

Our scientific power has outrun
our spiritual power. We have
guided missiles and misguided men.

—Martin Luther King, Jr.



401 N. Michigan Ave.

Image courtesy JLL Real Estate

Two downtown tower deals result in steep losses

401 N. Michigan Ave. sold for 53% less than seller paid; while the 321 N. Clark St. takeover wipes out equity.

The commercial real estate crash in Chicago's Central Business District continues to take victims, most recently in the sale of a 35-story building at 401 N. Michigan Ave., and the taking back of another 35-story tower at 321 N. Clark St.

Marcel Arsenault is known for buying distressed commercial property. He entered the troubled Chicago real estate market with a purchase that resulted in a steep loss for its billionaire seller and lender. Last week, Colorado-based Real Capital Solutions,

led by Arsenault acquired 401 N. Michigan Ave. in a short sale for \$132.5 million.

The seller was casino and real estate tycoon Neil Bluhm and his firm Walton Street Capital. Bluhm and Walton Street paid about \$360 million for the 748,000-square-foot tower in 2017.

(That 2017 deal also included a retail space leased to Apple for their landmark store on Pioneer Court that in 2019 was sold for \$79 million. The math still shows a nearly \$148 million, 53% net equity loss.) The deal closed well below the \$160 million mortgage that ING Capital issued on the property in 2019, resulting in a

LOSSES see p. 12

Illinois sees sports betting plummet, as state and city fight over dwindling cash, story on page 3

Man knocked out four victims in series of Loop, Mag Mile robberies

BY CWBCHICAGO

An East Chicago man is accused of participating in five violent robberies in the Loop and along the Mag Mile last summer, crimes in which four of the victims were knocked unconscious.



Michael Seawood

Michael Seawood, 24, of East Chicago, IN, is charged with five counts of robbery, aggravated battery causing great bodily harm, and aggravated battery in a public place.

According to prosecutors, Seawood and at least one accomplice attacked a 52-year-old Loop resident around 2:30 a.m. on July 6 in the 400 block of N. Lower Michigan Ave. During the attack, the victim fell to the ground mo-

tionless with a broken jaw that required surgery to have plates installed.

During that altercation, a 28-year-old man visiting from Las Vegas attempted to intervene, prosecutors said. Seawood allegedly turned on him as well, punching him and knocking him to the ground, where he also lay motionless.

Once the victims were incapacitated, Seawood and his accomplices went through the victims' pockets, taking cash and phones from both men before leaving the area.

On Aug. 1, Seawood and multiple accomplices allegedly struck again in the 100 block of E. Illinois St. in Streeterville. A 29-year-old man who lives nearby was struck in the back of the head and knocked to the ground, prosecutors said. He lost a phone, wal-

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Update on lawsuit with Sudler Property Mgt.

Case moves into month three

BY RONALD ROENIGK

Many of our readers recall our previous coverage, and have been following our legal case against Sudler Property Management [Sudler], which is pending before the Circuit Court of Cook County, Chancery Division. Last Friday our brave lawyers were back in court filing arguments before Judge D. Renee Jackson, fighting for this newspaper.

We promised to keep readers informed about the legal battle now underway over a lawsuit that grew out of our coverage of Sudler and the goings on at 175 E. Delaware Place, the building formerly known as John Hancock Center, a property whose condo association they manage.

In our original coverage on July

3, and then in a July 14 follow up story, we reported on issues related to Illinois Homeowners Associations [HOA], and examined Sudler and the 175 East Delaware Place HOA in our coverage.

This newspaper's coverage created angst at Sudler, and they sent us a letter, demanding an immediate retraction ... or else!

Well "or else" happened and they filed a defamation suit against this newspaper.

The case is based on three themes: defamation, right of privacy, and intentional interference with prospective economic advantage.

We believe Sudler has brought faulty claims against us because it is unhappy with our reporting. We are arguing in court that we do not think Sudler has put forward any legally cognizable claim in their Complaint. We have therefore requested that the Court dismiss the

Complaint.

For a claim of invasion of privacy, Sudler does not address our argument that it, as a corporation, cannot claim false light invasion of privacy.

The Illinois Supreme Court has adopted a definition of the false light tort that expressly provides that "[a] corporation, partnership or unincorporated association has no personal right of privacy."

Our lawyers pointed out to the court that Sudler provides no basis to disagree with the reasoning of the multiple federal courts that have applied Illinois law to this exact question.

We are also asking the Court to reject Sudler's argument that it is not a public figure. Sudler is a large corporation that is well-known across Chicago.

We have not argued that Sudler

UPDATE see p. 10



Foundry Park is what became of a portion of the Lincoln Yards development on the Chicago River.

Future of Foundry Park off to City Council

The future look and layout of Foundry Park is becoming clearer after the plan was approved by the Chicago Plan Commission on Jan. 15, and now heads to the full City Council. And it's a big plan.

Foundry Park is what became of a portion of the Lincoln Yards centered on the Chicago River and Cortland St. on what was once the main portion of the Finkl Steel Plant.

Among the plans are a new riverwalk spanning the entirety of its waterfront that will include a small beach, wetland areas, parks, public spaces and embankments.

Foundry Park has been in the works by local developer JDL since the firm purchased the former industrial acreage last year after the financial crash of Sterling Bay.

The overall project will include 3,737 residential units of various types, 350,000 square feet of office space, 420,000 square feet of retail and commercial space, and 200,000 square feet of parking, hotels, and parks.

The project will be centered around Cortland St. and an extension and reconstruction of N. Southport Ave. Several additional roads and alleys will be added around the northwest portion of the site. That will include two new signaled intersections and four signed intersections.

Future phases of the project have not yet been finalized but will reportedly include an additional 11 mid- to high-rise buildings ranging between 250 and 450 feet tall.

Phase one work will begin with one of the larger portions of the site bounded by N. Kingsbury St. The triangle-shaped lot will be excavated for a two-story, below-ground parking garage with 800 parking spaces.

On top of the parking garage, four structures will rise. To the

north will be an 11-story, 189-room hotel reaching 170 feet in height, a banquet hall, and multiple dining spaces.

To the south will be two residential buildings with one rising 13 stories with 252 units and another at eight stories with 220 units. In total, Phase One will include about 900 residential units.

The tallest building proposed could rise 520-feet and 38-stories. The tower will sit atop a podium containing commercial space and two floors of office space. The tower will include 428 residential units, with apartments in the lower portion and condominiums on top.

Future phases of the project have not yet been finalized but will reportedly include an additional 11 mid- to high-rise buildings ranging between 250 and 450 feet tall.

Six of these will be apartment buildings with ground-floor retail and some additional parking, in-

FOUNDRY see p. 12

Be tough-minded, but kind-hearted, says Sister Lamberta



By Thomas J. O'Gorman

You don't have to tell me. Yes, you've reformed. Something about the New Year. And the moon. And the future. You swear you're serious this time. Me too.

Me mostly because of Sister Lamberta, O.P., as she was always well prepared as time passed over to the New Year. It's what made 5th grade so enduring in elementary school.

She was an old-fashioned Dominican nun, reportedly Visitation's oldest teaching sister in the 1950s. She didn't pull any punches. She gave it to her students straight. She knew many of her kids were just naughty.

Before anyone could spot the approach of 6th grade on our academic horizon, "Lamberta," as the boys called her, had the strength of character to suggest that 5th grade was the geographic heartland of life where anything could happen, and change.

"Who knows," she'd say, "we might actually get good at long division. Or try our hand at fractions." She always had something to lift young brains at the start of the new year.

"Boys, we might learn to be nice to the girls in class today. It might keep the chatterboxes from gab-

bing so much. We might even do our homework at home and shut off the TV tonight." Maybe the worst of us could "learn to refrain from sassing our parents and do what we've been asked to do, like help with the dishes, vacuum for our moms, instead of antagonizing our siblings."

Behavior in Sister Lamberta's classroom was always basic, practical and immediate. And, "It was an act of God's grace." No one was looking for miracles, we were all doing baby steps.

She was always reminding the girls that talking about people behind their backs was a "venial sin." Not bad enough to get you sent to hell, but troublesome enough to get you a reputation.

Sister was fond of saying, "Compliment three people every day." I was certain she knew if we did that, it would be soon be a part of our 5th grade routines.

She loved telling the boys, "Be kinder than necessary." She knew from a lifetime of teaching that it was the quickest way to transform people's expectations. "Be the first to say hello," she noted often. "It always puts people at ease," she stressed.

But Sister Lamberta was on to something as old as the ancient caves at Dordogne in France, the earliest recorded example of human painting.

Dordogne gave the Modern World a glimpse into the earliest days of prehistoric living. They showed us what early humans were like. We see their love of the human form, and their passion for festooning their cave-dwellings with images of who they were



The Palaeolithic cave paintings, found in a complex of caves in the Dordogne region of southwestern France, are exceptional due their quality, size, sophistication and antiquity.

and what they found important in their living.

This Paleolithic showcase brimmed with the earliest of human recognition of their place in the order of the world. From simple achievements to wondrous accomplishments.

It was also a catalogue of the early humans adapting to change in the world in which they lived, and the ability to engage the world around them.

What a soil-cracking journey that was for early man. How mysterious and powerful the images they produced were as a human record of their lives and the wild-life that surrounded them. Being aware of the world around us is critical to understanding who we are. Still is.

Alas, it just doesn't seem popular in Washington D.C., Springfield or in Chicago's City Hall.

As they learned about their world, the people of Dordogne provided a lasting chronicle of their struggles and discoveries. The images they created bear witness to their observations and revelations.

Their self-discoveries and their work still reminds me of Sister Lamberta's 5th grade classroom. Her network of young folk learning to recognize the things within them that they need to fine tune.

That's good news as humans moved into the fresh year 2026. We must demonstrate our shared understanding and purpose in the world. Lamberta always insisted we take responsibility for the conditions of life around us. Whether that was the dust on the chalkboard or the shavings of our pencils in the sharpener. "Leave everything better than you found it." She was serious. We had more than 2,000 students in our school and it was easy to mess it up.

At the start of the New Year, it's always important to see that we must care for and understand the human capacity to nourish the earth. And permit the earth to nourish us.

As the New Year continues to widen our vision, Lamberta's words still haunt our souls many decades later. We must grow in a healing capacity to strengthen the ability within us to forgive and change. To refine our sight and our speech and find the words that heal and make whole. A process

that has unfolded beyond time and space. Nourished by continuous reform and the future, itself.

"Be tough-minded," Sister Lamberta would remind us, "but kind-hearted." She knew the secret of healthy living and what each of us must do to grow. Most importantly, she insisted, "remember to keep your promises."

