

There are only three things I can do - make a dress, decorate a house, and entertain people.

— Valentino Garavani

# INSIDE-BOOSTER

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FREE

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

[insideonline.com](http://insideonline.com)



DePaul Prep's Ryan Woo splitting defenders on his way to 30-point career high game.

## DePaul Prep rallies, takes out Mount Carmel 58-50

STORY AND PHOTO BY JACK LYDON

Down five at the half at Mount Carmel, the DePaul Prep Rams dialed up the energy in the third quarter, went on a 14-2 run and stayed away to take an important Chicago Catholic League victory Jan. 22. Key to the victory was the 30 points scored by Rams' senior shooting guard Rykan Woo, his high school career high.

Mount Carmel's young group has gained some attention in recent weeks rising in the rankings, currently No. 14, as they gain experience at the high levels of basketball in the State of Illinois.

The Caravan (15-7, 4-2) starts two freshmen, Da'Kysten Heard and Ronald Johnson. Both are big, tough, can score and are getting better by the minute.

They are all young. They've got a sophomore, a junior and two freshmen starting. They are going to be a beast. They are a beast this year. I would not want to play them in the regionals or the sectionals. They are going to be a tough out. They are great players and they are big and physical. They could win a state championship in the next year or two.

The Rams (19-3, 6-0) are fo-

PREP see p. 12



Advocate Illinois Masonic at 3000 N. Halsted St. Image courtesy LoopNet

## Lake View medical office ground lease sold for \$56M

The building at the corner of Wellington and Halsted St. is the gateway to the expanding Advocate Illinois Masonic Medical Center, and last week a part of that property was sold as a ground lease.

IRA Capital paid \$56 million for a medical office ground lease for 3000 N. Halsted St. An office ground lease is a long-term (typically 50-99 years) agreement where a tenant leases land to own - in this case - a medical office building, paying rent for the land only. It is structured as a triple net lease, making the tenant responsible for all taxes, maintenance, and insurance.

Upon lease expiration, ownership of the building usually reverts to the landowners.

Irvine, California-based IRA Capital bought the ground lease for the Lakeview neighborhood medical center from Nashville-based Healthcare Realty Trust, according to public records. IRA Capital is a private equity firm that according to its website focuses on a variety of alternative investments.

The leasehold is Illinois-based Advocate Health Care, which is currently undertaking a \$645 million expansion and renovation

LEASE see p. 12

## Commercial redevelopment at 1800 N. Clybourn to proceed without residential tower

CRM Properties, the developer who is undertaking a project along Clybourn Ave. in Lincoln Park, is moving forward with its retail redevelopment, proceeding under the site's existing zoning instead of pausing to seek zoning approval for a proposed residential tower at Clybourn Place, 1800 N. Clybourn.

Many locals may recall this location as the former site of the beloved Goose Island Brew Pub, one of the first craft brewers in Chicago. That effort helped create the Brew Pub sector, and ushered in the era of transition along Clybourn from a heavy industrial area into the commercial, retail and entertainment



A site plan and a rendering of what the site is expected to ultimately look like when construction is completed.

district it is today.

Named the Willow Street District, the property is bounded by N. Marcey St., Sheffield and

Clybourn avenues, and W. Willow St. The plan calls for five new

CLYBOURN see p. 12

## The Penthouse Blues: When your dream home becomes your nightmare

Woman faced decade-long fight due to leaks, mold

BY RONALD ROENIGK

A trap comes in many forms and for one Lakeshore East woman, that meant a 34th floor penthouse with million dollar views.

For Christine Schmitz Gronau, that also meant her beloved dog Bear would suffer being her canary in her coal mine in the sky.

The black Groenendael mix had a favorite spot to lie down on that turned out to be a bad choice, adjacent to a bathroom whose walls hid multiple leaks that created a growing mold problem that Gronau thinks gave Bear respiratory infections and other issues leading to her death.

That favorite spot was between the bathroom and her master's



Bear, a black Groenendael mix, was the canary in the coal mine for one North Side condo owner.

bedroom, a terrific spot for a dual watchdog and unsuspecting coal mine canary to perch, as a silent but stinky menace was growing below the carpet and behind the drywall: Black Mold.

Bear died in 2021 but her death proved to Gronau that staying in

her penthouse at the Chandler, a luxury high-rise at 450 E. Water-side Dr., was dangerous.

Bear's death became her mission to seek answers. Her discoveries lead to findings that were

BLUES see p. 8

## New 28-unit mixed-use building coming to Lake View

Will replace Giordano's on Belmont Ave.

BY BOB ZULEY

Sure to bring deep-dish remorse to local residents, plans have been revealed for a new 5-story, 28-unit mixed-use building at 1040 W. Belmont Ave. in the Lake View community.

The current tenant of the site is Giordano's, a Chicago pizza staple for over 50-years. No immediate plans concerning the future of this pizzeria outlet have been announced.

Located on the north side of

BUILDING see p. 12



Giordano's, 1040 W. Belmont Ave. hopes to find another Lakeview location after their lease expires this summer. Photo by Bob Zuley

# It's a beautiful January day for baseball talk



By Thomas J. O'Gorman

There might be fresh ice, frost and snow accumulating on our streets but true North Siders are quiet in their snowscape thoughts as Chicago moves on after an exciting Bears season.

What are we going to do with our weekends now? Those loyal to baseball know better, we talk baseball.

Jan. 16-18 was the Cubs Convention at the Sheraton Grand Chicago, 301 E. North Water St., where thousands of local Cub fans gathered, bringing thoughts and sights beyond the snow and ice that imprison us.

January is when Cub fans assemble at their convention, as the crack of a bat is not far off at Sloan Park in Arizona, the Cub's Spring Training home. It starts up next month at the 15,000 seat stadium located in Mesa's Riverview Park.

Cub fans carry a lot of baggage when they head out to Spring Training: the memory of every season. Every player. Every baseball promise, including a return home to Wrigley Field.

Opened 112 years ago, on April 23, 1914, and originally called Weeghman Park for the Federal League's Chicago Whales, Wrig-



Chewing gum magnate William Wrigley Jr. purchased the team in 1920, after previously holding a minority share in the team since 1916. Wrigley renamed it Cubs Park, followed by Wrigley Field in 1926. Selling the team to the Chicago Tribune in 1981 ended the longest ownership tenure in baseball history.

ley is where we'll see each other again, at the home of our Cubbies. Wrigley Field is the oldest ballpark in the National League.

Baseball was "baptized" America's "national pastime" back in the 1850s, as the sport gained rapid popularity. A status that solidified during and after our Civil War as soldiers spread the game nationwide. It led to formalizing professional leagues by the late 19th century.

The team, founded in 1870 as the Chicago White Stockings, are a charter member of the National League and the last remaining of the eight original league clubs still playing in the City. They adopted the "Cubs" name in 1903, replacing earlier names like Colts and Orphans. The name became official by 1907. They are now one of baseball's oldest continuously operating franchises in the same city.

The Wrigley family purchased the team in 1920, after previously holding a minority stock in the team since 1916. Wrigley renamed Weeghman Park to Cubs Park, followed by Wrigley Field in 1926. Selling the team to the Chicago Tribune in 1981 ended the longest ownership in baseball history. The Ricketts Family (Tom, Pete, Laura and Todd) have owned the Cubs since 2009.

**HEY BATTER BATTER:** This year's convention had Cubs President of Baseball Operations, **Jed Hoyer** and General Manager **Carter Hawkins** taking the

stage, followed by a session with Cubs manager **Craig Counsell**.

Both sessions were moderated by Cubs play-by-play man **Jon "Boog" Sciambi**. But the one thing that was different this year were the vibes. Hoyer seemed relaxed and confident as he took the stage in a Bears jersey. His responses appeared more transparent. At ease. Then, Hall of Famer **Pat Hughes** walked on stage,



William Wrigley Jr.

lifted by the news that the Cubs are spending \$1 million to have a statue of him created for Wrigley Field, and ready for opening day 2026.

The arrival of three-time All Star **Alex Bregman** brought the house down. Bregman spoke about the reason he chose #3 for his uniform number. "I wore number 3 because I wanted a 3rd championship."

**MUSIC:** The most inspiring Cubs anthem is from Chicago musician **Steve Goodman**, whose 1984 "Go Cubs Go" is the showstopper.

Then there's **Eddie Vedder's** "All The Way" that captured the hearts of Cubs fans, showing a love of the team in the face of seemingly endless torturous season endings.

Some say the quintessential Cubs song was written by **Johnny Frigo** back in 1968. "Hey, Hey! Holy Mackerel!" quickly rose to



popularity the next year as the Cubs came very near to making a World Series trip.

"A Dying Cub Fan's Last Request" is a heartbreaking tune, also written and performed by Goodman. He had been scheduled to sing the National Anthem in 1984, but died of Leukemia just weeks before that date at the age of 36. **Jimmy Buffett** sang the anthem instead and dedicated it to Goodman, one of the Cubs biggest fans. In 1988, some of Goodman's ashes were scattered at Wrigley Field.

**HALL OF FAME:** Chicago Cubs Executive Chairman **Tom Ricketts** announced at the Convention that former Cubs catcher **Jody Davis** and pitcher **Jon Lester** would be inducted into the Cubs Hall of Fame this year. Additionally, former broadcaster **Vince Lloyd** will be inducted into the Chicago Cubs Hall of Fame and awarded the "Lifetime Achievement Award," a new award honoring individuals who made a significant contribution to the Cubs organization over their lifetime.

The 2026 Cubs Hall of Fame induction ceremony will take place at Wrigley Field, date still to be determined.

**REUNION:** The 2016 World Series Champions who ended a 108 year drought, had a team reunion at the convention with **Albert Almora, Trevor Cahill, Chris Coghlan, Dexter Fowler, Justin Grimm, Jason Hammel, Kyle Hendricks, Jason Heyward, John Lackey, Jon Lester, Miguel Montero, Mike Montgomery, Anthony Rizzo, Pedro Strop, David Ross, Addison Russell** and **Ben Zobrist**.

**OFFICIAL:** **Ian Happ** has signed \$300 million lifetime extension, "I will stay in Wrigley forever, Chicago is my home."

**CUBS WHERE:** Former Cub **Billy Williams** (88 years) and his magic swing were the sweet hit of the Cubs' Convention for young and old alike... Word is that

Rizzo is being considered as a TV analyst for NBC... When he's alone, Vancouver native, Chicago Blackhawks **Connor Bedard** always ends the day, like his Canadian buddies on the Cubs, with a phone call to mom and dad... over the years the Cubs have had several Canadian baseball players - **Owen Caissie, Fergie Jenkins, closer Ryan Dempster, Matt Stairs, Tom Daly, Jared Young** and **Rich Harden**... **Georgia Leese** just attended her 38th Cubs Convention with daughter **Stephanie Leese Emrich** and son-in-law, **Jeff Emrich**... **Pete Crow-Armstrong** gave his mama a \$1 million home, he left her in tears... **Dansby Swanson** said "I don't play for the money, but for all the people who believe in me, Chicago and the Cubs are my home"... Yes, **Derek Lee's** 2005 season with the Cubs was a stand-out. He led the National League in batting average (.335), hits, doubles, slugging, and OPS, winning the NL batting title, a Gold Glove (defense), and a Silver Slugger (offense) but finished third in MVP voting... Rookie **Kotaro Tsunematsu** stunned everyone

**BASEBALL** see p. 9

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# City Mobile CARE vans only available in North Side 19th police district

**Edgewater Library one of only four branches to offer services**

BY BOB ZULEY

The use of mobile crisis response teams to respond to mental health emergencies expanded nationally during the reform movement that intensified after the May 2020 Minneapolis George Floyd riots.

Today, many cities are struggling with increasing uncertainty over funding and staffing shortages. In Chicago, the CARE Program is at a tipping point.

