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tie a knot in it and hang on.
— Franklin D. Roosevelt

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NEWS OF ROGERS PARK, EDGEWATER, UPTOWN & ANDERSONVILLE

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1224 W. Loyola Ave.

Image courtesy 49th Ward office

Loyola set to demolish 1226 W. Loyola building

In January, Loyola Univ. received demolition permits for 1226-1234 W. Loyola Ave., previously home to Archie's Cafe, the Roman Susan Art Gallery, and the Edge Art Gallery.

Loyola's purchase of the building in late 2023 became a battlefront among Rogers Park neighbors who had hoped to keep the building, its 35 residential units, and commercial tenants.

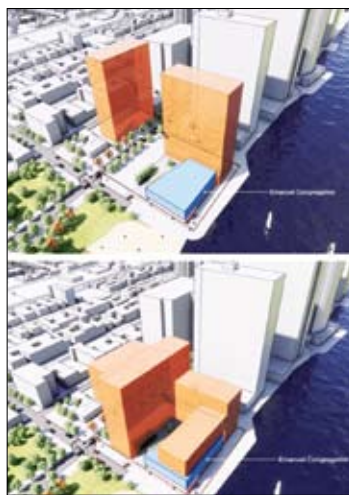
Over the last couple years, community activists and local Ald. Maria Hadden [49th] had battled with Loyola Univ. challenging their plans to knock the building down. They suggested that there

were other options for development "that could have been more beneficial to our community.

The activists had also previously circulated petitions demanding Loyola provide an "equitable pathway for the university to co-exist with neighborhood gathering spaces, and for the university's real estate decisions to adhere to its Anchor Mission."

Presently there is no announced timeline for demolition, but the school suggested it will start as soon as possible, once ComEd confirms that all power to the site has been disconnected from the building.

Sheridan Road's high-rise growth unchecked until 2006



(Left column) Early designs for Emanuel Congregation Campus. *Courtesy of Eckenoff Saunders* (Top right) The first multi-unit, low-rise courtyard building built in 1919 located at 6249-59 N. Sheridan Rd. *Photo by Bob Zuley* (Bottom right) The first high-rise building in Edgewater built in 1929 located at 6101-09 N. Sheridan Rd. *Photo by Bob Zuley*

Uptown's migrant homeless shelter to close this summer

American Islamic College slated for redevelopment

To the surprise of neighbors and others on the North Side, the campus of The American Islamic College, 640 W. Irving Park Rd., was turned into a migrant shelter in 2023 when Chicago was flooded with illegal aliens, many of whom had just arrived in America.

That period in the property's long history will now be coming to an end.

Before the influx of homeless migrants, the campus had been slated for redevelopment. It will now be emptied of their temporary residents by this summer and presumably put back on the path for redevelopment. The American Islamic College will stop operating as a shelter June 30, according to city officials. The property presently is hosting and housing about 424 people.

The property has housed thousands of homeless migrants over the last three years as one of the city's biggest shelters. It is unknown how much taxpayer money the city spent to operate the homeless shelter, but it certainly was millions of dollars.

There is no specific, publicly-disclosed, line-item cost figure solely for this location from the

City, but broader city expenditures reached \$295 million by early 2024 for all migrant shelter operations.

In Aug. 2024, The Sun-Times reported that City Hall has paid \$6.2 million to lease the property at 640 W. Irving Park Rd. to house 1,300 migrants. It primarily housed families needing group shelter.

The closure is part of a planned shelter decommissioning, reports the Chicago Dept. of Family and Support Services.

According to Block Club Chicago, Ald. Angela Clay [46th], was first notified of the plans to shut down the shelter a few weeks ago.

Migrant families who still remain homeless will be offered placement at other shelters across the city. As the crisis has stemmed, the property can go back to being redeveloped as was planned before the City took possession. Developers K Giles LLC and CA Ventures have plans to turn the site into a residential complex with a new, 22-story senior living tower.

Plans to redevelop the site were first announced in 2022. The effort was pitched, promoted and

Development team may discuss concept modifications in next meeting

BY BOB ZULEY

The current development quandary along Sheridan Rd. isn't exclusive to Edgewater. Edgewater faced many of the same conditions as Lake View to the South including the eradication of old mansions, increased traffic and density, and high-rise growth.

Yet history shows that until the 1970's, Lake View's growth upwards was unchecked.

Former Ald. Dick Simpson [44th], was the alderman in Lakeview from 1971 to 1979. In a discussion with this newspaper, Simpson described East Lakeview facing what he described as having the "density of Tokyo" with unchecked parking, traffic, and zoning issues.

[Full disclosure, Simpson was once a columnist for this newspaper, and a beloved one at that for many of our readers.]

Simpson followed in the footsteps of one of his City Council colleagues, former Ald. Leon Despres [5th], in protecting the lakefront through passage of the Lakefront Protection Ordinance [LPO] in 1973. To that end, he instituted a downzoning of lakefront parcels in Lake View. "When you have wall-to-wall high-rises, you have too much

density," Simpson explained.

Meanwhile in Edgewater, the first low-rise courtyard building was built in 1919 at 6249-59 N. Sheridan Rd. The first high-rise followed in 1929, built at 6101-09 N. Sheridan Rd. After World War II, through the 1950s, '60s, and '70s, most of the remaining homes and mansions on N. Sheridan Rd. were razed for high-rise apartment buildings.

In 1965, The Chicago Tribune noted, "The pace is hectic in Chicago's most active area for apartment construction — Sheridan Rd. between Devon and Hollywood avenues. Within the six block area work is now in progress on three 30-story buildings, an 18-story structure, and two-four story apartment buildings. Excavation work is scheduled to begin soon on a twin to the 18-story building."

The article continues, "Once two-story mansions lined both sides of the street. Today their number is dwindling. Their architectural style is ornate, but they are of an era when a building was put together to look as if it would last forever. Most have passed from the original family ownership. The list of diverse owners

now include the Hardy Preparatory School for Boys, Lakeside Nursing Home, and the northern states headquarters of the missions of the Mormon Church."

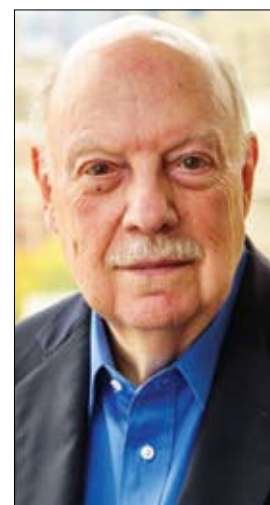
Simpson's effort wasn't emulated in Edgewater until 2006 when the late Ald. Mary Ann Smith [48th] passed a series of city ordinances capping the height of new multi-unit buildings along Sheridan Rd. to five-stories. "We have a huge traffic nightmare and we are called 'a canyon of high-rises,'" Smith told WBEZ in Nov. 2006.

In the era of Amazon, FedEx and Doordash double-parking on Sheridan, in 2026, that traffic nightmare is worse than ever.

Ald. Smith's successful effort to deal with the congestion

created by too much density may be for naught as current efforts are afoot to upzone the Emanuel Congregation site, 5959 N. Sheridan Rd., to B3-5 — the maximum allowed — to allow for greater height and density, an effort that seems counter to the North Side's over 90 years of urban development experiences.

One of the two partners in



Former Ald. Dick Simpson, 44th Ward. *Courtesy University of Illinois Press*

Bon appétit et À tes souhaits



By Thomas J. O'Gorman

Have you ever eaten escargot? Do you enjoy the flavor of songbirds, onion soup or croissants? Or are you more a devotee of creamy paté followed by a charming steak tartare? Do you ever crave chocolate mousse or a juicy tarte tatin for dessert? All these foods, in many ways, are what draw folk to the cuisine of France. A people long noted for their excellence in the kitchen.

