

The way to catch a knuckleball is to wait until it stops rolling and then pick it up.

— Bob Uecker

## “You’re going to kill this neighborhood”

Meet the new traffic plan, same as the old plan for Fern Hill

BY ANDRIANA FOUSTANOU

The proposed high-rise development by Fern Hill, Co., at 1600 N. LaSalle Dr., has sparked more debate within the Old Town community after another community meeting was held at the Moody Church on Jan. 9. And again, the center of debate is if the developer’s traffic plan will work, and whether it will address congestion, pedestrian safety, and other logistics and transportation challenges.

While the plan reflects reportedly modern urban planning principles, and has been refined through collaboration with the Chicago Dept. of Transportation, it’s not much different from earlier offerings, and community members remain divided over Fern Hill’s honesty, the projects feasibility and potential impacts.

The traffic plan hopes to mitigate existing congestion issues

and accommodate the increased traffic that will come with the development. Key elements include the addition of dedicated turn lanes at critical intersections.

According to the developer’s paid traffic consultant, this includes, “Creating a right-turn lane through re-striping of the north approach... reducing pedestrian crossing distances with bump-outs, and reorienting crosswalks to improve safety.” As their design intends, those bump outs block egress, tighten turning radiuses, and create traffic backups by slowing traffic, thereby creating more congestion.

Ask any semi truck - or fire truck driver about the city’s bump out lane constrictors and you’re likely to hear cursing.

The plan specifically calls for a southbound right-turn lane at LaSalle and North Ave. and an eastbound right-turn lane at North and Wells. These measures aim to “help move that traffic significantly” and reduce backups during peak hours.

But the turning lane good intentions would be erased by one

or two double-parked delivery vehicles servicing the new high-rise.

Signal optimization is another cornerstone of the plan. The adjustments include introducing a “protected right-turn arrow” at LaSalle to improve vehicle flow and reduce conflicts with pedestrians. “We are going to be modifying the offsets between the signal at North and LaSalle and North and Wells so that these two intersections would work better.” This synchronization is designed to improve the progression of traffic and minimize congestion in this critical corridor.

The development team highlighted the site’s advantages as a “truly a multimodal location” that is well-served by public transit, bike lanes, and pedestrian pathways.

Lou Abuna, the principal traffic consultant, said “The site is accessible to the CTA stations, multiple bus lines, Divvy stations, and bike lanes. This robust public transportation qualifies the site as a transit-served location.”

The plan proposes enhance-

NEIGHBORHOOD *see p. 12*

## South Lincoln Park renewal project shares concepts; asks for public feedback

BY JANE LAWICKI

Draft designs for the renewal of South Lincoln Park were introduced Jan. 15 at an online Town Hall hosted by community groups coordinating with the Chicago Park District.

Gold Coast Neighbors, Lincoln Park Conservancy, and the Chicago Park District have partnered to conduct a site assessment, manage immediate improvements, and create a roadmap for future enhancements to the park’s southernmost gateway.

The project area borders North Ave. on the south, inner Lake Shore Dr. on the east, the LaSalle Dr. extension on the north and, on the west, along with the History Trail around the Chicago History Museum. It includes the Lincoln monument and gardens.

Funding for Phase I efforts comes from a \$500,000 grant from Illinois Dept. of Commerce and Economic Opportunity and a \$100,000 pledge from Ald. Timmy Knudsen [43rd].

Landscape architecture and

park planning firm, Upland Design, has been retained as project consultant.

During the Zoom, Liz Dafoe, Upland Design’s principal landscape architect, introduced two concepts to the 80 attendees. Each design draft offered varied approaches to improving pathways, plantings, and drainage.

The first concept, titled “A: Historic Symbiosis,” intends to connect the park with Illinois’ rich cultural and ecological history. Key features include redesigned access to the garden in front of the Lincoln statue, flowing pathway shapes using native prairie plants, and rerouted pedestrian trails.

The park’s historic bridle path would be realigned as a main connector. An additional path would help pedestrians from the LaSalle underpass cross north of the statue.

Key routes would be widened to 12 feet to allow access for maintenance vehicles and path sharing by bicyclists and pedestrians. New seating areas would

create defined gathering spaces throughout the park connecting the museum campus, the Fountain Girl statue, new council ring, and east park connections.

Native trees would give way to well-defined meadows with improved drainage.

“Sweeping expanses of prairie grasses and groves of native trees offer a glimpse into the vibrant landscapes that were once synonymous with the Land of Lincoln,” Dafoe explained.

The second option, titled “B: Neighborhood Nexus,” addresses many of the first concept’s goals. Key features include 12 feet main access routes, structured ornamental landscape, and meadows with improved drainage. A key change would be to relocate the Fountain Girl statue to a higher, more central location in the park.

“The concept offers helical paths [which] gracefully extend from the museum campus intertwining with the site’s new trail system that creates new peaceful spaces,” Dafoe said.

In both concepts drainage and lighting will be included but ground grading may differ, depending on the final design. Trees will be saved wherever possible and new trees added.

While the conservation of the Lincoln statue and re-establishment of its gardens are high priorities, Phase I will only address

RENEWAL *see p. 12*



Surveillance images of the man officials believe is stealing mail in the Loop while disguised as a postal worker.

## \$100,000 reward for info leading to fake postal worker stealing mail in the Loop

BY CWBCHICAGO

Another \$100,000 reward is being offered as postal inspectors try to put the brakes on rampant mail theft across Chicago. The latest bounty is for a man who dressed in a postal worker uniform to try to steal mail in the Loop.

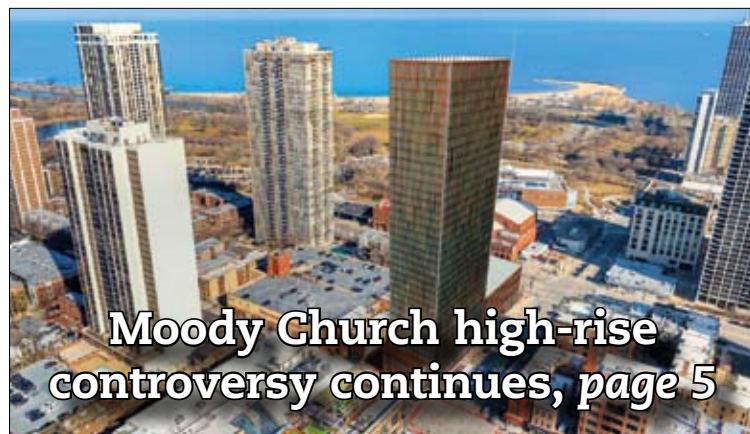
The man allegedly stole mail from a “corporate building” in the Loop last month and then dressed as a mail carrier to try to steal more mail from a different Loop building this month.

The U.S. Postal Inspection Ser-

vice is offering up to \$100,000 for information leading to the man’s arrest and conviction. They can be contacted at 877-876-2455 about case #4258206.

Dressing up as a postal worker to steal mail is not a new tactic. CWBChicago has reported on a thief who used a similar ruse to steal mail in Lincoln Park in 2022.

On Jan. 13, postal inspectors announced three separate \$100,000 rewards for men suspected of stealing mail across Chicago for several months.



## Downtown office vacancy rate climbs to 26.3%

The post-pandemic era has proved harder to recover from economically and biologically. The changes the pandemic lockdown created have changed human behavior and how people work, including not going downtown.

As the City’s central business district’s commercial and retail efforts continue to struggle, office market vacancy rates ended the year on a downtrend. This marks the 10th consecutive quarter of rising commercial vacancies for downtown properties.

According to CBRE, Chicago’s Central Business District [CBD] saw just over 150,000 square feet of net negative absorption in the fourth quarter of 2024, nearly double the negative absorption seen last quarter of 2024. Consequently, 2024 recorded a negative net absorption of 1.6 million SF, which is the lowest annual absorption witnessed since 2021.

That left CBD vacancy rate at 26.3% in the fourth quarter of 2024, up from 23.8% at the end of 2023, and more than double the 13.8% rate recorded before the start of the pandemic and

government-imposed economic lockdown.

Despite these struggles, CBRE reports some good news in that many tenants are expanding their real estate footprint. They say that the final quarter of 2024 boasted the three largest deals of the year, as well as the largest new lease signed in over three years.

A majority of the negative absorption derived from tenants reducing their footprints, whether it was by exercising contraction options, making a deal with the landlord to give back unused space or opting to sublease space. Sublease availability now sits at 6.4 million square feet of sublease space in the CBD and continues to drop after peaking at 8 million SF in the second quarter of 2023.

The worst of the problem has disproportionately affected Class B office properties, where vacancy rates rose to 31.8% by the end of last year. By contrast, Class A buildings maintained a comparatively lower vacancy of 20.6%. The record high vacancies are

VACANCY *see p. 12*

### Property tax assessment appeals deadline Feb. 4

Those in North Chicago Township who wish to file an appeal of property tax assessment through the Cook County Board of Review should visit <https://www.cookcountyboardofreview.com/> for information on how to file an appeal online or by mail. The deadline for filing a property tax appeal is Feb. 4. The deadline to submit additional evidence is Feb. 14.

# Real life dystopian cruelty, whacked out psychological disharmony



By Thomas J. O'Gorman

Blimey. I'm not a fan of raw mysteries anymore. Miss Marple for me. No extravagant slaughters, a la Jack the Ripper. Who needs all that dried out hemoglobin, and smell of the dead. The stomach-turning stench of unbridled revenge, rage or unbridled fury. Murder is messy. Uncontrolled in real life. As unorganized as a handful of soap suds, no matter how much prep work or planning.

Just ask any nearby serial killer, homicidal maniac, or assassin. Nothing, it seems goes according to plan.

We are tired of our old favorites, Sherlock Holmes and Doctor Watson making use of Victorian science and late 19th century philosophy in the imagination of Sir Arthur Conan Doyle.

And 20th century coppers in *Midsummer Murders*, from the pen of Caroline Graham, inventing Chief Inspector Tom Barnaby, Sargent Ben Jones, Sargent Gavin Troy and a host of cerebral slugos in that impeccable countryside of Midsomer County in rural England.

There, evidence, motives, and curious clues in spawning plots

might get convoluted, but always with refined manners. With significant details of the analysis of fingerprints, muddy boots, bloody cutlery and poison bottles. Finding in those turbulent, yet bucolic, rolling hillsides, the dark hearts and aristocratic secrets of the landed gentry. A despotic reason for violent murder, just not so graphic. No grizzly dismemberment or dystonic mayhem and slaughter.

We decided to pursue unhinged, though the not quite pre-mediated, vicious murders in the Netflix black and white production of "Ripley," an eight-episode cliffhanger set in the macabre early 1960s in hard-pressed Italy.

Andrew Scott, Johnny Flynn and Dakota Fanning star in this intriguing, often bewildering cruel slaughterhouse epic. It's not the romantic thriller made by Matt Damon and Jude Law some 26 years ago. This one is a deeply disturbing psycho-drama.

I've just re-watched all eight episodes and I'm perplexed at the raw, paralyzing insanity that unfolds through the emotion and dystopian cruelty of the story. It's rich and textured cinema, but an assault on the nervous system. Amazingly, much like real life in Chicago right now.

It, too, has grown in dystopian cruelty and whacked-out psychological disharmony. Makes me want to shut my eyes at what's unfolding.

As I viewed Ripley for a second time, I began to recognize current Chicago life in all the disharmony. The longer I watched the more uncomfortable it made me.

It was the intensity of the un-

folding drama that unsettled me. All the angry actions and misguided ideas that deeply wounded protagonist Tom Ripley brings about. All his psychologically distorted actions and responses only grew more distorted the second time around.

It rang true for me emotionally, having reviewed the latest antics of the Chicago Teachers Union [CTU] and Stacy Davis Gates, its \$269,000 a year president. I was flabbergasted, not only by her salary, but by her cruel and unprofessional references publicly made about challenged Chicago Public School [CPS] students. Comparing their protective placement in Chicago schools to some bizarre derogatory references made about the recently "fired" beleaguered CEO of CPS, Pedro Martinez.

Hard to imagine any professional educator making such blatantly inappropriate comments about either the special students or the CEO. It left me troubled and distraught.

Things are apparently worse there than they seem.

