

It's scary when you look at how kids age, because you think, 'Am I aging at that rate, too?'

— Catherine O'Hara

# NEWS-STAR

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## Emanuel Congregation development plan ignores Lakefront Protection Ordinance



Emanuel Congregation, 5959 N. Sheridan Rd., with Malibu Condominium building on the left.

**Property tax benefits to city unlikely despite assurances: RPM TIF will take the cash**

STORY AND PHOTO BY BOB ZULEY

One of the few idyllic sections of lakefront north of Hollywood in Edgewater appears headed toward another hullabaloo over zoning — a contentious issue that is easily avoidable, but for a developer-friendly Alderwoman and her commitment to ignoring the wishes of community stakeholders and the law.

As the long-festering brouhaha over the Broadway Upzoning meanders its way through the courts, another potential development fight on Sheridan Rd. appears ready to bloom.

The proposed redevelopment plan is for Emanuel Congregation, a Reform Synagogue located at 5959 N. Sheridan Rd. in Edgewater since 1954. Emanuel has partnered with Fern Hill, a privately-held real estate development and investment firm. Their building plans appear set to tower over one of the last open spaces on a section of lakefront known most for its wall of high-rise buildings and

traffic jams.

The proposed new building would go up just north of Lane Beach Park [Thorndale Beach].

Fern Hill was subject of another heated zoning battle in Old Town last year over a 36-story tower that was approved by the Chicago Plan Commission against the wishes of many area residents.

Now that developer heads north seeking to poke another hornet's nest. "Putting it in context [of] all the buildings along the lakefront, we feel like we're fairly conservative, frankly, in terms of height."

EMANUEL see p. 12

## Judges will now review 'major' electronic monitoring violations within 24 hours

BY CWBCHICAGO

On Jan. 28, Cook County's new chief judge announced sweeping changes to his office's electronic monitoring [EM] programs, requiring all major violations to be reported to judges within 24 hours and lowering the threshold for what constitutes a major violation from 48 hours of unauthorized absence to just three hours.

The updated protocols represent Chief Judge Charles S. Beach II's first major policy initiative since taking office on Dec. 2, 2025, amid intense criticism of the court's handling of electronic monitoring.

The announcement comes less than two months after Law-

rence Reed allegedly set a young woman on fire aboard a Blue Line train in the Loop while on electronic monitoring under Beach's predecessor, Timothy Evans. CWBChicago's reporting revealed that the court-run monitoring center received multiple alerts about Reed's violations in the days before the Nov. 17 attack, but the office failed to take any action that could have led to his apprehension.

"These updates reinforce the Court's commitment to timely judicial oversight and clear lines of responsibility," Beach said in a statement. "EM is a tool of the court, and these protocols help ensure violations are addressed promptly, transparently and con-

sistent with judicial authority."

Under the new system, absences of three hours or more will now be classified as major violations and will be brought in for judicial review within 24 hours, according to Beach's office. That's a significant change from the previous policy, which classified major violations as 48 hours of unauthorized absence. Beach's office said weekday violations are already being reported to judges within 24 hours under the new program. Weekend violations will be reported within that timeframe, beginning on Feb. 7.

Absences of less than three hours will continue to be handled

VIOLATIONS see p. 10



Artist rendering of 4511-13 N. Clark St.

## Bucks basketball star buys Uptown apartment

Lerner family turns page with sale of Clark St. property

Uptown neighbors may soon see a 6'-11" man futzing around his Uptown property, planting shrubs, cleaning up trash in the lobby or using that height to wash first floor windows.

Milwaukee Bucks basketball super star Giannis Antetokounmpo has purchased the Harmony Apartments at 4511-13 N. Clark St. as a part of the family investment in rental real estate in multiple markets.

The Antetokounmpo family has reportedly spent some \$69 million acquiring 186 apartments, according to public records first reported by the real estate site CoStar.

The family's latest deal in Uptown shows they paid about \$21 million for Harmony Apartments, a four-story, 56-unit building south of Wilson Ave. and in

the shadows of Jackie Taylor's growing Black Ensemble Theater [BET] complex.

The building's ground-floor retail space is slated for use by the Black Ensemble Theater, which is growing and expanding up and down Clark St. as part of an arts and cultural hub, long a goal of BET founder Jackie Taylor.

Taylor has her own big plans in play with the Performing Arts Education and Media Technology Center planned for the property at 4427 N. Clark St., a \$76 million complex that will include educational and performance spaces, media and commercial spaces, 53 affordable apartments and parking.

The basketball star's property was completed in 2024 and the

APARTMENT see p. 12

## Students cut school for protest march

On Monday, high school students from several North Sides schools held a protest walkout against federal immigration and customs policies.

Participants from at least four schools cut school to attend a political rally at River Park, 5100 N. Francisco.

In a note sent out by Ald. Andre Vasquez [40th], he claimed students from Amundsen High School, Mather High School, Northside College Prep, and Roosevelt High School would all be part of the protest.

Also named in the release is Ald. Byron Sigcho Lopez [25th].

Ald. Vasquez's statement noted that high school students would "make a bold act of resistance against ICE" on Feb. 2 "as they walk out of their classrooms and take to the streets. The unified walkout comes as students in Chicago and throughout the country have spent months living in fear, worried about their families and their classmates."

Based on recent legal shifts, police in Illinois are now generally banned from ticketing and fining students for truancy. Previously, students could face municipal ordinance violations with fines

of up to \$750. Schools now focus on in-school interventions rather than punitive fines to address unexcused absence and attendance issues.

**A 2025 law prohibits Chicago schools from issuing tickets, fines, or fees to students for violations such as truancy, a measure aimed at reducing punitive, discriminatory practices.**

Chicago Public School students may face temporary suspension by the principal for up to 10 consecutive school days for gross disobedience or misconduct. However, a 2025 law prohibits Chicago schools from issuing tickets, fines, or fees to students for violations such as truancy, a measure aimed at reducing punitive, discriminatory practices.

Similar protests occurred in Oct. 2025, where hundreds of students in the Little Village neighborhood marched to oppose ICE raids and the enforcement of federal immigration laws.

# As popular as a winter blizzard, with no snowplows



By Thomas J. O'Gorman

As long as I can remember, following a walloping of heavy snowfall, the mayors of Chicago with any brains have Streets and Sanitation carting away the fluffy white stuff. The original Mayor Daley could catch the flakes before they hit the streetscape.

In fact snowplowing in Chicago is its own rarified and savored "political reality" of historic significance. So I have to admit, by Chicago standards, the City failed big time in their recent response to snowy weather. Readers report that snow just laid around on the streets making life miserable in our neighborhoods.

Rumors are that some of our plows are down for maintenance after plowing into the concrete street obstacles, islands, bike lanes and barriers our city's Dept. of Transportation installed in the last two years. Landmines laying below the snows surface for sure.

I wondered if Mayor "Snowplow" Johnson was even familiar with the winter's most necessary of vehicles, and the peril of a Jan. 1979 blizzard that totally shut Chicago down. Ultimately, that snow cost Mayor Michael Bilandic his job in the election of 1979. He had assumed the office after the death of Mayor Richard J. Daley in Dec. 1976 and served out the remaining two years of Daley's term, with the promise he would not run for the office in the general election.

Snow was not Bilandic's only political problem back then, but disastrous snow is all voting citizens could remember when they went to the polls. The city's response was slow, and the blame was placed squarely at Bilandic's door.

Chicago neighborhoods were paralyzed as the city grew crippled over the storm. Bilandic ordered the CTA to close down some "EL" stops. Public transportation became a nightmare, as these transit stops were shut down.

Thousands of cars, buses and trucks laid abandoned on city streets. A family friend had to abandon their brand new Pontiac Bonneville on a Dan Ryan overpass. They never saw it again.

Bilandic's inability to act with efficiency created a volatile political issue that would never leave him.

Bilandic oddly decided to run for the Mayor's Office in the Primary election of 1979. But Chicagoans' anger resulted in payback to his career. Confounding Bilandic's troubles, Jane Burke Byrne set her sites on his office for her-



Former mayors Michael Bilandic and Jane Byrne.

self. She sent Bilandic packing.

That win was aided by cross-over votes from Republicans who made common cause in the Primary election with angered City residents to defeat Chicago's Democratic Machine. Bilandic narrowly lost the primary, taking 49% to Byrne's 51%.

Byrne went on to win the general election with a record-setting 82% of the vote, becoming Chicago's first female mayor. Assisted by the avalanche of Chicago snow she became our 50th Mayor



After the recent snow in Chicago, one wonders if Mayor "Snowplow" Johnson was even familiar with the winter's most necessary of vehicles, and the peril of a Jan. 1979 blizzard that totally shut Chicago down.

on April 16, 1979.

That blizzard sure lasted a long time.

North Siders are curious today about what other issues might present themselves.

We now have Aldermen taking the lead to save a city in crisis.

favorite plan, raising taxes on items such as employees, property, grocery bags, car shares, gambling, bars, restaurants, pot and liquor. Always a quick way out, but one filled with built-in redundancy.

Even those annual TIF sweeps are nothing but covert property tax increases. Aren't we supposed to vote on property tax increases? In 2024, the City Council unanimously voted 50-0 to reject Mayor Johnson's proposed \$300 million property tax hike for the 2025 budget. So instead he just takes a cool billion "sweep" of TIF cash to help balance the 2026 budget. TIF law says that money is supposed to stay in your neighborhood.