LYRIC OPERA STAGE: Renee Fleming returns to the stage of the Lyric Opera in partnership with the National Geographic Foundation in a performance of "The Voice of Nature: Anthropocene." Feb. 5, inviting reflection on the beauty of our planet.

LEAK: Chicago Board of Education President Sean Harden called a special meeting over the Christmas holiday. He had one objective: Quietly pass a \$25 million property tax hike. But Harden's plan hit a snag when a leaker tipped off Fox 32 Chicago political reporter Paris Schutz, who published news of the meeting before the school board posted a public notice of its own. Bravo, Paris! Props to the five board members who voted 'no': Carlos Rivas; Ellen Rosenfeld; Angel Gutierrez; Che "Rhymefest" Smith, and Therese Boyle.

OLD TOWN CHURCH: A faithful reader sent a curious piece of Chicago lore, a little known fact that might be of interest: when constructed in 1869, St. Michael Church in Old Town, 1633 N. Cleveland, was the tallest structure in America. It also is one of the defining facts of Old Town's geographical location. If you can hear the bells of St. Michael's ring, you are said to live in Old Town.

NEW YORK BOUND: Wishing New York Archbishop-elect Ron Hicks good vibes and a Rosary as he travels to NYC. This Chicagoan is filled with faith, humor, compassion and heart and he will be installed February 6 in St. Patrick's Cathedral on Fifth Ave. New York needs more God and less Marxism.

ST. PATRICK'S DAY QUEEN: Claire Cahill was crowned Queen of the 2026 St. Patrick's Day Parade on Jan. 11, at the Chicago Journeymen Plumbers Hall on the city's Near West Side. The 27-year-old is from Lincoln Park and will continue the Chicago tradition, now in its 71st year.

SAVINGS: Illinois State Treasurer Michael Frerichs and Chicago Children's Museum CEO Jennifer Farrington, are once again partnering to host a \$5.29 Family Day on Sunday, Jan. 25. Families are encouraged to speak with the Bright Start 529 team about how a 529 account can help achieve college savings goals.

COLUMBUS: Salvatore Camarda is still fighting City Hall trying to get the Christopher Columbus statue put back up at Arrigo Park. The two Columbus statues were taken down in the middle of the night after Antifa rioters attacked them, with no warning, no discussion, and no community process. Former Mayor Lori Lightfoot - of the past due credit

card - and her administration told the Italian community that this was just a temporary safety measure and that the statues would be returned to their rightful place. Then the city rushed to assemble a so-called "monuments" commission to review the fate of all kinds of "problematic" statues across the city.

The results were nothing short

KIND-HEARTED see p. 8



Renee Fleming

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Ronald Roenigk Publisher & Editor
Sheila Swann Art Director & Production Mgr
Jeff Zimmerman Account Executive

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E: insidepublicationschicago@gmail.com

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House Speaker cites nonexistent report as reason to delay action on SAFE-T Act changes

BY CWBCHICAGO

Some of Illinois' most powerful Democrats are signaling a willingness to revisit parts of the SAFE-T Act, the sweeping criminal justice overhaul that eliminated cash bail and significantly loosened restrictions on electronic monitoring. But there are questions about who, if anyone, is actually studying the law's effectiveness.

House Speaker Emanuel "Chris" Welch told Capitol News Illinois [CNI] this week that he is waiting for a report from the chief judge of Cook County before deciding whether to pursue legislative changes. Welch suggested the new chief judge was reviewing how the law is working and could bring recommendations to lawmakers.

But the chief judge's office says there is no SAFE-T Act report coming.

Welch's comments come amid renewed political pressure following a series of violent crimes in Chicago, many involving men with lengthy records of random attacks who were released pretrial or placed on electronic monitoring. Several of the incidents occurred on the CTA and in the Loop, fueling public scrutiny of how the SAFE-T Act and the county's monitoring program function in practice. One of the most high-profile cases involves a man accused of setting a young woman on fire aboard a CTA train while he was on electronic monitoring.

In November, Gov. JB Pritzker acknowledged growing debate around the law,

telling reporters, "I think everybody is open to listening to what changes might be made."

Judge Charles Beach became Cook County's chief judge on Dec. 1, 2025, stepping into the role as criticism of the electronic monitoring program under his predecessor, Timothy Evans, dominated news coverage.

On his second day in office, Beach announced the creation of a panel tasked with examining the chief judge's electronic monitoring program. That group was instructed to review how the program functions and return findings and recommendations by the end of January. The announcement did not reference the SAFE-T Act itself or broader statutory changes.

Last week, Welch expanded on Pritzker's SAFE-T Act statement in an interview with CNI.

Illinois House Speaker Welch and House Minority Leader Tony McCombie talked about the possibility of making changes to the SAFE-T Act.

"I don't know if there are any changes to the SAFE-T Act itself that need to be done," Welch told the outlet. "The new chief judge here in Cook County has asked us to give him time to take a look at that, you know, report back, and he'd be happy to make recommendations, if any. If the chief judge comes to me and he has some ideas, I've told him I'm going to be all ears

SAFE-T see p. 10

Illinois sees sports betting plummet, as state and city fight over dwindling cash

Are local betters going back to their bookies?

BY CHRIS AMUNDSON

Last September, Illinois imposed a 25¢ tax on the first 20 million wagers at each sportsbook. Past the first 20 million, it increased to 50¢. Additionally, Chicago implemented a new 10.25% tax on sports betting revenue for bets placed within the city, effective Jan. 1.

In response, the largest sportsbooks in the state, FanDuel and DraftKings, rolled out a flat 50¢ fee to all sportsbook customers. As a result, there were 5 million fewer wagers placed from Sept. 2025 to Sept. 2024.

Illinois is the only jurisdiction of the 30 states having online sports betting where a special tax like this has been imposed. Now, according to gamblinginsider.com, betters are voting with their feet, and placing their bets elsewhere. Many are probably going back to their original bookies.

New data from the Illinois Gaming Board indicate that the changes are having a negative impact on the market. In Sep-

Video gaming terminals

Another gambling tax topic in play in Chicago is the legalization of video gaming terminals [VGTs] as part of the 2026 budget.

The current proposal is that the city would get 5% of VGT tax revenue, compared to 30% for the state. The city already gets 20% from slot machines at the temporary River North Bally's casino in Medinah Temple.

Chicago also faces the loss of roughly \$74 million annually from taxes and annual payments from Bally's, which claims its business would be severely affected. The operator, which is building the city's first land-based casino, also claims that up to 1,050 jobs are at risk.

tember and October, the number of bets decreased by 15% and 16% year-over-year, respectively. For those two months, the state saw 11 million fewer bets.

With these tax increases, Illinois and Chicago are both losing out on all of the

potential revenue from sports betting, which was why they legalized sports betting in the first place. By raising taxes, local officials have shot themselves in the purse once again.

In response, lawmakers in both chambers of the Illinois legislature have introduced competing bills aimed at preempting or penalizing such local taxes, thereby complicating Chicago's budget strategy. This legislative push follows mounting industry opposition and litigation over the constitutionality of Chicago's tax plan.

On Jan. 13, Sen. Patrick Joyce [40th] introduced two new bills. Senate Bill 2800 would amend the Sports Wagering Act to give central authority over sports betting


to state authorities. This would strip cities and counties of their power to impose fees or taxes on the activity.

The bill relies on provisions in the Illinois Constitution to deny and limit home-rule authority over sports betting. The law would take effect immediately upon approval.

The other proposal from Joyce, Senate Bill 2760, would amend the state Revenue Sharing Act to penalize any local authority that imposes surcharges or fees on sports betting. Any municipality that attempts to do so will have the total amount collected through the charge deducted from its Local

BETTING see p. 8

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U-Haul, Atlas Van Line report on moving, population growth

Texas back on top in 2025, Illinois 49th

The new state motto for Illinois perhaps should be “Thank God for California.” Once again California leads the nation in population loss, and in 2025, that kept Illinois safely in 49th place among the 50 states, according to annual reports released by U-Haul and Atlas Van Lines.

Texas and Florida lead the list of in-migration states on the U-Haul Growth Index analyzing one-way customer transactions during 2025, while California ranks last with the greatest out-migration number for the sixth consecutive year.

Over at Atlas Van Lines, a new report details how Illinois’ out-bound migration levels in 2025 again topped the number of new move-ins to the state, marking the 17th straight year that trend has festered.

Despite this, Atlas says overall mobility remains low today, primarily due to affordability constraints such as the high cost of homeownership and limited inventory. The continued volume of interstate moves, even as the median age of first-time homebuyers climbs and home sales slow.

While this year’s ratio reflects the smallest gap between new move-ins and those leaving Illinois since 2008, Atlas nonetheless found 54% of the company’s clients last year were on the move out of Illinois.

Illinois growth ranks 49th with in-migration at 48.9% of moves.

U.S. Census Bureau data

shows that Illinois has lost around 420,000 residents since 2020. Recent polling found almost half of all voters insist they would leave the state if they had the chance.

Previous Atlas studies highlight outmigration peaked across the state in 2023 with 63% of all movers heading outbound. Pollsters found residents point to high taxes as the state’s top issue.

Texas reclaims the title of No. 1 U-Haul growth state for the seventh time in 10 years. It climbs one spot from its previous ranking behind South Carolina. Florida, North Carolina and Tennessee follow Texas as prime destinations. It’s the same top five from 2024 and 2023, although in a different order. The top 10 also includes Washington, Arizona, Idaho, Alabama and Georgia.

Growth formula

U-Haul ranks states by their net gain (or loss) of customers who rented a one-way truck, trailer or U-Box moving containers in one state and dropped off their equipment in another state.

The U-Haul Growth Index is compiled from well over 2.5 million annual one-way transactions across the U.S. and Canada.

While rankings may not correlate directly to population or economic growth, the U-Haul Growth Index is an effective gauge of how well states, metros and cities are attracting and maintaining residents. The reports is available at uhaul.com/about/migration.

Oregon enjoys the largest year-over-year climb on the index,

MOVING see p. 8

Do politics mix with loan rates?



The Home Front

by Don DeBat

A Chicago home buyer or mortgage borrower seeking to refinance in 2026 likely is wondering why the hard-working head of the Federal Reserve Board is being kicked around like a political football.

It might be President Donald Trump doesn’t like that Fed Chairman Jerome Powell and other knowledgeable board members are slow to react to his bullish demands for lower interest rates.

In fairness, previous U.S. presidents have grumbled about Fed actions, because electoral fortunes tend to rise or fall with the state of the economy.