Is there any kind of disciplinary response from the CTU or their "leave of absence employee," Mayor "Teachers Pet" Johnson on City Hall's 5th floor?

Is he comfortable with Gates' disrespectful language?

If he, as Mayor, can't muster the courage and moral dignity to confront Gates, he's displaying a lasting professional ineptitude and incompetence beyond any seen before in Chicago's urban governmental failures.

Does anyone in the Mayor's office have the semblance of a conscience?

Of course we can't expect much there. Our mayor hasn't spoken to CEO Martinez since last June. Great leadership style. Yes, the mayor is just itching to replace Martinez with his new choice for school boss.

There's strong talk that the failures at work in CPS have reached a breaking point. Many wise Chicago leaders seem to believe that the schools should be placed under the leadership of the State of Illinois. Before the City of Chicago financially crashes.

Crain's Chicago Business recently published an editorial asking the mayor to step aside for the good of all. Sound advice, Mr. Mayor.

The state taking back the schools could create a plan for Chicago schools' survival. Some-

thing that the Johnson regime appears incapable of understanding.

It wouldn't be the first time the State of Illinois wound up responsible for initiating a "survival code" for CPS.

What also becomes patently clear is the stranglehold that Gates and the CTU have over the mayor. The union is choking Chicago in a death grip they believe makes them invulnerable. Not so fast.

Blink ... and there goes another 20,000 students off to the suburbs.

Chicagoans now, naturally, congregate to seriously discuss this deep "Mayoral Crisis" we have tumbled into. Everywhere from coffee shops in Rogers Park to saloons in Mount Greenwood. And as the fury in Englewood

connects to the angry shame in Bucktown, Pilsen, Hyde Park and Back of the Yards, there is a growing unity emerging across the face of Chicago. This unity is our strength to challenge and contain the out of control CTU and its "Puppet Mayor," currently distressed and despondent awaiting the full wrath of Chicago judgment.



Jim Williams

**JIM WILLIAMS:** Jan. 16 was CBS Chicago's Jim Williams' last day as a reporter. Jim has covered Chicago for WGN, ABC News, and for the past two decades at CBS. Including a stint some years ago as

Mayor Richard M. Daley's Press Secretary.

Jim spent his entire career covering his hometown with intelligence, diplomacy, refined TV news skills, and political savvy, as well as a deep respect and firsthand knowledge of Chicago, itself. It won't be the same without him, seeing him eyeballing the antics at City Hall in my time there, was always a reassuring reality. And well-respected. We wish him the best in what may not be a traditional retirement. He's too talented and wise for that.

**RIDESHARE:** The Chicago Rideshare is a living wage and safety ordinance sponsored by Ald. Michael Rodriguez [22nd]. The ordinance seeks to protect drivers and passengers, while ensuring a living wage for drivers. The big Rideshare companies,

Uber, Lyft, Arro, Curb and Via, among others, have built successful business enterprises that keep fares high by cutting wages, ignoring safety needs and banning drivers with no recourse or warning or appeals process. Chicago is a huge Rideshare city that is in need of protective support structures and government regulation to make certain that fairness be-



Ald. Michael Rodriguez

comes the regulator of citizen transportation. Maybe double-crossing and killing off Chicago's beloved taxi drivers was a bad idea after all. Help ensure that this ordinance passes.

**BOSS LADY:** Tracy Baim has taken the job as the first Executive Director of Press Forward, the new pooled fund for community journal-

ism, based at The Chicago Community Trust, supported in large part by the MacArthur Foundation. She is setting aside her day-to-day involvement as owner of Windy City Times, which is in good hand.

**SHALOM:** Daniel Levin had Chicago in his heart. It was his steering mechanism. It moved him, drove his engine and ultimately defined his life.

He died last week after a short illness at 94. He was a man used to the drama of possessing a brilliant mind and an elastic heart. He was at home with statesmen and diplomats. And comfortable with the humanity of waiters, workers, janitors, cab drivers and the mighty minds and souls of holy rabbis. His life was his family. The quality of their lives and the value of their humanity. He let that spill over into the deep

**DYSTOPIAN** see p. 8

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INSIDE is published every Wednesday by Inside Publications  
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Chicago, IL 60660  
(773) 465-9700  
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# Shelter Alliance seeks \$100M taxpayer boost to fight homelessness

**Claims current system is in gridlock due to bed shortage, lack of affordable housing**

BY ATMIKA IYER  
Capitol News Illinois

With homelessness increasing in Illinois, a coalition of shelter providers and advocates is asking for a \$100 million increase in taxpayer funding hoping to prevent homelessness and provide shelter to people without homes.

That would come on top of the \$290 million the state is already spending this year on the homeless.

Advocates hope the new funding can build on lessons the state learned since the start of the COVID-19 pandemic in opening new shelters and accommodations that better meet the needs of the homeless.

The coalition known as the Illinois Shelter Alliance sent a letter to Gov. JB Pritzker in December, making the request ahead of the new General Assembly's January inauguration. But finding new state money for any programs will be a tough sell in Springfield this year, with the state facing a \$3.2 billion deficit for the new fiscal year that begins in July.

"Over the course of every general assembly, we get a lot of letters from advocates, asking for more funding for virtually anything you can imagine," Gov. Pritzker said during a Jan. 8 news conference. "But in the context of a more challenging budget, it's always difficult to meet everybody's demands."

**Homelessness increasing**

The number of people experiencing homelessness in Illinois more than doubled between 2023 and 2024 due primarily to illegal alien arrivals, according to federal data released this month. That influx of newcomers has since subsided.

But the U.S. Dept. of Housing and Urban Development noted that the number of homeless people also increased in most of the rest of the state, too. The federal report attributed that growth to a lack of affordable housing, increased shelter capacity, extreme cold that brought people into



Tents are pictured near Montrose Beach. Dozens of homeless encampments dot the city's North lakefront parks. Image courtesy Capitol News Illinois, by Andrew Adams

shelter when the count was conducted last January and a rising inflation due to federal spending.

Many shelter providers say lack of affordable housing in the state has kept people from moving from the streets to shelters and then into more permanent housing.

Last month, Pritzker created a new position in his administration tasked with increasing the supply of affordable housing in the state. The governor also revived the SmartBuy program, which provides money for student loan relief and affordable mortgages for home buyers.

Pritzker also noted the state has increased funding for Home Illinois, a collaboration between state agencies and service providers that aims to end homelessness. It received a \$90 million increase in fiscal year 2024 compared to the previous year.

"[We] believe growing the state's economy requires lower housing costs and increasing supply in every community. The governor's first-of-its-kind statewide endeavor, brings together state agencies, nonprofit organizations, advocates and people to take an aggressive approach to end homelessness," said his spokesperson, Alex Gough.

**Pandemic-sparked changes**

Before the pandemic, there weren't many permanent homeless shelters in Illinois outside of Chicago, Rockford and Aurora.

That left the job of providing pop-up shelter for sleeping through the night largely to churches and temples.

Some organizations used federal funding from the 2021 American Rescue Plan Act—as well as other grant funding—to purchase properties themselves and create non-congregate housing across the state.

The new approach improved constituents' mental and physical health, safety and ability to find resources to help them find employment and job training. When the federal pandemic money was about to run out two years ago, the Pritzker administration used state taxpayer money to continue those services, authorizing an \$85 million increase in homeless service funding.

Last month, though, the coalition of homeless advocates and shelter providers asked Pritzker and state taxpayers to include another \$100 million in the upcoming budget proposal. They hope this additional money would help address a statewide

shortage of 4,236 emergency shelter beds.

"To eliminate this emergency shelter bed deficit will require consistent, annual, significant new [taxpayer funds] to support the Emergency and Transitional Housing Program for next fiscal year and many years to come," the advocates from the Illinois Shelter Alliance wrote in their letter. "While \$100 million is a substantial investment, it is not nearly as costly as the alternative."

Many providers said the goal of the \$100 million increase in taxpayer support is to direct a substantial amount of funding toward emergency and transitional housing while also funding prevention resources and street outreach to address homelessness in its various stages.

The advocates claim this request is not just for one activity, but four activities: street outreach, emergency shelter, keeping people in their homes, prevention resources so they're not falling into the street.

The advocates pointed to a July report from the Illinois Dept. of Public Health that laid out the costs of homelessness.

The agency found a 10- to 20-year reduction in lifespan in homeless people, a 36% increase in deaths of people experiencing homelessness since the start of the pandemic and almost three times the number of homeless suffering drug overdoses or being murdered in comparison to the general population. It also found the cost in medical care for the homeless cost \$16 billion from 2017-2022.

According to Home Illinois's October report, "On any given night in Illinois, an estimated 25,806 people are experiencing homelessness—that is, living in shelters

**BOOST** see p. 8

## City to issue \$5.5M for Lincoln Square homeless shelter

The Chicago City Council authorized the Dept. of Housing to spend \$5.5 million in taxpayer funds from the Lincoln Ave. TIF on the rehabilitation and property renovations of the Haven on Lincoln homeless shelter.

The property, formerly the Diplomat Hotel at 5230 N. Lincoln Ave., will be the site of a Chicago Dept. of Public Health pilot program that will provide behavioral

health and housing support for the homeless who have unaddressed substance abuse problems, and physical and mental health issues.

The TIF funds will come from property taxes collected in the community and support the renovations now taking place. The shelter hopes to open in the third quarter of this year.

## TIF expansion approved to help fund Lathrop Homes

An amendment to the Diversey/Chicago River Tax Increment Financing district in support of the ongoing redevelopment of the CHA's Julie C. Lathrop Homes housing complex was approved by City Council Jan. 15.

The 21.1-acre district, located in the North Center and Lincoln Park community areas, will be expanded by 12.8 acres and its budget increased from \$17.5 million to \$60 million to support planned improvements within the southern portion of the complex.

The work will rehabilitate seven vacant buildings, construct one new building, and demolish three others, in addition to public infrastructure repairs.

The \$203 million project by Lathrop Preservation IC, LP will create more than 300 mixed-income units.

The CHA and its development partners have already rehabilitated or built nearly 500 units at the Lathrop site since 2017. The total new units are 125 fewer than the prior 925 units on site before the CHA shut down the site in 2012.

TIF is a financial tool used by municipalities throughout the United States to support investment within designated districts. TIF districts use new property tax growth within their boundaries to help fund improvements identified in their redevelopment plans.

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# 'It's game-changing time'

## City Club and Team Culture unite to reimagine Chicago's future

BY ADRIANA FOUSTANOU

The City Club invited people and sponsors to a Jan. 14 meeting focused on revitalizing Chicago's struggling downtown and cultural landscape through innovative approaches and bold initiatives.

Many believe that after the COVID-19 pandemic and government-imposed economic lockdown, Chicago has lost its cultural touch and must now do more with its neighborhoods, and find ways to be friendlier with young people.

Some of the members of "Team Culture," were the panel participants of the "Reimagining Chicago" meeting, which include Lou Raizin, CEO of Chicago's Broadway In Chicago, Chris Jones, Chicago Tribune editorial page editor and chief theatre critic, Michelle Boone, CEO of The Poetry Foundation, Greg Cameron, Joffrey Ballet CEO, Joe Ferguson, Civic Federation President, and Juan Gabriel Moreno, president and founder of JGMA Architects.

Raizin led the discussion by offering a vivid picture of his vision for the city as a "cultural stadium," describing it as a space where "culture becomes the North Star guiding urban renewal." Raizin believes a focus on the arts can shape the city's identity and foster the community by attracting more people to Chicago, bringing economic growth.

In 2019, prior to the pandemic, 61.58 million people visited Chicago, a record high at the time. Like everything else in 2020, that business crashed to just 16.52 million tourists ... in 2021 it recovered to 30.71 million, and 2024 saw 50 million visitors.

Tourism is one way this growth can hap-

pen, alongside new job opportunities, and Raizin highlighted the importance of tourism, stating, "Today's tourists are experiential collectors, and culture is what differentiates us from our competitors."

Raizin introduced the "Culture Umbrella" plan, a program designed to "engage and enrich the minds, bodies, and families of all Chicago's youth, ages 3 to 13, through culture."