In reality, a smart person today would know that raising of taxes is as popular as a winter blizzard with no snowplows. We're driving out the middle class and replacing them with the poor, who are then made more dependent on government services, forcing yet more spending. This is the very system that is destroying California now too.

Have you seen Michigan Ave. lately? What's easy is not always what's best.

The misguided manhandling of Chicago today is as fruitless as Ald. Daniel La Spata's destruction of the only two-way street in the 1st Ward. Wood St. has been reduced to a privileged bike lane. An insanity that is spreading all over town. Please, somebody - anybody - run under the banner of removing all these concrete street obstacles and barriers, you'll win

Issue by issue, it's the Aldermen who are making the decisions that rescue our city. Our pathetic bloated budget, financial bailouts and falling credit scores, swept up (swiped) TIF funds, our inept educational system, and our disconnect from state and federal power and politics. They lose out on state and federal money and then reach first for your purse.

The problem with our current leadership is their lack of common knowledge from the past.

A good example is our mayor's



self. She sent Bilandic packing.

That win was aided by cross-over votes from Republicans who made common cause in the Primary election with angered City residents to defeat Chicago's Democratic Machine. Bilandic narrowly lost the primary, taking 49% to Byrne's 51%.

Byrne went on to win the general election with a record-setting 82% of the vote, becoming Chicago's first female mayor. Assisted by the avalanche of Chicago snow she became our 50th Mayor

my vote.

La Spata and his ilk have ruined the flow of traffic on busy streets, much like the couple feet of snow did in 1979, so privileged cycle enthusiasts can peddle with the alderman through our incomplete convoluted streetscape. Double-park in a bike or bus lane to drop your mom off at the doctor, and you get a photo in the mail and a \$250 fine.

My beloved Wood St. is now a monument to low-grade political intelligence. We've had enough of the hodgepodge of fiscal failures by our prisoner of the Chicago Teachers Union, neither of whom can pivot to pick up the snow.

**CORRECTION:** Sorry Cubs fans, we have corrections from last week's column. We heard lots of gossip and rumors coming out of the Cubs Convention, and trusted too much, and now we're correcting the record from our column of Jan. 28.

The Cubs tell us there are no plans right now to build and install a new statue to **Pat Hughes** at Wrigley Field. The next statue in the works will honor the 2016 World Series championship team.

Also, **Ian Happ** has not yet signed a new contract, and so he is still playing under his last contract, a three-year, \$61 million extension. He is set to earn \$20 million in 2026.

And based on media reports and rumors from late 2025 and 2026, Chicago Cubs second baseman **Nico Hoerner** has been the subject of trade rumors, with the Houston Astros and New York Yankees as interested teams. Hoerner is a Cubbie until he isn't. He's still under contract, so he and his representatives are likely not involved in any official negotiations. Major League Baseball has severe penalties for tampering with players still under contract,

## SNOWPLOWS see p. 8

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# Study closed loophole that allowed wealthy investors to siphon hundreds of millions from low-income areas

For years, wealthy investors exploited loopholes in the property tax system to funnel money from local schools and governments into their collective wallets. But the loopholes were closed after a Cook County Treasurer's Office study put a spotlight on the state's costly sale-in-error law that the investors themselves helped craft.

That study showed that hedge funds, private equity firms and other buyers of tax debt siphoned nearly \$280 million from Cook County governmental agencies over seven years beginning in 2015. And 87% of that money came from poorer Black and Latino communities.

That's more than a quarter billion bucks that should have gone to help pay for schools, parks, police, public works and other essential services. Instead it went to

wealthy tax buyers.

Researchers found that tax buyers were exploiting so-called "errors" to back out of deals that normally would require them to take ownership of a delinquent property.

Here's how the process works. When a property owner is unable to pay their property taxes within 13 months of the due date, the unpaid debt may be put up for auction at the county's Annual Tax Sale.

Enter the tax buyer, who pays the county what's owed in delinquent taxes in exchange for a lien or claim against the property. These investors aim to make money when the tax debt is repaid with interest. If the debt goes unpaid, the tax buyer can take ownership of the property.

But tax buyers often aren't interested in owning and fixing up a property. Instead,

they look to exit the deal, often with interest earned on what they initially paid, by petitioning the court to find that the tax sale was made in error.

The sale-in-error study showed that tax buyers got their money back with interest for frivolous reasons such as:

- A house was listed as made of stucco when it was made of brick.
- A two-story commercial building was listed as having zero square feet.
- A home was listed as not having air conditioning when it did.

Churches, government-owned buildings and other properties that are exempt from taxes have also been wrongly listed in tax sales.

Some tax buyers gamed the system by identifying potential erroneous tax sales

before buying the liens, with the intention of petitioning the court for a sale-in-error after allowing statutory interest to accrue for years.

The court would return the property to Cook County, while the investor got his principle back plus interest.

Based on the sale-in-error study, the Treasurer's team worked with Illinois lawmakers to rewrite the law so that it limits tax buyers' ability to back out of deals by finding frivolous errors in property description data.

And the work isn't done. The Treasurer's Office policy team regularly meets with Springfield lawmakers to try to reform the property tax system by making it more equitable and transparent.

## Chicago cop took \$500 bribes to rent out his high-tech CPD radio

BY CWBCHICAGO

A Chicago police officer is accused of accepting cash payments in exchange for lending out his department-issued encrypted radio, Illinois Attorney General Kwame Raoul announced Jan. 27. Alain M. Dillon, 37, faces multiple counts of bribery and official misconduct.

Dillon took multiple \$500 payments from an unidentified person in exchange for personal access to Dillon's CPD-issued radio, Raoul said, without saying who used the radio or for what purpose.

Dillon has been under investigation since June 2024 and has been working stripped of police powers in an office that takes police reports over the phone.

Encrypted radios are high-tech devices that cannot be heard on publicly available handsets or scanners. CPD encrypted most of its radio channels beginning in late 2022, a move then-Mayor Lori Lightfoot said was necessary to prevent criminals from monitoring police activities in real-time. The city streams encrypted radio channels online with a 30-minute delay.

Parties interested in accessing CPD's encrypted radios, which cost \$2,500 apiece, range from tow truck drivers hoping to arrive first at traffic crash scenes to gang members to news reporters.

In Sept. 2024, officers patrolling the Humboldt Park neighborhood saw a tow truck heading west on North Ave. without a front plate, with no company identifiers

on the vehicle, and with a heavily tinted windshield, according to a CPD report.

As they began following the truck, the driver pulled into an alley. The officers said they saw the driver get out, put something under a blue garbage bin, and drive away.

Curious, they looked under the bin and discovered a high-tech CPD radio labeled "Property of City of Chicago" and bearing a city inventory number. The officers caught up with the tow truck and pulled it over in the 1300 block of N. St. Louis. Its driver, 46-year-old Ismael Claudio Jr., admitted to possessing the radio, according to his arrest report.

Claudio pleaded guilty to misdemeanor theft of lost or mislaid property in Jan. 2025 and successfully completed a conditional discharge program, according to court records.

Before encryption, tow truck drivers commonly used emergency radio scanners to learn about traffic crashes so they could race to the scene and get paid to haul away a vehicle. But scanners cannot decrypt encoded radio transmissions.

Shortly after the city began encrypting police radios, there was a flurry of incidents in which thieves swiped radios from

**BRIBES** see p. 4

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# North Side 2025 roundup, prices rise, listings dwindle



## The Home Front

by Don DeBat

As prices rose and listings fell, Chicago's North Side home buyers and sellers faced a market squeeze in 2025.

At year end, veteran Baird & Warner broker Mary Jo Nathan summed up the market: "Rising home prices driven by a continuing shrinkage in the number of homes offered for sale were the defining factors for Chicago's North Side housing market during 2025."

While total sales activity increased just 2% compared with 2024 results, the inventory of homes for sale at year end declined a whopping -24.5% across the nine North Side community areas surveyed. Only 849 properties were listed for sale at the end of 2025, compared with 1,125 a year earlier.

Meanwhile, the median sales price for all single-family detached and attached homes—condominiums, co-ops and townhomes—sold in 2025 was \$455,000, a hefty 8.6% price increase. Full year sales totaled 8,708 properties, with attached homes accounting for 90.3% of that volume.

One ray of sunshine for home buyers is that mortgage rates

appear to be inching toward 6% in early 2026. On Jan. 29, Freddie Mac's Primary Mortgage Market Survey reported that benchmark 30-year fixed-rate home loans nationwide averaged 6.10%, up slightly from 6.09% a week earlier. A year ago, 30-year fixed loans averaged 6.95%.

"Mortgage rates remain near their lowest levels in three years, which is encouraging for potential home buyers who have waited to enter the market for some time," noted Sam Khater, Freddie Mac's chief economist. "We're also seeing more homeowners refinancing their mortgages to benefit from lower rates."



Sam Khater

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

On Jan. 28, the Federal Reserve Board held its Fed Funds rate at 3.5% to 3.75%, following a quarter of 1% basis-point cut in Dec. 2025. Analysts forecast that the Fed likely will reduce its funds rate in June and Dec. 2026.

On Jan. 30, President Donald Trump announced that he will nominate former Fed official Kevin Warsh as the next Federal Reserve Board chief when current



Lincoln Park Wacker House.