In Chicago it is often difficult to get a reservation at a French restaurant or bistro. They're popular, to say the least.

Which leaves us with the question, do the French really eat better than Americans? Is this a myth or the Gospel truth?

It's no secret the U.S. is in open warfare these days battling obesity. Americans have grown fat on steady diets of over-processed foods, fatty meats, sugary confections and drinks, mashed potatoes and gravy, pizza, pasta, pie, cake, French fries, double cheeseburgers, BBQ ribs, slabs of prime rib, bread, donuts, milk shakes, sundaes, tacos, guacamole and chips, bacon, sausages, more bacon, potato chips, Cheez-Its, beer, Coke, Pepsi, Dr. Pepper and waffles swimming in butter and syrup, Oreos, chocolate chip cookies and fried chicken, baked potatoes with sour cream and Chicago dogs... with bacon.

But now an atomic advancement is underway with the medical leaps unleashed with the latest pharmaceutical miracles. These prescription medications like Ozempic, Mounjaro, Zepbound and Wegovy lift the overweight and the worried, changing the way Americans re-take control over their health.



A dish of coq au vin (L) and the window of Chez L'ami Louis.



I've taken Zepbound for six months and am down some 50 lbs. Seeing tennis star Serena Williams doing a commercial for one such product during the Super Bowl certainly centers the rise of these weight loss programs in the common culture.

Have you seen Charles Barkley lately? Shaquille O'Neal? Even our own Gov. JB Prtizker? They were all beefy guys, who are now shopping for belts, suspenders and alterations.

Who's next to appear freshly skinny on TV? Pillsbury's Pop-pin' Fresh Doughboy?

Americans have always had a different relationship with bread, butter and wine, than the French, it seems.

Thus the food paradox between America and France.

In France, at this cold time of year, the skinny French can celebrate the winter arrival of the black truffle. This particular mushroom-like organism has always been the seasonal vegetable favorite, that offers grandeur and taste to those beautiful beef Bourguignons and Coq au Vins, game stews and robust hot pots of long-simmered concoctions. With the black truffle of the Périgord region, the French revive in Winter.

It arrives in Paris at the kitchens of famed restaurants like Le Procope, the oldest restaurant in the capitol. Chez L'ami Louis, the

town's best eatery, and at hotel dining rooms like the Maurice, the Bristol and the Plaza Athénée, each a cathedral of high-end French cuisine.

It's also spreading out among the small bistros lining the streets across the city's arrondissements, where people dine without ketchup on the tables, banned it appears, from the thinking persons' cuisine.

And now at this cold and frosty time of year, the true Epicurean bent at the stove upholds the long traditions of the pre-revolution when French folk revolve fond of game ragouts and casseroles simmered with wine and herbs that stick to the ribs with healthy helpings.

The black truffle has once again made its annual seasonal journey from the Perigord, the region where the climate and the soil grow truffles with mystery and wild agra-skill. Making now its lofty appearance in the restaurants and domestic kitchens of France.

It will trickle down to Chi-town any day now.

These demonstrable truffles add extraordinary flavor to any dish, contributing a layer of exotic taste. They are also very costly, adding more than flavor to the check or the bill at the market.

Perhaps this is the time to speak of France's gift to the world of food equal to their remarkable

musical traditions. Or its contributions to the world of art that seize the vision and minds of humanity with unequalled beauty and emotion.

It was the French led by Rene-Robert Cavalier, sieur de La Salle who first experienced our prairie landscape and lakefront magnificence that became Chicago, our American home.

Perhaps this is the moment when we must contemplate the sad state of American affairs when the friends of a lifetime are abused and abandoned by tyrants forgetting the legacies of noble history.

Such sadness was dripping everywhere as the Olympics opened and the voices of friends around our planet booed our nation's representative. It wasn't the first time we've been booed, and won't be the last.

Perhaps we can take some comfort in wintertime's French cuisine, a land on whose beaches and landscapes were cradled the hearts and souls of our American dead in World War II.

We must remember food not only restores our daily life, it can restore our humanity and bonds of friendship despite the disintegration of civility and moral political understanding. We need such nourishment now. Maybe the French don't eat better, just more civilly.

HUNGRY: Every Thursday, Feb. 26 thru April 30, 8 a.m. to 1:30 p.m., visit a new gourmet pop up market at 680 N. Lake Shore Dr., Lobby Level on Erie St. side. Discover the best of the season, featuring 10 local vendors: Coffee, flowers and specialty foods, also hot lunch options.

SCHOLARS: Emery Arevalo of Senn High School heading to Dickinson College after getting a full-tuition scholarship from Posse Scholars, same goes for Rani Barnes of Northside College Preparatory High School and Senn's Jada McCline who are both heading off to Oberlin College, while Lincoln Park High's Emery Matthews is off to Hobart & William Smith Colleges along with Lane grads Payton Johnson and Karter James. So-lah Montenegro, Zion Lasana, and Sebastian Bernal heading to Middlebury; Luis Morales Lopez to Dickinson College, while Lane's Charles Metzgar-Rugg is off to Cornell, and Shimra Khan is heading to U of Wisc. Madison. Amundsen's Madelyn Gale-Ammari will be taking her skills to Whitman College.

SILVER LINING: A Silver Lining Foundation's 11th Annual Glitz & Glamour Fashion Show is March 6, at the Peninsula Chicago. Dr. Sandy Goldberg and volunteers will welcome you to a fabulous afternoon.

WINTER OLYMPICS: The 2026 Winter Olympics has established eight new events, including the first new sport in decades. For the first time in 30 years a new winter sport has been introduced, "Ski Mountaineering," or more commonly referred to as Skimo.

AT HOME: Franco La Marca and Laura Meier, joined Adrienne Tongate, Pasquale Dominic Gianni, and the Milan Committee of Chicago Sister

BON APPÉTIT see p. 8

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City's liquor taxes go up March 1, while Mayor vetoes dope products regulation

The city of Chicago appears to be at odds with itself over the treatment of two similarly intoxicating products. Mayor Brandon Johnson is on the one hand supporting the growth of the dope drinks and the budding edible 'hemp' industry, while on the other hand raising taxes on the alcohol industry.

It is a common economic theory that to slow or cease the growth of any given industry or activity, government grows taxes and regulations over it; but if the interest is in growing and promoting an industry or activity, government will lower taxes and regulatory burdens.

Due to concerns over youth drug abuse, and the availability of intoxicating products to underage users, the Chicago City Council passed an ordinance Jan. 21 attempting to regulate Chicago's hemp industry.

Then on Feb. 11 the Mayor's office issued a statement reminding residents that city liquor taxes are going up on March 1.

That was followed by a Feb. 13 statement by Mayor Johnson coming out in strong support of an unregulated hemp industry, including those intoxicating dope-based beverages, gummies, candies, balms and tinctures that these days appear to be for sale in thousands of retail locations.

Both sides of this segment of the adult-intoxication industry provide over-the-counter adult products to consumers, operating under a wide variable of city, state and federal regulations. Regulations that are lightly, if at all, enforced by law enforcement and government agencies.

The City Council voted 32-16 on Jan. 21 to approve the measure that would have immediately banned the sale of intoxicating hemp products to those younger than 21. The ordinance made exceptions for hemp-derived beverages (specifically those with 10 mg or less of THC per 12 ounces), topical creams, and pet products.

That was followed by the Feb. 13 statement wherein Mayor Johnson announced his veto of the new dope legislation, saying "I share the concerns raised about intoxicating hemp products, especially when it comes to packaging that may appeal to children or sales practices that lack proper safeguards. We must have strict age verification, responsible labeling, and clear enforcement standards. There must be zero tolerance for businesses that market or sell these products to minors."

"However, the [City Council's] ordinance would effectively function as a broad ban on many small hemp retailers by limiting sales to licensed cannabis dispensaries and certain liquor-licensed establishments. The ordinance protects some establishments at the expense of many of our small businesses who have been following the law and deserve to have a seat at the table."