The issue of efficient, professional mental health care services is close to the heart of Mayor Brandon Johnson who has been an advocate on the issue since he lost his brother to struggles with mental health.

Despite the Mayor's advocacy, mental health services are bleak on the North Side — areas that propelled him into the Mayor's Office in 2023.

The need for mental health treatment has grown even after then-Mayor Rahm Emanuel abolished half the city's mental health treatment centers in 2012.

But vulnerable populations bore the brunt of the drop in access to care, increasing the likelihood that those suffering a mental health-related emergency would be met with police force rather than medical treatment, advocates told MindSiteNews.

Between Aug. 2020 and Aug. 2024, Chicago Police used non-fatal force including Tasers, batons, and non-fatal gunfire against more than 150 people following mental health related calls to 911. CPD also fatally shot one person.

These encounters disproportionately affected Black people, who comprise 27% of the population but experienced two-thirds of the use-of-force incidents.

In 2019, the City was delivering mental health services to 3,600 adults per year and zero children in only 11 of Chicago's 77 community areas. Since then, the city



The CARE vans operate in three North Side areas: Lakeview, North Center and Uptown. Photo by Bob Zuley

has increased funding for mental health treatment more than seven-fold, from \$12 million in 2019 to \$89 million in 2023. Treated persons rose from 3,651 in 2019 to more than 73,000 people in 2022.

In 2023, the Chicago Dept. of Public Health [CDPH] partnered with the Chicago Public Library [CPL] in establishing CDPH extension clinics at four select CPL locations — Edgewater included — embedded CDPH mental health clinicians to allow residents to receive mobile mental health counseling services at these branch locations.

In 2021, then-Mayor Lori Lightfoot launched the Crisis Assistance Response and Engagement [CARE] program to provide mental health social service responses to 911 calls.

CARE involves staff from CDPH, the CPD and Fire Dept., and Office of Emergency Management and Communications [OEMC]. The purpose was to offer a non-violent, professional health response to a mental health crisis, diverting people-in-need from emergency rooms and district jails.

By 2025, the CARE program handled over 1,500 calls resulting in zero arrests and minimal use of force.

The impetus behind the establishment of CARE was the shooting of Quintonio Legrier, 19, and his mother, Bettie Jones, 55, in the city's West Garfield Park neighborhood in 2019.

Legrier was experiencing a mental health crisis at the time. The killing of his mother was unintentional.

The CARE vans operate in four areas; Lakeview/North Center/Uptown, Garfield Park/Humboldt Park, Auburn Gresham/Chatham, and Gage Park/West Lawn/Chicago Lawn/West Englewood.

The City announced that CDPH CARE van services were scheduled to expand to the Edgewater/Rogers Park/West Ridge



CDPH Mental Health services available at Edgewater Library. Image courtesy CDPH

communities in the Spring/Summer of 2023. But as of Jan. 2026, Edgewater and Rogers Park are not listed in their primary operational coverage areas.

CARE teams respond to calls between 10:30 a.m. and 4 p.m. in operational districts. In the readership area of this newspa-

CARE see p. 7

## Downtown curfew would allow police shut down declaration

On Jan. 21 an ordinance brought forward by Ald. Brian Hopkins [2nd] intended to implement additional downtown curfew measures was delayed at the last minute as Aldermen debated the new proposal on the floor.

The original ordinance was passed in the Public Safety Committee just a day before and the new substitute proposed on the Council floor by the Mayor did not have the votes to move ahead.

The Mayor's office intervened ahead of the City Council's latest vote on a curfew measure, replacing that plan with a revised ordinance that would codify existing police powers to disperse groups of trouble-making youth.

In December, Ald. Hopkins introduced another curfew proposal that would allow Chicago police to impose a curfew of up to four hours anywhere in the city with at least 12 hours' notice.

Earlier this month that ordinance passed out of the City Council's Committee on Public Safety and was scheduled for a final vote Jan 21. Last week Hopkins agreed to delay the City Council vote until the next meeting to allow council members time to ask him questions.

Ald. Hopkins undertook negotiations with the mayor's chief of external affairs, discussions that resulted in a substitute ordinance being introduced in place of Hopkins' original curfew proposal shortly before the final vote.

The new measure would reportedly codify existing police authority, allowing the Chicago police superintendent to issue a declaration when officers believe a large gathering of youths is likely to lead to riots, looting, wildings, shootings, violence or significant property damage. The declaration would allow police to order youth to disperse from a specified area.

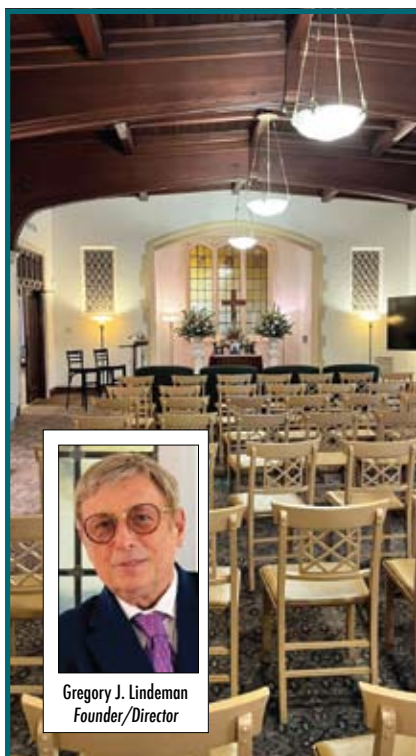
The decision must be based on the superintendent's "objective facts" supporting probable cause, including social media posts, flyers or other written materials, or a history of disruptive youth gatherings tied to a particular location, promoter or recurring event.

## Power went out Friday for 1,500 on North Side

The electrical power went out early on Friday, Jan. 23 as Commonwealth Edison reported 25 outages that affected about 1,500 ComEd customers on the North Side. The power was reportedly restored quickly.

By 8:30 a.m. Friday, the number of outages dropped to 19, with some 280 customers affected.

A ComEd spokesperson said most of the outages weren't weather-related, and noted that over a third of the outages were located in West Ridge.



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# Domestic-violence protection focus of new apartment lease



The Home Front

by Don DeBat

Domestic violence in Chicago and across the State of Illinois regrettably is on the rise.

In 2024, the Illinois Domestic Violence Hotline received 59,704 calls and complaints, a 26% increase over 2023, and a shocking 140% rise from 2019.

Apartment renters now have another layer of protection and governmental regulation to guard against alleged domestic and sexual violence as spelled out in the four-page introductory clause of the new Chicago Residential Lease.

The standard lease, drafted by the Chicago Assoc. of Realtors, is used for the rental of apartments—including condominiums, single-family homes and townhomes. The new 37-page version of the lease went into effect on Jan. 1.

Under requirements of the “Illinois Safe Homes Act,” an apartment renter now has the legal right to end his or her lease early, and not pay future rent when moving out of the rental unit because of a threat of domestic or sexual violence.

In 2024, the Illinois Domestic Violence Hotline received a record-breaking 18,940 requests for shelter in Chicago and across the state—a whopping 112% increase over 2019.

In 2025, experts estimate one in four women and one in nine men experienced severe physical violence—along with emotional, financial or digital abuse—from an intimate partner.

U.S. domestic violence statistics show more than 40% of female homicide victims are killed by a current or former partner. Only 50% of domestic violence incidents are ever reported to the police.

## Summary of renter’s rights

Landlords, including building owners and licensed apartment rental agents, are required under Illinois law to provide the “Summary of Rights for Safer Homes” to all Illinois housing tenants as the initial pages of their written lease, whether the lease is newly issued or a renewal.

If an apartment lessee, or any member of his or her household, are survivors of domestic violence, dating violence, sexual assault, or stalking, the renter has the following special housing rights relating to safety:

***The lessee is responsible for paying rent for the period prior to providing written notice of the abuse, and extending through the vacate date. However, the renter is not responsible for future rent. The renter cannot be charged an “early lease-break fee.” The landlord also is required to refund the security deposit if there is no previous unpaid rent, or damage to the apartment beyond normal wear and tear.***

• Lease termination. To end the lease early, the renter must give written notice to the landlord that he or she is moving out within three days of permanently leaving because of an imminent threat of domestic violence or sexual violence at the premises. The lessee also is required to remove all belongings from the apartment and turn over keys to the landlord or property manager.

If circumstances prevented the renter from notifying the landlord about the alleged abuse, the lessee also may end the lease early by written notice. The lessee must

provide documentation proving that domestic or sexual violence occurred at the apartment within the last 60 days.

• Payment of rent. The lessee is responsible for paying rent for the period prior to providing written notice of the abuse, and extending through the vacate date. However, the renter is not responsible for future rent. The renter cannot be charged an “early lease-break fee.” The landlord also is required to refund the security deposit if there is no previous unpaid rent, or damage to the apartment beyond normal wear and tear.

• Right to change locks. The tenant has the right to change the apartment locks to prevent further domestic or sexual violence at the apartment. To exercise this right, the lessee must provide written notice to the landlord that he or she is under an imminent threat of domestic or sexual violence.

Before locks are changed, the lessee must provide one of the following forms of documentation proving the alleged abuse:

Medical, court, or police evidence. Or, a statement from an employee of a domestic-violence organization, or other victim-services group, from whom the renter, or a member of the household, sought services.

• Renter pays for new locks. The landlord must change, or give the lessee permission to change the locks, within 48 hours of the renter’s notice and documentation of the alleged abuse. The renter must pay for the reasonable expense for lock replacement.

If the landlord does not change the locks within 48 hours, the renter may change them, and must provide landlord the new key within 48 hours.

• Order-of-protection required. If the alleged abuser also is a tenant on the lease, the lessee must provide the landlord a “plenary order-of-protection” or a “plenary civil-no-contact order” granting the abused lessee exclusive possession of the residence. An order-of-protection supersedes the other forms of documentation listed above.

• Landlord damages. The landlord is liable to the lessee for actual damages of up to \$2,000 and reasonable attorney’s fees if they disclose to a prospective future landlord that the tenant utilized the Safe Homes Act, or shares any information provided by the lessee when using the protection of the act.

• Eviction protection. If a landlord tries to evict the renter based on the tenant experiencing alleged domestic violence, dating violence, sexual assault, or stalking, the lessee may be able to stop the eviction.

However, the landlord may still be able to evict the lessee if it is proven that the renter’s continued presence in the apartment poses an actual and imminent threat to others residing there.

• Discrimination protection. Under protection of the Illinois Human Rights Act, a landlord cannot discriminate against a renter if the lessee has been granted an order-of-protection.



## Return of live ice sculpting in Lake View Jan 31

The Iceman cometh in the return of the ice sculptors to Lake View and Roscoe Village Saturday, Jan. 31 through Sunday Feb. 1.

The local chamber of commerce and Special Service Area [SSA] 27, announced the return of its neighborhood-favorite, live ice sculpting taking place at the CTA Paulina Brown Line Station and St. Alphonsus Church.

Funded by property taxes collected by SSA 27, these free public events offer guests the opportunity to watch master ice carvers from Johnson Studios Ice Sculptures turn blocks of ice into unique creations based on audi-

ence interaction.

The events will take place on Saturday, Jan. 31 at the CTA Paulina Brown Line Station, 3411 N. Paulina Ave. from 2 to 4 p.m.; and Sunday, Feb. 1 at St. Alphonsus Church, 1429 W. Wellington Ave., from Noon to 2 p.m.

In addition to the ice sculptures, the SSA 27 will provide free bites and beverages from Café Tola.

“This event is one of our favorite ways to bring a little winter wonder to Lakeview,” said Robert Morvay, Community Development and SSA 27 Director, Lakeview Roscoe Village Chamber of Commerce. “There’s something magical about watching a new work of art emerge from the ordinary blocks of ice, especially when the community gets to help decide what they become.”