When President Ronald Reagan was in the White House in 1981, this writer vividly recalls former Fed Chairman Paul Volcker dramatically hiking mortgage interest rates to a record 18.63% on a 30-year fixed home loan to combat inflation. And, shocked Chicago home builders marched to Washington D.C. to lobby Congress for lower rates.

By 1985, thanks to Volcker’s aggressive action, mortgage rates fell back to a more affordable 11% to 11.75% range, and the housing market bounced back.

History aside, the current Fed Chairman, Powell now is under “criminal investigation” by the Justice Dept.—an attack tool of the president—in connection with the rising costs of the multi-billion dollar renovation of the Fed’s historic Washington, D.C., office buildings.

In a video statement last week, Powell said the probe is a threat to the independence of the Fed, and refused to buckle under. He was backed by former Fed chairs Alan Greenspan, Ben Bernanke and Janet Yellen and a bipartisan group of economic luminaries.

President Trump’s bullying criminal investigations against Powell cast another dark cloud over the nation’s mortgage market.

“Political action related to the potential loss of Federal Reserve independence could cause interest rates to rise,” observed veteran mortgage broker Jeremy Rose, senior lending specialist for Stonehaven Mortgage. “This uncertainty is currently causing

the mortgage markets to have indigestion.”

Powell’s term ends in May of 2026, and Trump’s replacement, if approved by Congress, will have to deal with the aftermath.

Going forward, Powell will retain a position on the Fed’s board of governors until 2028, so he likely will continue to have an influence on the direction of interest rates.

Both Sen. Thom Tillis [R-NC] and Sen. Lisa Murkowski [R-AK] condemned the effort to intimidate Powell. Senate Banking Committee member Tillis threatened he would not vote to confirm any of Trump’s future Fed board nominees if the Powell legal threat continues.

Interest rates were raised by Powell to slow down inflation created by massive government deficit spending during the pandemic. Renowned US economist Milton Friedman in 1994 noted that, “In-

flation is always and everywhere a monetary phenomenon.” That price levels increase when too much money is pumped into the economy due to excessive credit demand. Too much money chasing too few goods and services.

Like Chicago, Cook County and Illinois, the Federal government has a spending problem. Total US Debt at the start of the 2008 banking crisis, and federal bailouts - leading to “quantitative easing”, i.e., spending - was about \$10 trillion. In the 17 years since then our debt has grown to \$39 trillion. This is an unsustainable level of federal deficit spending.

Mortgage rates hit 3-year low

Despite President Trump’s criticism of high interest rates, they continue to slowly fall.

On Jan. 15, Freddie Mac’s Primary Mortgage Market Survey reported that benchmark 30-year fixed home loan interest rates hit an average of 6.06%—the lowest level in three years. A week earlier the rate was 6.16% and a year ago it was 7.04%, so maybe Powell really is doing his job.

“The impacts are noticeable, as weekly home purchase applications and refinance activity have jumped, underscoring the benefits for both buyers and current homeowners,” said Sam Khater, Freddie Mac’s chief economist.

“It’s clear that housing activity is improving and poised for a solid spring sales season.”

Fifteen-year fixed mortgages

averaged 5.38% on Jan. 15, down from 5.46% a week earlier. A year ago, the 15-year fixed loans averaged 6.27%.

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

Unfortunately for would-be buyers, prices have continued to creep upwards, and the trend of slow existing home-sales inventory continues to drag because tens of thousands of owners are hanging on to existing 2%, 3% and 4% mortgages.

Sales of previously occupied U.S. homes totaled only 4.06 million units last year, flat versus 2024, when sales sank to the lowest level since 1995, reported the National Assn. of Realtors.

On the positive side, Rose noted that a borrower in Chicago who earns \$94,080 or less and has decent credit can qualify for a mortgage at 5.87% through the Fannie Mae “Home Ready” program or the Freddie Mac “Home Possible” program. Both plans are designed to make home financing more affordable.

“It practically equates to an interest rate of about a 0.375% of 1% under the mortgage rate for borrowers whose income is above the threshold,” Rose explained.

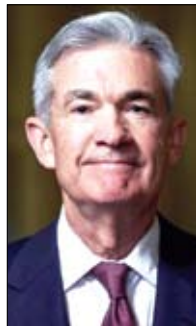
“For borrowers who earn above the \$94,080 income threshold, it may be possible today to qualify for a mortgage at 6.0125% with little to no closing costs,” Rose said. Typically, closing costs—including an appraisal, title insurance charges, and lender fees—run \$3,200 on a \$400,000 loan, Rose said.

Some borrowers ask: What about mortgage interest-rate buydowns? Is it worth paying 1% of the loan amount to get an interest-rate buydown? That’s \$4,000 on a \$400,000 loan.

“Today, a rate buydown typically is not ideal because of the time needed to recoup the cost and doesn’t really make sense,” Rose advised. “I believe there are better uses of a borrower’s money, such as having cash in hand.”

While rate buydowns are still being offered by sellers and developers, Rose said lender-funded paydowns are more popular now. “However, with rates lower this year than last, more borrowers are just opting for traditional fixed-rate mortgages,” he said.

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.



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Want to go paperless? eBilling lets you receive tax bills via email

Cook County property owners can sign up for eBilling for themselves or family members to receive property tax bills through their computers or smart phones instead of the mail.

The eBilling option offers the convenience of allowing spouses to each receive copies of tax bills or multiple adult siblings to receive copies of a parent's tax bills.

An eBill is an electronic bill sent by email. You can sign up for eBilling at cookcountytreasurer.com. Scroll down to the bottom of the webpage and on the left-hand side you should see a "Contact us" banner. In the middle you'll see a link called, "Sign Up for Electronic Tax Billing". Click on this link to start setting up your e-billing account.

Setting up an account is easy and free. Just enter your name, email address, phone number and 14-digit Property Index Number or PIN. Then create a password

and agree to the terms and conditions. Lastly, reply to an email from the Cook County Treasurer's office within 72 hours to confirm your registration and activate your eBilling account.

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If you don't receive a confirmation email, check your spam filters and junk email folder to ensure delivery.

With eBilling, you can still pay your bill by mail or in person. Just include the tax bill payment coupon, which is part of the eBill, when you pay.

Paying online at cookcountytreasurer.com transfers funds electronically from your bank account.

Once you sign up for eBilling, you'll be notified via email when

your next installment bill is available for online review. And eBilling users can receive bills sooner than taxpayers who get printed bills through the mail.

If a mortgage company manages an escrow account and pays your property tax bill on your behalf, you can still sign up for eBilling to access important information about your taxes without affecting your mortgage company's ability to pay.

If a mortgage company manages an escrow account and pays your property tax bill on your behalf, you can still sign up for eBilling to access important information about your taxes without affecting your mortgage company's ability to pay.

If you own multiple properties in Cook County you can enroll up to 10 Property Index Numbers under a single eBilling account. If you want to change the email address on your eBilling account, just log in and update your information.

Tax bills for a PIN can be sent to more than one email address, but each email address requires a separate eBilling account.

If you forget the password to your eBilling account, just go to the eBilling login page at cookcountytreasurer.com and click on the "Forgot your password?" link to receive emailed instructions on how to reset your password.

And once you go electronic you can return to paper billing. Simply log in to your eBilling account and unsubscribe. But going paperless is convenient and helps by saving money on paper and mailing costs.

Ald. Lawson may quit as interim chair of Zoning Cmte.

Mayor given ultimatum in late 2025; Zoning paused in 2026

BY BOB ZULEY

As 2025 was wrapping up business in City Hall, freshman Ald. Bennett Lawson, [44th], gave an ultimatum to Mayor Brandon Johnson; Appoint him the permanent chair of the powerful Zoning Committee, or find someone else to usher the mayor's pet developments through the committee.

Lawson seeks control over the Zoning Cmte. staff for the time-consuming job, according to a Sun-Times report by Fran Spielman. Lawson said he had been "asked to do more than any other acting or vice chair has" on a committee he has called one of the most complicated to navigate.

Lawson acknowledged that Johnson may be reluctant to give him the permanent job because he's a first-term City Council

member who is "White and not part of the mayor's coalition."

He is still saddled with four staffers inherited from ex-Chairman Walter Burnett. Lawson has not been allowed to hire his own people, noted Spielman.



Ald. Bennett Lawson

Lawson is knowledgeable of the role having served as the committee's chief of staff for four years before becoming an Alderman.

He previously served as interim chair for nine months.

Mayor Johnson is likely thinking ahead to the 2027 mayoral election and his hope to seat loyalists in key City Council committee chairmanships. Johnson would like to see Ald. Daniel La Spata, [1st], as the permanent

Zoning chair, however the appointment of a permanent chair is delayed by disagreements with different factions seeking influence.

Loyalty goes a long way in the City Hall bunker of Mayor Johnson. As supported by recent news events, he has systematically appointed his own trusted allies and purged high-level staff members perceived as being disloyal.

Loyalty goes a long way in the City Hall bunker of Mayor Johnson. As supported by recent news events, he has systematically appointed his own trusted allies and purged high-level staff members perceived as being disloyal.

While Lawson has held the interim Zoning chair since Aug.

2025, Johnson must surely remember that he endorsed Johnson's opponent, Paul Vallas, in the 2023 mayoral election. Lawson also joined with aldermanic renegades by passing the alternative city budget in late 2025 over the mayor's wishes.

Lawson has halted Zoning business in 2026 effectively stalling progress on new business that will not be able to come before the City Council for approval.

One timely example of what the Zoning Committee chair can do to help usher through the Mayor's pet projects is the Broadway Upzoning Framework approved by the Zoning Cmte. on Oct. 14, 2025. The measure was ultimately passed by the City Council in late 2025.

The pending legislation was twice paused for legal challenges before Lawson effectively ignored widespread community opposition and rammed through passage.

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Inside Publications has hired legal representation to defend ourselves in Sudler Property Management's defamation suit against this newspaper. But lawfare costs money, and we don't have a lawfare budget. So we are now appealing for your help, and donations. Below is a link to a GoFundMe page that we established to help raise funds to fight this case in the Cook County Circuit Court. The page is titled "Your Friendly Neighborhood Newspapers." We would appreciate you sharing this link with anyone in your network who might like to help out their friendly neighborhood newspapers.

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Nurse charged with distributing counterfeit Ozempic

A registered nurse has been charged in federal court in Chicago with distributing counterfeit Ozempic.

Sharon Christine Sackman distributed the counterfeit drugs to three individuals in Chicago in 2023, according to a criminal information filed in U.S. District Court for the Northern District of Illinois. The drugs were labeled as the weight-loss medication Ozempic, but they were not manufactured by Ozempic's manufacturer, Novo Nordisk, nor did they contain Ozempic's active ingredient semaglutide, the information states.

