ronald Masters
Unit #2132 Sandra Olson

Notice of Public Sale

East Bank Storage, located at 429 W. Ohio St, Chicago IL (312/644-2000), is opening lockers:
3523X and 6619X (Edward Lahoud), and 4524X (Elbert Hatley), 8219A and 7161SM (The Wine Guide, LLC.), 2702X (Alfred Mayo), 4568X (Unison Consulting), 2711X (John Egan), 2751X and 4631X (Michael A. Munson) and 2808F (Anita V. Stephens), for public sale on January 24, 2023, at 3:00 p.m. Cash only.

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North Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION RUSHMORE LOAN MANAGEMENT SERVICES LLC Plaintiff, -v- ELLIS HEYER, MARLBOROUGH CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, UNKNOWN HEIRS AND LEGATEES OF ELIZABETH A. HEYER, ELLIS HEYER, AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF DECEASED MORTGAGOR, ELIZABETH A. HEYER Defendants 2022 CH 01125 400 W DEMING PL APT 3K CHICAGO, IL 60614 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on November 9, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on February 14, 2023, 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 400 W DEMING PL APT 3K, CHICAGO, IL 60614
Property Index No. 14-28-318-078-1035
The real estate is improved with a condo/townhouse.
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, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds or wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. 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

Real Estate For Sale

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.jscc.com for a 7 day status report of pending sales.
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630-794-5300
E-Mail: pleadings@il.cslegal.com
Attorney File No. 14-22-00697
Attorney ARDC No. 00468002
Attorney Code. 21762
Case Number: 2022 CH 01125
TJSC#: 42-4706
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 01125
13211001
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Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION CITIMORTGAGE, INC. Plaintiff, -v- CHANG H. KIM, MI HUI KIM, 1400 STATE PARKWAY CONDOMINIUM ASSOCIATION Defendants 22 CH 4269 1400 N. STATE PARKWAY, UNIT 10F CHICAGO, IL 60610 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on November 9, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on February 10, 2023, 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 1400 N. STATE PARKWAY, UNIT 10F, CHICAGO, IL 60610
Property Index No. 17-04-211-035-1089
The real estate is improved with a condominium. The judgment amount was \$398,997.99.
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, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds or wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. 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.

Real Estate For Sale

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. NEVELL, 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 22-01310.
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.jscc.com for a 7 day status report of pending sales.
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175 N. Franklin Street, Suite 201 CHICAGO IL, 60606
312-357-1125
E-Mail: pleadings@nevellaw.com
Attorney File No. 22-01310
Attorney Code. 18837
Case Number: 22 CH 4269
TJSC#: 42-4204
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 # 22 CH 4269
040404
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION CITIZENS BANK, NATIONAL ASSOCIATION F/K/A RBS CITIZENS NATIONAL ASSOCIATION Plaintiff,

Real Estate For Sale

-v- DOROTHEA A. WEATHERSBY, PARKSIDE OF OLD TOWN MIDRISE LEASEHOLD CONDOMINIUM ASSOCIATION, PARKSIDE OLD TOWN I, LLC, UNKNOWN OWNERS AND NONRECORD CLAIMANTS Defendants 2015 CH 06555 511 W DIVISION #304 CHICAGO, IL 60610 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on March 12, 2019, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 25, 2023, 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 511 W DIVISION #304, CHICAGO, IL 60610
Property Index No. 17-04-307-054-4139, Property Index No. 17-04-307-054-4347
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, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds or wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. 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

Real Estate For Sale

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.jscc.com for a 7 day status report of pending sales.
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630-794-5300
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Attorney File No. 14-19-02670
Attorney ARDC No. 00468002
Attorney Code. 21762
Case Number: 2015 CH 06555
TJSC#: 42-4635
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.
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ALDERMAN from p. 1

of Chicago's zoning ordinance and therefore, it is legal to locate a marijuana shop directly across the street from Ladybug and Friends Daycare and Preschool, 2255 W. Lawrence Ave.

"As defined by city ordinance, Ladybug and Friends and Adler School, 2239 W. Lawrence Ave., both of which are located less than 500 feet from the planned Botavi Wellness, 2301-05 W. Lawrence/4748-56 N. Oakley Blvd., are not considered schools," said Victor Resa, manager of the city's Zoning Board of Appeals [ZBA].

According to Resa, city ordinance defines a school as a facility which educates children attending state-mandated grades. Kindergarten and pre-school are not state-mandated grades.

The four-person ZBA is an un-elected panel appointed to five-year terms by Mayor Lori Lightfoot and confirmed by the city council. The mayor picks the chair. The board makes decisions about appeals to rulings from the city's zoning administrator. Its decisions are final, subject only to court review.

Pursuant to Section 17-3-0207-AAA (1) of the city's Zoning Ordinance, an adult use cannabis dispensary can be located no closer than 500 feet from a school. State law calls for 1,000 feet of distance between pot retailers and schools.

The application for Loevy's Botavi Wellness is mere steps from not one, but two schools.