For more information visit [www.lakeviewssa27.com](http://www.lakeviewssa27.com).

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## While many established positions remain vacant Mayor appoints LGBTQ+ Affairs Director

*Ald. Bennett Lawson may affect a power grab for Zoning Chair*

BY BOB ZULEY

Mayor Brandon Johnson unexpectedly announced the appointment of the city's first LGBTQ+ affairs director on Jan. 22. Antonio King, 63, is the mayor's selection making what he called, "the largest U.S. city with an executive-level position directed to advancing LGBTQ+ equity."

The salary for this new position is \$102,456 according to the posted hiring notice.

King will report to the Deputy Mayor of Health and Human Services and advise the Mayor's office on new and existing policies to improve the well-being for residents who identify as LGBTQ+.

The appointment effectively duplicates the position of another mayoral appointee, Jin-Soo Huh, the current Director of the LGBT Advisory Council in the Commission on Human Relations [CCHR]. The Advisory Council will continue to exist and function as it has while the new appointee will report to the Mayor's office.

The CCHR enabling ordinance established five advisory councils, of which LGBT Affairs was one, to review city-wide programs and recommend policies that serve their target population. The Council "will promote the inclusion of LGBTQ+ people in Chicago in the governing and improvement of Chicago."

The mayor's move comes as many other

established positions go unfilled including the leaders of the Chicago Housing Authority, the Chicago Transit Authority, the Dept. of Transportation, the Chancellor of the City Colleges of Chicago, the Public Building Commission, and Chicago Animal Care and Control.

*The mayor's move comes as many other established positions go unfilled including the leaders of the Chicago Housing Authority, the Chicago Transit Authority, the Dept. of Transportation, the Chancellor of the City Colleges of Chicago, the Public Building Commission, and Chicago Animal Care and Control.*

Without mayoral appointments, many subordinate positions often go unfilled. For instance, records from Aug. 2025 showed that at least 47% of positions [207 or 439] within the Chicago Police Dept. responsible for implementing the court-ordered police reforms (consent decree) were vacant. Another 226 positions were vacant, positions intended to address police misconduct.

Among important City Council committee leadership positions unfilled is the Chair of the Committee on Zoning, Landmarks, and Building Standards. One alderman, Anthony Beale [9th], believes he knows why. "He can't make decisions," Beale told the Sun-Times referring to Mayor Johnson. "When does the city move forward?"

Ald. Bennett Lawson [44th] appears to have a growing amount of support to permanently take the seat he has twice held as

APPOINTS see p. 11



Antonio King.  
Courtesy City of Chicago

## Commentary

### Foundry Park receives Plan Commission approval despite infrastructure concerns

*Mayor swept \$34M from the local TIF, lack of infrastructure improvements by city 'alarming'*

BY ALD. BRIAN HOPKINS [2ND]

On Jan. 15, the new plan for the former Lincoln Yards North went before and won approval from the Chicago Plan Commission, a government body that is the first step toward a zoning change for larger developments.

Now known as Foundry Park and under the control of local developer JDL, the new planned development allows for up to 3,700 new housing units, 420,000 square feet of retail space, and 350,000 square feet of office space on the site bounded roughly by Kingsbury St., the Chicago River, and Dickens and Elston avenues.

With this approval, it will move forward to the City Council Committee on Zoning. In its current iteration, I am a "no" vote when it comes before the Committee on Zoning.

In 2019, when the site fell within the 2nd Ward, I secured important promises for infrastructure improvements that are

not being kept under this plan. The plan does not require any new vehicle bridges over the river, it does require a reconfiguration of the troublesome Armitage/Elston/Ashland intersection, and it does not require the extension of Kingsbury St. south of Cortland. It also does not address either improvements to or the replacement of the Clybourn Metra station.

In fact, the Johnson Administration swept \$34 million from the Cortland and Chicago River Tax Increment Financing District, which was established in 2019 specifically to pay for these much-needed infrastructure improvements.

While the Foundry Park proposal is less dense than what was approved in 2019 and arguably a better plan otherwise, the lack of infrastructure commitments from the city should be alarming to surrounding neighborhoods already struggling with congestion. I voiced these concerns during the Jan. 15 meeting.

### Readership survey now underway

This newspaper is participating with several journalism organizations to undertake a readership survey examining this newspaper and other independent Chicago media.

Our hope is to get our readers to use our survey link with the goal of reaching at least 200 people.

Those who wish to participate, please visit [https://medill.az1.qualtrics.com/jfe/form/SV\\_eShfyyVDy5qQmbQ?Newsroom=inside\\_publications](https://medill.az1.qualtrics.com/jfe/form/SV_eShfyyVDy5qQmbQ?Newsroom=inside_publications).



## ComEd files \$15.3 billion grid plan proposal addressing rising demand

BY MAGGIE DOUGHERTY  
*Capitol News Illinois*

Electric utility Commonwealth Edison has asked regulators to review a \$15.3 billion, four-year grid plan that it says will help meet growing energy demand and protect infrastructure from severe weather events.

The filing is part of the state's grid planning process that lays out details the technology and infrastructure investments ComEd hopes to make from 2028 to 2031 to promote grid reliability.

The last major power plant built in Illinois is the Prairie State Energy Campus in Marissa, located southeast of St. Louis, which began operating in 2012. It is considered one of the final large-scale coal plants constructed in the United States before the shift toward natural gas, nuclear and renewable energy.

But the new ComEd plan will not be without a cost to ratepayers, and the consumer advocates who successfully championed a reduction to ComEd's initial plan in 2023 are already pushing back against this year's filing. It will undergo an 11-month review by the state's utility regulator, the Illinois Commerce Commission.

If the investments proposed are approved in full by the ICC, ComEd expects residential customers to see an increased average cost of between \$2.50 to \$3 per month starting in 2028.

This would be separate from delivery rate increases, including a \$243 million

rate increase approved by the ICC in December that raised bills for its customers by a little over \$3 per month.

ComEd delivers electricity to over 4 million customers in northern Illinois.

The company says the plan is intended to account for increased energy demand from electric vehicles, data centers and more people choosing to heat their homes with electric heat rather than natural gas. The plan is also meant to accommodate new interconnections for renewable energy sources. Fulfilling consumer demand for solar increases will require government subsidies to be sustainable.

Solar energy incentives in Illinois can cover over 30-50% of installation costs, primarily through the 30% Federal Investment Tax Credit, and programs like Illinois Shines.

"I've been in this industry about 22, 23 years, and I've never seen the amount of change that we are experiencing right now," said Melissa Washington, senior VP of customer operations at ComEd. "Most of the pace of change that we're seeing has come about in the last three years and it's continued to grow."

The plan also doesn't prevent ComEd from filing a standard rate request in future years. Company officials say they expect to file a new rate request in Jan. 2027 that, if approved, would go into effect in Jan. 2028 — the same year as the grid plan investments are expected to start.

GRID see p. 11

## THE MOST TONY-NOMINATED PLAY OF ALL TIME



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# Police Beat...

## Suspect's big smile captured on camera after Red Line beatdown, robbery

She looks so doggone happy, the look of personal fulfillment one feels after beating a woman in a vicious robbery aboard the CTA Red Line, apparently. CPD would love to know who this wide-smiling suspect is.

In a community alert issued Jan. 19, CPD said the woman pictured in the CTA surveillance image approached a female passenger on a Red Line train near Monroe and "aggressively battered her while taking her personal property by force" around 10:10 p.m. on Jan. 5, according to police.

CPD's Public Transportation Unit is handling the case. Anyone who recognizes the woman can help take the smile off her face by calling detectives at 312-745-4447 or submitting a tip anonymously at CPDTIP.com by referring to case #JK-105192.



CPD says this woman battered and robbed a female passenger aboard a Red Line train in the Loop.

## Man gets 8½ years for hijacking Uber Eats driver

A man was sentenced to 8½ years in prison Jan. 22 for hijacking an Uber Eats driver near Goose Island in Dec. 2024, a case that prosecutors said was resolved through the coordinated efforts of police in the air and on the ground.

David Brantley, 19, pleaded guilty to aggravated vehicular hijacking and received the lengthy sentence from Cook County Judge Thomas Byrne. The judge sentenced Brantley's accomplice, Tayvon Andrews, also 19, to nine years last month.

The case stemmed from a Dec. 8, 2024, carjacking that targeted a 25-year-old delivery driver working for Uber Eats. Prosecutors said the driver was sitting in his 2016 Toyota sedan around 8:45 p.m. in the 800 block of W. Blackhawk St. when the two men approached.

Andrews allegedly displayed a gun while ordering the driver out of the car. Prosecutors said the victim complied, and the men drove off with Brantley behind the wheel and Andrews in the passenger seat.

Chicago police quickly located the stolen Toyota from the air using a CPD helicopter, and Illinois State Police troopers joined the response on the ground as officers tracked the car across the city.

The pursuit ended about an hour later, around 9:45 p.m., when the Toyota crashed near 87th St. and State St., according to a Chicago police report. State troopers arrested Andrews and Brantley at the scene and turned them over to CPD.

At the time of the hijacking, Brantley had an active stolen motor vehicle case pending in juvenile court and was in warrant status for failing to comply with court conditions, prosecutors said at the time. The outcome of the juvenile case is not available because those records are shielded from public review.

The case highlighted a law enforcement approach that has become increasingly common in Chicago. In the wake of costly civil

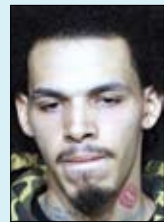
lawsuits tied to injuries and deaths from police vehicle pursuits, CPD leaders have discouraged officers from engaging in high-speed chases. Instead, the department's helicopter unit frequently tracks fleeing vehicles from the air, while ground units position themselves nearby.

Illinois State Police, who operate under different pursuit guidelines and have more specialized training, sometimes take a more active role on the ground. In other cases, CPD units shadow suspects on parallel streets until a vehicle stops or crashes without engaging in a direct pursuit.

## Man mugged DePaul student as cops sat just a few feet away

A man is jailed awaiting trial after Chicago police allegedly saw him violently mug a female DePaul Univ. student in the Loop.

The victim, a 19-year-old woman, had just finished class at the school's downtown campus and was walking south on State St. when Romeo Luna, 24, began following her around 1:45 p.m. Jan. 13, prosecutors said.



Romeo Luna

At the corner of Ida B Wells Dr. and S. State St., the woman was holding her iPhone with both hands, using Google Maps and talking on the device, when Luna approached and pulled at the phone, according to prosecutors.

Luna allegedly continued pulling on the phone and dragged the woman to the ground while trying to take it away. He then kicked her in the stomach, which forced her to let go of the phone, prosecutors said in a detention petition.

After gaining control of the phone, Luna ran to a nearby 2014 gold Chevrolet Malibu and got into the passenger seat, according to the petition.

But a couple of Chicago cops happened to be sitting in traffic nearby and they witnessed the entire attack, prosecutors said. The officers activated their squad car lights and cut off the Malibu at the intersection. Prosecutors said the cops ordered Luna out of the car and detained him, recovering the woman's phone from next to the Malibu.

Luna is charged with robbery and three counts of possessing a controlled substance — suspected amphetamine, alprazolam, and oxycodone. Judge John Hock granted the detention petition.

## Takeover robbery crew strikes Devon Ave. jewelry store, leaves security guard disarmed and handcuffed

Chicago police are searching for a six-person robbery crew that stormed a West Rogers Park jewelry store Jan. 18, handcuffing and disarming a security guard while smashing display cases and making off with an undetermined amount of jewelry, authorities said.

The six-person team, armed with at least one handgun, barged into a jewelry store in the 2600 block of W. Devon Ave. at 7:23 p.m., according to the Chicago Police Dept. They proceeded to take merchandise from display cases before fleeing in a white SUV and a black SUV, police said.