Sackman was a registered professional nurse but was not licensed by law to prescribe, administer, dispense, or sell Ozempic, the information states.

Sackman, 52, who now resides in Playa del Carmen, Mexico, is charged with one count of distributing misbranded drugs and three counts of dispensing counterfeit drugs. Each count is punishable by up to a year in federal prison. Sackman pleaded not guilty on Jan. 13 during her arraignment in federal court in Chicago. A status hearing is scheduled for Feb. 3, before U.S. Magistrate Judge Laura K. McNally.

Killer recorded himself stabbing sleeping man on Blue Line train in the Loop

A Chicago man recorded himself fatally stabbing a sleeping passenger on a CTA Blue Line train in the Loop Jan. 10, then filmed the aftermath as the dying man was discovered by transit security officers, prosecutors said Jan. 13.

Demetrius Thurman, 21, is charged with first-degree murder in the death of 37-year-old Dominique Polion, who was found unresponsive on a Blue Line train at the Clark-Lake station around 2:17 a.m. Prosecutors said there is no known relationship between the men, and the two did not have any interactions before the attack.

Polion was sleeping on the train with his head resting against the window when Thurman approached him from behind and began recording on his phone. CTA surveillance footage and Thurman's phone video show Thurman stabbing Polion once in the chest near his heart and a second time in his abdomen, Assistant State's Attorney Mike Pekara said in a detention filing. After the attack, Thurman allegedly turned the phone camera to face himself, directly capturing his own face in the video.

Polion woke up screaming and backed away down the aisle before collapsing, according to Pekara.

Thurman walked to a differ-

ent train car but returned to record again after the train stopped at the Clark-Lake station. Prosecutors say he filmed Polion lying in the aisle as security officers responded, then turned the camera back on himself and stated "somebody got his a**" before leaving the area.

Polion was transported to Northwestern Memorial Hospital, where he was pronounced dead from the two stab wounds.

Chicago police detectives fed CTA video images through a Secretary of State facial recognition database to identify Thurman, Pekara said. Cops arrested him Jan. 11 at Union Station.

A search warrant executed on his cellphone allegedly revealed the recordings he made of himself stabbing Polion and filming afterward, as well as photos of other passengers sleeping on the train.

Pekara said Thurman admitted to stabbing the victim and identified himself in multiple still images from before, during, and after the attack.

Judge Susana Ortiz detained Thurman pending trial.

Chicago tow truck driver charged in vehicle theft scheme

A Dept. of Streets and Sanitation employee is accused of using his position as a city tow truck driver to help thieves steal multiple vehicles, Illinois Attorney General Kwame Raoul announced Jan. 15.

Henry Solomon, Jr., 43, provided vehicle locations and registration information while he was on-duty to people who then stole the cars, according to Raoul. He said Solomon accepted payment for the information in at least one incident.

Solomon faces charges including unlawful possession of more than three stolen vehicles, three counts of vehicle theft conspiracy, four counts of official misconduct, and three counts of theft, according to court records. Prosecutors did not seek to detain Solomon, who is scheduled to appear in court again on March 12, court records show.

"It is especially egregious when an individual charged with working on behalf of the public breaks the law for their own financial gain," Raoul said in a statement. "I will continue to partner with local law enforcement to hold accountable those who criminally betray the public's trust."

Burglar caught on camera breaking stolen cash drawer on CTA platform



CTA surveillance images of the suspect.

Chicago police are searching for a man they say is responsible for a series of burglaries targeting North Side businesses since mid-December, stopping at least once to break open a stolen cash drawer on the Argyle CTA Red Line platform.

CTA surveillance video shows the burglar repeatedly dropping the cash drawer on the platform, trying to break it open after stealing it from a nearby business on Dec. 14.

According to CPD, the man has been linked to at least six more break-ins at North Side businesses since that first one, all occurring during early morning hours. His method is consistent: forcing or breaking open business doors, then entering to steal cash registers and money.

The Argyle Street corridor has been hit particularly hard. Three burglaries occurred in the 1100 block of W. Argyle St., just steps from the CTA Red Line station where the surveillance footage was captured. The first incident on December 14, followed by two more on Jan. 2.

The pattern continued with break-ins on January 4 in the 1100 block of W. Bryn Mawr Ave. and the 1100 block of W. Granville Ave. The burglar then struck on Jan. 7 in the 6300 block of N. Artesian Ave. and most recently on Jan. 9 in the 6300 block of N. Claremont Ave.

Chicago Police describe the suspect as a Black male between 16 and 25 years old. Detectives are asking anyone who recognizes the man in the surveillance footage to contact Area Three detectives at 312-744-8263 or submit an anonymous tip at CPD-TIP.com, referencing crime pattern #P26-3-001.

Two women grabbed from behind in separate River North attacks



A River North residential management company distributed this photo of the suspect, which they said was provided by law enforcement.

Two women were attacked from behind while walking near their River North homes this week in incidents that have prompted heightened awareness along the local riverfront, according to police reports and residential building management alerts.

The first attack occurred shortly after 4 p.m. Saturday when a woman was grabbed by the neck from behind as she walked near the river in the 900 block of N. Kingsbury St., according to a preliminary police report.

The following day, around 2 p.m. Sunday, a man reportedly put a woman into a headlock from behind as she walked her dog along the river near the 700 block of N. Kingsbury St.

Neither victim was robbed or seriously injured. In both cases, the assailant fled when the women screamed. The motive for the attacks remains unclear.

Chicago police officers have been patrolling the area, informing residents about the incidents. A residential management company circulated a surveillance photo of the suspect that they said was provided by law enforcement. So far, though, no arrests have been announced.

Former Senn High School students accused of robbing street vendor at North-Clybourn CTA station

A 20-year-old man from Venezuela is being detained for allegedly pulling a gun on a robbery victim at a North Side Red Line CTA station, with police saying all four robbery suspects are believed to be former Senn High School students.

Josue Rada, also known as Crismardin Hernandez, is charged with armed robbery in connection with a violent attack that occurred early on July 12 at the top of an escalator at the North-Clybourn station.

The 24-year-old victim, who works as a busboy and sells candy and other items near "The Bean" and other downtown tourist attractions, had just finished his shift and was carrying approximately \$1,500 in cash, authorities said.

Thieves are stealing airbags from Honda Civics as national trend arrives in Chicago

Chicago police are warning Chicago residents after at least three Hyde Park-area Honda Civics were broken into and stripped of their airbags in recent weeks, that we are part of a nationwide surge in thefts driven by a lucrative black market for the safety devices.

The local thefts occurred between Jan. 5 and 15 in the 5100 and 5300 blocks of S. Dorchester Ave. and S. Shore Dr. In each case, thieves broke vehicle windows and removed steering wheel airbags from Honda Civics, according to the alert.

Airbag theft, particularly from Honda vehicles, has surged across many states, with thieves able to remove the devices in as little as 20 seconds and sell them on the black market for hundreds of dollars, according to law enforcement reports and auto body shops. Honda's popularity makes the brand a consistent target, with parts in higher demand for both legitimate and illegal purposes.

The thefts are driven by the significant price gap between legitimate and illicit airbags, according to the National Insurance Crime Bureau. The agency reports that approximately 50,000 airbags are stolen annually nationwide. Factory replacement airbags typically

cost around \$1,000, while black market alternatives sell for a fraction of that price.

A quick search of Facebook Marketplace on Jan. 18 found dozens of Honda airbags being offered for sale in Chicagoland, with prices ranging from \$120 to \$400 apiece. It is impossible to know if the airbags being offered for sale there are legitimate or stolen.

The surge in thefts is causing another problem. A backlog in orders for legitimate parts is causing lengthy delays for crime victims who need to get their stolen airbags replaced. The delays, often stretching into weeks or months, have pushed some frustrated owners to turn to the same black market economy that caused them to lose their airbag in the first place.

Another unsavory twist: The National Insurance Crime Bureau says some unscrupulous auto shops are installing stolen black market airbags while billing insurance companies factory replacement prices.

How can you protect your airbag? Experts say you can try parking in a well-lit area and using a club-style steering wheel lock, but those options offer limited protection at best.



Josue Rada, also known as Crismardin Hernandez, is seen inset along with surveillance images of the robbery suspects.

As he rode up the escalator, two men at the top shouted slurs at him in both English and Spanish, calling him gay and an immigrant, according to a detention filing. The victim became increasingly nervous as he neared the top, then suddenly felt someone take his wallet from his pants pocket. When he turned, he saw two more offenders behind him and someone struck him in the face, the filing said.

The robbers ran back down the stairs toward the platform, fleeing with the victim's wallet, identification cards, passport, and cash.

A passerby accompanied the victim back to the platform in an attempt to retrieve the wallet, prosecutors said. When they encountered the four suspects, one of them, who was not wearing a mask, allegedly approached the victim, pulled a gun from a backpack, racked the slide, and pointed it at the victim. The victim ducked and fled up the stairs while the group escaped, prosecutors said.

The victim reported the robbery to a CTA worker and was transported by EMS to St. Mary's Hospital for treatment of a minor head injury.

CTA surveillance footage captured the robbery, with only one offender visible without a mask during the crime, police said. Detectives reviewed earlier footage showing the group boarding at the Grand Red Line station and jumping turnstiles while none wore masks, according to detention documents.

CPD issued a community alert that included surveillance images of the four suspects. Three days later, a Senn High School employee contacted detectives and said he believed he could identify all four robbers as former students of the school, the detention filing said. Using old student identifica-

tion photos, detectives determined that Hernandez, also known as Rada, was the robber who displayed the gun, prosecutors said.

Police arrested Hernandez this week when he responded to the Area Three detective division after receiving a call about his brother, a juvenile, being arrested in connection with the case, according to the detention paperwork. Judge Ankur Srivastava ordered Hernandez detained.

Without identifying the juvenile by name, CPD this week announced that a 17-year-old boy had been charged in connection with the CTA robbery as well as a recent carjacking in Edgewater. No other charges have been announced in the CTA case.

Chicago woman sentenced to six years for participating in two shootings in one morning

A woman who allegedly served as the driver during an expressway shooting and later shot her own boyfriend in Old Town has been



Alana Carroll

sentenced to six years in prison.

Alana Carroll, 23, resolved the cases by pleading guilty to aggravated battery by discharging a firearm and discharging a firearm toward an occupied vehicle, court records show.