Chairman Jerome Powell's term expires in May. Warsh generally favors lower interest rates, analysts said.

### Baird & Warner tracks nine areas

Prepared quarterly by Nathan, of Baird & Warner's North Center office at 4037 N. Damen Ave., the Chicago North Side Market Report tracks sales in Edgewater, Lake View, Lincoln Park, Lincoln Square, Near North Side-Gold Coast, North Center, Rogers Park, Uptown and West Ridge.

"The inventory issue was more pronounced on the North Side than elsewhere in the Chicago metro area. Citywide inventory fell -18.4% for the year, while in the entire Chicago metro area, the year-over-year decline was just -4.4%," Nathan said.

"Given the steady shrinkage in inventory we saw in 2025, especially during the second half of the year, it's remarkable that overall sales volume posted any kind of increase," noted Nathan. "In fact, the North Side sales increase even topped that for the entire metro area, where sales gained 0.7% of 1%."

"Overall, the fact that sales rose

even though fewer homes were offered demonstrates the strength of local housing demand, and makes a powerful argument for increasing the supply of homes, especially moderately priced for-sale housing," Nathan observed.

### Condos & townhomes

North Side sales of attached homes, which consist primarily of townhouses and condominium apartments, rose 1.9% in 2025 to 7,864 units. Citywide, 2025 sales of attached homes rose 1.5% to 13,982 units.

The median price of an attached North Side home climbed to \$415,000, a strong annual increase of 7.8% and the highest annual median price on record. The average time that an attached listing needed to find a buyer was 55 days, five days less than in 2024.

Attached sales rose in four of the nine North Side neighborhoods during 2025, gaining 7.2% in North Center, 6.7% in Lake

View, 5.5% in Near North-Gold Coast and 0.9% in West Ridge.

Near North-Gold Coast is by far Chicago's largest market for attached homes, accounting for 35.2% of the North Side total in that category. The largest drop in attached sales was in Rogers Park, where volume fell -9.2%.

The median sales price for an attached home rose in eight of the nine neighborhoods for all of 2025, including gains of 15.3% in Lake View, 12.5% in Lincoln Park, 10.8% in Lincoln Square and 9.7% in Rogers Park.

The top median prices were \$675,000 in Lincoln Park and \$562,500 in North Center. Only Uptown saw the median price fall, and the decline was only -1.3% to \$338,000.

### Single-family homes

Sales of single-family homes on the North Side totaled 844 units in 2025, an increase of 2.3% from the prior year. The most significant shift, however, was in the median sales price, which rose significantly, gaining 17.3% to \$1,495,000. The average market time for single-family homes was 64 days, down from 72 days a year earlier.

The median sales price of a single-family home rose in all nine North Side neighborhoods over the course of 2025, with gains ranging from 44.2% in Near North-Gold Coast to just 0.7% in Edgewater.

The median price was up 19.4% in Lincoln Park, 16.7% in Lake View, and 15.1% in North Center. Those are the three largest single-family home markets on the North Side. Elsewhere, the median rose 14.1% in West Ridge, 10.7% in Uptown, 7.9% in Rogers Park and 5% in Lincoln Square.

Five community areas recorded increased single-family home sales volume for 2025: Rogers Park led the pack with a gain of 77.3% to 39 homes. Also seeing gains were Lincoln Park, up 23.1%; Near North, up 22.9%; Lake View, up 8.1%; and North Center, up 6%.

Sales were down in Edgewater, Lincoln Square, Uptown and West Ridge. A thin inventory of homes for sale played a key role. Those four neighborhoods had a combined inventory of 19 listed single-family homes at year end, offering limited options to would-be buyers.

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).

### BRIBES from p. 3

the front desks of Chicago police stations. In one of those cases, a migrant who was living in a CPD station told police that a known gang member offered him \$1,000 for a police radio capable of receiving encrypted transmissions.

During his mayoral campaign, Brandon Johnson said he would restore the public's real-time access to CPD radio activity. He has not done that.

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## Commentary

# Is your building responsibly managed?

BY MICHAEL J. NOVAK

*Editor's note: Those who read this newspaper's Jan. 21 update on our present legal battle, or our original coverage from July 2025, know we relied on the work of financial forensic expert Michael J. Novak to bring solid math to our coverage. Novak offered his research results from one case for us to use in our reporting. However, there are other North Side homeowner associations (HOAs) who are also working for real reform of Illinois HOA regulations.*

Most condo and HOA owners in Chicago assume that if they pay their assessments on time, their buildings are responsibly managed and their safety is protected. Unfortunately, after decades of forensic work on Chicago's Lakefront, including at some of the city's most recognizable addresses, that assumption is no longer credible.

Behind the scenes, many associations are sitting on massive, undisclosed "unfunded reserve liabilities." In simple terms, that means the building knows it has big, predictable repair bills coming—façade work, mechanical systems, life-safety upgrades—but has not set aside anywhere near enough money to pay for them.

Owners are not told, buyers are not told, and there is no meaningful state requirement to disclose the shortfall.

We have already seen what this kind of long-term deferral can lead to. At Champlain Towers South in Surfside, FL, a 2020 reserve analysis warned that the condo's reserves were critically underfunded—holding only a small fraction of the money needed for urgent structural repairs. A few years later, the building partially collapsed, killing 98 people and shocking the world.

Federal investigators at the National Institute of Standards and Technology are still finalizing their technical work, with full reports expected in 2026, but one lesson is clear: ignoring aging infrastructure and underfunded reserves is not just a financial issue. It can become a life-safety issue.

Here in Chicago, the warning lights are flashing. At one large building on the Mag Mile, the association holds about \$21 million in reserve funds, yet its reserve obligations are underfunded by roughly \$30 million. Further north, at a condominium association in a large high-rise in Lincoln Park, the façade along Clark St. has been visibly deteriorating for years above a busy sidewalk and intersection, yet there is still no transparent, properly funded capital plan to repair it.

These are not isolated failures; they are examples of a broader pattern across Illinois community associations.

Why does this keep happening?

- Illinois does not require HOAs to give owners clear, annual disclosure of unfunded reserve liabilities.
- There are essentially no prac-

## What to do to find the facts: ask PATS

Many of this newspaper's readers live in condos under the direction of homeowner associations [HOAs]. Most Illinois condo and HOA owners only ever see a one-page "Executive Summary" of their building's finances. You glance at the bottom line, assume the professionals have it handled, and move on. That's precisely how communities sleepwalk into disaster—massive special assessments, "structural insolvency," and sudden cash cliffs where the money simply runs out.

The problem isn't that owners don't care; it's that they're often kept in the dark and never shown the real records.

PATS changes that.

Due to a lack of state regulatory leadership, a group of North Side property-rights and financial activists has introduced the PATS (Property Association Transparency System), a forensic framework for Illinois condo and HOA owners built on the principle of "trust but verify."

This is not a service you hire; it is a free system you use. The goal is simple: turn on the lights and unlock the black box of your community's finances. If you've never seen a full financial package, you may not even know what to ask for.

There are two guides the

group is offering for free: the PATS Reference (at <https://cia.mba/resources/pats-reference.pdf>) and the PATS Runbook (at <https://cia.mba/resources/pats-runbook.pdf>). Together, they give individuals the tools to demand transparency, read the real financial numbers, and build a record if your HOA board refuses to comply.

The goal of PATS is to fix that power imbalance. PATS lists the key internal documents your board and manager see every month—and that you have a legal right to inspect.

To break the silence, you don't just ask for "the financials." You ask for specific, unfiltered records. The Reference walks you through them. Those who have run into roadblocks at their own front door may want to review these two guides, which can help individuals get to the truth.

As always, it's buyer beware. The PATS Reference and PATS Runbook are for information and educational purposes only and do not constitute legal or financial advice. Laws and regulations can change. Those who have concerns should consult a qualified Illinois attorney for legal advice tailored to their specific situation and a licensed professional for financial advice appropriate to their circumstances.

tical penalties when boards, community association managers, or professionals gloss over long-term obligations.

- The state Ombudsperson's office can educate, but cannot investigate, audit, or enforce when things go wrong.

**Chicago does not need a Surfside-style tragedy to prove that our system is broken. Gravity never gives up, but elevators, iron and concrete sometimes do.**

By contrast, after Surfside, FL overhauled its condo safety laws—tightening inspection rules, mandating structural integrity reserve studies, it made it much harder to ignore serious repair needs.

Illinois homeowners have no comparable protection.

"Reserve transparency and enforceable remedies" may sound technical, but for ordinary owners it means three very concrete things:

- Knowing, in writing, the true size of the future repair bills attached to their home.
- Avoiding sudden, crippling special assessments that can destroy retirement savings or force people out.
- Preventing the kind of slow-motion neglect that can end in emergency shoring, evacuations, or worse.

In Nov. 2025, and again in Jan. 2026, we wrote to State Sen. Sara

Feigenholtz [6th], whose district includes a large number of condo and Co-op buildings, urging her to lead legislation that would require clear disclosure of unfunded reserves, set minimum standards for reserve studies, and create real enforcement tools when boards or professionals misrepresent a building's financial and physical health.

So far, these reforms have not been publicly embraced.