"We've seen first-hand that criminalization does not eliminate demand," said Johnson. "Instead, these approaches push commerce into [the] black-market

where products are more difficult to regulate and control. Our responsibility is to pass thoughtful regulation, not to legislate entire segments of neighborhood business corridors out of existence," he claimed in vetoing this ordinance.

Johnson then asked the City Council to work with him, public health experts and other stakeholders to craft "balanced legislation and a responsible regulatory framework... and provide clear enforcement mechanisms without dismantling small businesses," which are presently selling intoxicating products to youth in Chicago neighborhoods.

The booming industry in marketing intoxicating dope-infused drinks, balms and edibles finds itself today at the crosshairs of every level of government, each one of which is creating their own set of standards, laws, taxes and regulations, few of which are actually ever enforced. From municipal, to state to federal, and state by state, in an odd juxtaposition, a person today can find themselves battling multiple levels government just to get stoned.

Theoretically, a person drinking a dope-infused beverage while standing at the famed Four Corners intersection of Colorado, Utah, Arizona and New Mexico, could literally find themselves facing drug-usage rules, regulations, laws and taxation emanat-

ing from 12 different government entities by taking a mere four steps east, west, north, and south.

But the reality on the ground is that that Four Corners hemp consumer likely would never encounter an enforcement officer from any of those 12 jurisdictions, and thereby exposes the weakness inherent in many government efforts, that of another well-known economic theory of taxation and regulation: "Oh ya? You and what army?"

Stock up now!

Meanwhile, those looking to have beer, wine or a cocktail, effective March 1, a 1.5% tax is imposed on the privilege of purchasing or using, in the City of Chicago, alcoholic beverages purchased in a sale at retail for consumption off the premises where such alcoholic beverages are sold. The rate of the tax is 1.5% of the retail purchase price for such alcoholic beverages.

Johnson's liquor tax increase replaces the lower per gallon tax that was previously in place which was 29¢ per gallon on beer; 36¢ per gallon on liquor of 14% alcohol or less; 89¢ per gallon on liquor of 14% to 20% alcohol, and \$2.68 per gallon on liquor consisting of 20% or more alcohol.

Indeed, the message consumers may be taking away from the city's current intoxication tax policies is 'booze bad; dope good.'

Assessor calls for reducing barriers to property tax relief for seniors

Cook County Assessor Fritz Kaegi was joined by state lawmakers, community groups, and clergy at a Feb. 11 press conference calling for better access to property tax relief for low-income seniors.

The Assessor's Office is supporting legislation in the Illinois General Assembly (HB4801, SB1750) to allow for automatic renewal of the Senior Freeze Homestead Exemption. Exemptions provide property tax savings for homeowners.

The Senior Freeze for low-income homeowners over the age of 65 freezes a property's taxable value. That prevents seniors on limited incomes from being displaced by property tax bill increases.

"We want to help those homeowners who need it the most. In this case, we can do it by making a quick, effective change that removes a serious barrier to access for seniors," said Assessor Kaegi.

"As we know, our seniors are among the most vulnerable populations of homeowners because many of them live on fixed in-

comes and property tax increases can threaten their ability to stay in their homes," said State Sen. Javier Cervantes (1st District). "When this was brought to me, I thought this was common sense legislation that we have to get done."

Last year, more than 120,000 households in Cook County received the Senior Freeze. In November 2025, the General Assembly passed legislation to raise the income eligibility threshold for the exemption to \$79,000 by 2029.

Since 2019, the Assessor's Office has been given authority to auto-renew several exemptions: the general Senior exemption, the Persons with Disabilities exemption, and several categories of the Veterans with Disabilities exemption.

The number of recipients of the Senior exemption, available to anyone over the age of 65 for their primary residence, has increased 16% since 2019. Between 2023 and 2024, the number of veterans who received an exemption that reduced their property tax bill to \$0 increased from 3,100 to 5,300.

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Democrat Machine's efforts to dump Assessor Kaegi failing



The Home Front

by Don DeBat

Ethics and honesty—rare moral principles in politics—appear to be winning for Fritz Kaegi in his effort to get reelected as Cook County Assessor.

Despite generally under-handed campaigning tactics, aggressive TV-ad rhetoric, and overall rancor displayed by challenger Patrick J. Hynes, on Feb. 7 Kaegi earned the sterling endorsement of the Chicago Tribune for the office of Cook County Assessor.

In the endorsement, the Tribune lauded Kaegi for his fundamental fairness, and being a respectable man who has genuinely managed to avoid conflicts of interest: “He’s an intellectual who thinks deeply about the issues within this (property-assessment) system, has excellent command of his data, and its implications, and who has cleaned up the Assessor’s office.”

The Tribune noted that the Cook County assessment system is fraught with politics because residential and commercial real estate are constantly reassessed—every three years in Chicago and the county.

In Cook County, current market value has to be established for every parcel of real estate—a her-

culean bureaucratic task for the estimated 1.9 million properties.

The Tribune noted that there is “blame to share between the assessment system and Cook County Board Chairman Toni Preckwinkle regarding the current property tax billing shambles.”

“The race for Assessor is about who pays: big corporations and commercial properties, like Trump Tower, or homeowners,” Kaegi said. “Pat Hynes has made his choice. He is being bankrolled by property tax attorneys responsible for driving up homeowners’ tax bills.”

“The race for Assessor is about who pays: big corporations and commercial properties, like Trump Tower, or homeowners,” Kaegi said. “Pat Hynes has made his choice. He is being bankrolled by property tax attorneys responsible for driving up homeowners’ tax bills.”

Kaegi’s reelection team reported that Hynes has accepted more than \$97,100 in 115 donations from property tax appeal lawyers, \$15,800 from appraisers, and \$321,992 from the commercial real estate industry.

The Cook County Inspector General has long recommended that county tax officials ban donations from property tax ap-

peal attorneys as it represents a massive conflict of interest.

Trump Tower, represented by property tax attorneys at Mayer Brown, saw its assessed value slashed by \$48 million, a hefty 39% reduction.

Reductions in commercial assessments shifted \$450 million in taxes onto homeowners’ bills last year,” Kaegi’s team reported. “A typical Chicago homeowner now is paying \$700 more per year for property taxes than they should be,” the team reported.

Residential property tax bills in Cook County rose a record 16.7% in 2024. Taxes are paid a year in arrears. Critics know that these increases are driven by government’s insatiable appetite for more revenue and spending. In 2024, the combined tax levies of Chicago-area governments grew by \$528.6 million to a mountain-sized \$8.87 billion.

Kaegi’s team noted that Hynes, who is running in the Democratic primary, also has taken \$40,000 in donations from what they claim are “MAGA-Republican donors.” That may explain the hefty assessment cut at Trump Tower.

Lyons Township Assessor Hynes, 53, who worked for 23 years in the office of the Cook County Assessor, including the corrupt Berrios era, was labeled by the Tribune as “professionally incompetent.”

A Beverly native, politically



Fritz Kaegi



Patrick J. Hynes

connected Pat Hynes has served as Lyons Twp. Assessor since 2021. Hynes is a nephew of former Assessor Thomas C. Hynes, who ruled the office for nearly two decades from 1978 to 1997.

In 2019, Kaegi, a reformer, replaced Assessor Joe Barrios. Critics say Berrios’ loose-cannon assessment style often sidestepped fairness and focused on well-heeled insiders along with politically connected tax-appeal lawyers.

Favorable valuations allegedly were handed out to wealthy downtown property owners who kept donations flowing into Barrios’ campaign coffers. Nepotism and patronage ran rampant, and ethics rules were ignored.

In 2018, Kaegi ran on a pledge to overhaul Berrios’ dysfunctional office, and voters believed him. A scathing investigative report by the Chicago Tribune and ProPublica about Berrios led to Kaegi being elected.