Prosecutors said Carroll was driving her SUV with then-22-year-old Kierra Henderson as her passenger

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CTA tries pilot filtering plan to tamp down on pot and cigarette smoke

Vendor to install custom activated carbon filters for rail cars

The Chicago Transit Authority [CTA] has a smoking problem. Despite attempts to quell smoking on trains and buses, the practice has become an epidemic.

Last week the Chicago Transit Board approved the awarding of an agreement with Sandbox Carbon to advance the piloting of activated carbon filters installed on eight CTA railcars to mitigate the smell of cigarette and pot smoke, and other odors that plague the CTA.

The new filters will reportedly include substantially more activated carbon than traditional HVAC filters, which is helpful in providing a better air filtering.

Over the past few years, CTA has experi-

enced a significant increase in the number of people smoking on vehicles. Smoking on transit vehicles is not only a violation of CTA's Code of Conduct, it also keeps non-smokers from using the CTA.

This pilot compliments CTA's ongoing, if not lackluster efforts to combat smoking on trains and buses. Those efforts include calling in the local police and the CTA's own security personnel to confront smokers. They also use both visual and audio reminders that smoking is prohibited. Whether more smokers will be ticketed, or banned from using the CTA is yet to be seen.

This pilot will address the final element — mitigating the impact of second-hand smoke.

Last summer, the CTA sought solutions

that were low maintenance, easily installed and capable of performing in a variety of outdoor weather conditions. CTA railcars in particular present a challenging environment for retrofitting new equipment, as they also needed to be low impact on air-flow to prevent excess wear on the HVAC system, while addressing odor by using filters to capture smelly, harmful particles, and gases responsible for odors.

The CTA will install Sandbox Carbon's activated carbon filters on eight 5000-Series railcars. These filters will be installed in the return air ducts, which pull air from the cabin for the HVAC system and of which there are four per railcar. Each filter will have a custom-designed protective metal grate to prevent debris from entering. To monitor performance of the filters

throughout the pilot, CTA will also install two state-of-the-art industrial air quality sensors in each railcar that monitor two common byproducts of cigarette smoke. These sensors will also monitor air flowing through the HVAC system.

The CTA has funded the one-year pilot with a stipend not to exceed \$65,054.24. CTA anticipates installation of the custom filters beginning this spring following a baseline air quality test to help compare the effectiveness of the new filters.

CTA will also evaluate the time it takes for the filters to completely remove the odor from cigarette smoke in the air and by ensuring the filters remain effective for the full period between maintenance cycles.

SMOKE see p. 8

Chicago Meth Task Force report shows pervasive use in Black GBSGL men

The Chicago Methamphetamine Task Force, convened in 2020 to address the impact of methamphetamine use among Black gay, bisexual, and other same gender-loving [GBSGL] men in Chicago, recently released a new report.

The report team initially formed in 2004 in response to the rising methamphetamine crisis among primarily white gay men, the Chicago Methamphetamine Task Force was re-established in 2020, following the release of the Crystal CLEAR Chicago article. Based on the research of Dr. Keith R. Green (formerly of Loyola Univ. Chicago), Crystal CLEAR Chicago served to

document the emerging methamphetamine epidemic among Black GBSGL men.

Developed in collaboration with the Chicago Dept. of Public Health, community-based organizations, and Black GBSGL men with, the report offers one of the most

detailed snapshots to date of the intersection of hard drug abuse, HIV risk, and access to care.

Chemsex refers to the use of specific drugs to enhance and prolong sexual experiences, particularly in the context of parties or group settings. While this practice is observed in cultures such as kink and LG-BTQ+ communities, the practice impacts other communities and cultures.

Central to the report are findings from a 2023 survey of 244 Black GBSGL men in Chicago. Nearly half (45.5%) reported using methamphetamine at some point in their lives, and 34% reported use within the past three months.

Among recent users, 95% cited sexual enhancement as a primary reason for drug abuse.

Polysubstance use was also common, increasing health risks—particularly as methamphetamine is frequently contami-

nated with fentanyl. Seventy participants reported using more than one substance simultaneously.

Individuals engaging in chemsex face significant health risks. The primary concern is that the potent nature of the drugs used can also lead to overdose and toxicity, with potentially fatal outcomes. Regular use of these substances can result in addiction, making it difficult to cease use without professional intervention.

Additionally, chemsex is linked to mental health concerns such as anxiety, depression, and psychosis, often exacerbated by the comedown effects of the drugs, as well as increased risk of contracting sexually transmitted infections, including HIV.

The data also revealed stark gaps between need and access to care. Participants reported needing medication assistance, HIV-specific services, and substance use treatment, yet only a small fraction re-

ceived support.

Methamphetamine use was most concentrated in South Shore, mirroring neighborhoods with some of Chicago's highest rates of new HIV diagnoses. But high use levels were also found on the Near North Side, Lake View and in Streeterville.

"The growing recognition of chemsex and its associated challenges highlights the need for ongoing research, education, and policy development," the report states. "Collaboration among healthcare providers, community organizations, and policymakers is crucial in creating an environment where individuals can access the resources they need without fear of stigma or discrimination."

Additional support is available via the Illinois Helpline (833-234-6343 or text "HELP" to 833234), LinkUp Chicago (844-942-LINK), and the HIV Resource Hub (844-482-4040).

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Tea Tasting 101 Feb. 7 at DANK Haus

Winter allows people to enjoy an afternoon of tea. Those tea timers can join a Teezeit Tea Tasting, hosted in partnership with DANK Haus and the Chicago Tea House 3 p.m. to 5 p.m. Saturday, Feb. 7.

The tasting will take place in the 5th floor Skyline Lounge, 4740 N. Western Ave. The guided tasting costs \$35 and introduces the history, cultivation, and variety of teas enjoyed around the world.

Guests will sample four teas and finish the afternoon with cake.

Reservations are requested by Feb. 4, write to contact@dankhaus.com, call 773-561-9181, or visit <https://www.dankhaus.com/event-6504948>.

Dive Bar Classic is here again, time to show love to local dives

Let's raise a glass to the beloved havens during the dark of winter. Places where we escape life's harsh realities, and share a few laughs with friends and strangers. The Lake View East Dive Bar Classic for 2026 is back again.

From Feb. 9 through March 1, guests are invited to celebrate in 10 iconic dive bars that capture the spirit of Lake View. Participants will have three weeks to visit each participating bar, complete the photo scavenger hunt, and in return, score the highly coveted Dive Bars t-shirt.

This year's roster of bars include Clark Street Dog, 3040 N. Clark, Parrots Bar & Grill, 754 W. Wellington, Nisei Lounge, 3439 N. Sheffield, Dram Shop, 3040 N. Broadway, Monsignor Murphy's, 3019 N. Broadway, Friar Tuck, 3010 N. Broadway, Jake's Pub, 2932 N., Jacqueline's, 3420 N. Broadway, Joe's on Broadway, 3563 N. Broadway, and L&L Tavern, 3207 N. Clark.

The cost is \$11.79 to participate. Visit <https://lakevieweast.com/dive-bar-classic/> for the official rules and registration.

KIND-HEARTED from p. 2

of predictable. Of all the controversial monuments under review, the only ones which remained removed were the Columbus statues.

MLK: The Chicago Park District Monday hosted their first-ever Day of Racial Healing events in celebration of **Dr. Martin Luther King Jr.** These events included workshops, cultural performances, opportunities for community wide discussion, and more. Today, Jan. 21, from 4:30 p.m. to 7:30 p.m. is the Day of Racial Healing for Teens, taking place at Maggie Daley Park, 337 E. Randolph St., followed by a Day of Racial Healing for Families, hosted at Seward Park, 375 W. Elm St.

BLACK ENSEMBLE THEATER: The Black Arts & Culture Alliance of Chicago announces a free town hall discussion titled "Chicago's Black Arts Organizations. What We Can Do," 7 p.m. to 9 p.m. Monday, Feb. 9, at Black Ensemble Theater, 4450 N. Clark St. The event is presented in association with Goodman Theatre's 100 Free Acts of Theatre.

The discussion, followed by a light reception, is free and open to the public. Reservations are required at bacachi.org/events-programs.

ON THE SET: Chicago's **Richard Rose**, longtime Broadway producer, has a new film screenplay in production, *Medium of Death*, which is being filmed by Jet Progress Produc-



Martin Luther King, Jr.

BETTING from p. 3

Government Distributive Fund.

Both bills were referred to the Senate Assignment Committee, which will determine which standing committee will review the bills next.

According to Gambling Insider, the Sports Betting Alliance [SBA], which represents the



Julia Jacobs with Joey Majumdar.

tions in Hawaii.

WHO'S WHERE: Aloha, **Debi Catenacci** absorbing Hawaiian culture on a beach in Maui, she's invented a biscotti that does her proud... Happy Birthday **Stacie McClane**, you bring so much joy to the world around you, celebrating with **Julia Jacobs**... Congratulations to **Joel Kim Booster** and **John Michael Sudsing** who wed in San Francisco after four years together... **Joey Majumdar** taking a winter break, in Paris and India... **Candace Jordan**

has **Mamie Walton** cozy and warm, keeping all chills away from our favorite 97-year-old... Prayers for the "unsinkable" **Jean SmilingCoyote** recuperating from hip replacement but still telling the CTA and Metro what for, she'll be out dancing soon... **Bruce Leon** has officially ended his campaign for Congress in the 9th District, and chosen to for-

interests of US online gambling operators, said that the decline is "alarming evidence that tax hikes are creating a lose-lose situation" for everyone.

The SBA has already taken legal action in response to Chicago's tax plan. It has argued that the city lacks constitutional authority to impose its own levy. SBA's lawsuit initially challenged

ally endorse **Phil Andrews**... sad to hear that Volumes Bookcafe in Wicker Park is closing at the end of January. **Mary Wisniewski** spoke at the cafe's final event.

ST. BRIGID'S DAY: Jan. 30 is the Feast of St. Brigid, patroness of Ireland. The Irish Consulate will present "Poetry and Conversation with poets **Annemarie Ni Churrean** and **Rachel Galvin** from Noon to 2 p.m. at International House at the Univ. of Chicago, 1414 E. 59th St.

CABARET: Chicago's fabulous chanteuse, **Irene Michaels**, will perform live on Wednesday Feb. 18. "An Evening with Irene Michaels" at The Den Theater - Heath Main Stage. 1331 N. Milwaukee Ave. Showtime 7:15 p.m.

NEWBERRYFEST: The Newberry Library will host an event on Saturday, Jan. 24, from Noon to 3 p.m., designed to help both new and returning visitors learn more about the independent research library in Chicago's Gold Coast. "Winter NewberryFest" is an open house-style event that will lean into the library's extensive collection of maps, dating from the 1500s through present.

both the new tax and proposed licensing requirements, with operators threatening to withdraw from the Chicago market entirely if the tax were to take effect.