Investigators were seen inside Regal Jewels, 2625 W. Devon Ave., where display cases had been shattered by robbers wielding hammers. The value of the stolen jewelry has not been announced.

An officer who reviewed surveillance footage said it appeared five males and one female of unknown race were involved in the takeover-style robbery. All wore dark clothing, the officer said. Several wore white shoes, many wore green military-style vests, and one wore a gas mask, according to the surveillance review.

During the robbery, at least one

crew member displayed a handgun, police said. The group overpowered the store's security officer and took his firearm before leaving him handcuffed inside the store, according to a preliminary report.

Police are searching for two getaway vehicles: a white Dodge Durango with black rims and tinted windows, and an SUV, possibly a black Audi. Both vehicles fled northbound on Talman Ave., officers said.

## Man charged with dissemination of child pornography

A 25-year-old man has been charged after a Cook County Sheriff's Police investigation found he shared child sexual abuse materials via a social media app, Sheriff Thomas J. Dart announced Jan. 26.

The Sheriff's Police Internet Crimes Against Children Unit launched an investigation last February after receiving a tip from the National Center for Missing and Exploited Children regarding a social media account containing child sexual abuse files.

Through search warrants, Sheriff's Police investigators learned the account's IP address returned to a residence in the 3600 block of S. 61st Court in Cicero, and images of CSAM were confirmed from the social media account.

On Jan. 21, investigators executed a search warrant at that address and located Angel Davila Navarro in the home. Further investigation found that Davila Navarro's phone number was connected to the account with the child sexual abuse files, and he was taken into custody.

On Jan. 22, the Cook County State's Attorney's Office approved Dissemination of Child Pornography and Possession of Child Pornography charges against him.

Davila Navarro was ordered to Cook County Jail custody on Jan. 23 following his initial court appearance at the George N. Leighton Criminal Courthouse.

## Feds bust man with 99 pounds of cocaine taken from Chicago produce warehouse

A suburban man faces federal drug trafficking charges after DEA agents seized about 99 pounds of cocaine that prosecutors say was stored and distributed out of a Chicago produce warehouse.

According to a federal complaint filed this week, agents have been investigating a drug trafficking and money laundering operation tied to a produce warehouse in the 2400 block of S. Damen Ave., where law enforcement officers have seized "multi-kilogram quantities of cocaine" typically stored inside white cardboard boxes labeled "Chile Type."

The complaint said the boxes contained one-kilogram bricks of cocaine marked with agricultural equipment logos, including John Deere branding.

Shortly after midnight on Jan. 19, agents set up surveillance near the warehouse. About three hours later, a maroon 2007 GMC Acadia pulled up to a loading ramp on the northeast side of the building and Jose Luis Garcia Vazquez stepped out of the SUV and entered the warehouse, the complaint said. Moments later, he allegedly emerged carrying a heavy box, which he loaded into the SUV before driving away.

Investigators followed the vehicle to a gas station and then to Garcia Vazquez's residence in Justice, the complaint said. When officers approached Garcia Vazquez at his home, he was carrying a white cardboard box labeled "Chile Type" and a narcotics detection dog "alerted" to the box, according to the complaint.

A search of the SUV allegedly revealed a second box containing brick-shaped packages of a white powdery substance. Each box contained approximately 20 kilo-sized bricks of suspected cocaine wrapped in John

Deere packaging, according to the complaint. A kilo is 2.2 pounds.

Garcia Vazquez also consented to a search of his basement residence, where agents say they found five additional brick-shaped packages of suspected cocaine concealed between the walls of a utility room. Four of the bricks allegedly bore John Deere logos, while a fifth displayed a Caterpillar logo.

In a post-arrest interview conducted in Spanish, Garcia Vazquez allegedly admitted that he agreed to pick up and deliver cocaine for an individual he met through an acquaintance in Mexico. Prosecutors say he told agents he had completed similar deliveries about three times before and was paid approximately \$200 per box.

He is charged with possession with intent to distribute 5 kilograms or more of cocaine.

## Robbery crew caught 71 minutes later when victim's stolen debit card triggers bank alert

A 25-year-old Ohio man and three teenage boys who carried out an armed robbery on the North Side tried to use the victim's debit card at a nearby gas station, then attempted a second armed robbery before police stopped their vehicle, prosecutors said.

Javonni Clark of Zanesville, OH, and three boys ages 15, 16, and 17 are accused of carrying out the armed robbery spree on the night of Jan. 5 in the West Rogers Park and Uptown neighborhoods.

At approximately 10 p.m., a 44-year-old man was retrieving items from his car in the 6600 block of N. Maplewood when Clark allegedly pulled up in a 2020 Mercury Mariner and stopped close to where the victim was standing, according to a detention petition.



Javonni Clark

One juvenile exited the rear driver seat wearing a mask with his hand in the front pocket of his hoodie and an object protruding that the victim believed was a gun. He allegedly threatened to shoot the victim if he didn't hand over his valuables.

The second juvenile exited the rear passenger side, also masked, holding what appeared to be a black pistol, prosecutors said. He also allegedly threatened to shoot the victim while patting him down and taking the victim's utility knife and wallet.

A third juvenile exited the front passenger seat and stood close to the vehicle while the robbery unfolded, according to prosecutors. Clark allegedly remained inside the vehicle throughout the attack.

Prosecutors said the juveniles also took the victim's phone but, after a brief exchange, decided to let him keep it before returning to Clark's vehicle, which drove away.

About 30 minutes later, the victim received a text from his bank indicating that one of his cards had just been used to make a purchase at a gas station in the 7100 block of N. Western Ave.

Surveillance video from the gas station showed Clark's SUV entering the parking lot two minutes before the transaction, with Clark exiting to pump gas, prosecutors said. The juveniles entered the store and allegedly tried to buy items with the victim's debit card, also on video. When the clerk asked to see identification, the trio became angry, demanded the debit card back, and fled to the Mariner without retrieving it, according to prosecutors. Officers later recovered the card from the clerk.

Less than 30 minutes later, Clark and the juveniles allegedly tried to stop a second victim who was walking in the 2200 block of W. Winona.

Doorbell camera footage showed the juveniles exiting and yelling at the pedestrian before chasing after him,

prosecutors said. The pedestrian outran the group and called 911. He later identified the Mariner as well as one of the juveniles.

About 20 minutes later, at 11:11 p.m., police located the Mariner in traffic and pulled it over in the 2500 block of W. Bryn Mawr Ave. Clark was behind the wheel and the other three juveniles were still in the vehicle, prosecutors said.

Officers allegedly found the robbery victim's property inside the Mariner along with a black metal pellet gun equipped with a laser sight, removable magazine, and functioning slide. In addition, one of the juveniles was found in possession of the red utility knife and six of the victim's credit cards, according to prosecutors.

During an interview, Clark allegedly identified the juveniles as his brother and his brother's two friends.

Clark is charged with armed robbery with a dangerous weapon. The juveniles are each charged with armed robbery with a firearm and attempted armed robbery with a firearm.

Judge Shauna Boliker detained Clark. The status of the minors is not available because they are charged in juvenile court, where records are shielded from public review.

## Video shows cop was dragged by car as he fatally shot driver in West Ridge last month

City officials on Jan. 22 released video and other materials related to the fatal shooting of a man by Chicago police officers in West Ridge last month.

The Civilian Office of Police Accountability said the incident began around 10:25 p.m. Dec. 9 when two officers responded to a call of a stolen vehicle in the 5700 block of N. Washtenaw Ave.

According to COPA, officers saw a dark-colored sedan pull alongside the stolen vehicle and saw two people attempting to enter the stolen car. Both officers approached the suspects and ordered them to stop, COPA said.

One suspect fled on foot while the other man, identified as Roberto Calvario, 20, jumped into the driver's seat of the sedan they arrived in. A struggle ensued between an officer and Calvario, and the officer fired his weapon as Calvario was driving away, striking him, COPA said.

The car briefly dragged the officer before crashing into an unoccupied parked vehicle, according to COPA. Calvario was pronounced dead at a hospital, while the officer was said to be in good condition shortly after the confrontation. COPA said police recovered two weapons at the scene.

Court records show Calvario received a three-year prison sentence in March 2025 for possessing a stolen motor vehicle and illegally possessing a firearm.

This video excerpt is taken from the bodycamera of the officer who shot Calvario. Note that this video does not include graphic content:

This excerpt is taken from the other officer's bodycam. Note that this video does not include graphic content:

Body-worn camera footage released Thursday shows officers removing a firearm from Calvario's front waistband after they pulled him from the vehicle, mortally wounded. The footage also shows a woman was seated in the passenger seat next to Calvario when he was shot, though she did not appear to be physically injured.

COPA continues to investigate the incident from a departmental policy perspective. All materials released by COPA on Jan. 22, including full videos, are available at <https://www.chicagocopa.org/case/2025-0006070>.

— Compiled by CWBChicago.com

# Airbag theft crew hammers the lakefront amid Chicago's newest crime spike

BY CWBCHICAGO

For the fourth time in a month and the third time in a week, Chicago police are again warning residents about a surge in airbag thefts carried out by organized crews that are zeroing in on Honda Civics parked across the city.

One group of thieves hammered lakefront neighborhoods this week, according to CPD, while posts on neighborhood social media suggest the true scope of the problem may be far larger than what appears in official police alerts.

"BE ALERT!" an Irving Park resident wrote on the Ring Network over the weekend. "My car got broken into, air bag was stolen! If anybody has any information or if their cameras picked up anything please let me know!! Happened between last night and this early morning."

The surging thefts reflect a national trend that has been building for several years. The National Insurance Crime Bureau estimates that about 50,000 airbags are stolen nationwide each year, driven largely by the gap between the cost of factory replacement parts and the price of stolen airbags on the black market.

According to the bureau, a factory replacement airbag typically costs about \$1,000. By contrast,

stolen airbags often sell for a fraction of that price. A review of Facebook Marketplace listings in the Chicago area shows an array of Honda airbags advertised for between \$120 and \$400 apiece.

Between the evening Jan. 21 and morning of Jan. 22, CPD said, a crew struck along the lakefront near Wrigleyville and in Uptown, targeting late-model Hondas parked in the 3900 block of N. Recreation Dr. and the 4300 and 4700 blocks of N. Marine Dr. In each case, thieves smashed windows and removed steering wheel airbags, police said.

Investigators believe that the spree involved one or two men wearing jumpsuits who may have been driving a red Ford F-150 and a black GMC pickup truck bearing dealer plates that were reported stolen.

Police say the same crew has been active for weeks. CPD linked them to airbag thefts on the West Side on Dec. 21 and 22. The group also targeted vehicles in Bucktown on Dec. 21 and 22 and in the 2000 block of West Armitage Ave. on Jan. 14 and 15. Additional thefts attributed to the crew occurred in Tri-Taylor between Jan. 15 and Jan. 17 in the 2300 block of W. Flournoy Ave.

A separate crew targeted Honda Civics between January 5 and January 15 in Hyde Park, accord-

ing to an earlier CPD community alert.

Police are urging Honda owners to use Club-style anti-theft devices that lock onto the steering wheel and cover the airbag area, a step CPD says can discourage thieves looking for quick targets.

Honda vehicles have become frequent targets in part because of the brand's popularity, which fuels strong demand for replacement parts in both legitimate repair channels and illegal markets, according to law enforcement officials and auto body shop operators.

The surge in thefts has triggered a cascade of problems for victims. Auto body shops report long backlogs for legitimate replacement airbags, with delays that can stretch for weeks or even months. Industry sources say those delays have pushed some frustrated owners to turn to the same black market economy that initially victimized them.