Chicago does not need a Surfside-style tragedy to prove that our system is broken. Gravity never gives up, but elevators, iron and concrete sometimes do.

We already have the warning signs: aging buildings, underfunded reserves, visible deterioration, and laws that look the other way. Because gravity never looks away.

The question now is whether Springfield will act before the concrete does.

Michael J. Novak, CPA, CMA, CFA is co-founder and co-managing Partner of Common Interest Advisors, LLC, in Chicago.

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# Police Beat...

## Pizza delivery driver robbed at gunpoint

A pizza delivery driver was robbed at gunpoint by three suspects in the 5800 block of N. Bernard St. Jan. 30. The robbery unfolded at approximately 9:30 p.m. when the driver arrived with a delivery order from a Rogers Park pizzeria.

According to a preliminary report, the driver was instructed to call the customer upon arrival. When he made the call, three men wearing ski masks approached his vehicle and confirmed that he was the driver before two of them pulled out pistols, according to the report.

The robbers took about \$60 cash from the driver along with the food he was delivering. The victim, who was not injured, returned to the pizza shop and called 911.

## Paralegal sentenced for \$100,000 embezzlement scheme

A former paralegal for a Chicago-area company has been sentenced in federal court for embezzling nearly \$100,000 from the company.

As part of her paralegal duties, Nakisha Davis facilitated payments from the company to former employees with whom the company had entered into settlement agreements. Davis created and submitted false approvals from managers in the company's legal department purporting to approve settlement payments to certain former employees.

Davis knew, however, that those former employees either did not have a settlement agreement with the company or, if they did, the amount of the settlement was different than the amount specified in Davis's submissions.

Davis supplied the company's payroll department with her own bank account information in place of the former employee's information, causing the company to issue the settlement payments directly to Davis.

In total, Davis caused the company to fraudulently issue her \$99,905.17.

Davis, 46, pleaded guilty last year to a federal wire fraud charge. On Jan. 28, U.S. District Judge Manish S. Shah sentenced Davis to six months of home confinement as part of a two-year term of probation, and also ordered Davis to pay \$99,905.17 in restitution.

## College student considers leaving US after Red Line attack, robbery

Police are searching for a man who attacked and robbed an international college student on a CTA Red Line train Jan. 25 in what the victim described as a terrifying ordeal that has him considering leaving the country.

Shubham Patil, 23, a student at Roosevelt Univ. from India, was riding the Red Line at approximately 12:50 a.m. when a man approached him and began yelling profanities, according to Chicago police and an interview he gave to NBC Chicago. The robber then struck Patil with

closed fists and took his property as the train traveled south from the Fullerton station.

When the train reached North-Clybourn, Patil followed the assailant off the train, police said. The robber then took additional belongings and struck Patil again, causing minor injuries, before fleeing the scene.

In the interview with NBC, Patil said he was targeted while speaking with his grandmother on the phone in his native language.

"He comes from first car to second car, and he is standing beside me," Patil told the outlet. "He is targeting me I believe because I'm just talking with my grandma on the phone in my own language. Then, he just starts punching me over and over with his legs and knees."

Patil said he pressed the help button and screamed for assistance, but the train operator only instructed him to move to another car.

"I'm just screaming like I'm mad, 'help me, help me.' But nobody tried to help me," he said.

The incident has left Patil shaken and reconsidering his education in Chicago.

"I'm thinking about dropping out for this semester and going back to my country because I do not feel safe here," Patil said.

Despite the trauma, Patil said he forgives his attacker but urged him not to target others.

"I forgive him, but please don't do this to another international student or anyone else," he said.

Chicago police described the suspect as a Black man, 5'-7" to 5'-9" tall, weighing 170 to 190 lbs, with a thin mustache. He was wearing a light-colored hoodie, baseball hat, camouflage balaclava, dark leather jacket with light-colored fur lining, light-colored jeans, and white gym shoes with a dark-colored stripe on the side.

Anyone with information is asked to contact Public Transportation Detectives at 312-745-4447 or submit an anonymous tip at CPDTIP.com about case #JK126702.

## Red Line robbery

Chicago police have issued a notice of a recent robbery on a CTA Red Line train at 12:50 a.m. Jan. 25, at platform at Clybourn and North Ave., 1500 N. Clybourn.

The subject approached a 23-year-old male passenger on the train and yelled profanities before striking him with closed fists and taking his personal property. The victim followed the crook off the train, at which time the offender took additional belongings and struck him again, causing minor injuries.

The offender then fled the scene. He is described as a Black male, 5'-7" to 5'-9", 170-190 lbs., with a thin mustache, wearing a light colored hoodie, baseball hat, camouflage balaclava mask, dark leather jacket with light-colored fur lining, light-colored jeans and white gym shoes with dark-colored stripe on the side.

## Man sentenced to 18 years for rape on CTA train, attack on officer

A 19-year-old man will spend 18 years in prison for raping a woman aboard a CTA Blue Line train on the Northwest Side and battering a correctional officer while in custody, according to court records.

Tyshawn Robinson was sentenced Jan. 29 by Judge Charles Burns after

pleading guilty to aggravated criminal sexual assault during the commission of another felony. He was 17 at the time of the April 29, 2024, attack, but was charged as an adult.

CTA surveillance video showed Robinson and the 38-year-old victim were riding the same train when Robinson attempted to touch her near the Addison station around midnight, officials said.

The woman moved away, but Robinson followed her, eventually grabbing her and pulling her onto his lap, according to a detention filing. When



Tyshawn Robinson

she tried to break free, Robinson put her in a chokehold with his arm and forearm, preventing her escape, prosecutors said. Robinson forced the woman over a seat in the car and sexually assaulted her at least twice as she fought back, prosecutors alleged. Officials described the attack as a "prolonged" assault that occurred in front of witnesses. He fled when the train's operator entered the car. Chicago police found him nearby a short time later.

Burns sentenced Robinson to 15 years for the sexual assault and ordered him to register as a sex offender and comply with other conditions. The judge also ordered Robinson to serve a consecutive three-year sentence for aggravated battery of a peace officer, a charge Robinson picked up while in custody, according to court records.

## Nine charged in drug investigation

A federal drug investigation has resulted in criminal charges against nine individuals for allegedly trafficking cocaine in the Chicago area.

The investigation, led by the Federal Bureau of Investigation and the Chicago Police Dept., utilized covert surveillance operations, undercover narcotics purchases, and wiretapped communications to shut down a drug trafficking organization allegedly led by a Chicago couple—Joel Andrade and Maria Brenda Mora-Hernandez.

A criminal complaint filed last week in federal court in Chicago accuses Andrade and Mora-Hernandez of conspiring to possess at least five kilograms of cocaine with the intent to distribute. The pair also allegedly possessed two semiautomatic handguns used in their drug trafficking. The seven other defendants allegedly distributed cocaine last year in Chicago or the suburbs of Villa Park, Addison and Rosemont.

Law enforcement arrested seven of the defendants on Jan. 29 and executed court-authorized searches of multiple locations in the city and suburbs. Those defendants have begun making their initial appearances in federal court in Chicago. The two other defendants are in state custody in Cook County and will make their initial federal court appearances at a later time.

The complaint charges Andrade, 34, and Mora-Hernandez, 32, with drug conspiracy, drug distribution, and firearm offenses. The other seven defendants were charged with federal drug offenses and also with possessing handguns in furtherance of their drug trafficking crimes.

## CTA robber who stole victim's belt, then whipped him with it, gets 5 years in prison

A 20-year-old man who participated in a violent mob robbery aboard a CTA train has been sentenced to five years in prison, though he could be released in as little as 18 months.

In addition to pleading guilty to three counts of robbery, Jovan Edwards also pleaded guilty to possessing a stolen motor vehicle, a case for which he was on pretrial release at the time of the muggings. Cook County Judge Natosha Toller handed him five-year sentences to be served



Smash and grab burglars used an SUV to pull an ATM out of an Uptown convenience store over the weekend, one of at least eleven burglaries the crew committed this month, according to CPD.

## Video shows burglary crew ripping ATM from Uptown store with SUV and chain

Chicago police have released surveillance footage showing a brazen burglary crew ripping an ATM from a storefront using a chain and SUV over the weekend, part of what authorities say is an 11-location crime spree that has targeted businesses across the city since mid-January.

The video, captured Saturday morning at New York Food Mart & Deli at 4136 N. Broadway in Uptown, shows a dark SUV backing up to the store entrance around 7:15 a.m. Six men wearing black ski masks, black hooded sweatshirts, and black pants can be seen forcing their way inside using a sledgehammer and crowbar.

The men then pull a thick chain from the SUV, securing one end to the vehicle and wrapping the other around an ATM inside the store, the footage shows. Moments later, the SUV accelerates forward, yanking the ATM through the storefront and sending glass and framing debris flying across the parking lot.

Police said the same crew had already struck twice earlier that morning — once in the 1300 block of W. Ohio St. at 3:38 a.m. and again in the 2600 block of W. Fullerton Ave. at 4:37 a.m.

The crime spree began Jan. 12 when four men armed with crowbars forced their way into Z Food Mart at 3504 N.

concurrently.

Officials said Edwards and seven juveniles attacked and robbed a group



Jovan Edwards

of teenagers in Jan. 2025 on a Red Line train in the Loop. Edwards had been on pretrial release for the stolen motor vehicle case for just 19 days when he allegedly participated in the mob attack, records show.