The city removed the licensing requirement, which resulted in the SBA withdrawing its legal action regarding licensing. Its complaint relating to the constitutionality of the proposed tax remains active.



Mamie Walton and Candace Jordan.

NewberryFest arrives as a current exhibition, *Mapping Outside the Lines*, takes visitors through a vast array of maps from mundane textbooks to avant garde art. Winter NewberryFest will take place on the first floor of the library, 60 W. Walton Place, with a wide variety of activities that are free and open to all.

Watch a sunrise at least once a year. --*Sister Lamberta, O.P.*

tog515@gmail.com

MOVING from p. 4

ranking 11th as a net-gain state in 2025 after ranking 34th as a net-loss state in 2024 — a jump of 23 positions. Other notable gainers include Mississippi (+18 spots), Colorado (+17), Nevada (+15), New Mexico (+15), Louisiana (+13) and Montana (+12).

Ohio has the largest YOY drop on the index, falling 29 positions to 43rd as a net-loss state in 2025 after ranking 14th as a net-gain state in 2024.

Geography and politics

Sunshine and warm weather remain appealing to the moving public, based on the top 10 growth states. Eight of the top 10 states enjoy a southern geography. Six are in the Southeast, including four of the top five.

Conversely, eight of the bottom 10 states are northern states. Five of those out-migration markets are in the Northeast and three are in the Midwest.

Blue-to-red state migration, a hotly debated political topic that became more pronounced after the pandemic of 2020, continues to be a discernable trend.

Seven of the top 10 growth states currently feature Republican governors, and nine of those states went red in the last presidential election.

Conversely, nine of the bottom 10 growth states feature Democrat governors, and seven of those states went blue in the last presidential election.

SMOKE from p. 7

Sandbox Carbon is a small Chicago-based firm that specializes in scrubbing pollutants from fossil-fuel combustion exhaust sources and turning it into inert minerals, said Aaron Rose, CEO and co-founder of Sandbox Carbon. "This project will test our advanced odor control technology while fitting seamlessly into existing CTA operations, helping make public transportation more comfortable."

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Letters to the Editor



Acclaimed singer and actress Patti LuPone will perform love songs during the "Matters of the Heart" concert Jan. 31 at the Auditorium Theatre.

Patti LuPone to perform 'Matters of the Heart' on Jan. 31

BY BOB KITSOS

The iconic Auditorium Theatre, 50 E. Ida B. Wells Dr., will be the site of a special performance of a legendary singer, actress for one night only. Three-time Tony Award winner Patti LuPone will perform in a theatrical concert at 7:30 p.m. Saturday, Jan. 31. The concert is conceived and directed by Scott Williams, with musical direction by Joseph Thalken.

During the solo concert, "Matters of the Heart," LuPone will perform more than two dozen love songs ranging from Broadway favorites to works by contemporary songwriters. Musical selections will explore themes of the crimes, affairs, and mysteries of the heart.

The singer actress is well-known for her performances in the title role in "Evita" (reportedly chosen over 200 others), as Rose in "Gypsy" and dozens of other Broadway musicals and dramas since taking to the stage in 1972.

LuPone was inducted to the American Theatre Hall of Fame in 2006 and received two Grammy Awards and two Olivier Awards. She won Tony Awards for Best Actress in a Musical for "Evita" and "Gypsy" and Best Featured Actress in a Musical for "Company."

POLICE BEAT from p. 6

when Carroll struck a Chevy Malibu occupied by two other women on North Ave. near Sedgwick St.

Both vehicles pulled over and all four women exited their cars. Officials said an argument ensued, but the women in the second car left the scene after one of them thought they saw Henderson clutching a gun in her waistband.

Prosecutors said Carroll pursued the women

Quigley was the conservative in 1991

In a [Jan. 14] story, Bob Zuley writes about possible candidates running for mayor in Chicago's next mayoral election. He mentions that U.S. Rep. Mike Quigley has already declared his interest in running for mayor. Zuley proceeds to give some background on Quigley while painting him as a strong liberal who had backed Joe Biden's agenda 100% of the time in congress.

He did not include however, Quigley's 1991 aldermanic race in Uptown where he ran against the very liberal former Ald. Helen Shiller. Quigley in that race had

Mayor Daley's support and as a candidate attacked Shiller for being anti-Daley and too left wing for the uptown neighborhood.

Quigley was clearly the more conservative candidate. Shiller defeated Quigley fairly easily in the subsequent election and he did not run against her again in later aldermanic elections.

*Fred Case
Lakeview*

Everybody likes a good deal

There is an old saying in real estate that you make your money when you buy. Everybody likes a good deal, so the expression rings true. But the opposite is just as true: you can also lose your money when you buy.

The [Jan. 14] reporting on the asset swap involving the St. Regis Chicago project is instructive. Designed by a renowned architect and rising more than 100 stories above the city, the building looks spectacular and keeps the trades busy. Yet several ultra-luxury condominium units—many spanning several thousand square feet—never cleared the open market. Instead, they were transferred in bulk as part of an unrelated settlement. That is not price discovery; it is real estate used as currency for another deal.

This tower was never designed to

deliver housing at scale. Typical residential floors contain only two or three oversized units, each requiring pricing high enough to justify tower-sized construction costs. When that pricing fails, units do not gradually adjust—they move off-market in bulk transactions.

Tall luxury towers serve a purpose. They shape skylines, showcase design ambition, and support construction employment. But they do not meaningfully advance attainable housing. If that is the goal, the evidence points in a different direction: smaller buildings and homes sized and priced for real demand and demographics.

For housing that actually works, it's better to look closer to the ground.

*Tim Carew
Old Town*

again, striking the Malibu two more times and chasing it onto the inbound Kennedy Expy. As she pulled alongside the other car near the Eisenhower Expy. ramp, Henderson pulled out a gun and fired shots at the vehicle, a CPD report stated. There were no reported injuries, but the Malibu sustained bullet damage.

Prosecutors said Carroll and Henderson then returned to Old Town, where they crossed paths with Carroll's boyfriend in the 1400 block of N. Orleans.

Witnesses told police they saw the 35-year-old boyfriend arguing with two women in a white SUV — allegedly Carroll and Henderson — and then heard gunfire as the man collapsed with a gunshot wound to his leg and the SUV sped away.

Prosecutors claimed Carroll used Henderson's gun to shoot her boyfriend, and surveillance video allegedly showed her returning the firearm to Henderson after the shooting.

Officers in the area quickly stopped Carroll's SUV and arrested both women. Police said they found a gun inside Henderson's purse, along with her firearm owner's license. Prosecutors stated that although Henderson could legally own guns with the license, she lacked a permit to carry a concealed weapon.

Judge Aleksandra Gillespie sentenced Carroll to six years for the aggravated battery charge and a concurrent four years for the aggravated discharge count. Carroll must serve 85% of the battery sentence before being eligible for release in April 2029.

Henderson continues to fight the allegations against her.

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City won't bother enforcing the regulations

I was puzzled when I read this paragraph in Bob Zuley's [Jan. 14] article ["Renegade aldermen's new 'Congestion Tax' takes hold"]:

"Rideshare rides to a specific destination address may not be possible because of the city-prohibition of rideshare vehicles to temporarily enter into any privileged bicycle lanes, or designated bus routes, to discharge or pick-up passengers. These designated zones are enforced by citation and carry a substantial fine."

A bike lane and bus lane converge almost in front of Centro Romero, at 6216 N. Clark. The southbound bus stop at Granville is positioned hard to the south of the island built to both protect the privileged bike lane and provide some parking. Yet vehicles interfacing with Centro Romero routinely use the tip of this island as a loading zone, blocking both the bike and bus lanes. The city has refused to post a sign saying "No Stopping/No Standing/No Parking."

Of course, a sign there isn't needed to ban parking in bus or bike lanes. This location is just over two blocks from the 24th District police station, but the the Dept. of Finance and the Chicago Police Dept. [CPD] refuses to enforce the parking regulations here, passing up the opportunity to collect fines from scores of tickets. If CPD won't bother enforcing the regulations here, why should rideshare drivers worry about enforcement in this new "Congestion Zone"?

*Jean SmilingCoyote
West Ridge*

Write a Letter to the Editor at insideonline.com



Gregory J. Lindeman
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UPDATE from p. 1

is a public figure by virtue of our July 3 article itself, as Sudler contends, but that Sudler is a public figure because of its conduct prior to the article's publication.

We did not create Sudler's public role; we reported on it. That's what newspapers do.

We also corrected an unforced Sudler error, in that their complaint is not based on a July 14, 2025 news story, as they claimed, but a story we published on July 3, 2025.

That July 3 article described concerns affecting Illinois' 19,750 unregulated community associations serving roughly 3.9 million residents, which serve nearly 30% of the state's population that are putting countless homeowners—especially the elderly and disabled—at risk of financial hardship and housing insecurity.

Our article describes an expert's efforts toward legislative and regulatory reform and references a "failed Homeowners' Association Bill of Rights Act."

These are the hallmarks of a newsworthy public controversy—an issue that is being actively debated in the public square with significant implications for a substantial portion of the community.

We argue the alleged defamation in the July 3 article – "was germane to [Sudler's] role in the controversy." The article describes Sudler's involvement in the controversy over HOA financial governance and discusses Sudler's alleged conduct as an example of broader systemic problems with management companies having "too much power over the professional consultants" and "running the show, not the board." The Complaint and the article itself establish this factor as a matter of law.

What were you thinking?

This newspaper seeks the dismissal of Sudler's defamation claim because Sudler failed to plead sufficient facts establishing that [this newspaper] made the alleged defamatory statement with actual malice. We argue that Sudler has failed to allege actual malice because it has not provided factual support for its conclusory reference to the actual malice standard in its Complaint.

We note that our article itself undermines any attempt to claim actual malice. Actual malice requires "knowledge of falsity or reckless disregard for the truth," which is a "subjective state of mind" standard.

Sudler acknowledges in its Complaint that the July 3 article relies on a "forensic audit" prepared by an "expert witness," "whose testimony went unchallenged in court." Sudler does not allege that Skyline had any reason to doubt its accuracy at the time of publication.

In our pleading, we note that "Sudler asks the Court to twist the actual malice standard from a state of mind standard into a requirement that any entity mentioned in an article be given editorial control. Actual malice is a speech-protective principle that sets a high bar for defamation claims by plaintiffs who have the prominence to publicize their own side of a story."