This plan contains a public/private partnership that offers cultural assets for free to educate young people. The main goal is to support artists and public art, to connect residents, architects, engineers, and city leaders, and to create a "not-for-profit entity with a mission to award year-long residencies of rent-free non-living studio space." Raizin also introduced "The Trove, an art storage facility that allows unprecedented access to artwork."

Theater critic, Jones, joined in the conversation, with ideas to reintroduce Chicago to a new generation, revitalizing the city by creating new attractions. He said "I feel this need, having lived here for 33 years, to get this city going again—for people to come and see."

Some of the many ideas for the re-imagination of Chicago are that, as Jones said, the city can collaborate with the suburbs, can connect with other neighborhoods in the same way as it used to be, where people from all neighborhoods were "getting together with no barriers, and everyone pitched in. That was one of the great triumphs of this city."

The role of government and partnerships



Reimagining Chicago meeting at the City Club, Jan. 14.

Photo by Adriana Foustanou

used to describe the city, such as the slang word "Chiraq," have been used to define the high crime rates. Ferguson reframed the conversation around crime, stating, "Crime isn't the issue—the single biggest factor in the sense of safety - actual public safety [in that there are] people on the streets engaged in everyday activity." He says that active public places can shape an environment afar from crime, and can foster a greater sense of security.

COVID and the government-imposed economic

lockdown were a critical part of the discussion, as there is no question that the pandemic was a shock to the cultural sector. The general opinion was that it is now time to reinvest and focus on rebuilding the city.

Panelists said it takes leadership to recreate a cultural scene, a tourist attraction, and bring back beauty to the city.

Jones understands this idea as he pointed out, "It takes leadership. Millennium Park had John Bryant. A very charismatic gentleman who had access to the doors and the people and generated the will to make it all happen." He called for a new vision, shared and bold, which needs a new leader to do the same.

The panel noted that many places in downtown Chicago are struggling and poorly managed, and need to become less 'hostile' to citizens and tourists alike. The City Club panel's view showed the European influence, and especially central Europe, where art and artists are appreciated and places are created to support art culture. They say this is a powerful reminder of Chicago's potential to redefine itself through culture and creativity. While challenges will arise, the collective energy and ideas suggest a city ready to embrace transformation.

Ferguson also made his perspective on government clear, saying that "government can't solve everything for us. We have to be the solution ourselves at times, especially in constrained circumstances."

Chicago has always been a gangland city, and affiliated with crime. Some names

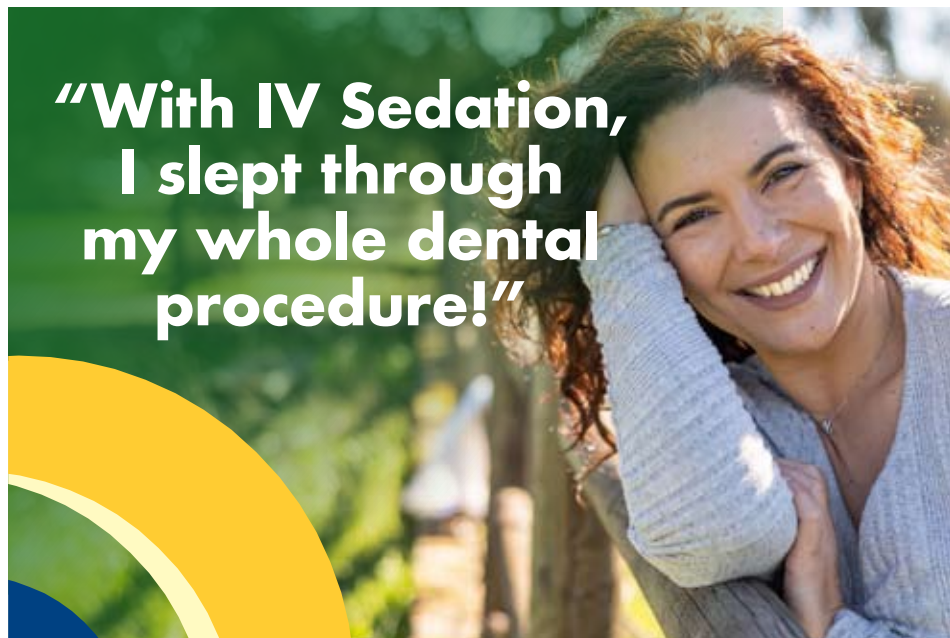
didn't stay out of this conversation long, and Ferguson, former Chicago Inspector General, emphasized the need for collaboration across sectors. He noted, "All are part of an equation. It's the public sector, the private sector, and the philanthropic sector. That's what made the Millennium Park happen. It's the only way to realize the ambition of what's been laid out."

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As Raizin aptly put it, "It's game-changing time."



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Line Station, 3411 N. Paulina. St.; and again noon to 2 p.m. Sunday, Jan. 26, at St. Alphonsus Church, 1429 W. Wellington Ave.

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# Controversy continues on 44-story Moody Church high-rise



The Home Front

by Don DeBat

The on-going, and highly controversial saga of the proposed construction of a massive 44-story high-rise at North Ave., and LaSalle St. in Old Town continues to drag on in 2025.

The latest chapter unfolded on Jan. 9 with a Zoom meeting attended by hundreds of exasperated Old Town residents who oppose the development.

At the on-site meeting held at Moody Church, developer Nick Anderson, CEO of Fern Hill Co., continued his smooth, smoke-and-mirrors presentation attempting to gloss over the crushing impact of the high-rise on neighborhood traffic and the quality of life in historic Old Town.

At one point, Anderson said: "The site of the proposed high-rise actually sits in the city's Lakefront District, not in Old Town."

Critics predict the proposed project would generate a daily traffic nightmare similar to the Old Town Art Fair, which typically attracts 30,000-plus attendees in the neighborhood.

In an effort to mitigate Old Town residents' concern about a massive traffic grid-lock developing at Old Town's front door, Anderson gave the following new information on how the development would reduce neighborhood traffic.

Apparently, Moody Church's long-range plan is to raze both the BP gas station at Clark St. and LaSalle St. and a second gas station at North Ave. and LaSalle St. for future expansion of the church.

Critics say now is the time to redirect the focus and blame for this massive high-rise plan and the ensuing neighborhood disruption and traffic gridlock on the true gluttonous protagonist in this drama—the ever-expanding Moody Church.

In 2024, Moody, a non-denomination evangelical Christian church, celebrated its 100th anniversary on the block-long site at LaSalle St. between North Ave. and Clark St. The non-pillared, two-level auditorium has permanent seating for 3,740 worshippers. Because Moody Church is a religious institution, it pays no real estate taxes. In addition, there will be lost sales taxes if the two gas stations are razed.

Automobile parking for parish-



At a meeting held at Moody Church, representatives of developer Fern Hill continue to try and convince the community that their plans to add a large quantity of new density to the neighborhood will not have a crushing impact on the quality of life in historic Old Town.



ioners currently is provided on a flat lot Moody owns on the northwest corner of LaSalle and North. Expanded parking for the church is the spark that ignited the controversy over the 44-story Fern Hill high-rise which would contain 150 dedicated parking spaces for Moody worshippers.

Critics ask why didn't Moody Church simply build a five-story garage at 1610 N. LaSalle St. to provide the parking it needs? This parking alternative might have created some additional traffic during Sunday morning services, but would have added much needed neighborhood parking during the week.

Regarding Moody Church's interest in the Fern Hill project, long-time Old Town resident Joe Collins believes, "Moody Church has strayed into the garden and been tempted by the serpent (Fern Hill) with poison fruit. They have much to eagerly bite into for profit."

Collins said: "More than 20 years of Christian education taught me about dancing with the devil and laying down with dogs, and the end does not justify the means."

During a blessing at one Fern Hill meeting, Collins recalled: "Moody Church's pastor had the audacity to say their organization has 'no financial interest in this deal.' Not true. Moody, you are the backbone of this deal and your neighbors recognize it," Collins concluded.

When Anderson entered the game with his 44-story high-rise plan a couple of years ago, veteran real estate watchers recognized that Moody Church parking spots were on the bottom of the list of Fern Hill's expansive rezoning and development plans.

Anderson, who hails from Boston, founded Fern Hill Co., in Feb. 2018. The prior nine years he worked for Related Development, mostly as a project manager, not a lead developer.

A new 2024 high-rise zoning application calls for much more than rezoning of a proposed 44-story apartment tower for a

vacant Moody Church parking lot through a new entity, Old Town Triangle Partners I LLC. The partnership also includes Moody Church, and Walgreens, which plans a new store on the northeast corner of North Ave. and Wells St.

The plan further includes the Piper's Alley tract, now owned by Old Town Development Associates, LLC, a partnership headed by politically connected Thomas M. Tully, who served as Cook County Assessor from 1974 through 1978.

Insiders say Fern Hill's proposed 500-unit "Old Town Canvas" high-rise, apparently is planning—through various partnerships—to stretch the "land-canvas" for at least two additional towers along North Ave. west of Wells St.

In play in this rezoning chess game is the Piper's Alley complex, including the X-sport Fitness Club, Starbucks, Second City Theater, and more than a dozen commercial properties that ring the northwest corner of North and Wells running west to North Park Ave.

Zoning experts say the rezoning of the 84,078-square-foot Piper's Alley site to allow a floor-area-ratio (FAR) of 420,390 square feet could eventually pave the way for two additional high-rise towers on the north side of North Ave. between Wells and North Park.

As proposed, the sweeping zoning changes under Fern Hill's planned development could result in up to 1,400 new units for 4,000 to 5,000 people along a two-block

stretch of North Ave. between LaSalle and North Park.

Although Fern Hill's rezoning application does not immediately allow residential units on the Piper's Alley commercial site, that may happen in the future.

The rezoning application also provides that the 392 parking spaces in the deteriorating Piper's Alley garage could be removed at the time of that parcel's "site-plan approval," resulting in a sharp reduction in the area's much-needed parking.

At the Jan. 9 Zoom meeting, Anderson said Piper's Alley owners just signed a new long-term lease for the Second City Theater and have "assured him that they have no future plans for high-rises."

"If another development proposal for Piper's Alley comes along it will be judged on its own merits," Ald. Brian Hopkins [2nd] said at the Zoom meeting.

Piper's Alley is within a stone's throw of the Old Town Triangle landmark historic district. A survey by the Old Town Triangle Assn. shows that 80% of members are opposed to Fern Hill's massive high-rise development because of its impact on neighborhood traffic.

Affordable housing advocates say that the proposed 44-story building would provide 100 affordable housing units. They report housing in Lincoln Park and Old Town is the least affordable in the city.

"Old Town is being treated differently than other neighborhoods such as River North,"

Anderson said.

### Cabrini-Green Impact?

Ironically, there was no mention at the Fern Hill Zoom meeting about the Chicago Housing Authority's new plan to rebuild 4,080 new affordable units on vacant land at Cabrini-Green, only two blocks southwest of North and Wells.

The affordable housing units are not all proposed as low-rise buildings and row houses. Notorious high-rises and mid-rises also are part of the plan. Most are affordable residences, and likely will include hundreds of Section-8 public-housing units. Critics say it is doubtful that few, if any, of the CHA residents will attend services at the elitist Moody Church.

Despite the overall failure of Cabrini-Green, and the eventual razing of the property nearly two decades ago, in 2025, the CHA appears to be determined to repeat its mistake.

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

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# Police Beat...

## Woman shot, critically injured near downtown homeless camp

Police are investigating after a woman was found shot and critically injured near a downtown homeless encampment Jan. 16.

Officers responded to the 1300 block of S. Ruble around 3:41 a.m. after a man reported that his friend had been shot. Ruble St. runs parallel and immediately adjacent to the Dan Ryan Expy. south of Roosevelt Rd.

When police arrived, they found a 40-year-old woman with a gunshot wound to her head. She was taken to Stroger Hospital in critical condition.

According to officers at the scene, the man who reported the shooting did not hear any gunfire or know how the woman got shot.

## Lakeview man charged with Aggravated Home Fraud



Kenny Miller

Kenny Miller, 37, of the 3400 block of N. Greenview Ave., has been charged with one felony count — Aggravated Home Fraud and a variety of other charges after he was arrested on Jan. 17, in the 5200 block of W. Montrose Ave., after being positively identified as the offender who, on Jan. 9, committed home repair fraud to a 71-year-old male victim in the 6200 block of W. Eddy St.