Police said Edwards and his accomplices approached three boys, a 15-year-old and two 16-year-olds, on a train near Roosevelt. One member of the group implied they had a gun and demanded the victims' valuables, according to prosecutors. The group then attacked the victims.

Prosecutors said in a detention petition that Edwards robbed one of the 16-year-olds of his belt, then ordered the boy to remove his pants. After the boy complied, Edwards allegedly whipped him with the belt. Edwards also punched the victim in the face and body, prosecutors said.

The victims exited the train to seek help, but the attackers continued riding until they reached the Fullerton stop. Officers who had been following signals from one of the victims' stolen phones were waiting when they arrived. Some suspects were arrested at the station, while others were located a block away after police followed a second stolen phone's GPS signals.

When police arrested Edwards, he had a belt in his pocket along with a phone belonging to the boy who was whipped, according to a CPD report. Prosecutors said Edwards had also transferred money from the boy's CashApp account to his own.

Seven juveniles were also charged with robbery, but the outcomes of their cases are not available because juvenile records are shielded from

Broadway in Lakeview around 3 a.m., according to police. 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., authorities said.

That same morning, burglars targeted a store in the 2600 block of W. 39th Place and another in the 4500 block of S. Archer Ave., police said. In each case, the suspects took cash and cash registers, according to authorities.

Early the next morning, the crew allegedly struck businesses in the 4400 block of S. Western Ave. and the 3200 block of S. Princeton Ave., police said.

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

While CPD has publicly attributed 11 break-ins to the crew, the actual number of crimes may be significantly higher, authorities acknowledged.

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 CPDTIP.com using reference number 26-CWP-003B.

public review.

Police and court records show Edwards was arrested on Jan. 9, 2025, after officers found him with a stolen SUV at a West Pullman gas station. A CPD report said the vehicle had been stolen two days earlier from a man who left it unattended while it warmed up.

Officers found the car at the gas station with three boys, all between 14 and 16, in the back seat. Edwards was inside the station's convenience store when officers arrived. Police said he told them he had "nothing to do with that car." However, surveillance video from the business showed Edwards drove the car to the station, the report said.

With credit for 365 days already served in jail and Illinois' standard 50% sentence reduction for good behavior, Edwards is expected to be released in about 18 months.

## ABA can't end anti-white scholarship discrimination lawsuit

The American Bar Assoc. can't escape a lawsuit accusing the group, tasked with setting national ethical and professional standards for lawyers and judges, of discriminating against white law school students in doling out certain scholarships.

In the ruling, U.S. District Judge Joan B. Gotschall said the lawsuit could continue because the plaintiffs had done enough to show that the ABA's refusal to accept scholarship applications from white applicants amounted to a potential violation of federal laws forbidding discrimination in the making of contracts.

The judge, however, explicitly shied away from addressing the ABA's attempt to argue it couldn't

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## Chicago Metro History Day needs volunteer judges

Chicago Metro History Day [CMHD] for the senior division is Feb. 27, and March 7 for the union division. The Chicago History Museum is seeking volunteer judges to serve those two days.

CMHD is a research program for students in grades 6–12. Each year, over 8,000 students from across the metro region research a topic of their choice connected to an annual theme and develop historical arguments that are shared with the public in a series of local,

state, and national competitions.

Volunteer judges evaluate the historical quality of students' documentaries, papers, exhibits, performances, and websites. CMHD needs more than 250 judges to evaluate projects on both days. Those who are passionate about history and interested in getting involved, may apply now to be a judge by visiting <https://il-chime-tro.nhd.org/App?f=00cb1b62-da39-402f-ba1b-1c518d37b785>.



Image courtesy Chicago Tribune

## Documentary on 2008 dept. store mass murder starts Feb. 13

The documentary movie "Who Killed These Women?" opens Feb. 13 for a minimum one week run at the AMC Theatre River East Theater, 322 E. Illinois St.

The movie is coming out on the 18th anniversary of the Lane Bryant massacre in Tinley Park.

New York-based documentary filmmaker Charlie Minn made the movie, and said he hopes his film will help police identify the killer and bring much-needed closure to the women's families.

"This has to be solved, there's

just no other way around it," Minn said. "There really should be a public outcry for this thing, I mean, 18 years, enough is enough."

On Feb. 2, 2008, a person walked in and executed five women inside the Lane Bryant department store and then vanished.

"Heinous and evil," is how a former Tinley Park paramedic described what he saw inside the Lane Bryant clothing store that day. The shooting has never been solved.

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### 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).

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## Free lecture, performance on music by Black composers Feb. 8 at Loyola

Guests are invited to join composer, conductor, and scholar Marques L. A. Garrett as he leads Ignatian Voices, Schola Cantorum, University Chorale, and University Singers in a free program of music by Black composers.

The performance will take place 3 p.m. Sunday, Feb. 8 at the Madonna della Strada Chapel, 6453 N. Kenmore Ave., on the

Loyola Univ. campus.

The event will include a short lecture by Dr. Garrett on the history of programmed music. Admission is free and open to the public. Garrett is Associate Professor of Choral Studies at the University of North Texas. He is an accomplished vocalist and composer.

## Feb. 19 seminar on Communications Operations, the work behind the work

Communications teams are being asked to do more, faster, and with greater accountability. At the same time, they are frequently being asked to be a leaner team and adjust to constantly changing tools, such as artificial intelligence.

On Thursday, Feb. 19 between noon to 1 p.m., the Publicity Club of Chicago will host a timely conversation about how communications operations is evolving across agencies, nonprofits, and in-house to meet these demands, at 200 W. Madison St.

Focus will include how work

gets prioritized, how workflows and approvals are shifting, and how teams are integrating AI and automation into everyday work.

Tickets are \$30 to \$45 and can be purchased at <https://www.publicity.org/news-events/event/3487/communications-operations-the-work-behind-the-work>.

Attendees will also talk about the less glamorous but increasingly critical work of setting policies and guardrails to manage quality, risk, and consistency. Lunch is included, and guests can arrive early or stay later for bonus networking.

The four guests who will be leading this conversation are Lauren Foley (Moderator), Chief Operating Officer, JT Strategic Communications; Amy Boston, Co-Founder and CEO, Threology; Charles Mayfield, Chief Operating Officer, Chicago Public Schools, and Mark Murray, Chief Operating Officer, Field Foundation.

### INSIDE PUBLICATIONS



Kayla Boye



Takara Beathea Gudell



Jorie Butler Kent

### SNOWPLOWS from p. 2

so those rumors we reported on last week likely are of the 'stove-top' type of rumors that make the rounds every winter.

**PERSON OF THE YEAR:** Cook County Treasurer **Maria Pappas** has been named "Person of the Year," by the Arab American Chamber of Commerce. She's always been the hardest working person in the City Hall/County Building.

**LYRIC OPERA:** Get ready for **Wolfgang Amadeus Mozart's** "mustaches and mischief," otherwise known as *Così fan tutte*, February 1-15 at the fabulous Lyric Opera.

**CASH AID:** Season of Concern Managing Director **Christopher Pazdernik** tells us that this year his nonprofit organization dedicated to providing financial assistance to Chicagoland theater practitioners impacted by illness, injury or circumstance raised \$140,537 for the organization. Bravo!

**NEXT YEAR IS NOW:** Baseball season kicks off at Wrigley Field Thursday, Mar. 26, and fans can register for the opportunity to purchase single game tickets to Chicago Cubs home games on Thursday, Feb. 19. To register visit [www.cubs.com/presale](http://www.cubs.com/presale) before 11:59 p.m., Tuesday, Feb. 17. [The general public on-sale is Feb. 20.]

"There's a ton of excitement around the team this year and our schedule is jam-packed with awesome matchups that will sell out quickly," said Cubs Senior Vice President of Ticketing **Cale Vennum**.

Group tickets can be purchased by contacting **Jake Freed** at 773-269-5246.

**MORALS:** Chicago's **Cardinal Blase Cupich**, Washington DC's **Cardinal Robert McElroy** and Newark's **Cardinal Joseph Tobin** called **President Donald Trump's** current U.S. global policy into moral question. The Cardinals contested the faulty moral foundation for present American efforts at dangerous engagement

of issues facing our nation.

**DESIGN:** **Takara Beathea Gudell** says, Takara Designs was chosen to create a collection of accessories to complement the **Paul Tazewell** exhibit, in the Museum Store at the Griffin Museum of Science and Industry.

**VALENTINE'S DAY TEA:** You are invited to the Service Club of Chicago's Annual Valentine's Day Tea, a beloved tradition celebrating friendship, philanthropy, and timeless elegance. This year's theme, "Strung Together by Love and Legacy," invites you to don your finest pearls and join for a sparkling afternoon of tea service, champagne and meaningful connection — all in support of its mission. February 12 from 2 p.m.-4 p.m. at the Ritz-Carlton, 160 E. Pearson St. Tickets are \$225 per guest and space is limited, RSVP at [www.serviceclubofchicago.org](http://www.serviceclubofchicago.org).

**TAXES:** Executive Order 14247, signed last year by President Trump, directed the Treasury Dept. and IRS to stop issuing paper checks for tax refunds and other federal payments. This mandate aimed to increase security, reduce costs, and fight fraud. The Service is saying that if you don't provide direct deposit information on your return, they'll mail you a notice asking you to provide your banking information or to explain why you can't provide it. If you don't respond within 30 days, the refund will be released as a paper check after six weeks.