The actual malice principle is a protection for defendants, not an avenue for plaintiffs to require a publisher to tell a story in the manner they would prefer.

Along these same lines, we argue that Sudler misconstrues the actual malice standard when it argues that our request for documents in a follow-up July 14 article shows our "lack of investigation." Our July 14 article makes clear that the article is our response to Sudler's own

INSIDE PUBLICATIONS

claim that it possessed "audited statements" that it never disclosed to us. In that article we invited "Sudler and their attorneys to meet with us—on the record—to present the evidence they claim exists." In our July 3 story we noted that Sudler had already litigated to defend its refusal to turn over the records in question to a resident of 175 E. Delaware.

So on Friday, we reiterated our request that the Court dismiss the Complaint in its entirety because Sudler is a limited purpose public figure and has failed to plead actual malice.

People talk

We think Sudler's tortious interference claim is entirely deficient. Sudler offers virtually no real argument regarding the claim.

Sudler states only, without further analysis or support, that it has "pleaded all of the necessary elements." This bare assertion does not save the claim.

To state a claim for intentional interference with prospective economic advantage, a plaintiff must allege all elements with detailed particularity. Sudler does not allege any of the elements in its Complaint.

Sudler refers to "at least five of its current clients expressing concern and confusion over the claims made in the Article." But Sudler does not make any such allegation in the Complaint. Regardless, that unsworn, post-hoc statement is inadequate to make a claim.

Sudler does not identify the alleged five clients, does not allege any prospective (as opposed to current) business relationships, does not allege that any client terminated or declined to enter into a relationship with Sudler, and does not allege that we took any action directed at any specific client.

An expression of "concern and

confusion" is not the same as terminating a business relationship or declining to enter into one.

Tortious interference requires an allegation that the defendant's conduct actually caused the loss of a specific business opportunity, not mere speculation that clients might have been concerned.

This newspaper would like to again thank all those who have stood by us, and even donated money to support our legal fight.

Sudler's quick reaction in filing its lawsuit on July 16, 2025, so soon after the publication of the July 3 article, suggests it's implausible that the detailed elements of a claim of tortious interference with prospective economic advantage occurred in that short amount of time, based on an article in a free neighborhood newspaper.

Rather the compressed timeline suggests that Sudler was motivated to file this lawsuit to punish your friendly neighborhood newspaper, and chill protected speech about matters of public importance, rather than to redress a legally recognized harm.

Sudler's hurt feelings and claim for tortious interference is inadequate as a matter of law.

Sudler also fails to address the constitutional protections that prevent it from trying to plead garden-variety torts like tortious interference based on protected speech. A plaintiff cannot avoid the protections of the actual malice standard by attempting to characterize a defamation claim as another type of tort.

Thanks to all our pals

This newspaper would like to again thank all those who have

stood by us, and even donated money to support our legal fight. The outpouring from friends and strangers alike has been humbling. They're still coming in. Just last Friday we received a \$150 donation from a reader who took the opportunity to also critique a few of our other stories.

This public support has boosted our morale and given us lots of hope.

Donations have come from all over town, and even downstate. The Illinois Press Assoc. has also pitched in in a big way, and we even had one out of state donation, arriving here all the way from Arkansas - thanks Elise!

SAFE-T from p. 3

because our goal is always to try to make things better. It's working. But can it be better?"

After Welch's comments were published, we asked Beach's office whether evaluating or improving the SAFE-T Act is part of the assignment given to the electronic monitoring panel and whether the chief judge was preparing a separate report with recommendations for changes to the law.

"The answer to both questions," a spokesperson for the chief judge said, "is, simply, no."

Republicans, meanwhile, say they are not waiting. House Minority Leader McCombie told CNI that her caucus has already submitted proposed changes to the governor.

"We want to be able to offer some solutions," McCombie said. "They can own it and take it and run with it, but we want to make sure to give them the tools."

According to CNI, Republican proposals include expanding detention eligibility to cover all felonies rather than only violent ones, allowing judges to revoke pretrial release if a person commits any new crime while released, removing language that permits people on pretrial home confinement to move freely two days each week, and creating a presumption of detention for defendants charged with crimes against minors.

Welch's office did not respond to a request for comment and clarification of his statements.



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<p>212121 -----</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION LAKEVIEW LOAN SERVICING LLC Plaintiff vs. LAONGKWAN PINYAPAP, SHORELINE PARK CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NONRECORD CLAIMANTS Defendant 25 CH 5471 CALENDAR 58 NOTICE OF SALE PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on February 18, 2026, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate: P.I.N. 14-08-412-040-1309. Commonly known as 4970 N. MARINE DR., APT 921 CHICAGO, IL 60640. The real estate is: 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 189.5 of the Condominium Property Act. If the subject mortgaged real estate is a unit of a common interest community, the purchaser of the unit other than the mortgagee shall pay the assessments required by subsection (g-1) of Section 189.5 of the Condominium Property Act. Sale terms: At sale, the</p>	<p>bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(c) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information call Sales Department at Plaintiff's Attorney, Marinosci Law Group, PC, 2215 Enterprise Drive, Suite 1512, Westchester, Illinois 60154. (312) 940-8580, 25-02477 INTERCOUNTY JUDICIAL SALES CORPORATION Intercountyjudicialsales.com 13279608</p> <p>141414 -----</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION LOANDEPOT.COM, LLC, Plaintiff, -v.- KATHRYN F CARROLL; 6118 SHERIDAN ROAD CONDOMINIUM HOMEOWNERS ASSOCIATION, Defendants.</p>	<p>2024CH09153 6118 NORTH SHERIDAN ROAD, UNIT 206, CHICAGO, IL 60660 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 7/30/2025, an agent of Auction.com, LLC will conduct the Online Only auction at www.auction.com, with the bidding window opening on 2/2/2026 at 10:00 AM CDT and closing on 2/4/2026 at 10:00 AM subject to extension, and will sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 6118 NORTH SHERIDAN ROAD, UNIT 206, CHICAGO, IL 60660 Property Index No. 14-05-210-023-1010 The real estate is improved with a Condominium. The judgment amount was \$91,702.39 Sale Terms: Full Sale Terms are available on the property page at www.auction.com by entering 6118 NORTH SHERIDAN ROAD, UNIT 206 into the search bar. If sold to anyone other than the Plaintiff, the winning bidder must pay the full bid amount within twenty-four (24) hours of the auction's end. All payments must be certified funds. No third-party checks will be accepted. All bidders will need to register at www.auction.com prior to placing a bid. 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 en-</p>	<p>title the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium property Act, 765 ILCS 605/9 (g)(l) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact Plaintiff's attorney: McCalla Rayerm Leibert Pierce, LLP (312) 346-9088 please refer to file number 24-19474L Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 24-19474L Case Number: 2024CH09153 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 OB-</p>	<p>TAINED WILL BE USED FOR THAT PURPOSE. 8277-960985</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2021-2, Plaintiff vs. JOSEPH E GOHNDRONE, SHERIDAN BOARD-WALK CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS GENERALLY, AND NONRECORD CLAIMANTS Defendant 25 CH 2110 CALENDAR 63 NOTICE OF SALE PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on February 10, 2026, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate: P.I.N. 14-05-210-020-0000; a/k/a 14-05-210-025-1036; a/k/a 14-05-210-025-1046. Commonly known as 6102 N. Sheridan Rd., Apt 506, Chicago, IL 60660. The real estate is: 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</p>	<p>Condominium Property Act.. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(c) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information call Sales Department at Plaintiff's Attorney, Altman, Strautins & Kromm, LLC d/b/a Kluever Law Group, 200 North LaSalle Street, Suite 1800, Chicago, Illinois 60601. (312) 236-0077. SPS002248-25FC2 INTERCOUNTY JUDICIAL SALES CORPORATION Intercountyjudicialsales.com 13279342</p> <p>070707 -----</p>	<p>Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00. Call 773-465-9700</p>

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Rogers Park Township Real Estate For Sale

Real Estate For Sale

212121

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION J.P. MORGAN MORTGAGE ACQUISITION CORP. Plaintiff,
-v-
JOSETTE H. TERRELL A/K/A JOSETTE TERRELL, ILLINOIS HOUSING DEVELOPMENT AUTHORITY, CITY OF CHICAGO, VELOCITY INVESTMENTS, LLC, SYMPHONY OF EVANSTON HEALTHCARE, LLC, 1239-41 WEST JARVIS CONDOMINIUM ASSOCIATION Defendants
2023 CH 00436
1241 WEST JARVIS AVE #G2
CHICAGO, IL 60626
NOTICE OF SALE

Real Estate For Sale

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on June 12, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on February 13, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 1241 WEST JARVIS AVE #G2, CHICAGO, IL 60626
Property Index No. 11-29-315-027-1010
The real estate is improved with a residential condominium.
The judgment amount was \$32,353.45.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is

Real Estate For Sale

due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property

Real Estate For Sale

is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g)-1.
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact Alexander Potestivo, POTESTIVO & ASSOCIATES, P.C. Plaintiff's At-

Real Estate For Sale

torneys, 223 WEST JACKSON BLVD, STE 610, Chicago, IL, 60606 (312) 263-0003. Please refer to file number 316501.
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.
POTESTIVO & ASSOCIATES, P.C.
223 WEST JACKSON BLVD, STE 610
Chicago IL, 60606
312-263-0003
E-Mail: iplleadings@potestivolaw.com
Attorney File No. 316501
Attorney Code. 43932
Case Number: 2023 CH 00436
TJSC#: 45-3290
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is

Real Estate For Sale

deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2023 CH 00436
13279699

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North Township Real Estate For Sale

Real Estate For Sale

212121

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION MORTGAGE ASSETS MANAGEMENT, LLC Plaintiff,
-v-
MICHAEL A. IGNACIO, AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF ARTEMIO D. IGNACIO, MICHAEL A. IGNACIO, MARIA C. GORDON, THERESA JANE IGNACIO, RICHARD N. IGNACIO, UNKNOWN HEIRS AND LEGATEES OF ARTEMIO D. IGNACIO JR., LAKE POINT TOWER GARAGE CONDOMINIUM ASSOCIATION, UNITED STATES OF AMERICA - SECRETARY OF HOUSING AND URBAN DEVELOPMENT, LAKE POINT TOWER CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants
2024 CH 00453
505 NORTH LAKE SHORE DRIVE, UNIT 6512
CHICAGO, IL 60611
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on February 10, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on February 9, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 505 NORTH LAKE SHORE DRIVE, UNIT 6512, CHICAGO, IL 60611
Property Index No. 17-10-214-016-1019
The real estate is improved with a residence.
Sale terms: If sold to anyone other than the Plaintiff, 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.