On the whole, Kaegi has de-

livered his promise of reform. Kaegi inherited not only a deeply flawed, ethically bankrupt office, but also a dusty, decades-old data system that relied on reams of paper.

When Kaegi first took office, his staff allegedly found 600 tons of paper tax appeals in storage.

Kaegi modernized the aged assessment data systems, replaced most of Berrios’ top staffers, and halted accepting tax-appeal lawyer donations.

Under Kaegi, homeowner assessments generally have been burdened with a smaller share of the tax levy, while business and commercial properties were handed a larger share. No wonder Kaegi has been targeted and criticized by big commercial property owners and apartment developers.

Kaegi is a highly qualified expert in property assessments, holding both the Chartered Financial Analyst and Certified Illinois Assessment Officer designations.

Before serving as assessor, Kaegi had a 13-year career as a financial-asset manager at Columbia Wanger Asset Management.

Born and raised in Chicago’s Hyde Park neighborhood, Kaegi holds an MBA from Stanford Univ.

Are tax hikes Kaegi’s fault?

Kaegi’s two terms as Assessor have been rocky. Critics say he is responsible for recent massive residential tax hikes.

Kaegi also butted heads with the Cook County Board of Review, which is more firmly entrenched with the Democratic Machine. Critics also blame Kaegi for delays in issuing the second installment of real estate tax bills. The bill due on Aug. 1, 2025, was not payable until Dec. 15.

However, in 2015—three years prior to Kaegi’s appointment as Assessor—Cook County had contracted with Tyler Technologies, a Texas-based tech firm, to implement new integrated property-tax and mass-appraisal systems at a cost of a whopping \$87 million.

Tyler Technologies’ performance was substantially delayed and the company subsequently cited converting 20 years of tax data and preparing for a board audit as reasons for the delay.

Tyler Technologies also failed to renew its Illinois Business License which was revoked for non-payment on Sept. 12, 2025. And you wonder why your tax bills were late?

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

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Website offers easy way to update property tax bill information

You may not look forward to receiving your property tax bill, but it's crucial that you get it. Not getting it can lead to missing the due date, which can cost you money in late interest charges.

Fortunately the Cook County Treasurer's website, cookcountytreasurer.com, offers an easy way to correct, change or update name and address information to ensure that the property tax bill ends up at the right place for the right person.

If something must be changed, the easiest option is to request the change online on the website. On the homepage, go to the purple box that says, "Your Property Tax Overview." Find your property with your 14-digit Property Index Number (PIN) or property address. Results will show a pic-

ture of the property. Then, under "Mailing Information" on the right, click on the highlighted text that says, "Update Your Information." Fill out the form with the correct name and address and provide a telephone number and email address, then submit the form electronically. Lastly, agree to the terms and conditions by checking a box that certifies you own the property or are authorized to act on behalf of the owner. You will then receive an email from the Treasurer's office with a link which you must click on to finalize any changes.

You may also request a change of address in person on the first floor of the Cook County Building in the Loop at 118 N. Clark St., Room 112.

(Note: address changes are not processed

by phone to prevent the growing problem of identity theft.)

To use the mail, just download a pdf copy of the change of mailing address form from the website located under the "Forms" banner at the top of the webpage. Print and fill it out and put it into a mailbox. Remember, this method requires notarization.

There are several reasons why people request address changes. Your name on your bill may be misspelled, an address may be incorrect, a child may be managing the property for their parents, or someone may need to update their information due to marriage or divorce.

When an owner pays through escrow, the Treasurer's Office mails the original tax bill to the owner. The office doesn't

mail tax bills to mortgage companies even though the mortgage company may pay the bill.

There can be a distinction between mailing address and property location address. The mailing address is simply where the bill should be mailed. The property location is the physical location of the property.

Please note that changing the name on a tax bill or changing the address isn't the same as changing ownership of a property. Doing so only affects the mailing of the bill but doesn't change names on deeds or titles.

While receiving your tax bill can be unwelcome, not receiving it can be more costly and ultimately even worse.

Bill to regulate homeowners insurance rates could reemerge following State Farm's double-digit rate hike

BY PETER HANCOCK
Capitol News Service

Illinois lawmakers are poised to make a second attempt at passing a bill that would give state regulators more authority to control the rising cost of homeowners insurance for individual property owners and for Condo and Homeowners Associations.

Gov. JB Pritzker called for the legislation last summer after Bloomington-based State Farm Insurance announced it was raising premiums in Illinois an average 27.2%, citing years of losses in its property casualty line of coverage due to weather-related disasters in the state.

A bill to give the Illinois Dept. of Insurance [IDI] authority to approve or reject insurance rate increases passed the Senate during last fall's veto session. But when it returned to the House for a vote to concur with changes the Senate had made, the amended bill fell four votes short of the 60 needed for passage. That left many to believe the bill had died.

The following day, however, the bill's chief House sponsor, Rep. Robyn Gabel [18th], refiled a motion to concur, which is allowed under House rules. And Pritzker has said since the end of the veto session that he still wants the legislation to pass.

"They get a second bite at the apple," Kevin Martin, executive director of the Illinois Insurance Assoc., said in an interview.

Gabel said that no decision had been made about calling the bill for a second vote. But Martin said people in the industry have heard the bill could be called as early as Feb. 16, when the House and Senate return to the Statehouse to begin the 2026 legislative session in earnest.

Current environment

Insurance, like most everything, is more expensive in Illinois. The industry is blam-

ing bad weather and higher construction costs for the rate increases. For Condo and HOAs, they worried about delayed maintenance and repairs.

Mirroring trends in the single-family home market, insurers are boosting premiums or exiting the business of covering HOAs' common property entirely, citing rising losses from weather and aging buildings.

The condo industry is also aging. The first condominium declaration filed in Chicago was on January 31, 1963. The first North Side condo building rose at 339 W. Barry in Lake View. The industry expanded quickly throughout the 1960s, 70 and 80s, and all those buildings are now 50 and 60 years old, so they all falling apart now at the same time too.

Large insurance premium hikes usually end up passed on to individual owners in the form of higher monthly assessments.

The controversy over State Farm's rate hike last year raised attention to the fact that Illinois stands out among states for having exceptionally weak regulations over the insurance industry.

Advocates for the legislation argue that every state in the nation except Illinois has a law that prohibits insurance companies from charging "inadequate, excessive or unfairly discriminatory" premiums. And other states' insurance regulators have authority to review and modify proposed rate increases.

Illinois, however, is known in the insurance industry as a "use-and-file" state, meaning companies can raise their rates at any time and immediately put them into effect before filing the new rate schedule with state regulators.

The IDI has authority to license companies and agents to do business in the state. It also has authority to make sure insurance products sold in Illinois comply with state

laws and that companies honor the terms of their policies. But it has no other authority to review or approve the rates they charge.

Douglas Heller, director of insurance for the Washington-based Consumer Federation of America, described Illinois' law last year as "among the most toothless in the nation."

In the wake of State Farm's rate increase last year, Pritzker suggested the company was trying to shift the cost of disaster-related losses in other states onto the backs of Illinois consumers, and he said legislation was needed to prevent that practice from happening in Illinois.

"We need to make sure Illinois homeowners are not paying for losses that companies experience in other states," Pritzker said in an op-ed published in the Chicago Tribune that was cosigned by House

Speaker Emanuel "Chris" Welch and Senate President Don Harmon.

State Farm officials firmly denied that allegation, and Martin insisted no insurance companies in Illinois engage in that practice.

"We have never seen anything like that, and we would argue very strongly that that does not happen and cannot happen based on the actuarial data that the companies have to provide in Illinois on Illinois losses," he said.

Proposed changes

The call for new legislation to regulate homeowners insurance rates led to negotiations between the governor's office, legislative leaders and the insurance industry.