**SHAKE IT, SHAKE IT:** Seats are filling faster than a series of dance steps for *Shake it Away: The Ann Miller Story*, returning to Chicago for one night only on Mar. 3 at the Ruth Page Center for the Arts, 1016 N. Dearborn St. This magnetic 75-minute solo performance (written and performed by the multi-talented **Kayla Boye**) tells the story of legendary performer **Ann Miller** as she transitions from Hollywood golden age glamour to her second act as a Broadway Star. Get your tickets today at [www.porchlight-musictheatre.org](http://www.porchlight-musictheatre.org).

**REQUIEM:** **Jorie Butler**

**Kent, Reute Butler's** beautiful mother, breathed her last on Friday Jan. 16. Deep sympathies on her passing.

**FAREWELL:** Sympathies to **Susie Fortsmann Kealy** on the death of her friend **Nancy Vandenboorn**... Sympathies to journalist **Eric Zorn** and Family on the recent death of his distinguished father, **Jens C. Zorn**, (94) long-time teaching professor of physics at the Univ. of Michigan.

**WHO'S WHERE:** Theater critic **Chris Jones** at the Waldorf School in Andersonville 1 p.m. Feb. 7 talking about the history of storefront theater in Chicago, stop in, it's free... Retired Chicago TV news reporter, **Paul Meincke** is turning into a poet, saying he "watched the show in Davos - My head feels quite the mess." A friend said, "Sorry Paul, you have TDS"... **Dr. Rose Gomez** and gal pals were in Grindelwald, Switzerland... **Rhonda J. Liesenfelt** at the Palm Beach Ballroom Dancing Classic... **Jeffrey Banks** celebrating poet **Robert Burns'** birthday, author of many Scots poems and known as Scotland's Poet Laureate for whom, around the world, Burns Dinners will be held... Designer **Ikram Goldman** and son, **Josh Goldman**, a Princeton Univ. student, visited the fine arts installation at the Prince Museum which was a highlight and not to be missed... **Tom Shaer** and his wife **Lisa** off to Bangkok, where it's warm... **Rosemary Fanti** is at the Museum of Contemporary Art, completing a painting created during a bride and groom's first dance... Congratulations to **Rev. and Mrs. Jesse Jackson** on their lifetime of love, remember "The true test of love is time"... The **Harmon Junkin Family** watched daughter, **Mary Grace** perform on the All State Stage last month, and mom **Eileen** said it was one of the most thrilling experiences of her life.

**SING:** One of Israel's most influential contemporary artists, **Ishay Ribbo**, is coming to Uptown for a Feb. 23 show at the Rivera Theater, 4746 N. Racine Ave. Known for high-energy live performances and music that brings people together, Ribbo's shows are engaging, and deeply memorable. **BETTER HEALTH CARE:** NBA Legend **Kareem Abdul-Jabbar** reveals he had prostate cancer and calls for better health-care in Black communities. **Snow** says "Hush," to the city. "Hush your clang and din." Wraps the streets in quiet and tucks the city in. - 'Big Snow' by Lillian Moore

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## Free lecture at Surgery Museum on facial aesthetics, the art to plastic surgery

Are you looking in the mirror and thinking about going under the knife? Maybe wait until after you visit the International Museum of Surgical Sciences 6 p.m. Wednesday, Feb. 11 for the free presentation where you can discover how facial structure, proportion, and



Dr. Mimis Cohen, MD

aesthetics guide modern plastic surgery.

The lecture at 1524 N. Lake Shore Dr. is titled Facial Aesthetics: from Art to Plastic Surgery. It will be lead by Dr. Mimis Cohen, MD, who is professor and former chief of the Division of Plastic, Reconstructive, and Cosmetic Surgery at the Univ. of Illinois at Chicago.

Doors open at 5:30 p.m. and while the event is free, a reservation is required, visit <https://imss.org/program/facial-aesthetics->

from-art-to-plastic-surgery/.

“Plastic Surgery” is derived from “plastikos,” to shape or mold. Regardless of how a patient’s facial differences came about – through trauma, through birth, through cancer treatment, the plastic surgeon reconstructs defects to both restore function and optimize facial aesthetics.

Doing so starts with an understanding of how facial structure and proportion determine aesthetics. This lecture explores the face in the context of art history and relates such observations to the clinical practice of plastic surgery.

Dr. Cohen is world-renowned for his work in the field of cleft lip and palate surgery. He has published extensively on the topic and lectured throughout the world.

He is in the forefront of the specialty, with knowledge and experience of the state-of-the-art procedures, as well as the emerging new techniques in cosmetic and reconstructive surgery. He has published more than 160 articles in peer-reviewed journals and has edited several textbooks.

### Letter to the Editor

#### A violation of the ADA

Last November I had major orthopedic surgery and am using a rollator outside to prevent falls, mainly when there’s ice and snow on the pavement.

[Last week] I tried to cross Granville on the east side of Ridge, from north to south. It was very hard, and dangerous, because of all the unplowed slush on the crosswalk on the west end of the privileged bike lane and the raised protective island separating it from car traffic. I managed without falling, but picked up lots of slush on my shoes and my rollator.

The next day, I crossed Granville on the west side of Ridge, which had been plowed. I took the attached photos showing the freezing slush still there from the recent snowfalls.

It’s obvious the raised island protecting the bike lane prevents city plows heading east on Granville from going under this railroad viaduct. But it doesn’t prevent the City from plowing all the snow off this crosswalk which is west of both the viaduct and the bike-lane island.

It’s not only pedestrians, especially those using assistive devices, whose safe use of this crosswalk is being impeded by City refusal to plow it. After I took these photos, I saw a person on an e-bike riding east across this intersection - on the north side of the raised island. He too had seen the freezing slush at the west end of the protected bike lane, and wisely decided to use the plowed pavement in the cars-only lane. Fortunately, there were no westbound cars approaching then; but had there been,



Crosswalk, 6200 Block of N. Ridge Ave.

I’m sure both drivers would have worked out their movements to prevent an accident. There are established right-of-way rules for one-lane roads.

This refusal to plow this crosswalk (in its entirety), and any in similarly modified contexts because of protected bike lanes and one-way segments, is, in my opinion, a violation of the ADA, in spirit if not in letter.

But it’s also a violation of the “complete streets” concept.

As long as the City decides to plow snow off the streets, it should be required to plow snow off all the places where all street users travel. This includes pedestrians and bicyclists as well as cars and trucks.

Jean SmilingCoyote  
West Ridge

## Low ticket sales shut down Teatro ZinZanni

It was once one of the most popular shows in town and now Teatro ZinZanni’s seven-year run is coming to an end. The last scheduled performance was Saturday. Low ticket sales are reportedly the reason for the run’s end.

Show founder Norman Langill said he hopes to return in the fall, but they also closed down their show in Seattle. They have laid off all their staff in both Chicago and Seattle.

Founded in Seattle in 1998, Teatro ZinZanni opened in Chicago in 2019. The show provided a new theatrical experience that includes a multi-course meal, cocktails and a variety show blending comedy, circus acts, cabaret and live music at the Cambria Hotel, 32 W. Randolph St.

Since September, ticket sales have dropped over 25% from the previous year. Many downtown theaters have still not recovered from the 2020 government-imposed pandemic lockdown. A second gut punch came from the rise of streaming services like Netflix. People learned how to entertain themselves and their friends at home.

Teatro ZinZanni reportedly made their decision to shut down in Chicago about a month ago.

“Attendance hasn’t been up to snuff,” co-founder and artistic director Langill told the Yakima Herald. Combined with rising living and production costs, there simply wasn’t enough revenue coming in to keep the shows up an running, he said.

The same can said about other long-standing productions. In early 2025, Blue Man Group shut down their long-running productions at the Briar Street Theatre in East Lakeview after nearly 30 years, at

3133 N. Halsted St.

Not far away is the Theatre Building, 1225 W. Belmont Ave., with its three separate stages first opened in 1977, later changing its name to Stage 773. It later turned into a bar and art space in 2022, and sadly will now become a 40-unit housing development after closing altogether. The Theatre Building had staged more than 800 plays and hosted over 500 theater companies.

Meanwhile, further south in Lincoln Park, the Royal George Theatre at 1641 N. Halsted St., also closed down last year for a housing project.

## Kiwanis Club of Lake View hosts St. Patrick’s Day fundraiser

The Kiwanis Club of Lake View, a local branch of the global child-focused non-profit Kiwanis, will be hosting its annual St. Patrick’s Day Party at Ann Sather Restaurant from 6 p.m. to 9 p.m. on Tuesday, March 3.

The fundraiser, in cooperation with Chicago Business Collective will be supporting Chicago High School Key Clubs which serve youth and the broader community. The event will feature Irish ballads and folk music from Evin O’Riordan, as well as food and drinks.

Tickets for the event cost \$100 per person. Additional donations will be accepted at <https://www.eventors.us/event-details/kiwanis-club-of-lake-view-st-pattys-day-fundraiser>.



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**VIOLATIONS** from p. 1

by the Pretrial Services Dept. and returned to court when warrant-ed, Beach's office said.