Real Estate For Sale

The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g)-1.
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN

Real Estate For Sale

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.
CODILIS & ASSOCIATES, P.C.
15W030 NORTH FRONTAGE ROAD, SUITE 100
BURR RIDGE IL, 60527
630-794-5300
E-Mail: pleadings@il.cslegal.com
Attorney File No. 14-23-06923
Attorney ARDC No. 00468002
Attorney Code. 21762
Case Number: 2024 CH 00453
TJSC#: 46-28
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2024 CH 00453
13279900

Real Estate For Sale

COUNTY DEPARTMENT - CHANCERY DIVISION PHX EQUITIES, INC., as successor in interest to FIRST BANK OF HIGHLAND PARK PLANTIFF
-vs-
THOMAS M. DEL BECCARO, MERRILL LYNCH CREDIT CORPORATION; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
Case No. 10 CH 25856
DEFENDANTS
CONSOLIDATED WITH
NO. 10 CH 47058
CALENDAR NO: 59
PROPERTY ADDRESS:
2127 NORTH SEMINARY AVENUE
CHICAGO, IL 60614
HSBC BANK USA, N.A., AS TRUSTEE OF J.P. MORGAN MORTGAGE TRUST 2007-A6, MORTGAGE PASS-THROUGH CERTIFICATES COUNTER-PARTY,
-vs-
THOMAS M. DEL BECCARO; PHX EQUITIES, INC., as successor in interest to FIRST BANK OF HIGHLAND PARK; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS COUNTER-DEFENDANTS
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on November 5, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on February 4, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 2127 NORTH SEMINARY AVENUE, CHICAGO, IL 60614
Property Index No. 14-32-215-017
The real estate is improved with a single family residence.
The judgment amount was \$2,245,819.25.

Real Estate For Sale

Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g)-1.
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

Real Estate For Sale

For information, contact The sales clerk, LOGS Legal Group LLP Plaintiff's Attorneys, 2801 LAKESIDE DRIVE, SUITE 207, Bannockburn, IL, 60015 (847) 291-1717 For information call between the hours of 1pm - 3pm. Please refer to file number 10-043291.
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.
LOGS Legal Group LLP
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Bannockburn IL, 60015
847-291-1717
E-Mail: ILNotices@logs.com
Attorney File No. 10-043291
Attorney Code. 42168
Case Number: 10 CH 47058 CONSOLIDATED W/ 10 CH 25856
TJSC#: 45-2951
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Mike Tyson, Ric Flair accuse ex-CBD products partners of \$50M+ fraud

BY SCOTT HOLLAND
Cook County Record

Former heavyweight boxing champion Mike Tyson and WWE professional wrestler Ric Flair are leading a lawsuit they say is worth at least \$50 million, claiming their supposed partners in licensing cannabis products instead made them victims of a racketeering and fraud scheme through which four men allegedly embezzled millions of dollars.

Tyson and Flair, through lawyers with the Chicago firm Willkie Farr & Gallagher, filed their complaint Dec. 19 in federal court in Chicago, with two corporate entities as fellow plaintiffs: Miami-based hemp company LGNDS and CARMA HoldCo, which the complaint identifies as “a global branding company formed in Chicago that specializes in licensing celebrity brands” that sits at the heart of the lawsuit.

Named defendants include Chad Bronstein, who was CARMA’S board chairman and then president; CEO Adam Wilks; Nicole Cosby, who was a founding board member before going to work for CARMA as chief legal and licensing officer; and shareholder James Case, a longtime Bronstein associate.

“Throughout their time at CARMA, Bronstein and Wilks treated CARMA as their own personal piggy bank, using more than \$1 million to pay for unauthorized personal travel on private jets, costs associated with Bronstein’s personal yacht, renovations to Bronstein’s personal residence, a mortgage payment for Wilks’ personal residence, and lavish entertainment expenditures for Wilks, including exorbitantly priced meals and travel expenditures, as well as excessive and unapproved compensation and bonuses,” the complaint alleged. “What’s more, Bronstein and Wilks entered into unauthorized agreements on CARMA’s behalf with third parties, which resulted in financial losses and liabilities to CARMA but lined the defendants’ pockets.”

Flair and Tyson said the defendants were repeatedly deceptive and fraudulent, naming as a fellow victim the musical artist known as Future. The lawsuit claims the celebrities signed licensing deals with CARMA, but alleged Bronstein and Cosby instead sold the rights to LGNDS and other unauthorized buyers. Tyson specifically said his CARMA contract granted him express approval over personal appearances, but alleged Wilks nonetheless inked contracts obligating Tyson to several events across the country.

“Bronstein, and later Wilks, demanded that the principal of LGNDS purchase Rolex watches worth at least \$50,000 or else they would cancel LGNDS’ contracts with CARMA,” the complaint alleged. “On another occasion, Wilks received an identical Rolex watch worth in excess of \$50,000 from the owner of an Amsterdam-based coffee shop which received a license to use Tyson’s likeness without having to pay CARMA’s customary \$250,000 upfront licensing fee. Further, Bronstein and defendant James Case — a longtime associate and co-conspirator of Bronstein — demanded that LGNDS give Case a 10% ownership interest in LGNDS, free of charge, as a precondition for LGNDS’ licensing agreements with CARMA.”

The complaint further alleged Bronstein and Wilks had CARMA issue them hundreds of thousands of common shares, and said, although they knew the company to be worth \$80 million, they told investors the value exceeded \$120 million, then sold their shares for seven-figure profits.

“When certain individuals close to Bronstein began to take note of his conduct, he took measures to silence their criticism, including by using CARMA’s funds to fund paychecks so the critics could hold ‘ghost

jobs’ at CARMA,” the complaint alleged. “These pseudo-jobs allowed Bronstein’s would-be critics to collect a paycheck from CARMA without the expectation that they perform any work.”

Tyson and Flair also alleged the same defendants are running similar schemes with Real American Beer, a product marketed around iconography of the late Hulk Hogan, and Real American Freestyle, a wrestling promotion that also had Hogan’s involvement and a broadcasting deal with FOX Nation.

The complaint further alleged Chad Bronstein and Adam Wilks had CARMA issue them hundreds of thousands of common shares, and said, although they knew the company to be worth \$80 million, they told investors the value exceeded \$120 million, then sold their shares for seven-figure profits.

The 76-page complaint include allegations about conduct as far back as Bronstein’s 2019 launch of the marketing technology company Fylo, and his life sciences company Wesana Health, formed in 2020 with former pro hockey player Daniel Carcillo as a partner. It claims Tyson was a founding partner of CARMA and detailed the intellectual property licensing agreements for his name and likeness as well as the start of Bronstein’s relationship with Flair and the incorporation of Ric Flair Drip, which the retired pro wrestler “be-

lieved as a consolidation of his intellectual property for his benefit.”

Instead, according to the complaint, Bronstein and Wilks gave Flair only 47% of the shares in the company, while they each held 16%. Then, without telling CARMA’s board how much they owned, the men had CARMA buy 30% of Ric Flair Drip — Flair allegedly got no money from the deal — then had CARMA buy the remaining 70% interest in September 2022, not with cash, but an equity stake in CARMA.

“Bronstein and Wilks justified this self-dealing as simply right-sizing their ownership of CARMA, as they felt they deserved compensation above what was approved by the board of directors,” the complaint alleged.

CARMA’s executive team asked Bronstein to resign in November 2023, but the complaint alleged Wilks “followed Bronstein’s patterns of fraud and self-dealing” until the board removed him as well, with allegations about his improper roles in business relationships with companies like Green Success, a German distributor of cannabis products, and Mr. Charlie’s, a plant-based fast food company in Beverly Hills, among others.

In all the complaint brings 21 counts, including violations of the Racketeer Influenced and Corrupt Organizations Act, conspiracy, money laundering, wire fraud, extortion, breach of contract, breach of fiduciary duty and securities fraud. In addition to a jury trial, the plaintiffs seek at least \$50 million, including treble damages, compensation for legal expenses and forced disgorgement of “all ill-gotten gains,” along with pre- and post-judgment interest.



Artist rendering of Foundry Park.
Courtesy HPA and Nudge Design

FOUNDRY from p. 1

cluding one on the western side of the river featuring a multi-story lifestyle fitness club. Along Dickens Ave., 28 multi-story townhomes will be built around a central park, along with 19 riverfront single-family homes.

Two additional towers along the southern edge of the site will be condominium buildings, while two smaller low-rise structures will house office space and additional parking.

LOSSES from p. 1

roughly \$27.5 million loss.

It is a troubling trend in Chicago now that sees property owners increasingly giving up and turning properties back to their lenders rather than going through a foreclosure.

The 401 N. Michigan deal adds to an ongoing grim market for downtown offices, where valuations are in free fall and institutional owners are giving up. Other nearby properties that have recently moved at a loss include 625 N. Michigan Ave., 500 N. Michigan Ave. and 444 N. Michigan Ave.

It is a troubling trend in Chicago now that sees property owners increasingly giving up and turning properties back to their lenders rather than going through a foreclosure.

This is the second hit for Bluhm, after the sale of 900 N. Michigan Ave. that required a \$56 million payment from his other firm, JMB Realty, to secure a deal.

A few blocks to the west, Chicago-based Nuveen, in partnership with Los Angeles-based Pacific Coast Capital Partners, took over the 897,000-square-foot River North property at 321 N. Clark St.

That transaction wiped out the previous ownership’s equity. The losers this time were Chicago-based Diversified Real Estate Capital, Houston-based Hines and Los Angeles-based American Realty Advisors. In 2021 Nuveen had invested \$296 million in a loan on the property. While unconfirmed, it is estimated they took a \$74 million loss on the deal after selling a portion of the asset in 2021 for \$222 million.

ROBBERIES from p. 1

let, and other items to the muggers.

The next day, Seawood and two accomplices allegedly attacked and robbed two brothers, ages 19 and 22, near the corner of Michigan Ave. and Lake St. in the Loop. The victims, who live nearby, were walking south on Michigan Ave. when Seawood allegedly punched the younger brother in the face, causing him to fall to the ground and briefly lose consciousness. He quickly regained consciousness and saw Seawood and two other men going through his pockets and stealing his wallet, prosecutors said.

The older brother told police he was also hit and knocked to the ground by one of the offenders, but he wasn’t sure who slugged him. Once he was on the ground, Seawood and the others allegedly went through his pockets, taking his phone, cash, and cards.

Three Chicago police officers subsequently recognized Seawood as one of the robbers, according to prosecutors.

Judge John Hock detained Seawood pending trial.



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