The National Insurance Crime Bureau has warned that some dishonest repair shops have installed stolen airbags while charging customers for factory replacements, compounding the risk for drivers who may not realize their vehicles contain unsafe or improperly sourced parts.

## Indoor Lincoln Park food fest March 18

Savor Lincoln Park, one of the North Side's premier indoor neighborhood food festival, returns March 18 for a big night of tasting and sipping from more than 25 of Lincoln Park's favorite restaurants and bars.

With one ticket, guests can sample a wide variety of bites and

beverages from the Lincoln Park dining scene.

The event takes place at Theater on the Lake, 2401 N. Lake Shore Dr., 6 p.m. to 9 p.m. Wednesday, March 18.

Early bird discount tickets at \$65.22 are available now through Wednesday, Feb. 4.

## Burglary crew hit three more businesses, bringing total to 11 this month

BY CWBCHICAGO

A crew of burglars struck three more Chicago businesses Jan. 24, bringing their total to at least 11 targets across the city's North Side and Southwest Side since early January, according to Chicago police, who say the group uses sledgehammers and crowbars to smash their way into stores and make off with cash registers, ATMs, and merchandise.

The spree began on Jan. 12 when four men armed with crowbars forced their way into Z Food Mart at 3504 N. Broadway in Lake View around 3 a.m., police said. Minutes later, the crew allegedly struck Big Apple Finer Foods at 2345 N. Clark St., then hit Serai Cafe and Deli directly across the street at 2342 N. Clark St., according to police.

The same morning, burglars targeted two South Side stores. In each case, they took cash and cash registers.

Early the next morning, the

crew allegedly struck another two South Side businesses, according to police.

After a one-day break, burglars targeted a business in the 6500 block of N. Sheridan Rd. at 2:51 a.m. Jan. 15, police said.

Now, CPD says the crew struck again three times Jan. 24. Between four and seven burglars used sledgehammers or crowbars to break into a business in the 1300 block of W. Ohio St. at 3:38 a.m.; another in the 2600 block of W. Fullerton Ave. at 4:37 a.m.; and a third in the 4100 block of N. Broadway at 7:17 a.m.

Police described the crew only as "offenders" wearing black ski masks, black hooded sweatshirts, and black pants.

Anyone with information is asked to contact Area 1 Detectives at 312-747-8384, Area 3 Detectives at 312-744-8263, Area 5 Detectives at 312-746-7394 or submit an anonymous tip at CPD-TIP.com using reference number 26-CWP-003B.

### CARE from p. 3

per, only the 19th police district is covered for CARE van services.

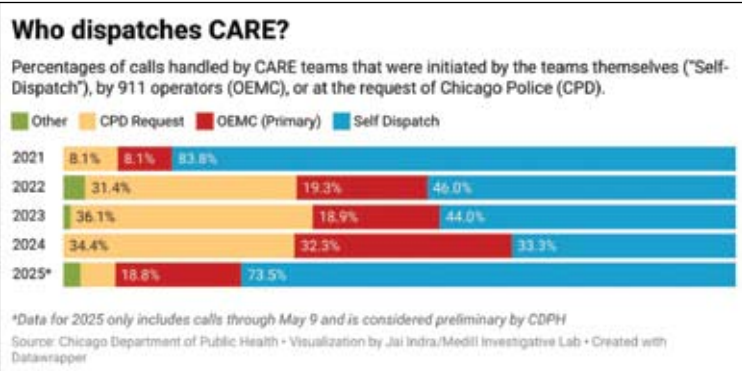
In 2024, CARE teams responded to 276 cases, significantly down from the 773 cases handled in 2023. In 2025, preliminary data appear to be at roughly the 2023 levels.

By another metric, CARE teams responded to fewer than one-percent of 96,000 calls in 2025 that 911 dispatchers categorized as potentially mentally-health related, reported MindSiteNews.

Since only the police can transport people against their will, 911 operators often are reluctant to dispatch CARE teams, resulting in CARE professionals sitting in their offices. As CARE vans operate without sirens, it takes them longer than police to arrive at calls.

In 2021, only 8% of CARE responses were initiated by OEMC dispatchers. That number rose to 19% in 2023 and 33% in 2024, according to CDPH data.

After CPD was removed from CARE teams in Oct. 2024, the portion of CARE responses initiated by 911 dispatchers fell from



City Mental Health CARE coverage in blue areas. Image courtesy CDPH

46% in September to just 9% in December, while the portion of responses initiated by CARE teams rose from 29% to 86%.

In 2020, Chicago Ald. Rossana Rodriguez Sanchez [33rd] introduced an ordinance calling for a move to non-police responses. She explained, "that people experiencing mental health issues are met with care, not punishment."

Opponents on the City Council and in the FOP police union opposed the move to "defund the police," although no defunding was involved. CARE was initially funded with \$3.5 million.

CARE was Lightfoot's com-

promise: a pilot involving teams of police, paramedics, and mental health clinicians. While activists opposed police involvement, then-Superintendent David Brown explained that police would provide safety.

In Sept. 2024, Johnson's office announced that CARE had transitioned to a non-police model and was being moved from the CPD to the CDPH.

Persons in need of mental health services may call 3-1-1 or call 312-747-1020 for Library availability.

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**This newspaper needs your help**

**This newspaper vs Sudler Property Mngt.**

Inside Publications has hired legal representation to defend ourselves in Sudler Property Management's defamation suit against this newspaper. But lawfare costs money, and we don't have a lawfare budget. So we are now appealing for your help, and donations.

Below is a link to a GoFundMe page that we established to help raise funds to fight this case in the Cook County Circuit Court. The page is titled "Your Friendly Neighborhood Newspapers."

We would appreciate you sharing this link with anyone in your network who might like to help out their friendly neighborhood newspapers.

Visit: [www.gofundme.com/manage/your-friendly-neighborhood-newspapers](http://www.gofundme.com/manage/your-friendly-neighborhood-newspapers).

Subscribing to this newspaper for online weekly issues for only \$20 a year will also help. Visit [www.insideonline.com](http://www.insideonline.com)

Prefer to stay offline? Mail a check to: 6221 N. Clark St., Chicago, IL 60640

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**BLUES** from p. 1

costly and dangerous.

It exposed significant damage, and the cracking of concrete, leading to water leaking into her top floor unit from above, that then turned to mold, aided by the heat created daily by her sunny southern view. From her paradise, she could watch the sun rise in the east over the lake, and set in the west, all while it warmed the mold hiding in the dark spaces.

Above her, up on the building's roof was the Chandler Condominium Associations' [CCA] community pool, some landscaping, a giant Jacuzzi-style hot tub and two locker rooms, which provided a supply of water to follow gravity's pull. An engineering report compiled in Dec. 2024, shows that the women's locker room showers were the primary source of much of the leaking into Gronau's unit.

On July 22, 2022, Geneva Everett, property manager of CCA at the time, denied in writing that there was any water infiltration from the common elements (the roof) into Gronau's unit.

By Aug. 5, 2022, the environmental remediation and bio-recovery firm FirstService performed work in the unit in an attempt to locate water infiltration in the walls of the master bedroom and master bathroom. The walls were cut open for further investigation.

Indeed, Gronau has some frightening photos and video of tile and wall damage, and mold growing in the women's locker room too.

Gronau closed on the condo in 2007, intending for it to be a forever home for her and her family. Then the death of her mother in 2023 meant her disabled elderly father Harold William Schmitz would also stay there.

He too almost succumbed to respiratory issues related to the molds growing around them. Within six months of him moving in with his daughter, the two of them - and Bear - were moving out, and into her boyfriend's condo in the Gold Coast. The Chandler Condo has been unlivable ever since then.

On Jan. 20, Gronau and her attorneys presented a letter of demand to the Directors of CCA, demanding they comply with their fiduciary and statutory duties. This reporter was provided a copy of that letter, with the understanding that much of it would be off the record as negotiations are ongoing. But it lays out the long trail of difficulties Gronau endured just to get the problem recognized, none-the-less fixed.

The troubles in unit 3404 were first reported to management in 2016; it is now a decade later and the unit remains unusable.

This reporter did a walk



As the problem of water leaking into her unit became more apparent, Christine Schmitz Gronau started documenting these problems in detailed notes, photos and videos, many of which made their way onto social media, mostly Facebook. Those posts lead to \$5,000 in condo association rule violation fines and additional thousands in legal fees.

through on Jan. 14, and the unit is clearly now unlivable, every room has open walls and ceilings, and the two bathrooms are in a total state of disrepair.

The leaking water-damaged floors, carpet, interior walls of the master bedroom, interior walls of the master bathroom, stained and water-damaged areas of the ceiling, walls that are now open, exposed piping that serve common elements or other units, and mold and/or mold stains on the bottom of removed carpet, on flooring, and on drywall.

The work on ceiling cracks is clear to see, as are the gaps adjacent to pipe runs coming from the rooftop common areas. There are currently 10 water damage insurance claims pending, and now a subrogation.

There are corroborating correspondences issued by the City of Chicago Dept. of Buildings regarding inspections and Building Code violations relating to water infiltration occurring in Unit 3404. Those Building Code violations were imposed following the City's inspection on March 8, 2024. The City confirmed just a few days ago that those violations remain unresolved and still in effect.

Gronau and her insurers wrestled with nine separate claims made by her to her insurers relating to water infiltration damage in her unit.

Perhaps the worst for Gronau was the rotten smell, it left the unit untenable, and unable to be sold or rented out.

As the problem became more apparent, Gronau started documenting these problems in detailed notes, photos and videos, many of which made their way onto social media, mostly Facebook. Those posts lead to \$5,000

in CCA rule violation fines and additional thousands in legal fees.

Christine even tried to run for Board seats hoping to warn others and seek answers.

Photographs taken on Aug. 11, 2022 of carpet removed from the master bedroom show extensive mold growth and mold stains on the floor caused by the presence of water.



Bear died in 2021.

Prior to the removal of the master bedroom carpet, CCA employees falsely characterized the water saturation as dog urine, when, in fact, no dog occupied the unit for many months before the Association employee inspected the carpet. Gronau had moved Bear out long before.

On Aug. 11, 2022, Everett wrote to Gronau that "an infiltration detection reporting company" found the source of water infiltration into her unit to be the 35th floor women's locker room. The "infiltration detection reporting company" referenced was Leak Detectives, who was retained by Gronau.

The CCA Board of Directors on Sept. 6, 2022, recommended tile repair in the women's locker room shower. Two days later, Celtic Remediation advised CCA that there were moderate levels of aspergillus/penicillium and a high level of stachybotrys in the shower area on drywall.

Then on Sept. 16, 2022, Black Rock Environmental, a company

retained by Gronau, issued a report indicating high levels of three different types of mold growth in her master bedroom.

By Oct. 24, 2022, CCA issued a Notice of Violation and Cease and Desist order accusing Gronau of making "fraudulent claims" of water infiltration with the insurer for the Association. The order stated that the water infiltration issue had been solved, and that Gronau was making "frequent, unrealistic, and burdensome demands."

On Oct. 31, 2022, Gronau reported that water was still streaming down the walls into her unit.

The following year, an engineering firm, Kellermeyer Godfrey Hart [KGH] issued a written report to the CCA with photographs and plans, following its investigation of unit 3404 and the 35th floor women's locker room. KGH determined that shower water was in fact infiltrating the ceiling and walls of unit 3404 and made numerous recommendations, including engagement of contractors to make several cuts in the ceiling and walls of Gronau's unit, perform an in-depth investigation to determine the exact sources of water infiltration (including water tests), repair the sources of water infiltration, and perform retesting to verify that the repairs addressed the leak sources.

The battle rolled on through the end of the year, and on Dec. 18, 2023, KGH issued yet another report following its Dec. 12 inspection of Gronau's unit. Water tests conclusively proved water infiltration into the unit from several sources on the roof.