Beach's office also announced that the Cook County Sheriff's Office has agreed to expedite service of EM-related warrants, and the Clerk of the Circuit Court has agreed to ensure the matters are placed on the court call within 24 hours.

**Troubled transfer from sheriff to courts**

The electronic monitoring program became the court's responsibility in April after years of effort by Sheriff Tom Dart to transfer the operation away from his office. Dart repeatedly argued that the county was misusing the program by putting violent and dangerous offenders on ankle monitors when the system was designed for low-level offenses.

Within days of the transfer, Cook County State's Attorney Eileen O'Neill Burke warned her staff in an internal memo that the

chief judge's office, then overseen by Timothy Evans, was not prepared for the job, calling the program "a serious threat to public safety."

O'Neill Burke wrote that the chief judge's "personnel are not law enforcement officers and cannot investigate, seek escape charges, or obtain an arrest warrant if a person absconds."

As of Jan. 25, the chief judge's EM programs were tracking 39 defendants awaiting trial for murder or attempted murder and another 110 facing serious sex crime allegations, according to the office's website.

**Reed case exposed systemic failures**

Reed, 50, was on pretrial EM when, according to federal prosecutors, he poured gasoline on 26-year-old Bethany MaGee and set her on fire as they rode a Blue Line CTA train into the Loop. MaGee suffered severe burns and nearly died.

Reed had been placed on EM in Aug. 2025 after Cook County

**INSIDE PUBLICATIONS**

Judge Teresa Molina-Gonzalez rejected prosecutors's request to keep him in jail on allegations that he knocked a social worker unconscious at MacNeal Hospital's secure psychiatric ward.

Court records obtained by this reporter showed Reed violated his EM at least five times in the days before the attack, including being away from his home for more than 12 hours on the day of the attack. On Nov. 17, an alert went out just after noon that Reed violated his curfew. Hours later, he allegedly attacked MaGee on the train.

Former Chief Judge Timothy Evans, who oversaw the EM program until Beach took office, said in a statement after the attack that his staff does not try to apprehend people who abscond from EM and does not notify law enforcement. Instead, they take note of violations and pass them on to the judge at the defendant's next court date.

Evans said major violations, such as cutting off an ankle device, were supposed to be reported to prosecutors and the

*The electronic monitoring program became the court's responsibility in April after years of effort by Sheriff Tom Dart to transfer the operation away from his office. Dart repeatedly argued that the county was misusing the program by putting violent and dangerous offenders on ankle monitors when the system was designed for low-level offenses.*

defendant's judge within 72 hours. He acknowledged that the court receives more than 8,500 alerts weekly and said the volume prompted a temporary pause in sending escalated alerts directly to prosecutors.

**Beach ordered immediate review on Day 2**

On his second day in office, Beach issued his first public announcement, unveiling a committee to urgently review how his office's electronic monitoring program handles reported violations. Without referring to the Reed case specifically, Beach's statement said recent events highlighted the need for well-defined roles among the agencies involved

in pretrial supervision. The courts, which are exempt from Illinois' public records law, have historically revealed little about the internal mechanics of their monitoring program.

In the Jan. 28 announcement, the court said it has been working with partners, including the Clerk of the Circuit Court, the Cook County Sheriff's Office, the State's Attorney's Office, and the Office of the Public Defender, to develop the updated response protocols.

Officials said the court will continue to review EM operations and work with justice partners to ensure policies and procedures reflect best practices.

**POLICE BEAT** from p. 6

be sued for anti-white racial discrimination, because the First Amendment protected its right to "advocate for diversity in the legal profession."

Gotschall delivered the decision on Jan. 21, allowing the American Alliance for Equal Rights [AAER] to continue with its legal claims against the ABA.

The AAER is a conservative legal advocacy group which has filed numerous high profile lawsuits in recent years against governments, law firms, and other businesses and organiza-

tions, generally accusing them of anti-white or anti-heterosexual discrimination.

The AAER had filed suit against the ABA in April 2025, accusing the ABA of illegally discriminating against white students under its Legal Opportunity Scholarship Fund [LOSF].

Under LOSF, the ABA for more than two decades has awarded \$15,000 annual scholarships to students beginning law school. However, to be eligible for a LOSF scholarship, applicants must be a member of a non-white racial or ethnic minority group, including black, Latino, Native American or Asian.

In addition to satisfying the ABA's desired racial and ethnic criteria, LOSF scholarship applicants are also evaluated based on "personal statements" and personal and family finances, among others.

However, in their complaint, the AAER noted that only 39% of ABA LOSF scholarship recipients are considered to be "first in their family to attend college."

In its lawsuit, the AAER notes that

white students are ineligible to apply for the scholarship, "regardless of financial need, academic achievement, or any other factor."

"The ABA's scholarship thus rests on racial stereotypes, using whiteness as a proxy for advantage and minority status as a proxy for disadvantage," the AAER said in its complaint.

In the complaint, the AAER notes that the ABA drafts model rules of professional conduct for attorneys, "including the one barring lawyers from 'discrimination on the basis of race.'"

"But instead of opposing racial discrimination, the ABA practices it," the AAER said in its complaint.

In filing the complaint, the AAER asserted the ABA has improperly continued its discriminatory scholarship program even after the U.S. Supreme Court ruled in 2023 that "race-based admissions in higher education" are illegal under federal civil rights law, no matter the race of those receiving preference or being discriminated against.

**Man with 14 previous arrests sexually abused woman in CTA elevator**

A man accused of sexually abusing a woman inside a CTA elevator at the Jackson Red Line station was arrested



Kurtis Porter

within hours after a transit supervisor recognized him from police bulletins, authorities said. Kurtis Porter, 29, is charged with criminal sexual abuse by force and aggravated battery of a transit passenger following the Jan. 27 assault in the Loop.

Porter allegedly followed a 29-year-old woman onto an elevator at the Jackson station, 220 S. State St., at 5:40 p.m. Jan. 27. CTA security camera footage shows Porter obstructing the surveillance camera upon entering the elevator, police said.

The victim told police that Porter exposed himself, sexually abused her, and grabbed her face during the attack.

CPD and CTA quickly distributed an internal bulletin that included images of Porter, police said. A CTA supervisor working at the Roosevelt CTA station recognized Porter hours later and notified nearby patrol officers.

Judge Shauna Boliker ordered Porter detained on Jan. 30.

CPD records show Porter has been arrested 14 other times since becoming an adult in 2014, mostly for misdemeanors, but court files show nearly all of those charges were dropped. The only exceptions were a 2019 domestic battery case that ended with court supervision he did not complete satisfactorily and two trespassing charges at the same Old Town building that resulted in a 14-day sentence

in November.

The Red Line attack marks the second high-profile sex crime at the Jackson station since December.

On Dec. 11, Rasheed Griffin sexually assaulted a 33-year-old woman who uses a wheelchair on an inbound Red Line train and inside an elevator at the Jackson station, prosecutors said. Griffin allegedly boarded the woman's train car near Belmont around 2:45 a.m., wrapped his legs around her wheelchair, and began kissing and groping her while saying he wanted to perform sexual acts.

CTA surveillance video allegedly showed Griffin wheeling the victim off the train at Jackson and pushing her onto an elevator, prosecutors said. The woman later told officers she could feel Griffin pleasuring himself behind her inside the elevator.

Prosecutors allege Griffin then wheeled her off the elevator, knocked the wheelchair over, and sexually assaulted the woman as she lay on the ground struggling to breathe. The victim screamed that she was being raped, drawing the attention of a CTA customer service agent who summoned a security guard. The guard photographed Griffin as he fled and sent the image to other security officers and CPD. Officers arrested Griffin shortly after at the State and Lake Red Line CTA station.

Judge James Costello ordered Griffin detained on charges of aggravated criminal sexual assault of a handicapped person, aggravated battery in a public place, and aggravated battery of a handicapped person. He remains detained.

The arrest was Griffin's sixth in Chicago during 2025 and his third arrest in six weeks, according to police records.

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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

**Real Estate For Sale**

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 & Miliar, 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](http://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

**Real Estate For Sale**

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](http://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. 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](http://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

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accepted. All bidders will need to register at [www.auction.com](http://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)

**Real Estate For Sale**

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**Real Estate For Sale**

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](http://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 ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. **13280735**

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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

THE LOCK UP SELF STORAGE at 1930 N. Clybourn Ave., Chicago IL 60614 Will sell the contents of the following units to satisfy a lien to the highest bidder on 02-24-2026 by 11:00 AM at WWW.STORAGETREASURES.COM All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit #307 Bristan Watts

### 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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### Services

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especially for people who need an organizing service because of depression, elderly, physical or mental challenges or other causes for your home's clutter, disorganization, dysfunction, etc. We can organize for the downsizing of your current possessions to more easily move into a smaller home. With your help, we can organize and clean for the deceased in lieu of having the bereaved needing to do the preparation to sell or rent the deceased's home. We are absolutely not judgmental; we've seen and done "worse" than your job assignment. With your help, can we please help you?  
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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/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

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at www.tjsc.com for a 7 day status report of pending sales. CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: [pleadings@il.cslegal.com](mailto:pleadings@il.cslegal.com) Attorney File No. 14-25-03118 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2025CH05116 T.J.S.C.#. 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 **13280680**