Miller was placed into custody and charged accordingly.

## Arsonist accused of setting a string of fires across North Side gets probation



Carmelito Rolon and mugshot (right) Images courtesy Chicago Police Dept.

The man charged with setting a string of arson fires on the North Side one year ago has been sentenced to probation after pleading guilty to two cases this week, court records show.

Chicago police released surveillance images of a suspect on Jan. 4, 2024, following fires set behind four businesses from Lincoln Square to Andersonville.

Later that month, cops arrested Carmelito Rolon, 58, after 911 callers reported that a man was setting fires to dumpsters in the 1200 block of W. Ardmore.

The police said they saw Rolon reach into a dumpster with his right hand moments before smoke and flames erupted inside the bin. Rolon had a blue lighter in his hand as cops took him into custody, officials said.

Prosecutors charged him with setting that fire police allegedly witnessed in the 1400 block of W. Norwood and another fire behind Hopleaf, a bar and restaurant at 5154 N. Clark.

During a detention hearing last year, Judge Maryam Ahmad noted that the fires Rolon was accused of setting “could have caused greater harm.” Rolon allegedly replied that he “didn’t have a chance yet” or words to that effect.

Last week, Rolon pleaded guilty to two counts of arson. Prosecutors dropped a third arson case. Judge Timothy Joyce sentenced him to two years of probation and 50 hours of community service.

## Commercial Burglaries in Lincoln Park, Lake View

Police are warning locals about a rash of commercial burglaries in Lincoln Park and Lakeview East neighborhoods.

In each incident, an unidentified offender forcibly entered into business after breaking a front glass window/door. Once inside, the offender takes cash contained inside business cash registers.

Incidents include one on the 2500 block of N. Lincoln Ave. on Jan. 17, at 4:10 a.m.; 2600 block of N. Lincoln Ave. on Jan. 17, at 4:14 a.m.; 2400 block of N. Lincoln Ave. on Jan. 17, at 5:40 a.m.; 2800 block of N. Halsted St on Jan. 17-18, between 10 p.m.-6:15 a.m.; 2800 block of N. Sheffield Ave. on Jan. 17-18, between 8 p.m.-5:33 a.m.; 2900 block of N. Broadway on Jan. 18, at 5:45 a.m.; 2900 block of N. Broadway on Jan. 18, at 5:30-6:00 a.m., and one on the 2900 block of N. Broadway on Jan. 18, 2025 at 5:49 a.m.

The offender is described as one male wearing black hat, black gloves, mask, dark clothing & black backpack

Those who may have any information, can contact Area Three Detectives at 312-744-8263, or submit an anonymous tip at CPDTIP.com and use Reference # 25-3-008.

## Pickpockets are prowling downtown Chicago restaurants

Police are warning about a surge in pickpocket cases reported in downtown Chicago since Christmastime. According to a CPD community alert, at least 14 cases have been linked to the crime pattern.

The alert stated that most victims were inside “crowded establishments,” but two cases occurred in public outdoor areas. CPD records show nearly all of the “crowded establishments” were restaurants.

The police said that the thief (or thieves) took bags, purses, and wallets and then quickly used the victims’ credit cards to buy things at nearby department stores.

If that scenario sounds familiar, it’s because a crew that became known as the “Puffy Coat Bandits” carried out the same scheme two winters ago. They usually stole wallets from purses that were not closely watched in restaurants and immediately used the victims’ credit cards at stores, usually Target locations.

Both men ultimately charged in those thefts received probation despite their extensive criminal histories.

All of the thefts linked to the new crime pattern occurred in the Loop: In the 200 block of S. Wabash at 3 p.m. on Dec. 21; In the first block of S. Wa-

bash at 3 p.m. on Dec. 21 and again at 3:30 p.m. on Dec. 22; In the first block of N. Clark at 6:30 p.m. on Dec. 22; In the 100 block of W. Washington at 2:38 p.m. on Dec. 23; In the 100 block of S. Wabash at 7:15 p.m. on Dec. 23; In the first block of W. Washington at 3:30 p.m. on Christmas Eve; In the 200 block of W. Adams at 3:30 p.m. on New Year’s Eve; In the 200 block of W. Randolph at 5 p.m. on Jan. 3; at 1 p.m. on Jan. 6; and at 2:30 p.m. on Jan. 7; In the first block of S. Michigan at 1 p.m. on Jan. 3; In the 100 block of N. Michigan at 12:55 p.m. on Jan. 7, and in the first block of E. Randolph at 6:30 p.m. on Jan. 8

Police said the suspect in “several” of the cases was a Black woman who appeared to be working alone. In another case, the thief was said to be a Black male. But police have no descriptions for the thieves involved in “an overwhelming majority of the incidents,” the community alert said.

Anyone with information about the thefts can call Area Three detectives at 312-744-8263 regarding crime pattern #25-3-007.

## Gunman leaves one dead, another injured in Andersonville

One man is dead and another critically injured after they were found shot in Andersonville on Jan. 14, police said.

A passerby found the first victim, 26, lying in the street near Balmoral and Ashland around 9:13 p.m. Chicago police said he was taken to St. Francis Hospital in critical condition with gunshot wounds to the shoulder and neck.

Before losing consciousness, he told police that he had been shot while sitting in his car in a nearby Walgreens parking lot.

Officers found his car crashed into a garage behind the 5400 block of N. Ashland moments later with a gravely injured man in the passenger seat. The second victim, who remained unidentified as of late Tuesday, was pronounced dead at the scene.

Investigators found a bullet hole in the BMW’s driver’s door. They also recovered about eight shell casings and other evidence near the vehicle, according to an officer at the scene.

Ald. Andre Vasquez [40th] said police received no calls of shots fired in the area.

“It is believed that the shooting incident itself may have occurred elsewhere,” Vasquez told his constituents in an email.

While Vasquez’s ward never had ShotSpotter gunfire detection devices, he was a vocal opponent of the technology as Mayor Brandon Johnson ended the city’s relationship with the company in September.

Had ShotSpotter been deployed in Vasquez’s ward, officials might have a better idea of where the shooting occurred if, as the alderman stated, it occurred somewhere other than where the shell casings were found.

## Chicago cops need help finding hit-and-run driver who struck woman in Wicker Park



The vehicle is a dark in color possibly black 2016 Ford F-150 XL. This vehicle was last seen traveling westbound on Damen Avenue before making a right turn onto Hoyne avenue traveling northbound.

A hit-and-run driver struck a woman in Wicker Park last month and Chicago police are now asking for help as they try to identify the driver.

The victim, 27, was crossing Division St. at Damen Ave. when the

driver of a black 2016 Ford F-150 XL crashed into her around 8:33 p.m. on Dec. 23, according to CPD. Police said the woman was injured, but the driver fled the scene.

In a crash report filed shortly after the incident, officers said the victim could not recall what happened, but a witness who was driving behind the truck helped them figure it out.

The report said he was stopped behind the truck at a red light and saw the driver strike the woman while turning west onto Division St. The witness last saw the truck turn north onto Hoyne Ave.

According to the report, the victim suffered two cuts to her head and a bruised thigh.

CPD’s Major Accident Investigations Unit is handling the case. They can be reached at 312-745-4521.

## Chicago police helicopter tracked down men who carjacked two drivers in three minutes



Mugshots of Brian Ormond, left, and Rayvonn Sampson

Two men, one on parole for four robberies and the other on probation for his fifth felony, are charged with carjacking two drivers at gunpoint just minutes apart in Lakeview. The hijackings occurred in quick succession around 11:50 p.m. Jan. 10.

First, two men displayed a gun and took a 58-year-old man’s 2025 Toyota Camry in the 1000 block of W. George. Chicago cops later found the vehicle nearby, according to a police spokesperson.

About three minutes after the Camry was taken, the same two men carjacked and robbed a 48-year-old man as he drove in the 3100 block of N. Sheffield. Once again, the hijackers displayed a gun as they forced the driver from his Honda CR-V.

It didn’t take long for one of CPD’s helicopter units to locate the hijacked Honda as it exited the Dan Ryan Expy. at 83rd St. Officers in the air unit followed the car from above and updated ground units on its location, according to arrest reports filed in the case.

The ground units moved in when the Honda stopped in the 8100 block of S. May.

Officers arrested Brian Ormond, 26, as he walked away from the vehicle and Rayvonn Sampson, 28, who was still inside the car, according to the reports.

Illinois Dept. of Corrections records show Ormond was sentenced to two 18-year prison terms and two 15-year terms for four robberies committed in 2017. He was released in June after serving less than half of the time.

Judge Ankur Srivastava noted Ormond’s criminal history—and the fact that those robberies occurred in three different Illinois counties—as he ordered Ormond detained pending trial on two counts of armed vehicular hijacking.

Sampson, Srivastava said, is a five-time convicted felon who’s currently on probation. The judge detained him on the same charges.

## Restaurant robbed three times in 10 days

A fast food restaurant near Goose Island has been robbed three times in less than two weeks, according to Chicago police reports. The same suspects are believed to be responsible for all three incidents at Wingstop, 830 N. Milwaukee.

The robberies began around 6:30 p.m. Jan. 3 when two robbers, possibly juveniles, displayed a gun and robbed the cashier of about \$170, according to one report.

An identical robbery occurred around 7:15 p.m. on Jan. 8. A Wingstop employee told police they recognized the robbers as the same people who had robbed the restaurant the first time, according to a report.

Most recently, two robbers threatened to shoot an employee during a robbery around 9:10 p.m. on Monday, January 13.

In all three robberies, the suspects were described as high school-aged Black males wearing masks and hoodies. They were seen leaving the area on foot after the first holdup but fled in vehicles after the other two crimes.

## Video shows shootout between robbers and off-duty cop in downtown

The agency charged with investigating firearm use by Chicago police officers has released surveillance videos and other materials related to an incident in November when an off-duty cop exchanged shots with two gunmen in the Loop.

At about 3:46 a.m. Nov. 16, 2024, an off-duty officer called 911 to report that someone in a red Nissan had shot at her car when she came upon a robbery in progress at the corner of Polk and Federal, according to a CPD media statement. The department said the 25-year-old officer returned fire, but no injuries were reported.

COPA, the Civilian Office of Police Accountability, confirms most of those details in a new statement based on its preliminary findings. However, the agency said the officer “observed individuals with firearms approaching a pedestrian,” but it does not say a robbery was in progress. Other individuals were robbed that morning while walking in the downtown area.

One of two videos released by COPA shows a person standing at a crosswalk as a vehicle pulls a U-turn and stops next to them in the street. Two figures bolt out of the car and confront the pedestrian. Exactly what happened cannot be seen because the video is blurred, likely to conceal the victim’s identity.

As the confrontation unfolds, the off-duty officer’s vehicle pulls to a stop, and both offenders duck low and quickly run back to their car as the pedestrian runs away in the opposite direction. Flashes can be seen coming from the muzzles of two firearms near the suspected robbers as the off-duty cop speeds away. However, the footage does not have an audio track.

COPA also released the officer’s 911 call, during which she reported the incident. Six callers followed her, reporting shots fired in the area.

In a police report released with the video, an officer wrote that the officer and the robbery victim walked into the Central 1st District police station moments after the incident. The man reported that he was on his phone when a red car pulled up with three occupants, two of whom exited and demanded his phone while displaying a gun.

He gave his phone to the men as the off-duty officer yelled at the robbers from her car and they responded by shooting at her.

— Compiled by CWBChicago.com

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# Council ordinance to ban dual employment

**Mayor has been serving in office while simultaneously being on with Chicago Public Schools, Chicago Teachers Union**

BY  
ALD. SCOTT WAGUESPACK  
32nd Ward

Last week, I submitted an ordinance in City Council to prohibit any Mayor of Chicago and appointed staff from having conflicts of interest with sister agencies and to avoid the appearance of impropriety.

The ordinance was thrown into the Rules Committee by Ald. William Hall [6th], where it will have to sit for a couple of months until a hearing can be scheduled.

As reported in this newspaper and in other local media, Mayor Brandon Johnson has been serving as our Mayor while simultaneously being on official leave with Chicago Public Schools [CPS] and directing negotiations with the Chicago Teachers Union [CTU] contract talks.