INSURANCE see p. 10

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Police Beat...

Armed robberies in Uptown, Lake View

Chicago police are warning residents of recent armed robberies with a handgun in the Uptown and Lakeview neighborhoods.

In both of these incidents, two male African American men wearing dark colored clothing and masks exited a black Chevrolet Equinox. Both subjects then entered the businesses, announced a robbery and ordered the employees to open the cash registers, while one subject displayed a dark handgun.

In one incident, the offenders placed currency into a bag, while in the other incident, the offenders fled with the cash register. Both subjects then fled the area in the black Chevrolet Equinox.

Incidents include one on the 4700 block of N. Marine Dr. 5:01 p.m. Feb. 8, and the second on the 3000 block of N. Clark St. 5:30 p.m. Feb. 8.

The offenders are described as two African American men 20-40 years of age, wearing dark colored clothing and masks. The subjects utilized a black Chevrolet Equinox in both incidents.

Those who may have information on this crime can contact Area Three Detectives at 312-744-8263, or submit an anonymous tip at CPDTIP.com and use reference # P3-26-005.

Two foreign nationals indicted, part of \$10M health care fraud

Two foreign nationals participated in a \$10 million scheme to fraudulently bill Medicare and private insurers for nonexistent health care services, according to an indictment returned in federal court in Chicago.

In 2023 and 2024, Burhan Mirza and Kashif Iqbal, along with several co-schemers, used nominee-owned laboratories and durable medical equipment providers to submit fraudulent claims to Medicare and private healthcare benefit programs for items and services that were not provided, the indictment states.

Mirza, a Pakistani native who resided in Pakistan, allegedly obtained the identifying information of individuals, providers, and insurers without their knowledge and used the information to support the bogus claims submitted on behalf of the nominee-owned companies, the indictment states.

Iqbal, a Pakistani native living Texas, was allegedly associated with a number of durable medical equipment providers that allegedly submitted fraudulent claims to insurers. Iqbal also allegedly laundered fraud proceeds obtained by the co-schemers and coordinated the transfer of money obtained through the scheme to Pakistan, the indictment states.

The indictment charges Mirza, 31, with 12 counts of healthcare fraud and five counts of money laundering. Iqbal, 48, is charged with 12 counts of healthcare fraud, six

counts of money laundering, and one count of making a false statement to U.S. law enforcement. Arraignments in federal court in Chicago have not yet been scheduled.

Police seek suspect in brutal Red Line robbery near Wrigleyville



Police looking for this woman in connection with a violent robbery aboard the Red Line.

Chicago police are searching for a suspect who allegedly beat and robbed a passenger on a northbound Red Line train in Wrigleyville earlier this month.

The violent attack occurred around 11:41 a.m. Feb. 1 aboard a train near Addison, according to an alert issued by CPD.

Police said the victim was riding the northbound Red Line when the assailant punched him in the face, stole the victim's property, and stomped on the victim's head. The victim was eventually able to leave the train car at the Wilson station and seek help.

While the suspect was initially described as male, the CPD alert does not list a description.

Anyone with information is asked to contact Public Transportation Detectives at 312-745-4447 or submit an anonymous tip at CPDTIP.com, referencing case number JK-134584.

Woman dies after being found nude in back seat of stolen car in Roscoe Village

Police are investigating after a woman was found unresponsive and nude in the back seat of a stolen car in Roscoe Village on Feb. 12.

At approximately 3:15 p.m., a 911 caller reported that they had found their stolen black Nissan Pathfinder in the 3200 block of N. Damen Ave. with a dead woman in the back seat, according to Chicago Police Dept. dispatch records.

When CPD and fire department personnel arrived at the scene, they discovered the 39-year-old woman was still breathing and administered CPR, but she was later pronounced dead at Advocate Illinois Masonic Medical Center, police said.

The Cook County Medical Examiner's Office conducted an autopsy on Friday to determine how she died.

Violent armed robbery caught on video outside Mondelēz headquarters

An uptick in robberies in the West Loop has taken on a new sense of urgency after a passerby captured a daytime mugging on video Feb. 12 outside the Mondelēz International Global Headquarters.

At about 4:23 p.m., a 49-year-old man was standing on the sidewalk in the 200 block of N. Peoria St. when two men approached him and at least one produced a handgun, a Chicago police spokesperson said. The men demanded property from the victim while battering him.



Two men, including one armed with a pistol, mug a man in the 900 block of W. Fulton Market on Feb. 12.

Photo courtesy @london20s

Video recorded by a witness showed the man curled up on the sidewalk outside the headquarters of Mondelēz, one of the world's largest food conglomerates and manufacturer of products ranging from Chips Ahoy! cookies to Halls cough drops and Philadelphia brand cream cheese.

One of the robbers appeared to be slapping the victim in an apparent effort to force his compliance. Both suspects fled in a gray or silver Range Rover, police said. The victim declined medical attention, according to CPD.

The robbers are two Black males, one wearing a gray track suit and red winter gloves. He was armed with a handgun. The other wore black jeans with ripped knees and a black hooded jacket over a top with a graphic design. Additional individuals may have been involved, as one of the robbers entered the rear passenger side of the vehicle rather than the front passenger seat.

The Feb. 12 robbery is part of a recent spike in street muggings that has documented over the past couple of weeks.

Commercial burglaries spike

In what could portend a coming trend for this spring and summer, Chicago Police issued a community alert Feb. 12 on 30 commercial burglaries city wide. There were too many to list here with individual addresses.

The alert noted recent burglaries to North Side commercial businesses in the Lake View East, Lincoln Park, Rogers Park, Uptown, Lincoln Park and Edgewater neighborhoods among others on the South and West Sides.

In the incidents, 4 to 7 offenders gain access to businesses by breaking a glass front door/window with sledgehammers and/or pry bars.

Offenders then enter the business removing money, cash registers, ATM and merchandise. Offenders then flee in vehicle.

Those who have any information on these crimes may 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, and use reference # 26-CWP-003D.

Two men shot in West Rogers Park as gunman escapes on Lime scooter

Two 19-year-old men were shot while sitting in a minivan in West Rogers Park on Feb. 15, according to Chicago police.

The shooting occurred in the 6100 block of N. Rockwell St. at approximately 6:15 p.m. The two victims were inside a black Toyota Sienna when the gunman approached and began firing, CPD said.

Officers found one victim at the scene with a gunshot wound to his knee. The other victim, shot in the arm and grazed on his abdomen, ran to a nearby apartment building for safety.

Both men were taken to St. Francis Hospital and were initially reported in good condition, police said.

Witnesses told police the gunman fled the scene on a Lime scooter. They described him as White, wearing a white cap, a white hoodie, and black pants.

Gunfight leaves 17-year-old injured in Rogers Park

A 17-year-old boy was wounded during a gunfight on a Rogers Park street Feb. 15, according to witnesses and Chicago police.

The teen was near the sidewalk in the 7700 block of N. Paulina St. when he was shot in the left thigh around 4 p.m., police said.

Witnesses told police the boy also had a gun and returned fire after falling to the ground, but no other injuries were reported. Before officers arrived, someone removed the gun from the wounded teen and fled the scene with the weapon, a witness said. An officer at the scene estimated approximately 30 shell casings littered the area, but added witnesses were not cooperating with the investigation.

Police applied a tourniquet to slow the victim's blood loss until paramedics transported him to St. Francis Hospital in Evanston. CPD said he is in good condition.

The boy is the second person shot in Rogers Park this year.

Man charged with committing five robberies, burglaries in one hour

A Chicago man was part of a robbery and burglary crew that targeted at least four businesses during an hour-long crime spree that prompted a CPD community alert last month, prosecutors say.



Brian Pride

Brian Pride, 20, is charged with three counts of armed robbery and two counts of burglary in connection with the Jan. 3 incidents, which targeted businesses in Lakeview, Lincoln Park, and West Town.