This newspaper measured the distances with two witnesses. The location of the proposed pot shop is just 67 feet away from Lady Bug and Friends, a nursery school at 2255 W. Lawrence Ave. That school is literally right across the street from the new pot shop.

And Ladybug is not the only educational facility nearby. Just 218 feet away is Adler School, 2239 W. Lawrence Ave. That facility has been in Lincoln Square for more than 56 years and offers pre-school and an all-day Kindergarten. It also offers educational programming for grade-school children.

Also located nearby is St. Matthias Elementary School, 4910 N. Claremont, which is 804 feet away from the proposed pot shop's front entrance. Two of the schools are located well-within the 500-foot Chicago limit, and all three facilities are located less than the State of Illinois required 1,000 feet away.

But in a letter dated July 20, addressed to John George of Ackerman LLP, and signed by Patrick Murphey, Zoning Administrator for the Dept. of Planning and Development, states "according to our records and the information provided with your request, there are no schools within 500-feet" of the Lincoln Square pot shop at 4748-4756



Ladybug and Friends (photo left) and The Adler School, are both mere steps from Lincoln Square's proposed new pot dealer Botavi Wellness (photo at right). City regulations say marijuana sellers should not be located within 500 feet of a school.

N. Oakley, despite a nursery school being located literally across the street.

An attorney working for George was contacted by this newspaper and asked about why Botavi had decided to locate a facility so close to the three schools. The response from that attorney was that those educational facilities are not considered as such as defined by the City of Chicago.

Last year, Loevy donated generously to the campaign of Eileen Dordek, who at the time was a candidate for the 13th State District of the Illinois General Assembly.

This newspaper contacted Martin's office to ask him about the appearance of impropriety in his accepting thousands of dollars in campaign contributions from a business requesting a zoning change to sell pot, but no one at his office has responded

to our questions.

Since 2018, Loevy has been one of the most successful, and profitable local recreational pot shop operators in Illinois. In fact, Loevy and Mitch Zaveduk - his partner - could be referred to as "big corporate pot." Loevy's company currently operates 11 marijuana shops in Pennsylvania, Missouri, and Utah. Another location is planned for Benton Harbor, MI. The company plans to open 10 stores throughout Illinois.

Loevy, along his wife, attorney Danielle Loevy, have donated \$42,700 to candidates affiliated with the Democratic Party of the 47th Ward. These include Ald. Martin, who has received \$9,000, and Elaine Dordek, who received \$32,200. (Dordek lost to Hoan Huynh in the 13th Illinois

MAIL THEFT from p. 1

building's mail room with a pot-scented man who had a postal service master key and wore USPS uniform parts. But, if he was making a delivery, why did he walk in with an empty bag instead of something to deliver? He said the man used a postal service master key to access the building.

Postal inspectors sent a "be on the lookout" bulletin on Dec. 20 for a blue Hyundai Sonata being used by a crew that broke into unattended postal vehicles in the South Loop and on the Magnificent Mile.

The problem of mail theft has become so widespread that the US Postal Service itself has advised people not to put mail into its once-ubiquitous blue mailboxes after the last collection time.

Mail thieves might score a valuable package or an envelope containing a birthday gift card from someone's grandma once in a while. But experts say the real value comes from identity theft and check fraud mills, which use information from stolen mail to steal people's identities and checks.

Some crews specialize in altering and depositing checks, sometimes multiplying the face value of the note by many times its original amount.

Mail thieves might score a valuable package or an envelope containing a birthday gift card from someone's grandma once in a while. But experts say the real value comes from identity theft and check fraud mills, which use information from stolen mail to steal people's identities and checks.

A source said that those teams often operate with the assistance of marginalized people who open checking accounts they do not need.

"The stolen \$40 utility payment is changed to \$4,000. The halfwit withdraws the money, and the account crashes," the source explained.

The source said they believe the postal service's problems are even more significant and widespread than the agency is letting on.

"They're reluctant to tell the truth to keep consumers buying stamps and keep citizens from using other means of delivery" like UPS or FedEx.

House District primary.)

In addition to Martin and Dordek, Loevy has also contributed \$500 to 47th Ward Committeeman Paul Rosenfeld and \$1,000 to Jon Stromsta, a judicial candidate supported by Rosenfeld who lives in the ward.

According to city ordinance, pot shops are not supposed to be located near schools. However, pre-schools and kindergartens are not considered schools by the city of Chicago's zoning ordinance and therefore, it is legal to locate a marijuana shop directly across the street from Ladybug and Friends Daycare and Preschool, 2255 W. Lawrence Ave.

The ZBA reviews land use issues that pertain to the Chicago Zoning Ordinance, including proposed variations from the zoning code, special uses that require review to determine compatibility with adjacent properties, and appeals of decisions made by the Zoning Administrator. Established in 1923, the board has up to five members that are appointed by the Mayor with City Council consent. Staff services are provided by the Zoning Ordinance Administration Division of the Dept. of Planning and Development.



A reader provided this surveillance image of a man who walked into a Lincoln Park condo building with a master key, an empty bag, and postal service uniform parts.



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