Whether in government or private sectors, there are clear definitive lines that should not be crossed and this is one of them.

Mayor Johnson cannot objectively carry out his responsibilities to the taxpayers while he

takes advantage of the discussions and financial benefits of the CPS/CTU negotiations.

His present positions are problematic for the City and he should pick one position or the other.

The Mayor misrepresenting the public about an opinion from the Board of Ethics that he is in a legally sound position furthers the distrust the public has in his statements.

This ordinance, like others in the past, would put an end to any conflict by requiring the Mayor and other mayoral appointees to end their leaves of absence and work wholly on the behalf of taxpayers and not their own financial self interests.

There is nothing that prevents the Mayor from returning to a classroom when he is finished as Mayor.

The Mayor's comment about council members who held police and fire positions is also misleading. These members vote on a contract that may affect them but they have no authority in negotiations of these contracts which are all undertaken by the mayor and his handpicked legal team, much like the CPS-CTU negotiations. And, unlike the aldermen, the Mayor has direct influence and control in the negotiations.

Aldermen are required to publicly disclose any conflicts in

voting, often recusing themselves from votes, and should recuse themselves from any discussion in which they have a potential financial benefit. i.e. on a zoning matter, contracts, investments by family, etc. It took us years to pass

## Commentary

***A Mayor, or any appointed staff or others, should not be using his or her position to influence a decision beneficial to themselves including directing a decision, voting, providing inside information or double dealing with a sister agency such as CPS.***

these council rules to end the type of self-benefiting that was happening on votes.

Like in many other jurisdictions, an official with a disqualifying conflict of interest may not make, participate in making, or use his or her position to influence a governmental decision.

A Mayor, or any appointed staff or others, should not be using his or her position to influence a de-

cision beneficial to themselves including directing a decision, voting, providing inside information or double dealing with a sister agency such as CPS.

Several aldermen have signed onto the ordinance and we look forward to having a hearing in the near future.

A couple of City Ethics Rules also give us good guidance on passing this ordinance to hold a mayor accountable:

- City elected officials and employees may not represent, or receive anything of value from the representation of, any person in any judicial, quasijudicial or administrative proceeding in which the City is an adverse party or that may adversely affect City revenue, financial, or the health, safety, welfare or relative tax burden of City residents.

- City elected officials and employees may not contact other City officials or employees regarding any matter involving a person or organization with whom they have a business relationship that creates a financial interest for them, or involving a person from whom or which they, their spouse/domestic partner, or a business either of them own, have derived or expect to derive compensation or income with 12 months before or after the contact.

### Proposed ordinance

2-156-080 Conflicts of interest; appearance of impropriety. (d) The Mayor and all appointed, non-employee executive officials shall not serve as an official, contractor, or employee of any Sister Agency, including maintaining employment status through taking a leave of absence; provided, however, that this subsection shall not apply to any such individual serving as an ex officio member of any quasi-governmental or inter-governmental board by virtue of their position as a City official pursuant to applicable law. Nothing in this subsection shall limit the Mayor's authority under applicable State law. SECTION 2. This ordinance shall take effect 10 days after passage and publication.

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## 'Demoted' Sheriff's office investigator claims she found ghost payrolling, COVID fraud, nepotism and more

BY CWBCHICAGO

A Cook County Sheriff's Office investigator is suing the agency, Sheriff Tom Dart, and Cook County, claiming that she was transferred to a less prestigious unit after discovering possible misconduct within the sheriff's office, including ghost payrolling and misuse of resources.

Sgt. Nicole Pagani alleges sex discrimination, retaliation, and violation of the state Whistleblower Act.

In a federal complaint, Pagani says she spent a decade as a senior investigator working on internal affairs cases in the sheriff's "Criminal and Confidential Unit," known as Squad 4. Her lawsuit says she received top secret FBI clearance and joined a federal task force, which brought perks like an FBI take-home car and up to 778 hours of overtime per year as she investigated "cases deemed confidential in nature involving high-ranking members" of the office and sworn officers.

But Pagani claims that all ended a year ago when her boss retaliated by angrily "demoting" her to Squad 3, transferring her to a new office, and ending her federal collaborations.

Pagani seeks compensation in excess of \$2 million and reinstatement to Squad 4 and the federal task force, including all associated benefits.

The lawsuit said Pagani and other Squad 4 investigators learned in the summer of 2021 that "several" sheriff's office employees were involved in ghost payrolling

and secondary employment at a security company. Details of the investigations went public in March 2022 after reporters learned that the FBI became involved. That investigation, Pagani claims, "expanded significantly" by Jan. 2024.

In other matters, she claims that Squad 4 developed information about "more than 20" employees clocking in or out for colleagues; the falsification of timekeeping records so employees could receive federal hazardous duty pay during the COVID pandemic; the training of staff members' pets by the sheriff's canine unit, and the manipulation of job postings to benefit executives' family members

At one point, Pagani claims, her boss told her that a top attorney in the sheriff's office was concerned that the payroll investigations could make the agency responsible for paying back millions it received in federal COVID relief funds. The suit claimed that the attorney brought the matter up

with her boss "pretty much every time he talks" with her.

By Pagani's telling, things started to come to a head in Sept. 2023 when her boss revealed that he would be giving Dart "regular up-dates" on the federal investigation of payroll practices, saying, "the Sheriff is our boss and if he asks questions and wants to know about a case we are going to tell him."

The executive allegedly instructed her to provide him with federal grand jury information and other details so he could share the information with the sheriff. Her boss "became enraged" when she said she wanted to check with the FBI to ensure the revelations were allowed under federal law.

The boss allegedly advised Pagani that she "needs to stop the secretive stuff" and ordered her to turn over an affidavit she had signed and the resulting grand jury search warrant.

A source in the sheriff's office called Pagani "credible...She was spearheading the ghost payrolling

investigation. She knows where all the skeletons are hidden."

But another says the lawsuit's allegations are overblown. We could not find any federal or state criminal cases involving any of

FRAUD see p. 10

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EXPIRES 1/31/25

**DYSTOPIAN** from p. 2

recesses of living. Far beyond the parameters of his life as a Univ. of Chicago graduate. Where else would he have gone? It shaped the pages of his life and loves. And the quality of his business success. No surprise that the grandeur of his real estate success would create his life's cherished endeavor, Habitat for Humanity. Its scale and intelligence redefined the quality of living for those on the economic edge. Challenging the market mind of America and the basic rights of its people to survive with grace and a place to live with dignity.

He was surrounded by the grandeur of society's most refined edge and saw it lived out in human kindness and true charity of heart. He brought the promise of the Torah to life. No wonder he was so good to Chicago, and to WFMT, this city's classical music station. His imprint on Chicago has few equals. His quiet dignity, a remarkable, defining epitaph. To his great love, his wife, **Ambassador Fay Hartog-Levin** (Ret.), and his family, we send sympathy and prayers.

**RIP TODD:** The North Side lost a true paragon of the community on Jan. 7 with the passing of **Todd Mack**, who lived and owned a business in the community. A brilliant artist himself, Todd's work can be found in homes and galleries around Chicago and beyond and he made it his mission to expand not just his own creativity to others, but uplift and encourage creatives from all over the city. Todd and husband Gino, in 2002, opened their first Foursided in Lakeview, and their third Foursided location in Andersonville in 2005 which immediately became a favorite stop.

Together, they grew the business to five locations, employing 40 people.

Among Todd's contributions to the community, perhaps his most enduring legacy is the Lakeview East Festival of the Arts. He played a pivotal role in transforming the festival into one of the most celebrated art events in the Midwest. Todd also served on the board of the Lakeview East Chamber of Commerce from 2004 to 2012, including a term as president from 2009 to 2010.

Todd was always surrounded by a constant flow of projects in various stages of completion. He lived and breathed art, injecting humor and lightness into his work, and was known for his witty, playful nature that was reflected in both his art and his relationships.

Deepest condolences to his husband, his friends, and the entire Foursided family. A celebration of his life will be held noon to 6 p.m. Sunday, Jan. 26, at Artifact Events, 4325 N Ravenswood Ave.

**ST. PATRICK'S DAY PARADE:** Begorrah. The 2025 St. Patrick's Day Parade Queen, **Cara Walsh**, has been chosen for the task of kicking off festivities honoring the Patron of the Irish. Get some sleep now, dear, while you can.

**GODDESS:** An ancient Roman statue of great importance and beauty—a depiction of the Greek goddess Athena from the early 1st century has been acquired by Halsted A&A Foundation. The Foundation will display the Roman statue on extended view in the **Tadao Ando**-designed atrium of Wrightwood 659 in Lincoln Park, debuting Saturday, Jan. 25.

Until the purchase in 2023,

## INSIDE PUBLICATIONS



Daniel Levin



Cara Walsh



Todd Mack

the sculpture had been in the same British family for nearly 260 years. Landowner and politician **William Weddell** acquired the work in Rome in the mid-1700s for Newby Hall, his estate in North Yorkshire, about four hours outside of London. There, the goddess stood in a niche in a gallery which was specially designed in the Neo-classical style by architect **Robert Adam**.

**L.A. FIRES:** **Irene Mojica** with **U.S. Rep. Jan Schakowsky**, **Democratic Whip Katherine Clark** and yes, the Mayor of L.A. **Karen Bass** at a luncheon. She says Mayor Bass was a delight to converse with, but she and **Gov. Gavin Newsom**, in the words of Ricky Ricardo to Lucy, "got some splainin' to do," about those wildfires, opining that they were both controllable and uncontrollable variables in this tragedy, but no point in pointing fingers at this time. Just grab all the help you can.

**WHO'S WHERE:** Chicago actress **Maralyn Maralyn** hanging with **Chance Kroesen** and **Joe Shanahan**, her GMan boys... **Kathleen Haines-Finley** at Niagara Univ. for Senior Weekend Dinner and last home swim meet which included her triumphant collegiate swimmer son **Sean's** speech, adding many memorable reflections, sincerity, and a bit of humor to the event... **Ann M. Rodriguez Nolan** wishes "Happy 22nd Birthday" to son, **DJ**,

proud of his college career and thrilled watching his Final Senior Season of Lacrosse as a Captain and team leader... Chicago attorney **Brendan O'Connor** with parents, **Jerry** and **Christina O'Connor**, in Tasmania and Adelaide, Australia. Second half of journey through the Great Down Under, 22 years since he was in Tasmania, engaging the ruggedness, but sipping Pinot Noir and slurping local oysters on Bruny Island... **Reena Levin** giving birthday love to the best husband and dog daddy around... **Diane O'Connell** was with **Winton Lee**... **Sherry Lea Fox** celebrating **Stacie McClane's** birthday in a grand style... **Dan Balanoff** in NYC, martinis with **Mike E** in Greenwich Village at Minetta Tavern... **Jim Kinney** and **Brian White** kicking off the black tie dining season on Lake Shore Dr. with friends **Peggy Snorf**, **Karen Zupko** and **Mr. Mike**... **Mark Olley** and **Jim Ellsworth** finally made it over to Bryn Mawr Breakfast Club's newest location at 4747 N. Damen Ave. Same great dishes and service housed in this really cool space.

**THE GRAND TOUR:** **Sherrill Bodine** is circumnavigating the globe, for real. "Around the World in 140 Days" as this column's international "stringer." Dateline Japan: while voyaging at sea, Sherrill was styled by an older Geisha. Upon making land she trekked two miles up in the

snowy Japanese Alps to see the Snow Monkeys (yes, she wore flat boots with chains). She even celebrated "Coming of Age Day" (it's 20) at Matsumoto Castle. And her adventures have only just begun. All Chicago awaits her creative travelogue.

**SERVICE CLUB LUNCH:** Sunday, Jan. 26, is the day for Service Club's Winter Lunch, "New Year, New Me Luncheon" at Gibson's Bar & Steakhouse from 11:30 a.m. to 2 p.m. Mingling and cocktails at 11:30 a.m. Luncheon at 12:30 p.m. followed by special speaker, **Brook Skinner Ricketts**. Brooke received her B.A. from Bard College at Simon's Rock in Great Barrington, MA. In addition to her work at Beyond Barriers, Skinner Ricketts serves as a Board Director for OneCare Media, The Mather Group, Whole and Free Foods and Chicago Cubs Charities.