Following those reports, CCA retained Building Forensic Group [BFG] to investigate further. On Aug. 13, 2025, BFG issued a report on unit 3404 and the women's locker room area. They had determined that water infiltration

in unit 3404 originated from at least five different locations on the 35th floor, including several drains, a failed or non-existent membrane, unsealed slab cracks, and plumbing lines that leaked. BFG made nine specific recommendations in its report which require extensive, and substantial work.

They also cautioned that once the work began, other sources of water infiltration into the unit could be discovered.

On Jan. 9, building management issued a notice to condominium residents that the pool will be closed on Jan. 15, "to allow for necessary plumbing investigative work." The notice did not indicate when the work recommended by BFG in its August 13, 2025 report would start.

Shortly after that, this reporter met Gronau for the first time. During the Jan. 14 interview, she stated that many newer buildings on Lakeshore East [east of Michigan Ave. between the Chicago River and Randolph St.] had similar problems with water leaking from common amenities. That meeting included a drive through Lower Wacker Dr. where she pointed out areas of recent flooding, water leaking onto the nearby roadway, sandbags placed on building driveways to keep water out, and concrete foundations and cinderblock walls sporting water stains.

On Friday, Jan. 16, Gronau and her lawyer presented their demands to the CCA. In time we will do follow up coverage.

Gronau believes that her dog saved her and her family from further consequences, and she used every platform or ways to warn others over the same fate that she has endured. "We must have reform of the HOAs - and management companies." She believes her building's management firm, First Service Residential, failed her.

"Laws are not written for mold and insurance does not cover years of leaks never corrected to code," she said. "The city's violations have years to cure, but the Board and managers impose fines and make up complaints to evict those who do not keep their mouth shut."

"My Bear is gone and my home still baers the reminder of what a sacrifice she made for my family."

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# Chicago's first-ever Sensory Theatre Summit this February

## Showcase for sensory-centered and accessible theater

Chicago Children's Theatre [CCT] will present its first-ever Chicago Sensory Theatre Summit in February 2026. The international convening of theater professionals, teaching artists, educators and disability advocates is for those who are interested in boosting accessibility and engagement in the live performing arts.

Theater advocates from around the globe will gather for industry-only workshops as well as public events including the Red Kite Friendship Tour, a Valentine's Day Red Kite Prom, an immersive sensory theater experience for the very young, and CCT's free 20th Birthday Bash on Saturday, Feb. 28.

An open community night mixer will be held 6 p.m. to 9 p.m. Monday, Feb. 2. The event is free

but reservations are requested. The mixer will feature light fare, drinks, a short welcome from CCT's Co-Founder and Artistic Director Jacqueline Russell and a conversation with special guest Andy Slater, a Chicago-based blind media artist and CCT creative collaborator.

CCT's leadership and staff created the summit by drawing from the company's 20 years of sensory work. These include CCT's Red Kite Project experiences for children on the autism spectrum, all-access productions like X-Marks the Spot: An X-Tra Sensory Xperience inspired by visually impaired audiences, and its recent Residencies of Arts and Resilience program involving trauma-informed teaching and multisensory integration.

CCT offers a full slate of Access services for patrons with disabilities, including ASL interpretation, open captioning, touch tours and sensory friendly perfor-

## Bedside Pediatric Theatre Feb. 19

What do you associate with a hospital? Perhaps the words institutional, sterile or isolated come to mind.

Performing for an audience as small as one patient, bedside pediatric theater aims to reimagine a child's hospital stay, bringing joy and healing through live theater.

Elizabeth Brendel Horn, an Associate Professor of Theatre at Northwestern University specializing in Creative Drama and Theatre for Young Audiences, will share how to develop multisensory bedside performances for pediatric patients ages 2 and up 1 p.m. to 3 p.m. Thursday, Feb. 19.

mances.

They provide live theater experiences, classes and camps for children with autism and other special needs via its Red Kite

Project. CCT also provides thousands of free and reduced-price tickets to weekday student matinees to under-resourced schools in partnership with Chicago Public Schools.

All events take place at Chicago Children's Theatre, 100 S. Racine in the West Loop. Some events are free and others are ticketed. Professional development workshops are offered on a Pay What You're Able sliding scale.

"The Summit will demonstrate the positive impacts of inclusive, immersive performance experiences for diverse audiences," said Russell, "especially neurodivergent individuals or those with sensory sensitivities, by engaging multiple senses like touch, smell, taste, sight and sound, beyond seeing and hearing."

For more information, visit [chicagochildrenstheatre.org](http://chicagochildrenstheatre.org), or [chicagochildrenstheatre.org/event/chicago-sensory-summit](http://chicagochildrenstheatre.org/event/chicago-sensory-summit).

## Letter to the Editor

### The pen and ink are mightier than the sword

Ron Roenigk's [Jan. 21] status update on the lawsuit filed by Suddler against the newspaper lays out the salient issues clearly and succinctly. In fact, if this case were being argued in front a jury, the article would be an excellent closing argument in the newspaper's favor. My belief is that the presiding judge will ultimately come to the same conclusion.

A quote widely attributed to legendary journalist, among many other skills, H.L. Mencken bodes well for the newspaper's chances: "Never pick a fight with people who buy ink by the barrel."

James Kirby  
Lincoln Square

## History book discussion Feb. 14 on Underground Railroad

The Edgewater Historical Society is hosting a free public presentation on Valentine's Day, 10 a.m. Saturday, Feb. 14, on the book *Onward to Chicago: Freedom Seekers and the Underground Railroad in Northern Illinois* by Larry A. McClellan.

The talk will be held at the Edgewater Branch Chicago Public Library, 6000 N. Broadway.

The book is now available for loan at the circulation desk of the library.

## BASEBALL from p. 2

by turning down dream job at Goldman Sachs to sign a minor-league deal with the Cubs... Nico Hoerner has shut down all rumors — rejecting Astros interest, sending a strong message to Chicago: "I'll only leave the Cubs when the fans no longer believe in me" ..... Multi-year extensions for Hoyer as president of baseball operations with annual salary set in the millions.

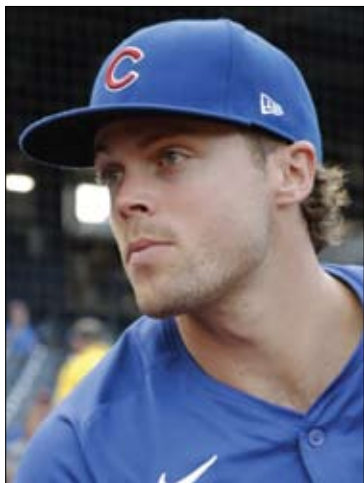
**EAST OUT:** The Cubs parking lot on Grace St. will become larger by the purchase of the House of the Good Shepherd buildings. Permits for the demolition apparently have not been set.

**OUT YOU GO:** Stopped in at City Hall where no one really knows me anymore. At the keyhole I heard big chatter about someone who works alongside Mayor Brandon Johnson on floor 5. They're supposed to be retiring from their big cheese job. But he isn't retiring by choice. Something happened and the mayor is pushing him out. Insiders are surprised it took this long to reach the public. A confidential incident, and the mayor is not happy with it. All I know is the mayor doesn't like out-of-wedlock babies, planted out in the suburbs.

**ALDERMEN SAY:** Chicago and our incompetent mayor are going to go down in history as the only entities that could lose money on a casino. Bally's in River North is not doing the numbers they'd hoped for, and construction on the big Bally's on Halsted St. is behind schedule.

**THEATER WEEK:** In other news... it's back! Feb. 5 to 15. Some 75 performances at theaters around town. Go see a show.

**SOX THEME NIGHT:** The Chicago White Sox will offer plenty of fun theme nights this year including DePaul Night on May 13, University of Chicago Night May 29, and plenty of Heritage Nights for Greeks, Italians, Polish and more. The Sox always put on a great Grateful Dead Night, and surely this year's on July 28 will not disappoint. Let's hope the band Terrapin Flyer returns to serenade the Deadheads. Wear your pink for Barbie Game



Nico Hoerner

**HISTORIC CLOSURE:** St. Stanislaus Kostka Academy will close in Wicker Park after more than 150 years. The Catholic elementary school has been open since 1874. The parish's pastor cited plummeting enrollment and a loss of government scholarship funds as factors in its closure.

**ATHLETIC COMPLEX:** Madison Street Athletic And Cultural Complex is planned for East Garfield Park. The \$42 million redevelopment of vacant city lots will include an indoor baseball diamond, a music studio, a cafe and an academic center.

**NEW LITURGICAL ART:** While Catholics have been accustomed to the famed silver papal staff featuring the suffering of Christ crucified and used by the pontiffs for decades, a new staff, or crosier, used by Pope Leo XIV, now emphasizes the victory of the risen Christ over death. The meaning of the staff, known in Latin as the "ferula pontificalis," unites "the mission of proclaiming the mystery of love expressed by Christ on the cross with his glorious manifestation in the resurrection." It was designed in the style of the papal artist and Ital-

ian sculptor Lello Scorzelli.

**LIFER:** The Chicago Cubs have had only two people who played their entire careers with the team: Stan Hack and Ernie Banks.

"I was thinking [when Banks hit his 500th home run] about my mother and dad, about all the people in the Chicago Cubs organization that helped me and about the wonderful Chicago fans who have come out all these years to cheer me on. They've been a great inspiration to me."

- Ernie Banks

[tog515@gmail.com](mailto:tog515@gmail.com)

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**North Township Real Estate For Sale**

**Real Estate For Sale**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION CITIZENS BANK, N.A. Plaintiff, -v- AVANI PATEL, FARALLON CONDOMINIUM ASSOCIATION Defendants 2025CH05116 600 N DEARBORN ST APT 1903 CHICAGO, IL 60610 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on November 26, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on March 3, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 600 N DEARBORN ST APT 1903, CHICAGO, IL 60610 Property Index No. 17-09-233-025-1149, 17-09-233-025-1215 The real estate is improved with a residence. Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. 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.

**Real Estate For Sale**

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

**Real Estate For Sale**

at www.ijsc.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@ilcslegal.com Attorney File No. 14-25-03118 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2025CH05116 TJSC#: 45-3194 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 # 2025CH05116 **I3280680** 282828 ----- 212121 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION MORTGAGE ASSETS MANAGEMENT, LLC Plaintiff, -v- MICHAEL A. IGNACIO, AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF ARTEMIO D. IGNACIO, MICHAEL A. IGNACIO, MARIA C. GORDON, THERESA JANE IGNACIO, RICHARD N. IGNACIO, UNKNOWN HEIRS AND LEGATEES OF ARTEMIO D. IGNACIO JR., LAKE POINT TOWER GARAGE CONDOMINIUM ASSOCIATION, UNITED STATES OF AMERICA - SECRETARY OF HOUSING AND URBAN DEVELOP-

**Real Estate For Sale**

MENT, LAKE POINT TOWER CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants 2024 CH 00453 505 NORTH LAKE SHORE DRIVE, UNIT 6512 CHICAGO, IL 60611 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on February 10, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on February 9, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 505 NORTH LAKE SHORE DRIVE, UNIT 6512, CHICAGO, IL 60611 Property Index No. 17-10-214-016-1019 The real estate is improved with a residence. Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States

**Real Estate For Sale**

shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, examine the court file, CODILIS &

**Real Estate For Sale**

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.ijsc.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@ilcslegal.com Attorney File No. 14-23-06923 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2024 CH 00453 TJSC#: 46-28 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2024 CH 00453 **I3279900** 141414 ----- **Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00. Call 773-465-9700**