Chicago police detectives used city surveillance cameras to track a stolen vehicle that Pride and at least one accomplice used to travel between crime scenes, according to prosecutors.

The crime spree began at 4:58 a.m. in the parking lot of a Burger King at 2344 W. Chicago Ave., where prosecutors say Pride robbed a 35-year-old female employee, taking her wallet and AirPods. The victim later identified him in a photo lineup.

At 5:46 a.m., the crew targeted a Dunkin' Donuts at 3000 N. Ashland Ave., where an accomplice allegedly held a gun on an employee while Pride went behind the counter and took a cash register drawer and two cakes, according to charging documents.

Prosecutors say Pride and his accomplice then used a hammer to break into a 7-Eleven at 2600 N. Lincoln Ave. at 5:52 a.m. and a Circle K at 3180 N. Broadway at 6:02 a.m., taking money and tobacco products. Employees fled both locations during the break-ins.

A Chicago police officer recognized Pride from surveillance images, leading to his arrest.

Judge Deidre Dyer ordered Pride detained pending trial. Court records show Pride received a four-year sentence in 2024 for carjacking.

Violent sex trafficker sentenced to 28 years

A Chicago man has been sentenced to 28 years in federal prison for violently sex trafficking five young victims, including a 15-year-old girl, and kidnapping two of them.

Dennis Williams used threats, violence, drugs, and other coercive means to force five victims to engage in commercial sex. Williams often restrained or assaulted the victims to force them to comply and turn over the proceeds to him. Williams also caused a 17-year-old girl, whom he also assaulted repeatedly, to assist him in trafficking the victims. Williams ran his sex trafficking operation out of his Chicago residence and motels in Lansing, IL, in 2022 and 2023.

Last year, a jury in U.S. District Court

in Chicago convicted Williams, 33, on all seven sex trafficking and kidnapping counts against him.

All five of Williams' victims, including both of the kidnapping victims, bravely testified about their ordeals at trial.

U.S. District Judge Mary M. Rowland imposed the 28-year prison sentence during a hearing on Feb. 4, 2026, in federal court in Chicago.

Electronic monitoring takes unexpected turn when ICE picks up migrant during SAFE-T Act outing

A Venezuelan migrant charged with attempted murder for allegedly participating in a violent robbery aboard a CTA train found himself in an ironic predicament: he lost his freedom while exercising the very freedom granted to him under Illinois' SAFE-T Act.

Wilker Gutierrez-Sierra, who was on electronic monitoring awaiting trial, was arrested by Immigration and Customs Enforcement agents during one of his "essential movement" days, a provision of the SAFE-T Act that allows monitored defendants to move freely outside



Wilker Gutierrez-Sierra

their homes two days per week. The SAFE-T Act, a massive criminal justice overhaul that took effect in Illinois, permits anyone on electronic monitoring to leave their residence for up to two days weekly with little to no documentation required of their actual activities. While most defendants who go AWOL while wearing ankle monitors simply disappear, authorities know exactly where Gutierrez-Sierra ended up.

According to discharge papers filed by the sober living facility where Gutierrez-Sierra was residing, he was out walking when five black trucks pulled alongside him. ICE agents emerged from the vehicles and took him into custody for deportation proceedings, the papers said.

Gutierrez-Sierra was awaiting trial on charges stemming from a Feb. 2024 attack aboard a Pink Line train. Prosecutors said he and three other Venezuelan migrants who had been in Chicago for as little as one month lured a 49-year-old Cicero man to the back of a train car near Kostner Ave.

According to prosecutors, Gutierrez-Sierra allegedly blocked the doorway to prevent the victim's escape and obstructed other passengers' view while a third man jumped on the victim and wrapped his arm around his neck. The third assailant squeezed the man's neck until the victim soiled himself, lost consciousness, and collapsed to the floor, prosecutors said.

While the victim was being strangled, a fourth migrant allegedly reached into the man's pockets and stole his phone and approximately \$400 from his wallet. Prosecutors said one of the alleged assailants placed his hand over a CTA camera lens after the victim fell to the floor, but by then the security system had already recorded the entire attack.

Alert passengers realized what was happening and notified CTA workers, who held the train at the Pulaski station and kept the four migrants contained until Chicago police arrived to take them into custody.

Three of the four men were already on pretrial release for shoplifting charges at the time of the alleged attack. Judge William Fahy ordered those three detained as public safety threats. However, the judge rejected prosecutors' request

POLICE BEAT see p. 10

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TV reporter attacked in Loop carjacking attempt, seven-time felon charged

BY CWBCHICAGO

A 7-time convicted felon violently attacked a television news reporter as she sat in her SUV in the Loop and continued the assault until passers-by teamed up to pull him off the victim, prosecutors said.

At about 12:46 p.m. Jan. 2, the veteran reporter was sitting in her luxury SUV in the 200 block of N. State St., just south of Wacker Dr., when Noah Johnson, 43, allegedly walked up and opened her driver's door.

Johnson, without saying a word, proceeded to punch the reporter in the face as the victim honked her horn, hoping to get someone's attention, according to a Chicago police report. Prosecutors allege Johnson tried to pull the reporter

out of her car and that the attack was so violent it dislodged the victim's salivary gland. While Johnson did not say anything as he carried out the attack, he did mumble to himself and growl at the victim, the report stated.

A woman standing on a nearby corner heard the woman's horn and saw Johnson attacking the victim inside the SUV, the CPD report said. She recruited other passers-by, who pulled Johnson off the victim and stopped him from continuing the attack, prosecutors said. Johnson then fled the scene.

CPD's report said the attack was captured on video by multiple surveillance cameras. A

warrant was issued for Johnson's arrest on January 13. He was recently located and detained on that warrant.



Noah Johnson

He is charged with attempted vehicular hijacking, unlawful vehicular invasion, and aggravated battery in a public place.

Judge James Murphy III ordered Johnson held pending trial, noting he has seven previous felony convictions. Those include two armed robbery convictions in 2011 and an attempted armed robbery conviction in 2009, narcotics convictions in 2009 and 2000, and an aggravated battery of a peace officer conviction in 2005.

Another school protest walk out Feb. 13 over immigration policies

Students from several Chicago high schools, including Lake View High School, walked out of class Feb. 13, to protest federal immigration law and border enforcement policies.

Lake View students protested at N. Ashland Ave. and W. Irving Park Rd.

This follows an early student walk out protest on Feb. 2 that included Mather, Northside College Prep, Roosevelt, Amundsen, and Von Steuben high schools.

The organized walkouts come as students in Chicago, and others nationwide, have been recruited by activists to protest long-established U.S. immigration and customs laws, and current federal enforced policies.

U.S. Customs laws were first established on July 31, 1789, by the 5th Act of the First Congress, creating districts and ports to regulate trade. Early federal immigration regulation began with the Steerage Act of 1819, while the Naturalization Act of 1790 first defined citizenship eligibility.

The protesters' targets are U.S. Immigration and Customs Enforcement [ICE] agents. ICE was created in 2003 through a merger of interior enforcement elements of the former U.S. Customs Service and the Immigration and Naturalization Service.

ICE now has more than 20,000 law enforcement and support personnel in more than 400 offices in the U.S. and abroad.

Between 2021 and 2024, there were nearly 11 million nationwide

enforcement encounters with illegal aliens, including those who are deemed inadmissible at ports of entry. Nearly 9 million of those encounters occurred along America's southwest border.

In addition to these encounters, ICE and Border Patrol have recorded another roughly 2 million known "gotaways" since the start of 2021, roughly four times the number recorded from 2017-2020.

Another 530,000 inadmissible aliens arrived in the U.S. since the Jan. 6, 2023 inception of the Cuban, Haitian, Nicaraguan, and Venezuelan mass-parole program. In July 2024, the Dept. of Homeland Security paused the program after an internal review revealed widespread fraud in the program.