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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 Pingora Loan Servicing, LLC Plaintiff, -v- Barbara Gormaly, as Co-Administrator of the Estate of Eileen Gormaly; Greg M. Gormaly, as Co-Administrator of the Estate of Eileen Gormaly; Mortgage Electronic Registration Systems, Inc., as nominee for Market Street Mortgage Corporation, its successors and assigns; Residences at River East Center Condominium Association; MCWS REC LLC, a Delaware limited liability company Defendants. 2025CH03092 512 North McClurg Court, Unit 2908, 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 12/1/2025, an agent of Auction.com, LLC will conduct the Online Only auction at [www.auction.com](http://www.auction.com), with the bidding window opening on 3/2/2026 at 10:00 AM CDT and closing on March 4, 2026 at 10:00 AM subject to extension, and will sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 512 North McClurg Court, Unit 2908, Chicago, IL 60611 Property Index No. 17-10-223-033-1278 The real estate is improved with a Condominium. The judgment amount was \$190,265.03 Sale

### Real Estate For Sale

Terms: Full Sale Terms are available on the property page at [www.auction.com](http://www.auction.com) by entering 512 North McClurg Court, Unit 2908 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](http://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

### Real Estate For Sale

(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: MDK Legal (312) 651-6700 please refer to file number 25-004104. Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985 You can also visit [www.auction.com](http://www.auction.com). Attorney File No. 25-004104 Case Number: 2025CH03092 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. **13281125**

040404 -----

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

### Real Estate For Sale

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/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

### Real Estate For Sale

of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876 THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation

### Real Estate For Sale

at www.tjsc.com for a 7 day status report of pending sales. CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: [pleadings@il.cslegal.com](mailto:pleadings@il.cslegal.com) Attorney File No. 14-25-03118 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2025CH05116 T.J.S.C.#. 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 **13280680**

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## Rogers Park Township Real Estate For Sale

### Real Estate For Sale

040404 -----

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](http://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

### Real Estate For Sale

Sale Terms: Full Sale Terms are available on the property page at [www.auction.com](http://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](http://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 (HOMEOWN-

### Real Estate For Sale

ER), 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](http://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-O'NEAL, INC., CACH, LLC, STATE OF ILLINOIS, NEW RIDGE VILLAGE CONDOMINIUM ASSOCIATION

### Real Estate For Sale

Defendants 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/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

### Real Estate For Sale

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact The sales clerk, LOGS Legal Group LLP Plaintiff's Attorneys, 2801 LAKESIDE DRIVE, SUITE 207, Bannockburn, IL, 60015 (847) 291-1717 For information call between the hours of 1pm - 3pm. Please refer to file number 25-102418. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE

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You can also visit The Judicial Sales Corporation at [www.tjsc.com](http://www.tjsc.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: [ILNotices@logs.com](mailto:ILNotices@logs.com) Attorney File No. 25-102418 Attorney Code. 42168 Case Number: 25 CH 1310 T.J.S.C.#. 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 **13280691**

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## Willye B. White Park getting a splash pad

While it may be hard to imagine jumping around outdoors getting soaked in water right now, that will be happening soon enough in Rogers Park, as Willye B. White Park, 1610 W. Howard St., will be getting a long-awaited new water feature this year.

The Chicago Park District will rehabilitate the existing spray pool by converting it into a splash pad without standing water, making it accessible for children with limited mobility. Along with these changes, a new custom water playground will be installed for children ages 2 to 12.

EMANUEL from p. 1

Nick Anderson, founder and president of Fern Hill, told the Sun-Times.

“The density of this site compared to all the properties along Sheridan Rd. ... [means] this would actually be the least dense project.”

For some nearby residents, that Emanuel Congregation is partnered with this design plan is shuddering.

The development plan at 5959 N. Sheridan Rd. presently stands in stark contrast to the City of Chicago Lakefront Protection Ordinance [LPO], which mandates that new developments in this zone conform to a lower-height, a 5-to-6 story profile, to maintain lakefront character and aesthetics.

The LPO is the legal guideline that has restricted other nearby developments, such as the 5950 N. Sheridan project [approved for a 5-story, 58-foot building], and the 6150 N. Sheridan project [5-story residential building]. New construction within this section of the LPO is restricted to height to maintain neighborhood scale. The area is characterized by a mix of high-rise and

mid-rise buildings.

The LPO ensures that new, smaller developments impact the lakefront environment and, in many cases, are designed to fit between or behind existing structures, as seen with the 5950 N. Sheridan approval.

One group of neighbors likely in opposition to this 12-story proposal are its immediate neighbors to the north. The lower-floor residents on the south side of the Malibu Condominium, a 39-story building 6007 N. Sheridan Rd. will lose their view of the lake and downtown.

Another point of contention are likely tax benefits arising from this development. “The development team would generate an estimated \$2.3 million annually in property tax revenue for Chicago Public Schools and other local taxing bodies, according to preliminary calculations by the congregation’s development team,” according to a report in Chicago Gust. An email to Andrew Degenholtz, co-president of the Emanuel Congregation’s Executive Team wasn’t responded to by press time.

Any assurance of financial remuneration will require a more detailed explanation of how this may occur, as it would seem most of the future property tax money would be diverted into a Tax Increment Financing [TIF] zone.

This claim is further complicated by Ald. Leni Manaa-Hoppenworth’s passage of a City ordinance in 2025 that made the entire 48th Ward a Low Affordability Community [LAC], the only ward in the city so designated.

An LAC appellation requires developers to include at least 20% of their units as affordable in return for a substantial reduction in their properties assessed value for up to 30 years. This means a 100% reduction in the property’s assessed value for the first three years, and smaller reductions every year for the next 27 years.

Lower assessed values mean lower property taxes, and less money for the various

taxing bodies. A 100% reduction would seem to mean no property taxes would be paid.

Another flaw in the scheme to say this will bring in taxes is that the property site is situated in the Red-Purple Modernization [RPM] Phase One Project TIF, a TIF district that isn’t scheduled to expire until 2052.

### ***The development plan at 5959 N. Sheridan Rd. presently stands in stark contrast to the City of Chicago Lakefront Protection Ordinance [LPO], which mandates that new developments in this zone conform to a lower-height, a 5-to-6 story profile, to maintain lakefront character and aesthetics.***

As a TIF vacuums up all incremental property tax increases, the entire project at this point would be considered an “incremental increase,” leaving nothing left for the various taxing bodies, but for Chicago Public Schools, whose share would still be given to the schools.

The gigantic RPM TIF has turned into a massive money raising machine, as it is 1/2 mile wide and runs from Devon Ave. south to North Ave., containing some of the most valuable real estate in the Midwest.

A TIF district is a designated area [often deemed blighted] where property tax revenue increases are frozen for 23 years [with extensions possible]. The RPM TIF actually has a 35-year life span.

The growth in tax revenue above the base level is reserved for local redevelopment projects within the TIF – in this case the CTA Red-Purple Line “L” moderniza-

tion infrastructure.

Only the RPM TIF is generating much more money than was ever needed or expected, and nobody is really saying where all that extra money will be spent. It could generate as much as \$600 million to \$1 billion in excess taxpayer funds by the time the TIF expires.

Similar faith-based redevelopment projects have gained traction across Chicago as congregations seek to monetize valuable real estate amid dwindling membership. St. Alphonsus Catholic Church in Lakeview completed a similar mixed-use project in 2023 adding 180 units, while Lakeview Lutheran Church opened their 37-unit Lakeview Landing in 2025. Our Lady of Lourdes in Ravenswood is also now liquidating its holdings for private development.

The design to ignore the law is not solely on the back of developer Fern Hill. Emanuel Congregation is wholly part-and-parcel of this project. Their website states, “As we look to the future, we are exploring ways to right-size our building and create space that better reflects the needs of today’s congregation.” But nowhere in the development plans is a new home for Jewish elderly described.

Ald. Manaa-Hoppenworth revealed in her newsletter that Emanuel Congregation, in partnership with Fern Hill, has formally submitted a zoning change request to her office. They are proposing that the three parcels be rezoned from RS-1 and RM-5.5 to B3-5.

The alderwoman will be hosting a community meeting about this planned development in February. It will then go through the usual City Hall path at the “Chicago Plan Commission, the Dept. of Planning & Development, CDPT, CFD, MOPD, CTA, ComEd, and others.”

APARTMENT from p. 1

sale closed on closed Jan. 7, backed by an \$11 million loan from Old National Bank, property records show.

The property itself was part of a family feud by its builders in 2024, when builder Michael J. Lerner of MCZ Development and his wife, Jamie Lerner, filed suit against their son, Michael N. Lerner, accusing him of preparing to sell the property and keep all proceeds for himself, despite previously agreeing to share 50% with a trust controlled by his mother.

The Lerner son had been entangled in a legal battle with his parents, who accused

him of mismanaging funds and failing to repay loans tied to various projects. Those disputes, which at one point led to the appointment of a receiver to manage some of the family’s contested assets, have dissipated, with a handful of legal settlements in 2025, court records show.

The sale follows a string of distress sales for Michael N. Lerner. Last year, a separate foreclosure case brought against him was resolved through the \$9.5 million sale of a collateral property.

In 2023, a high-profile skirmish between Lerner and his father over a \$45 million Fulton Market site was also resolved through a legal settlement.

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## Readership survey now underway

This newspaper is participating with several journalism organizations to undertaking 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).