**Rogers Park Township Real Estate For Sale**

**Real Estate For Sale**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-PR4 TRUST, Plaintiff, -v- WANDA L. WILSON-BROWN, SHERWIN PLACE CONDOMINIUM ASSOCIATION, ILLINOIS HOUSING DEVELOPMENT AUTHORITY, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, Defendants. 24 CH 6236 1629 W. SHERWIN AVE., UNIT 306 AND P-1, CHICAGO, IL 60626 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 9/8/2025, an agent of Auction.com, LLC will conduct the Online Only auction at www.auction.com, with the bidding window opening on 2/23/2026 at 10:00 AM CDT and closing on 2/25/2026 at 10:00 AM subject to extension, and will sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 1629 W. SHERWIN AVE., UNIT 306 AND P-1, CHICAGO, IL 60626 Property Index No. 11-30-422-032-1023 AND 11-30-422-032-1027 The real estate is improved with a Condominium. The judgment amount was \$174,734.17 Sale Terms: Full Sale Terms are available on the property page at www.auction.com by entering 1629 W. SHERWIN AVE., UNIT 306 AND P-1 into the search bar. If sold to anyone other than the Plaintiff, the winning bidder must pay the full bid amount within twenty-four (24) hours of the auction's end. All payments must be certified funds. No third-party checks will be accepted. All bidders will need to register at www.auction.com prior to placing a bid. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate

**Real Estate For Sale**

after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact Plaintiff's attorney: Law Offices of Ira T. Nevel LLC. (312) 357-1125 please refer to file number 24-01287. Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 24-01287 **Case Number: 24 CH 6236** 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. 8231-961569 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2005-SD1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-SD1 Plaintiff, -v- MUHAMMAD S. MOUSAVI, NASREEN S. MOUSAVI, DYCK-ONEAL, INC., CACH, LLC, STATE OF ILLINOIS, NEW RIDGE VILLAGE CONDOMINIUM ASSOCIATION Defendants

**Real Estate For Sale**

25 CH 1310 6432 N. RIDGE BOULEVARD APT 3C CHICAGO, IL 60626 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on July 21, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on March 3, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 6432 N. RIDGE BOULEVARD APT 3C, CHICAGO, IL 60626 Property Index No. 11-31-401-098-1064 The real estate is improved with a condominium. The judgment amount was \$58,570.77. Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE

**Real Estate For Sale**

WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact The sales clerk, LOGS Legal Group LLP Plaintiffs Attorneys, 2801 LAKE-SIDE DRIVE, SUITE 207, Bannockburn, IL, 60015 (847) 291-1717 For information call between the hours of 1pm - 3pm.. Please refer to file number 25-102418. 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.ijsc.com for a 7 day status report of pending sales. LOGS Legal Group LLP 2801 LAKESIDE DRIVE, SUITE 207 Bannockburn IL, 60015 847-291-1717 E-Mail: IL.Notices@logs.com Attorney File No. 25-102418 Attorney Code. 42168 Case Number: 25 CH 1310 TJSC#: 46-138 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 # 25 CH 1310 **I3280691** 282828 ----- 212121 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION J.P. MORGAN MORTGAGE ACQUISITION CORP. Plaintiff, -v- JOSETTE H. TERRELL A/K/A JOSETTE TERRELL, ILLINOIS HOUSING DEVELOPMENT AUTHORITY, CITY OF CHICAGO, VELOCITY IN-

**Real Estate For Sale**

VESTMENTS, LLC, SYMPHONY OF EVANSTON HEALTHCARE, LLC, 1239-41 WEST JARVIS CONDOMINIUM ASSOCIATION Defendants 2023 CH 00436 1241 WEST JARVIS AVE #G2 CHICAGO, IL 60626 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on June 12, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on February 13, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 1241 WEST JARVIS AVE #G2, CHICAGO, IL 60626 Property Index No. 11-29-315-027-1010 The real estate is improved with a residential condominium. The judgment amount was \$32,353.45. Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property

**Real Estate For Sale**

Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact Alexander Potestivo, POTESTIVO & ASSOCIATES, P.C. Plaintiffs Attorneys, 223 WEST JACKSON BLVD, STE 610, Chicago, IL, 60606 (312) 263-0003. Please refer to file number 316501. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.ijsc.com for a 7 day status report of pending sales. POTESTIVO & ASSOCIATES, P.C. 223 WEST JACKSON BLVD, STE 610 CHICAGO, IL 60606 312-263-0003 E-Mail: ilpleadings@potestivolaw.com Attorney File No. 316501 Attorney Code. 43932 Case Number: 2023 CH 00436 TJSC#: 45-3290 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2023 CH 00436 **I3279699** 141414 ----- **Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00. Call 773-465-9700**

**Lakeview Township Real Estate For Sale**

**Real Estate For Sale**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION UNITED WHOLESAL MORTGAGE, LLC, Plaintiff, -v- NITINAN PUKITPIPAT, ERIC SAN JUAN AND GLENMOOR MANOR CONDOMINIUM ASSOCIATION, Defendants. 25-CH-07072 1045 W. GLENLAKE AVE, #1, 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 11/18/2025, an agent of Auction.com, LLC will conduct the Online Only auction at www.auction.com, with the bidding window opening on 2/23/2026 at 10:00 AM CDT and closing on 2/25/2026 at 10:00 AM subject to extension, and will sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 1045 W. GLENLAKE AVE, #1, CHICAGO, IL 60660 Property Index No. 14-05-213-033-1020 The real estate is improved with a Condominium. The judgment amount was \$194,466.05 Sale Terms: Full Sale Terms are available on the property page at www.auction.com by entering 1045 W. GLENLAKE AVE, #1 into the search bar. If sold to anyone other than the Plaintiff, the winning bidder must pay the full bid amount within twenty-four (24) hours of the auction's end. All payments must be certified funds. No third-party checks will be accepted. All bidders will need to register at www.auction.com prior to placing a bid. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will 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

**Real Estate For Sale**

of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact Plaintiff's attorney: Heavner, Beyers & Mihar, LLC (217) 422-1719 please refer to file number 2054516. Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 2054516 **Case Number: 25-CH-07072** 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. 8277-961493 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION NewRez LLC d/b/a Shellpoint Mortgage Servicing Plaintiff, -v- Bridget E. Stack; 3800 Lake Shore Drive Condominium Association; Defendants. 2025CH07134 3800 N Lake Shore Drive, 10D, 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 10/17/2025, an agent of Auction.com, LLC will conduct the Online Only auction at www.auction.com, with the bidding window opening on 2/23/2026 at 10:00 AM CDT and closing on February 25, 2026 at 10:00 AM subject to extension, and will sell at public sale to the highest bidder, as set forth below, the following described real estate.

**Real Estate For Sale**

Commonly known as 3800 N Lake Shore Drive, 10D, Chicago, IL 60613 Property Index No. 14-21-103-030-1059 The real estate is improved with a Condominium. The judgment amount was \$160,569.52 Sale Terms: Full Sale Terms are available on the property page at www.auction.com by entering 3800 N Lake Shore Drive, 10D into the search bar. If sold to anyone other than the Plaintiff, the winning bidder must pay the full bid amount within twenty-four (24) hours of the auction's end. All payments must be certified funds. No third-party checks will be accepted. All bidders will need to register at www.auction.com prior to placing a bid. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact Plaintiff's attorney: CODILIS & ASSOCIATES PC (630) 794-5300 please refer to file number 14-25-04554. Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 14-25-04554 Case Number: 2025CH07134 NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT PLAINTIFF'S ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR

**Real Estate For Sale**

ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. **I3280735** IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION SELECT PORTOLIO SERVICING, INC., Plaintiff, -v- JAMES EDWARD GLYNN, HAZELTON CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS GENERALLY, AND NON-RECORD CLAIMANTS. Defendants. 2025CH02600 4331 Hazel St., Unit 3S, 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 11/17/2025, an agent of Auction.com, LLC will conduct the Online Only auction at www.auction.com, with the bidding window opening on 2/23/2026 at 10:00 AM CDT and closing on February 25, 2026 at 10:00 AM subject to extension, and will sell at public sale to the highest bidder, as set forth below, the following described real estate. PARCEL 1: UNIT 3-S IN Commonly known as 4331 Hazel St., Unit 3S, Chicago, IL 60613 Property Index No. 14-17-407-057-1006 The real estate is improved with a Condominium. The judgment amount was \$230,344.13 Sale Terms: Full Sale Terms are available on the property page at www.auction.com by entering 4331 Hazel St., Unit 3S into the search bar. If sold to anyone other than the Plaintiff, the winning bidder must pay the full bid amount within twenty-four (24) hours of the auction's end. All payments must be certified funds. No third-party checks will be accepted. All bidders will need to register at www.auction.com prior to placing a bid. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will 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

**Real Estate For Sale**

to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact Plaintiff's attorney: Kluver Law Group, LLC (312) 236-0077 please refer to file number SPS002511-25FC1. Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985 You can also visit www.auction.com. Attorney File No. SPS002511-25FC1 Case Number: 2025CH02600 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. **I3280740** 282828 ----- 212121 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION LAKEVIEW LOAN SERVICING LLC Plaintiff vs. LAONGKWAN PINYAPAP, SHORELINE PARK CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NONRECORD CLAIMANTS Defendant 25 CH 5471 CALENDAR 58 NOTICE OF SALE PUBLIC NOTICE IS hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on February 18, 2026, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street,

**Real Estate For Sale**

Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate: P.I.N. 14-08-412-040-1309. Commonly known as 4970 N. MARINE DR., APT 921 CHICAGO, IL 60640. The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 189.5 of the Condominium Property Act. If the subject mortgaged real estate is a unit of a common interest community, the purchaser of the unit other than the mortgagee shall pay the assessments required by subsection (g-1) of Section 189.5 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(c) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information call Sales Department at Plaintiff's Attorney, Marinoss Law Group, PC, 2215 Enterprise Drive, Suite 1512, Westchester, Illinois 60154. (312) 940-8580. 25-02477 INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com **I3279608** 141414 ----- **Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00. Call 773-465-9700**

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is always just beyond  
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may alight upon you.  
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**Notice of Public Sale**

East Bank Storage, located at 429 W. Ohio St, Chicago IL (312/644-2000), is opening lockers: 4558X (Natalia Delhar), 1640D (Mary Lou Andrews), 5520X (Thomas Halloran, 6630X (Tomas Staahl), 2706X (Debra Stubbs), 4528X (Heith Thorndill) for public sale on February 24, 2026, at 3:00 p.m. Cash only.

**Notice of Public Sale**

East Bank Storage at 1200 W. 35th St., 773-247-3000, is opening lockers: (1C2051) Dionna Cannon, (4C4204) Shannon Bonner, (4C4205) Shannon Bonner, (3C3237) Shannon Bonner, (3D3381) Shannon Bonner, (1C2071) David Brown, (1C2099) David Brown, (1D1382) Cairra Cortez, (3F3617) Kathleen Cummings, (4C4183) Lilia Hristeva, (3F3613) Donna Ingersol, (3D3303) Mark Jaroszewski, (3F3538) Dayo Laoye, (3E3444) Richard Meehan, (3C3242) Richard Meehan, (3F3579) Eli Merritt, (3E3471) Kevin Regnier, and (3F3628) Giles Travis for public sale of miscellaneous items. This sale is to be held on Thursday, January 29, 2026, at 2:00 pm. Cash only.

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**Notice of Public Sale**

East Bank Storage, located at 429 W. Ohio St, Chicago IL (312/644-2000), is opening lockers: 4558X (Natalia Delhar), 1640D (Mary Lou Andrews), 5520X (Thomas Halloran, 6630X (Tomas Staahl), 2706X (Debra Stubbs), 4528X (Heith Thorndill) for public sale on February 24, 2026, at 3:00 p.m. Cash only.