In total, the mass influx of new aliens reflect unprecedented levels of unauthorized, illegal immigration over the four-year period,

and is the root cause of today's immigration enforcement policies.

Based on recent policy 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.

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.

Free heart screening at Warren Park

In recognition of American Heart Month, the Chicago Park District [CPD] is hosting free heart health screenings at Warren Park, 6601 N. Western Ave., Thursday, Feb. 26 from 9:30 a.m. - 12:30 p.m., in collaboration with outside health partners.

The screening is free, but registration is required and space is limited, visit <https://anc.apm.activecommunities.com/>

chicagoparkdistrict/activity/search?onlineSiteId=0&activity_select_param=2&activity_keyword=heart&viewMode=list.

Screenings will include blood pressure screenings, lifestyle risk assessments, physical activity and heart rate screenings.

Park District staff will be on hand to provide information on heart healthy fitness and other opportunities in the parks.

Roll over Beethoven, meet the Beatles in Hamburg

Fans of the Beatles can attend a lecture of the formative years of the Fab Four starting at 7 p.m. Thursday, Feb. 26, at the 2nd Floor Brauhaus Room of DANK Haus German Cultural Center, 4740 N. Western Ave.

The lecture will be presented in person and virtually by Mike Haas of the DePaul Univ. History Dept.

Haas will revisit the Beatles' formative Hamburg years, when three working class lads from Liverpool sharpened their sound playing American rock and roll

on the Reeperbahn, to some of the toughest crowds in all of Europe.

These gritty performances shaped their identity as a band and set the stage for a global cultural revolution. It was in Hamburg that the Beatles truly found their voice. John Lennon once remarked, "I may have been raised in Liverpool, but I grew up in Hamburg." Those sentiments were also attested by bandmates Paul and George.

The cost is \$25, to register, visit <https://dankhaus.com/event-6518635>.

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BOB APPÉTIT from p. 2

Cities International cheered the Winter Olympics Opening Ceremony at a splendid local eatery, The Dearborn, 145 N. Dearborn St. A huge thank you to its proprietors **Amy Lawless and Clodagh Lawless-Murphy** for their amazing hospitality.

THE CRUSH: Today's art crush comes from **Todd S. Davis** whose eye has caught **Jean Metzinger's** "Woman with a Fan" [1913]. This piece was originally acquired by Chicago collectors **Mr. and Mrs. Sigmund Kunstadter** back in 1954, and subsequently donated to the Art Institute of Chicago in 1959, along with a significant Metzinger landscape. Sigmund made his fortune as the founder and president of Formfit, a Chicago company which produced ladies undergarments. This success allowed Sigmund and his wife to become distinguished art collectors.

VIRTUOSO: Artist **Rosemary Fanti's** illustration of international music virtuoso, "Ian Maskin and his Cello"—was presented during a recent Chicago performance. It's a watercolor and pencil work on paper. As **Leon Tolstoy** said, "Music is the shorthand of emotion."

GET WELL: Sadly, the day prior to departure, **Richard and Leah Steele** missed the last flight to Rome over a sudden health issue. That girl loves her pasta and St. Paul's Cathedral. Back home now spooning pasta at the kitchen table.

BAILEY CABARET: **Barb Bailey** will perform a live "in house" concert in the home of **Sonia P. Oyola**, in the early stages of Spring, 4 p.m. Sunday, March 8, and promises to shake Chicago with a brand new show of music and entertainment inside stories. Order ticket for the coolest show in town.

BIRTHDAY: They're still



(Left) Jean Metzinger's "Woman with a Fan." (Center) Russ Goeltenbodt and friends at Le Piano. (R) Rosemary Fanti's "Ian Maskin and his Cello."



talking about the amazing birthday celebration crooner **Russ Goeltenbodt** had at Le Piano in Rogers Park, with his friends, including **Judy McLaughlin Rossignuolo-Rice** who outdid herself with a special song, the splendid birthday cake was shared by **Bernard Rice, Cheryl Szucsits, Hildy Lieberman, Sonia P. Oyola, Karen Morby, David Swanlund, Mark Grayson, Treyonne Parham, and Bob Solone**. It really warmed Russ' heart to feel so loved.

AFTER HOURS: **Candace Jordan** is excited to be back on WGN Radio's After Hours with **Rick Kogan**, Sunday, from 6:30-7 p.m. Tune in as they dish on all the good news buzzing around the Windy City. There's plenty to celebrate and they'd love to have you listening along. Chicago, let's talk.

ONO: Stop in at the Museum of Contemporary Art Chicago for a tour of the thought-provoking **Yoko Ono** Exhibition: Music of the Mind. Explore the artist's influential works and enduring messages of peace, creativity, and connection. Following the tour, there is the lively Marisol Café, where you can mingle over refreshments and shared reflections on the exhibition.

SUPERBOWL: (Ret) Judge **Rhoda Sweeney** was delighted to see Chicago's very own



Candace Jordan and Rick Kogan.

Giancarlo Guerrero, conductor of Grant Park concerts, conducting the Halftime music at the Super Bowl. All of Chicago is so proud of him.

JAZZ MEETS CLASSICAL IN OLD TOWN: The Old Town Triangle Assoc. [OTTA] is hosting an intimate evening of world-class music 7 p.m. Wednesday, Feb. 25, as part of the milestone 10th Anniversary of the Chopin in the City Festival. The show takes place at the Old Town Triangle Center, 1763 N. North Park Ave.

The concert features a rare collaboration between two icons of the global music scene: celebrated vocalist **Grażyna Auguścik** and accordionist **Jarosław Bester**. Known for their virtuosic and precise musical narratives, the duo will present a unique fusion of jazz, folk, and avant-garde improvisations inspired by the classical legacy of **Frédéric Chopin**.

Auguścik is an internationally recognized jazz vocalist and founder of the Sounds and Notes Foundation, while Bester is a renowned accordionist and composer.

"Grażyna and Jarosław create a bridge between Chopin's traditional Polish roots and the modern, vibrant energy of Chicago's contemporary music scene," said **Aneta Tomaszewicz**, the Triangle's Events Chair.

Tickets are \$20 for non-members, and free for OTTA members. The festival, runs Feb. 20 through March 1, and will celebrate the influence of Chopin across various Chicago venues.

EPSTEIN: **Brad Karp**, the longtime chairman of Paul Weiss, one of the top U.S. corporate law firms, suddenly resigned after a series of embarrassing emails between him and **Jeffrey Epstein** became public.

WHO'S WHERE: Former Obama White House gal **Desiree Glapion Rogers** had a ball in Utah and can't wait till she can return... The **Toms, Hacketts and McGuires** were joined by **Don Wiener** in Gustavia, St. Barthelmy, in the balmy Caribbean... **Tim Egan** in France cheering on the Irish on his way to the Olympics... Yes, that was **Chuck Jordan** and smash scribbler author **Michael Kutza** sipping bubbly at

the LeSelect opening... **Keronn Walker** says all the years of medical school finally panned out for him, grateful to his TV friends at Chicago Med for having put him on the show this season... Fashion in the fast lane, with **Contessa Bottega** receiving new spring arrivals daily... Vocalist **Irene Michaels** was at the Grammys and even came away with an entertainment honor for her fabulous singing... **Diane Abt** in Hawaii, the big island, trying to catch a wave on a rainy morning in paradise... Trying out the viral rainbow cookie cannoli and donut, at **Belli Baci Bakery** 7358 Amboy Rd., Staten Island, NY... **Todd S. Davis** reporting helicopters landing near Elm St. in the Gold Coast, not what he expected on a Saturday morning... happiest of birthdays to attorney **Matt Arnoux**, the grandest of Gold Coasters.