**WRITERS' AWARD:** **Karen Conti** is so excited, her book just won its fifth book award. "Killing Time with John Wayne Gacy" was awarded the 2024 North American Book Award Gold Medal for Biography/Memoir. Working on book #2.

**The smallest minority on earth is the individual. Those who deny individual rights cannot claim to be defenders of minorities.** — **Ayn Rand**

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**BOOST** from p. 3

and transitional housing programs, in parks and abandoned buildings, in cars and in barns. In addition to Illinois' homeless, tens of thousands of Illinois families live temporarily and unstably with family and friends."

April Redzic, CEO of DuPage shelter, said her organization doubled the number of beds it could provide at the onset of the pandemic by buying property for non-congregate shelters. Doing so proved more effective for serving women and children escaping domestic violence, getting unsheltered children connected with schools and keeping families together.

"We discovered that that model was super effective, not only for mental health and physical health outcomes being better, but also we were able to get kids into school, and we were able to make sure families were safe and more stable. And that was really incredible," Redzic said.

While DuPage PADS increased capacity for non-congregate shelter, the number of people requir-

ing shelter has also increased, Redzic said.

"Last year we had about 20 people on our waitlist going into the winter, and we have 87 right now, so more than a quadruple increase," Redzic said rents have gone up about at least 40% since 2020 ... and that those at risk have spent more and more of their income on housing. And then they get evicted.

Advocates blame the high number of homeless on a lack of affordable housing. That when people can't exit shelters to affordable housing, they get stuck in the shelter system. This gridlock creates long stay time for shelter residents, sometimes as long as 276 days.

**'Prolonged, regular public investment'**

Bob Palmer, is a policy director for a group that advocates for more housing for low- and moderate-income Illinois residents. He credited the governor for swiftly addressing homelessness during the pandemic. In particular, he noted that Pritzker issued an eviction moratorium during

**Advocates blame the high number of homeless on a lack of affordable housing. That when people can't exit shelters to affordable housing, they get stuck in the shelter system. This gridlock creates long stay time for shelter residents, sometimes as long as 276 days.**

the pandemic that was "stronger than the federal moratoriums that existed."

Still, he said, the state's use of taxpayer funds in ending homelessness requires more than a few years of extra funding.

"It's going to take more than just two years of this from the state to change the situation in terms of how many people are homeless or how many people have housing insecurity," Palmer said. "We need prolonged, regular public investments."

# Man survives brief plunge through ice; emerges with warning

BY BOB ZULEY

Johnny Jacobsen emerged from Lake Michigan at Loyola Park on Sheridan Rd. in Rogers Park in January 2021 with a warning. The fortunate 34 year old Rogers Park man had minutes earlier plunged through the shelf ice that forms near the shore.

Last week this newspaper warned about the dangers of walking out onto an ice shelf without even realizing it. Shelf ice is common on the Great Lakes. It forms from float ice but seldom becomes large enough to support humans or large animals. And it can kill you and your pets.

Created by wind and waves, the shelf ice is a jumble of ice chunks pushed onto each other. Often covered with surface snow, it is unstable and deceiving, making it difficult to discern where the snow-covered beach ends and from where the snow-covered shelf ice begins.

One way to find that border is to fall through the ice into the freezing waters below.

"I didn't realize that I was on ice. I thought that I was still on the beach," Jacobsen told this newspaper. "Fortunately it doesn't get very deep there. I was



Johnny Jacobsen emerged from Lake Michigan after falling through the ice shelf.

only a boot deep. Believe it or not, I don't "play" on ice or anything like that. I wouldn't be interested in ice volcanoes if I saw them."

Ice volcanoes frequently form on shore ice and appear as a conical mound formed over a lake by the eruption of water and slush through gaps in an ice shelf.

"It looks much, much more dramatic than it was." A video taken by a friend available online shows Jacobsen struggling to climb back on-shore and find stable footing as waves crash ashore nearby.

"I just wanted to warn people

about how it may be difficult to discern where the beach ends and the water starts. So just keep a close eye on dogs or children when you go on walks near the lake."

"I wasn't a student at the time but I did get a masters from DePaul Univ. last Spring. Every year I cringe when I see people fooling around out there [on the ice]," he said.

"To be honest, when I 'fell' in, I just thought I was standing in a snow drift. I was thinking, 'Oh wow, this is deep snow. Wait, my foot is wet.'"

And once you or your pet is in the water, panic takes hold and and you'll have little time to find safety. Hypothermia can take hold within minutes of falling into freezing water, with the full effects becoming noticeable within 10-30 minutes, depending on the water temperature and the individual's body condition; however, the most critical danger is the immediate "cold shock" response which can cause panic and loss of muscle control almost instantly upon immersion.

Some beaches in Indiana have put up signs warning of shelf ice however the Chicago Park District hasn't followed suit.



Emperor tamarins are believed to have gotten their name from Kaiser Wilhelm II of Germany, who was well-known for his bushy, upturned mustache.

## Zoo welcomes pair of Mustachioed Emperor Tamarins

Lincoln Park Zoo has two new petite primate residents! Emperor tamarins Sal and Feta have settled into their habitat in Regenstein Small Mammal-Reptile House. The monkeys have striking white mustaches that curl under their chins and long golden-red tails that can reach up to 16 inches long.

Sal, an 8-year-old male, and Feta, a 4-year-old female, come to Lincoln Park Zoo with a breeding recommendation through the Bearded Emperor Tamarin Species Survival Plan®. This is a collaborative population management effort among institutions within the Association of Zoos and Aquariums. The hope is

that the two will reproduce once they're fully acquainted with each other and grow the population.

"It's always particularly exciting to welcome a new species to the zoo. We are hopeful future offspring will support the next generation of a species which is such a rewarding opportunity," said Lincoln Park Zoo Curator Dan Boehm. "In the meantime, we're looking forward to caring for and learning more about Feta and Sal while we get to know their distinct personalities."

Sal arrived from Chattanooga Zoo in Tennessee and Feta arrived from the Buttonwood Park Zoo in New Bedford, Massachusetts.

## Largest exhibition ever of Midwest Artists mounted at Driehaus Museum

*Related programs include free concerts, interactive workshops, panel discussions, exploration of Gilded Age materials*

This winter, the Driehaus Museum will present its most expansive contemporary exhibition to date, titled: A Tale of Today: Materialities. The effort allows viewers to discover the history and architectural richness of the Museum through the eyes of 14 Midwest artists.

The exhibition was the idea of guest curator Dr. Giovanni Alois and organized by the Museum. It is mounted on three-floors and includes works from artists Rebecca Beachy, Jonas Becker, Olivia Block, Barbara Cooper, Richard Hunt, Industry of the Ordinary, Beth Lipman, Luftwerk, Dakota Mace, Bobbie Meier, Laleh Motlagh, Ebony G. Patterson, Jefferson Pinder, and Edra Soto, working across a variety of disciplines.

The exhibit will be on view at 50 E. Erie St., from Feb. 7 to April 27.

The works on display each respond to a material in the Nickerson Mansion, home to the Museum, producing a site-specific dialogue that connects the building to distant shores, traditions, and ideologies. It features small and large-scale displays that reflect upon the significant role of material histories in the creation of the current social, cultural, and ecological environments.

The artists in this exhibition have created and restaged artworks in response to objects and materials in the Nickerson Mansion, bringing to light compelling and often forgotten histories in which the material itself is just as important as the message it conveys, hoping to underscore that materials are inextricably tied to the stories we tell about the world we live in.

Several of the artists engage with the materials that fueled the rapid urbanization of the Gilded Age. Becker's installation of coal sculptures alludes to coal's critical role in the industrialization of Chicago's stockyards, while Industry of the Ordinary casts clay from the Chicago Riverbed to create an installation that reflects the reconstruction of the Nickerson Mansion as a fireproof fortress after the Great Chicago Fire.

Similarly, through a sculptural intervention of light bulbs arranged into a constellation, Luftwerk explores the technological shift from gas to electric illumination, which transformed the Nickerson into an early modern marvel of electrical innovation.



Beth Lipman with a sculpture representing Sphenophyllum, a genus of plants that went extinct 251 million years ago.

The works hope to connect the past and present of the Nickerson Mansion in original ways, such as Block's video projections of animals, which reference the absent taxidermy trophies that once populated the first and second floors of the building during the early 20th century.

Lipman responds to glass – a prominent material across the Nickerson Mansion – with a sculpture representing Sphenophyllum, a genus of plants that went extinct 251 million years ago, as a way of reflecting on the fragility of life. Works such as Block and Lipman's represent shifts in attitude about the natural environment from the mansion's early inhabitants to the present.

Visitors will also discover Richard Hunt's Divided Growth, a steel sculpture which takes the shape of the firebird or phoenix. Inspired by Stephanie Dabney, the first African American ballet dancer to perform the title role of Firebird with the Dance Theatre



## Superhero training class at Chase Park, Feb. 15

Calling all superheroes to the new Superhero Training Class, part of an exciting Active Arts program, at Chase Park, 4701 N. Ashland Ave. Starting on Feb. 15, this action-packed adventure invites kids aged 3–11 to become the heroes of their own stories.

A program blending fitness, theater games, arts & crafts, and STEAM adventures into unforgettable creative journeys. Led by theater instructor Dynamic Mr. Carson and art instructor Marvelous Miss Abbi, little heroes will embark on a thrilling eight-week quest full of exciting activities.

From Super Yoga & Fitness to outsmarting villains with the Hero Code Breaker, crafting DIY superhero capes and masks, and creating glow-in-the-dark super paintings, every class is designed

to inspire and empower.

Sessions are divided by age: Ages 3-4: 9-10 a.m. Ages 5-7: 10:30-11:30 a.m. and ages 8-11: 12-1 p.m.

Future superheroes may register at <https://www.dayoffcamp.com/activearts>. For more information visit [www.DayOffCamp.com](http://www.DayOffCamp.com) or [www.MyChasePark.com](http://www.MyChasePark.com).

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EXHIBIT see p. 10

**FRAUD** from p. 7

the matters detailed in Pagani's lawsuit, which says she had a strong working relationship with the U.S. Attorney's Office.

The lawsuit also claims that Pagani personally presented the findings of a payroll investigation to the Cook County State's Attorney's Office in Dec. 2023. But "the representative from Kim

Foxx's Cook County State's Attorney's Office took no notes and appeared to be very disinterested in prosecuting these crimes."

In a statement, the sheriff's office said it "cannot comment on pending litigation, but the Office strongly disputes the allegations in this lawsuit and intends to litigate the matter fully."

**EXHIBIT** from p. 9

of Harlem, the phoenix becomes a symbol of rebirth of both African American cultures and Chicago after the 1871 fire.

Conceived in 2019, this series fulfills the Museum's mission to help audiences understand the relevance of the past—particularly the history of the Gilded Age—through different lenses, and to

see the present with new eyes.

This exhibit is part of Art Design Chicago, a citywide collaboration initiated by the Terra Foundation for American Art that highlights the city's artistic heritage and creative communities.