**Notice of Public Sale**

East Bank Storage, located at 429 W. Ohio St, Chicago IL (312/644-2000), is opening lockers: 4558X (Natalia Delhar), 1640D (Mary Lou Andrews), 5520X (Thomas Halloran, 6630X (Tomas Staahl), 2706X (Debra Stubbs), 4528X (Heith Thorndill) for public sale on February 24, 2026, at 3:00 p.m. Cash only.

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**GRID** from p. 5

Legislation passed in 2021 required the state's major electric utilities to prepare grid plans that outline how they will integrate new renewable energy resources and meet decarbonization requirements while prioritizing affordability, especially for low-income communities.

ComEd filed its first four-year grid plan request in 2023, but the ICC sent it back after deciding the company had failed to meet the state standards. The company refiled a slimmed down spending plan in 2024, and the commission ultimately approved a version that reduced spending on system improvements by about 25%.

Utility watchdog and consumer advocacy groups, however, expect to fight for similar reductions to this proposed 800-page plan. While most agree that some investment is needed, they argue it is not necessary now and could be implemented over coming years instead.

The Citizens Utility Board utility watchdog, said its lawyers are reviewing the filing to identify and push back on any "wasteful, inefficient and unnecessary spending."

"CUB is disappointed to see ComEd come in with another bloated, expensive grid plan," said CUB Executive Director Sarah Moskowitz. "Everyone supports a strong distribution system, but ComEd has a responsibility to maintain its grid in a way that benefits customers and doesn't bankrupt them."

**Increased energy demand**

ComEd says the planned investments will allow the company to respond to increased consumer demand for electricity caused by factors ranging from electrification of homes to data centers and artificial intelligence. Energy demand also grew in part due to increased electric vehicle demand as the state tries to reach its goal of one million registered e-vehicles by 2030.

**Energy demand also grew in part due to increased electric vehicle demand.**

Over a third of the planned spending would support system reliability, including preventative maintenance and replacement of aging equipment, according to the filing. The plan also outlines investments in grid management, customer operations, new business and facility relocation and information technology architecture.

The plan proposes installation of three new substations across Chicago and two elsewhere in northern Illinois, while also adding new capacity at more than 70 of its substations. Substations are a part of the electricity transmission and distribution system that are key to lowering voltage to safe and usable levels before it enters homes and businesses.

In its filing, ComEd said it experienced higher demand primarily concentrated around 55 of its substations. Data center energy needs accounted for

over 47% of that new substation demand, according to the filing.

The ICC and Federal Energy Regulatory Commission are currently reviewing separate proceedings filed by ComEd last year that would require high energy-use applicants like data centers to make financial commitments to meet certain transmission service thresholds. The company says this is designed to ensure that the cost of upgrades made to accommodate electricity use by those users is not passed on to other customers.

Gov. JB Pritzker recently signed the Clean and Reliable Grid Affordability Act into law, setting new requirements for battery storage and so-called "virtual power plants." Senior ComEd officials said the grid plan factored in some of those elements but acknowledged it might need adjustments as they learn more about the law.

Affordability and cost efficiency are key requirements. To be considered affordable, electricity costs must not account for more than 3% of average household income, or 6% for those who heat their homes with electricity.

Under the plan, average residential customers would devote 1.41% of their household income to electricity in 2028, up from 1.23% in 2026. By the third year of the plan, it would grow to 1.48%, which the company says is still lower than the national average of around 3%. ComEd said the average bill for its customers is currently around \$106 per month.

**PROTECTION** from p. 4

a stalking-no-contact-order, or a civil-no-contact order. The act also protects against discrimination, harassment, and retaliation in housing based on certain protected categories.

- Utility company deposits. Utility companies are required to defer the initial credit and deposit requirements for a period of 60 days for a residential customer or applicant who is a victim of domestic violence.

**Landlord's point of view**

According to rental apartment experts, the Illinois Safe Homes Act adds another layer of costly red tape to a lease document that already is complex.

It is the landlord's job to provide a clean, habitable residential space to financially qualified renters. Landlords pay for garbage removal, water and sewer utili-

**APPOINTS** from p. 5

interim chair, according to an X post by Chicago Tribune reporter Jake Sheridan. Alds. Ruth Cruz, [30th], and Walter "Red" Burnett, [27th], would be co-vice chairs.

Such a power-grab would be a major embarrassment to Mayor Johnson who has sought to put allies in key positions.

Johnson is apparently determined to follow in his predecessors' footsteps by making inroads to the city's gay community with just a little more than one year to

ties, and sometimes heat. They also pay the costs of maintenance, insurance and real estate taxes.

What if the alleged abused tenant moves out in the middle of winter and the apartment is vacant for months?

To be fair, should banks also be required to comply with the new act by forgiving mortgage payments under the same circumstances?

While protecting the tenants from domestic violence, the new lease also places another layer of governmental regulation on landlords and owners. Many owners believe this is an encroachment on private property rights.

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).

go before the next mayoral election.

Former Mayors Richard M. Daley, Rahm Emanuel, and Lori Lightfoot were all viewed as champions of the local LGBTQ+ community.

King previously worked at the Chicago Dept. of Public Health, was a founding member of the Chicago Black Gay Men's caucus, a program manager at Howard Brown Health, and has been a part of the Continental Pageantry System.

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# Illinois files suit against Feds for switching plates

Illinois Attorney General Kwame Raoul, Illinois Secretary of State Alexi Giannoulias, and the City of Chicago have filed a lawsuit in the U.S. District Court for the Northern District of Illinois against Customs and Border Protection, Immigration and Customs Enforcement [ICE], Dept. of Homeland Sec. Kristi Noem and U.S. Border Patrol agent Gregory Bovino among other high-ranking officials.

The lawsuit is likely to get tossed out but alleges that federal agents engaged in unlawful activities within Illinois, including swapping or altering license plates. Reports circulated on social media that ICE agents were modifying state-issued plates to carry out their deportation efforts. Illinois law prohibits masking, swapping or altering license plates on any vehicle registered in the state. The lawsuit asserts the state's right to enforce its own laws and protect public safety against unlawful federal conduct within its borders.

The truth is that per the Supremacy Law, just like the Post Office, Federal agencies don't even need to use a license state plate when operating in Illinois.



(L) Site context map of 1040 W. Belmont Ave. The CTA Belmont Station may be seen on the right side of image. Image courtesy Google Maps (R) Design rendering of 1040 W. Belmont Ave. Image courtesy Jonathan Splitt Architects

## BUILDING from p. 1

Belmont Ave. near Kenmore Ave., it will be located one block west of the CTA Belmont Station, a major transportation hub linking the Red, Brown, and Purple Lines to other train lines.

The completed structure will rise five stories and 71-feet in height, and will be built between two 3-story buildings. The ground floor will be occupied by 4,429 sq. feet of commercial space, split into two storefronts by a front entry corridor.

Above this will be 28 residential units, consisting of 4 one-bedroom units, and 16 two-bedroom units. Eight studios are

included in the plans with preliminary designs indicating the studios will be 513 sq. feet. Six of the units will be designated as affordable.

Alley-side units will feature balconies while all residents will have access to a rooftop deck. In addition, eight parking spaces will be provided in the rear accessed from the alley.

Before the onslaught of Transit Oriented Developments, a project like this would have required, at minimum, 28 off-street parking spots, not including those needs of future commercial tenants.

The project is being led by Kiferbaum Development Group, with local firm Jona-

than Splitt Architects handling the design. The development team will now begin the process of rezoning the site and securing approval from Ald. Bennett Lawson [44th] and the city. No construction timeline has been announced.

## PREP from p. 1

cused first on winning the Chicago Catholic League and then winning a fourth consecutive state championship. The trip to 64th and Dante for the Rams was key to that first goal. They needed this tough win against the rising power that is Mount Carmel.

It did not start in the usual fashion for the Rams. The usual formula for a DePaul Prep victory is to grab a first quarter lead, survive a second quarter rebound by the opponent, build a big lead in the third quarter and coast to victory in the fourth taking time off the clock and putting the bench players in the last couple minutes.

Not Thursday. The Caravan came out rolling, trading buckets with the Rams and draining threes for a 14-10 first quarter lead. But it was the third quarter that proved the difference in the game.

"We picked up the energy [in the third quarter]. The first half, honestly we were just huffing and puffing out there," said Woo.

"We weren't bringing the energy and the excitement. When Blake [Choice] got that [dunk] we weren't going crazy. We had to change the tempo, play with more energy."

And so they did, the Rams dialed up the pressure, forcing multiple turnovers leading to fast breaks and layups. They put together the 14-2 run to close out the third.

"We had to change it up from the first half. We started trapping a little bit. He's clutch. He's an all-state player. He's a division one player. He stepped up for us," said DePaul Prep head coach Tom Kleinschmidt.

"Coach was telling us the whole day that was a senior leader game. Our senior leaders, me, AJ [Chambers], Rashaun [Porter], Zion [Lee], we stepped up. That's why we won the game," Woo added.

Woo's 30-point game was not the only record he had that game. He also became a 1000-point scorer for his high school career.

"One of our coaches pointed out that they had a big 14-2 run. I didn't realize it was that big. They turned up the pressure. I have to do a better job down the stretch. Some of our youth showed. We just didn't take care of the ball," said Mount Carmel head coach Phil Segroves.

"We were really attacking in the first half. In the second half, they got guards and ran people at us and we kind of got on our heels, [giving them] some fast break opportunities. We kept fighting but we just couldn't get that six points, eight points [lead] down to three or down to two," said Segroves

With nine games left in the regular season, the Rams are still a couple games away from their first goal of winning the Catholic League. Tough CCL games remain against Brother Rice and St. Laurence. The Rams will face No. 6 Warren Township on Feb. 19.

## LEASE from p. 1

project.

The medical office market remains strong while traditional commercial and office real estate in Chicago is troubled, and losing tenants and value. This is because Census demographics show that the U.S. population aged 65 and above is expected to increase from 61 million in 2024 to 70

million by 2030. For real estate investors today, medical properties show more stability and better long-term prospects than other brick and mortar investments.

This sale may also bring more attention to the fate of Weiss Memorial Hospital where their lakefront real estate remains in limbo. The property is tied up in legal troubles over a decision to close the hospital made by former owner Pipeline Health.

That property is now encumbered by \$89 million in unpaid debts.

Their location adjacent to Lincoln Park in Uptown suggests that its future fate may be as residential high-rises. On the business side, Weiss was reportedly earning 87% of its total revenue from Medicare and Medicaid, a funding source that now may be in jeopardy should they want to re-open as a health care provider.

## CLYBOURN from p. 1

retail buildings, totaling 43,900 square feet of retail space.

According to plans published by Ald. Brian Hopkins' 2nd Ward office in their weekly newsletter, four buildings will be located in the portion of the site on the north side of W. Willow St. with a center parking lot with 101 spaces.

"The update is a departure from the original plan for the site, announced back in May 2024," noted the newsletter. "The developer had planned a denser assemblage of retail buildings with less parking, and a 520-foot-tall, 500-unit residential tower."

**"The update is a departure from the original plan for the site, announced back in May 2024," noted the newsletter. "The developer had planned a denser assemblage of retail buildings with less parking, and a 520-foot-tall, 500-unit residential tower."**

The property south of W. Willow St. will have one 8,300-square foot retail structure with 99 parking spaces.

While Hopkins claims the residential tower is "not entirely scrapped," the developer has decided to move forward under the site's existing zoning to allow for the retail scope of the project to move forward. "I am pleased to welcome over 40,000 square feet of retail space that will introduce more jobs, sales revenue, and activity to the Clybourn Corridor."

In the industrial era of Clybourn the site was the home of the former Turtle Wax Factory, and prior to that, originally the William D Gibson spring factory. In the early 1990s it evolved into a popular shopping and housing district with various retail, dining, and entertainment options.

Demolition work at the site is expected to begin in the coming months with new construction set to follow that. No construction timeline has yet been announced.

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