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**Rogers Park Township Real Estate For Sale**

**Real Estate For Sale**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, CHANCERY DIVISION CITIBANK, N.A., Plaintiff, v. CONCORD COMMERCIAL, LLC, CITY OF CHICAGO HOUSING AUTHORITY, ROBERT L. FERRINO, THREE CORNERS DEVELOPMENT, INC., FIRST MERCHANTS BANK, MADISON CONSTRUCTION COMPANY, UNKNOWN OWNERS, and NON-RECORD CLAIMANTS, Defendants. Hon. Chlov@ Pedersen Calendar 63 No. 2023 CH 05561 6422 North Sheridan Road Chicago, IL 60626 Consolidated with: FIRST MERCHANTS BANK, Plaintiff, v. CONCORD COMMERCIAL, LLC, CHICAGO HOUSING ADMINISTRATION, LLC; CITY OF CHICAGO; CHICAGO HOUSING AUTHORITY, CITIBANK, N.A., MADISON CONSTRUCTION COMPANY, and ROBERT L. FERRINO, Defendants. No. 2023 CH 00357 6418 North Sheridan Road Chicago, IL 60626 NOTICE OF JUDICIAL SALE OF PREMISES MORTGAGE FORECLOSURE TO: ALL PARTIES NAMED ON THE ATTACHED CERTIFICATE OF SALE NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale heretofore dated September 20, 2024, and stamped and entered by the Court on September 24, 2024, by Judge Chlov@ Pedersen, and as that order has been otherwise amended by order of court in the Circuit Court of Cook County, Chicago, Illinois, Rick Levin & Associates Inc. will on Wednesday, February 19,

**Real Estate For Sale**

2025, at the hour of 1 p.m. in its office located at 1434 N. Astor Street, Chicago, Illinois 60610 sell to the highest bidder for cash through sealed bid auction, which sealed bids need to be submitted on or before February 19, 2025, at 1 p.m. to Rick Levin & Associates at 1434 N. Astor Street, Chicago, Illinois 60610 the following described premises in said decree mentioned, situated in the County of Cook and State of Illinois, or so much thereof as shall be sufficient to satisfy said decree, to wit: Commonly Known as: 6418 N. Sheridan Road, Chicago, Illinois 60626 6422 N. Sheridan Road, Chicago, Illinois 60626 Permanent Index Nos.: 11-32-331-037-0000 11-32-331-038-0000 11-32-331-039-0000 The person to contact for information regarding the premises is: Rick Levin, President, Rick Levin & Associates, Inc. 1434 N. Astor Street, Chicago, Illinois 60610, phone number (312) 440-2000, or by email rick@ricklevin.com. The Terms of Sale Are: The terms of sale are set forth in the Judgment of Foreclosure and Sale dated September 20, 2024, and stamped and entered by the Court on September 24, 2024, by Judge Chlov@ Pedersen, and in Exhibit 1 thereto, and as otherwise amended by court order, and will require submission from buyer of Ten Percent (10%) by cash or certified funds at the time of the sale which must be included with a signed written purchase agreement through sealed bid and the balance of the total purchase price is due within 24 hours of the sale. Certified checks should be payable to Rick Levin & Associates, Inc. A copy of the required written purchase agreement to be used with sealed bids is available by contacting Rick Levin & Associates, Inc. This sale is not contingent on buyer's ability to obtain financing. The subject premises is being offered for sale subject to real estate taxes, special assessments or special taxes levied against said premises and is offered for sale without any representation as to the quality or quantity of title and without recourse to

**Real Estate For Sale**

the Plaintiff, Citibank N.A. and is "as is" condition without any warranty express or implied nor fitness for use or purpose. The sale is further subject to confirmation by the court and approval by the Chicago Housing Authority through execution of an Assumption Agreement. A six percent (6%) buyer's premium is in effect for this sale which must be added to the bid price to determine the total purchase price. The premises is not available for inspection unless you contact Rick Levin, President, Rick Levin & Associates, Inc. 1434 N. Astor Street, Chicago, Illinois 60610, phone number (312) 440-2000, or by email rick@ricklevin.com. A description of the improvements relating to the referenced premises include: all right, title and interest of Concord Commercial LLC and James Paul, as court appointed receiver, in and to the buildings, structures, improvements and fixtures erected or existing within or upon the leased premises as more particularly described as Parcel 2 herein above. Potential buyers are advised to independently verify any information they deem important. This notice is published in accordance with the requirements of Section 735 ILCS 5/15-1507, which mandates publication at least three consecutive calendar weeks, once each week, with the first notice published not more than forty-five (45) days prior to the sale and the last notice not less than seven (7) days prior to the sale. Richard R. Winter James P. Chivilo Holland & Knight LLP 150 North Riverside Plaza, Suite 2700 Chicago, IL 60606 T: 312-263-3600 richard.winter@hklaw.com james.chivilo@hklaw.com Firm No. 37472 Counsel for Citibank N.A. Respectfully requested, CITIBANK, N.A. By: /s/ Richard R. Winter

**Real Estate For Sale**

One of its attorneys **13258214** 222222 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, CHANCERY DIVISION CITIBANK, N.A., Plaintiff, v. CONCORD COMMERCIAL, LLC, CITY OF CHICAGO HOUSING AUTHORITY, ROBERT L. FERRINO, THREE CORNERS DEVELOPMENT, INC., FIRST MERCHANTS BANK, MADISON CONSTRUCTION COMPANY, UNKNOWN OWNERS, and NON-RECORD CLAIMANTS, Defendants. No. 2023 CH 05561 Consolidated with: FIRST MERCHANTS BANK, Plaintiff, v. CONCORD COMMERCIAL, LLC, CHICAGO HOUSING ADMINISTRATION, LLC; CITY OF CHICAGO; CHICAGO HOUSING AUTHORITY, CITIBANK, N.A., MADISON CONSTRUCTION COMPANY, and ROBERT L. FERRINO, Defendants. No. 2023 CH 00357 NOTICE OF SALE TO: PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale heretofore dated September 20, 2024, and stamped and entered by the Court on September 24, 2024, by Judge Chlov@ Pedersen, and as that order has been otherwise amended by order of court in the Circuit Court of Cook County, Chicago, Illinois, Rick Levin & Associates Inc. will on Wednesday, February 19, 2025, at the hour of 1 p.m. in its office located at 1434 N. Astor Street, Chicago, Illinois 60610 sell to the highest bidder for cash through sealed bid

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auction, which sealed bids need to be submitted on or before February 19, 2025, at 1 p.m. to Rick Levin & Associates at 1434 N. Astor Street, Chicago, Illinois 60610 the following described premises in said decree mentioned, situated in the County of Cook and State of Illinois, or so much thereof as shall be sufficient to satisfy said decree, to wit: Commonly Known as: 6418 N. Sheridan Road, Chicago, Illinois 60626 6422 N. Sheridan Road, Chicago, Illinois 60626 Permanent Index Nos.: 11-32-331-037-0000 11-32-331-038-0000 11-32-331-039-0000 The person to contact for information regarding the premises is: Rick Levin, President, Rick Levin & Associates, Inc. 1434 N. Astor Street, Chicago, Illinois 60610, phone number (312) 440-2000, or by email rick@ricklevin.com. The Terms of Sale Are: The terms of sale are set forth in the Judgment of Foreclosure and Sale dated September 20, 2024, and stamped and entered by the Court on September 24, 2024, by Judge Chlov@ Pedersen, and in Exhibit 1 thereto, and as otherwise amended by court order, and will require submission from buyer of Ten Percent (10%) by cash or certified funds at the time of the sale which must be included with a signed written purchase agreement through sealed bid and the balance of the total purchase price is due within 24 hours of the sale. Certified checks should be payable to Rick Levin & Associates, Inc. A copy of the required written purchase agreement to be used with sealed bids is available by contacting Rick Levin & Associates, Inc. This sale is not contingent on buyer's ability to obtain financing. The subject premises is being offered for sale subject to real estate taxes, special assessments or special taxes levied against said premises and is offered for sale without any representation as to the quality or quantity of title and without recourse to the Plaintiff, Citibank N.A. and is "as is" condition without any warranty express or implied nor fitness for use or purpose. The sale is further subject

**Real Estate For Sale**

to confirmation by the court and approval by the Chicago Housing Authority through execution of an Assumption Agreement. A six percent (6%) buyer's premium is in effect for this sale which must be added to the bid price to determine the total purchase price. The premises is not available for inspection unless you contact Rick Levin, President, Rick Levin & Associates, Inc. 1434 N. Astor Street, Chicago, Illinois 60610, phone number (312) 440-2000, or by email rick@ricklevin.com. A description of the improvements relating to the referenced premises include: all right, title and interest of Concord Commercial LLC and James Paul, as court appointed receiver, in and to the buildings, structures, improvements and fixtures erected or existing within or upon the leased premises as more particularly described as Parcel 2 herein above. Potential buyers are advised to independently verify any information they deem important. This notice is published in accordance with the requirements of Section 735 ILCS 5/15-1507, which mandates publication at least three consecutive calendar weeks, once each week, with the first notice published not more than forty-five (45) days prior to the sale and the last notice not less than seven (7) days prior to the sale. **13258830** 151515 ----- 080808 -----

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**Lakeview Township Real Estate For Sale**

**Real Estate For Sale**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I Plaintiff, v. LIEASHA PEOPLES, GLENWOOD-BRYN MAWR CONDOMINIUM ASSOCIATION, MIDLAND FUNDING, LLC, UNKNOWN OWNERS AND NONRECORD CLAIMANTS, UNKNOWN HEIRS AND LEGATEES OF JAMAL PEOPLES, DAMON RITENHOUSE, AS SPECIAL REPRESENTATIVE FOR JAMAL PEOPLES (DECEASED) Defendants 2019 CH 09387 5603 N GLENWOOD AVE APT G 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 July 12, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on February 20, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 5603 N GLENWOOD AVE APT G, CHICAGO, IL 60660 Property Index No. 14-05-327-046-1004 The real estate is improved with a multi-family residence. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiffs 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.cselegal.com Attorney File No. 14-19-07567 Attorney ARDC No. 00468002

**Real Estate For Sale**

Attorney Code. 21762 Case Number: 2019 CH 09387 TJS#C: 45-57 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 # 2019 CH 09387 13259390** IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION FACO REO SECURITIZATION SUB I LLC Plaintiff, v. PINNACLE GROUP INVESTMENTS LLC, BERT TACKLA, UNKNOWN OWNERS AND NONRECORD CLAIMANTS Defendants 2024 CH 05948 1904 W BERWYN AVE CHICAGO, IL 60640 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on December 6, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on February 18, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 1904 W BERWYN AVE, CHICAGO, IL 60640 Property Index No. 14-07-216-021-0000 The real estate is improved with a commercial property. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiffs 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

**Real Estate For Sale**

BURR RIDGE IL, 60527 630-794-5300 E-Mail: pleadings@il.cselegal.com Attorney File No. 14-24-02880 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2024 CH 05948 TJS#C: 45-76 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 05948 13259281** IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. Plaintiff, v. UNKNOWN HEIRS AT LAW AND LEGATEES OF MICHAEL K. HOWARD, STATE OF ILLINOIS, 6300 SHERIDAN BUILDING CONDOMINIUM ASSOCIATION, WILLIAM BUTCHER, AS SPECIAL REPRESENTATIVE FOR MICHAEL K. HOWARD, DECEASED, EVA PAYTON, TRICIA BARNES, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants 2023 CH 08503 6300 N. SHERIDAN ROAD, APT. 714 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 November 22, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on February 25, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 6300 N. SHERIDAN ROAD, APT. 714, CHICAGO, IL 60660 Property Index No. 14-05-202-019-1106 The real estate is improved with a condominium. The judgment amount was \$153,506.92. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact JOHNSON, BLUMBERG

**Real Estate For Sale**

& ASSOCIATES, LLC Plaintiff's Attorneys, 30 N. LASALLE STREET, SUITE 3650, CHICAGO, IL, 60602 (312) 541-9710. Please refer to file number 23 0510. 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. JOHNSON, BLUMBERG & ASSOCIATES, LLC 30 N. LASALLE STREET, SUITE 3650 CHICAGO IL, 60602 312-541-9710 E-Mail: iplleadings@johnsonblumberg.com Attorney File No. 23 0510 Attorney Code. 40342 Case Number: 2023 CH 08503 TJS#C: 45-85 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. **Case # 2023 CH 08503 13259231** 222222 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION BOARD OF DIRECTORS OF EAST POINT CONDOMINIUM Plaintiff(s) vs. JOAN SHAPIRO BEIGH, AS SUCCESSOR TRUSTEE UNDER THE DANIEL SHAPIRO LIVING TRUST AND THE LAVERNE SHAPIRO LIVING TRUST, BOTH DATED 2/27/1997; BRAD BLOOM; MEGHAN M. ADAMCZYK; UNKNOWN OWNERS & NONRECORD CLAIMANTS, Defendants(s) Case Number: 2023 CH 02058 Sheriff's No: 250005 Pursuant to a Judgment made and entered by said Court in the above entitled cause, Thomas J. Dart, Sheriff of Cook County, Illinois, will on February 25, 2025, at 1:00 pm, in Room LL06 of the Richard J. Daley Center, 50 West Washington Street, Chicago, Illinois, sell at public auction the following described premises and real estate mentioned in said Judgment: Address: 6101 N. Sheridan Road, Units 41B and 41C, Chicago, IL 60660 (a/k/a 940 W. Glenlake Ave., Units 41B and 41C, Chicago, Illinois 60660 Improvements: a condominium unit in the condominium association known as East Point Condominium Sale shall be under the following terms: payment of not less than ten percent (10%) of the amount of the successful and highest bid to be paid to the Sheriff by cashier's check or certified funds at the sale; and the full remaining balance to be paid to the Sheriff by cashier's check or certified funds within twenty-four (24) hours after sale. Sale shall be subject to general taxes, special assessments. Premises will NOT be open for inspection. For information: Attorneys Info: Jamie L. Burns, Levenfeld Pearlstein, LLC, 120 S. Riverside Plaza, Suite 1800, Chicago, IL 60606 This is an attempt to collect a debt pursuant to the Fair Debt Collection Practices Act and any information obtained will be used for that purpose. **13258674** 151515 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION BANK OF AMERICA N.A. Plaintiff, v. WALTER W. MEEK, SR., SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 5455 EDGEWATER PLAZA CONDOMINIUM ASSOCIATION Defendants 2023 CH 05348 5455 N. SHERIDAN ROAD, UNIT 1012 CHICAGO, IL 60640 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered

**Real Estate For Sale**

in the above cause on May 22, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on February 7, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 5455 N. SHERIDAN ROAD, UNIT 1012, CHICAGO, IL 60640 Property Index No. 14-08-203-016-1099 The real estate is improved with a condominium/townhouse. The judgment amount was \$247,726.16. Sale terms: 100% of the bid amount shall be paid in certified funds immediately by the highest and best bidder at the conclusion of the sale. The certified check must be made payable to The Judicial Sales Corporation. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact KELLEY, KRONENBERG, P.A. Plaintiffs Attorneys, 20 N. Clark St., Suite 1150, Chicago, IL, 60602 (312) 216-8828. Please refer to file number: CR123040 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. KELLEY, KRONENBERG, P.A. 20 N. Clark St., Suite 1150 Chicago IL, 60602 312-216-8828 E-Mail: ileservice@kelleykronenberg.com Attorney File No. CR123040 Attorney Code. 49848 Case Number: 2023 CH 05348 TJS#C: 44-2341 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. **Case # 2023 CH 05348 13258461** IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION CITIZEENS BANK NA F/K/A RBS CITIZEENS NA Plaintiff, v. SCOTT J OH, IRENE S OH, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, FIRST AMERICAN BANK Defendants 22 CH 04524 3639 NORTH GREENVIEW AVENUE

**Real Estate For Sale**

CHICAGO, IL 60613 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on April 17, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on February 13, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 3639 NORTH GREENVIEW AVENUE, CHICAGO, IL 60613 Property Index No. 14-20-121-006-0000 The real estate is improved with a two - four apartment building. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiffs Attorneys, One North Dearborn Street, Suite 1200, Chicago, IL, 60602, Tel No. (312) 346-9088. 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. MCCALLA RAYMER LEIBERT PIERCE, LLC One North Dearborn Street, Suite 1200 Chicago IL, 60602 312-346-9088 E-Mail: pleadings@mccalla.com Attorney File No. 22-093881L\_782897 Attorney Code. 61256 Case Number: 22 CH 04524 TJS#C: 44-1155 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. **Case # 22 CH 04524 13258276** 080808 -----

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## Legal Notice

**PUBLICATION NOTICE IN THE CIRCUIT COURT FOR DEKALB COUNTY, TENNESSEE, THIRTY-FIRST JUDICIAL DISTRICT AT SMITHVILLE**

**FREDDY WAYNE BOWMAN, PETITIONER,**

**VERSUS**

**LINDA D. PAGE, RESPONDENT.**

**DOCKET NO: 2022-CV-36**

**JUDGE KNIGHT**

**TO: LINDA D. PAGE, RESPONDENT**

**BY VIRTUE** of an Order of the Court the Said Linda D. Page, whose address is unknown, is hereby notified that said Freddy Wayne Bowman has filed a Petition in said Court alleging that for a continuous period of more than two years, the parties have not cohabited in the same residence as husband and wife, and that there are no minor children of the parties. Freddy Wayne Bowman prays that he may be divorced from said Linda D. Page. Linda D. Page is required to answer Freddy Wayne Bowman's Petition on or before the 28th day of February, 2025, or judgment by default will be requested. The purpose of the said Petition is to obtain a decree of divorce, dissolving the marriage between the parties for the cause of desertion.

**D. MICHAEL KRESS II**  
Attorney for Petitioner  
8 East Bockman Way  
Sparta, Tennessee 38583

What I think is the universal, wonderful thing about music, is that it's very inclusive.  
— Linda Ronstadt

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## North Township Real Estate For Sale

### Real Estate For Sale

222222 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION TRUIST BANK Plaintiff, -v- MOJTABA DIRBAZ; LAKE POINT TOWER CONDOMINIUM ASSOCIATION Defendants. 2024CH07699 505 N LAKE SHORE DR APT 508, 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 11/20/2024, an agent of Auction.com LLC will at 12:00 PM on February 26, 2025 located at 100 N LaSalle St., Suite 1400, Chicago, IL 60606, sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 505 N LAKE SHORE DR APT 508, CHICAGO, IL 60611 Property Index No. 17-10-214-016-1852 The real estate is improved with a Condominium. The judgment amount was \$191,793.90 Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com LLC, No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. (relief fee not required) The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium property Act, 765 ILCS 605/9 (g)(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.

### Real Estate For Sale

For information, contact Plaintiffs attorney: CODILIS & ASSOCIATES PC (630) 794-5300 please refer to file number 14-24-05100. Auction.com LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60606 - 872-225-4985 You can also visit [www.auction.com](http://www.auction.com). Attorney File No. 14-24-05100 Case Number: 2024CH07699 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. **13257115**

151515 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2005-OPT3 Plaintiff, -v- BEATRIZ L. OLIVA, FRANK M. OLIVA, BYLINE BANK, THE LAKE SHORE CONDOMINIUM ASSOCIATION Defendants 2024CH01401 consolidated with 2023D007078 1440 N. LAKE SHORE DR 21H CHICAGO, IL 60610 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on October 23, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on February 3, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35F, Chicago, IL, 60606, sell at a public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 1440 N. LAKE SHORE DR 21H, CHICAGO, IL 60610 Property Index No. 17-03-103-028-1134 The real estate is improved with a residence. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/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.

### Real Estate For Sale

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiffs 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](http://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](mailto:pleadings@il.cslegal.com) Attorney File No. 14-24-01093 Attorney ARDC No. 00468002 Attorney Code. 21782 Case Number: 2024CH01401 consolidated with 2023D007078 TJS#F: 44-2941 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 # 2024CH01401 consolidated with 2023D007078 **13258398**

080808 -----

**NEIGHBORHOOD** from p. 1

ments to bike infrastructure, so Fern Hill plans to install a new Divvy station, adding to the five already available in the area, to support cycling as a viable commuting option. Though with five existing stations it would seem that the need may already have been met.

For vehicle traffic, the proposal includes a 10,000-square-foot motor court that is intended to facilitate safer and more efficient drop-offs and pick-ups off the street. This design is inspired by similar features in nearby high-density developments, such as the Waldorf Astoria's motor court, providing a functional and aesthetically integrated solution to get idling vehicles off the street.

Underlying the debates about traffic is a broader concern about the balance between private development and public interest. Some residents see the project as emblematic of a "pay-to-play" dynamic, where developers are perceived to benefit at the expense of community needs. While some supporters think that the project represents an opportunity to modernize Old Town's infrastructure and improve its long-term functionality.

One thing is certain, all the additional density coming to the area will create vast new amounts

of traffic and demand for parking. One community member summarized the tension over traffic, parking and congestions succinctly, saying "The Chicago parking lease system seems to be the gift that keeps on giving—to everyone except the public." Despite the traffic mitigation measures, critics argue that the development would exacerbate already strained infrastructure.

The addition of 500 units and a multi-level parking garage would add hundreds of trips daily to an area already known for its narrow streets and congestion. A participant at the meeting remarked: "The plan introduces excessive density, potentially increasing daily traffic by 900 or more trips." The proposed changes to intersections are seen by some as insufficient to manage the projected influx of vehicles, pedestrians, and bikes.

During the meeting, a participant noted, "You think you're going to stimulate this neighborhood with your 400-foot building? No way. You're going to kill this neighborhood, you're going to kill the businesses in this neighborhood to satisfy yourself."

This strong resistance from the community has been the one constant since the proposal came to light, that and the perceptions of prioritizing profit over public interest.

INSIDE PUBLICATIONS

**RENEWAL** from p. 1

pathway construction, drainage improvements, and basic landscape restoration. Phase II, and any future phases as funding becomes available, would focus on the Lincoln statue and gardens, landscaping and lighting improvements, wayfinding signage, and other features identified in the design process.

The meeting's question-and-answer session focused on preserving trees, the possibility of pavers instead of asphalt paths, Lincoln's life and times, confirmation that there will not be a designated dog park, and that paths will be for both pedestrians and bicyclists per Park District policy.

Project costs are yet to be determined, based on the final plan. Phase I is intended to begin in the Spring. For more information and a meeting recording, visit: <https://www.lincolnparkconservancy.org/projects/lincoln-monument-gardens>.

Feedback by the public has been requested via e-mail comments to [info@lincolnparkconservancy.org](mailto:info@lincolnparkconservancy.org) or an online survey at: [https://docs.google.com/forms/d/e/1FAIpQLSfIIIIDU\\_gf5eRt8-BKbe4aPTfBMhDd\\_ROCbeV8-RHH712EWJyw/viewform](https://docs.google.com/forms/d/e/1FAIpQLSfIIIIDU_gf5eRt8-BKbe4aPTfBMhDd_ROCbeV8-RHH712EWJyw/viewform).



The first concept for the renewal of South Lincoln Park, titled "A: historic Symbiosis," plans to connect the park with Illinois' cultural and ecological history. Key features include redesigned access to the garden in front of the Abe Lincoln statue, flowing pathway shapes using native prairie plants, and rerouted pedestrian trails. Landscape architecture and park planning firm, Upland Design, has been hired as a project consultant.

**VACANCY** from p. 1

causing foreclosures and landlord give-back to the firms that hold their mortgages.

But in any crisis there are opportunities. Properties can change hands at steep discounts compared to pre-pandemic valuations. But those lower sales prices will also drive down real estate assessments, and commercial property taxes.

As the sickness and human loss of COVID-19 fades into history, it seems that the damage done to downtown central business districts through the work-from-home trend may be one of the longest lasting side effects of the COVID lockdown. And when building values drop, assessments and property taxes also drop on commercial properties, and that tax burden is typically transferred to residential properties. So Chicagoans can expect their property taxes to rise to meet the tax demand by government.

**New analysis finds commercial property appeals may underestimate market value**

A new analysis from the Cook County Assessor's Office [CCAO] claims that evidence submitted in commercial property appeals often underestimates sale prices, suggesting that the estimates of some appraisal firms do not match market conditions.

The primary duty of the CCAO is to assess the fair market value of property. Each year, property owners can appeal these values. As part of this process, commercial property owners frequently contract with third-party firms to perform appraisals that serve as appeal evidence.

The CCAO does not take these appraisals as the final word on value, but may consider them during the appeal process.

To measure the efficacy of appraisals received, the CCAO conducted a sales ratio analysis. This type of analysis examines the relationship between a valuation estimate, such as an appraisal or assessment, and a sale price that best captures market value.

The CCAO compared 60 apprais-

als submitted as part of commercial property appeals to sales that took place up to three years after the appraisal was performed.

The analysis found that commercial appeal appraisals underestimated market value by 38%. (The median ratio of appraisal to sale price was 62%.) If substandard commercial appeal appraisals are accepted routinely by appeals bodies, the result can be an increase in the tax burden for other property owners, including homeowners.

For each of the three firms that performed the most appraisals in this sample, at least half of these appraisals suggested a value below 60% of the sale price.

"This analysis puts up evidence to support what we've long felt to be the case with commercial appeals submitted to our office - some appraisals we receive in those appeals undershoot values," said Cook County Assessor Fritz Kaegi. "It's crucial for offices in the property tax system to adopt and maintain heightened standards for appraisals."

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