GENTILESCHI: Christie's broke the auction record for Baroque female painter **Artemisia Gentileschi** (1593-1654), selling a rare, early self-portrait in which she's dressed as **Saint Catherine of Alexandria** for about \$5.69 million. The work hammered at the auction house's Rockefeller Center headquarters as part of its main January Old Master sale.

MONSTERS: The Monster Jam Trucks will be here Feb. 27. The trucks go all out in Racing, 2 Wheel Skills, and Freestyle competitions, while FMX bikes face off in Best Whip and Best Trick competitions. Expected in the arena are Grave Digger with **Weston Anderson**, and **Noah Bakken**; Bailey Circuit with **Brianna Mahon**, and **Gregg Duffy**; El Toro Loco with **Fernando Martinez** and **AJ Rozboril**; JCB Digatron with **Tony Ochs** and **TJ Tiffany**; Megalodon with **Mikayla Tulachka** and **Scott Murray**; Sparkle Smash with **Kylie Kent** and **Cam Sepulveda**, and Classroom Crusher with **Chuckie Paulken**, and **Drew Slaugh**, and Zombie with **Brandon Taluchka** and **Chandler Haider**.

DANCE: Ruth Page Center presents its annual celebration of its founder and dance icon **Ruth Page** (1899-1991), Center Stage at Ruth Page, 7 p.m. Friday and Saturday, March 20 and 21, at 1016 N. Dearborn St. Each night includes a complimentary wine and dessert reception in the lobby. Tickets may be purchased at www.RuthPage.org.

Featured this year are **Giordano Dance Chicago**, **Hedwig Dances**, **Porchlight Music Theatre**, **Pilates Practice Chicago** among others.

The truth does not change according to our ability to stomach it.

- **Flannery O'Connor** tog515@gmail.com

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The Orchid Show's theme this year is "Feelin' Groovy," and is providing an opportunity to experience the late 1960s/early 1970s through colorful orchids, including using an old VW Bug as a platform to show off the plants.

Twelfth annual Orchid Show at Botanic Garden

BY PETER VON BUOL

The Chicago Botanic Garden's 12th annual orchid show, The Orchid Show: Feelin' Groovy, is providing an opportunity to experience the late 1960s/early 1970s through colorful orchids which echo that time period's bright colors and tie-dye patterns through a display which features 10,000 live orchids.

"We are showcasing orchids in technicolor this year. No matter if you lived through this time-period or only know it from photos and stories, attendees of all ages will

be transported by hearing the songs and seeing the design elements used among the orchids from this groovy era," said Jodi Zombolo, a spokesman at the garden.

The ticketed show (\$21 to \$25) features dramatic displays of orchids in full bloom. Perhaps the most stunning display of the show includes a sunbeam of orchids cascading from the ceiling down to the floor. The show also features a whimsical 10-foot Lava lamp "glowing" with colorful blooms (American-made Lava lamps were originally made at 1650 W. Irving Park Rd.). An homage to Route 66 roadside motels fea-

tures a vintage neon hotel sign, pool umbrellas, pink flamingos and a flower-filled Volkswagen Type 11 Beetle.

Open through March 2, the show is located within the gardens' greenhouses and parts of its Regenstein Center which have all been transformed into a bright oasis, complete with orchids and other species of tropical flowers and plants.

Often referred to as the jewels of the plant world, with more than 30,000 distinct species, orchids are the most diverse family of flowering plants in the world. Although many associate orchids with warm weather

habitats, they are found on all continents, except Antarctica.

According to botanists at the Illinois Dept. of Natural Resources [IDNR], orchid flowers develop singly, in clusters or on spikes. These flowers include a three-chambered ovary, three sepals, two petals on the side and a third petal that may be modified as a sac or lip and may have a spur.

While these adaptations make orchids often appear appealing to the human eye,

ORCHID see p. 10

Legend of Hawaiian music returns to Old Town School



Sonny Lim, George Kahumoku Jr. and Ledward Kaapana will perform at the Old Town School of Folk Music February 21, as part of their Masters of Hawaiian Music Tour.

BY PETER VON BUOL

While many locals head to Hawai'i in February, one group of Hawaiians always seems to show up in Chicago in the middle of winter. George Kahumoku Jr., Ledward Kaapana and Sonny Lim, three legends of Hawaiian slack-key guitar, are returning Saturday, Feb. 21 to perform at 8 p.m. at the Old Town School of Folk Music [OTSFM].

The trio will be performing on the stage of the OTSFM's Myron R. Szold Music & Dance Hall, 4545 N. Lincoln Ave. The trio regularly performs Wednesday evenings at George Kahumoku's Slack Key Show at the Napili Kai Beach Resort on the island of Maui, a wildly better place to see a show in February.

That show celebrated its 22nd anniversary in October.

Tickets for the Chicago show are \$41 for the general public and \$39 for Old Town School members.

"The intent of the Masters of Hawaiian Music tours has always been to bring the Spirit of Aloha and warmth to a cold Chicago audience. This time, we are bringing a total of 12 Grammy Awards and eight Best in Hawaiian Music (Nā Hōkū Hanohano) awards to the stage," said Kahumoku.

Slack-key guitar, known as kiho'alu in the Hawaiian language, uses guitar-tunings modified from standard guitar tunings. By either raising or lowering the tunings of the individual strings, slack-key guitarists achieve a sound recognizable as distinctly Hawaiian. The style originated during the 1830s among native Hawaiian cowboys (paniolo, or more accurately, paniola, in Hawaiian). Until recently, many of these tunings were considered family secrets and

were not shared outside family.

The music's origin dates to the 19th century when Hawaiians were being trained in cattle-ranching techniques by Spanish-speaking cowboys from Mexico (Vaqueros). Many of these visitors from Mexico were also skilled musicians. Not only did they teach the Hawaiians about cattle-ranching, they also had shared music. Prior to returning home to Mexico, many of the Vaqueros showed their appreciation to their Hawaiian hosts by giving them their guitars.

According to Kahumoku, the 19th century Mexican vaqueros had played three types of guitars and had usually performed as a trio. These trios consisted of a four-string bass guitar; a six-string rhythm guitar; and a 4-string tenor lead guitar.

"Hawaiians combined the sound of these three into one. They slackened or loosened the strings, picking bass, rhythm and lead all at once, and the art of slack key guitar was born. Families developed their own tunings and incorporated old Hawaiian-language chants into modern songs with melodies," Kahumoku says.

While Kahumoku and the others all play Hawaiian slack-key music, he emphasizes that each musician plays his own style. Kaapana plays a style heavily-influenced by 19th century Hawaiian musicians, many of whom were family members.

"Kaapana is well-versed in the songs written by our Kupuna (elders in Hawaiian), many of whom have passed. These include songs written and performed by Hawaiian musical legends such as his uncle, Fred Punahou, and Auntie Alice Nāmakelua (as well as her aunt Nani)," said Kahumoku during an interview with this newspaper.

Even though Kahumoku is among the

most highly-regarded slack key musicians today, he puts Kaapana into his own category, due to his virtuosity and adherence to a more traditional sound.

"We call Ledward Kaapana the Grandmaster of Hawaiian Slack Key Guitar. He was raised on the countryside of Hawai'i Island, in the small off-the-grid town of Kalapana, most of which was covered up by lava in the late 1980s. He is so well-versed in the songs written by our Kupuna (elders in Hawaiian), many of whom have now passed," said Kahumoku.

Both Nāmakelua and Punahou had helped bring slack-key music out to the forefront as Hawai'i was undergoing a cultural revival in the 1970s during a period known as the Hawaiian Renaissance.

Along with his late twin brother Nedward and cousin Dennis Pavao, Kaapana had been a member of Hui 'Ohana, one of

the most popular Hawaiian bands in history. The band achieved commercial and critical acclaim.

When asked to describe his own version of slack key, Kahumoku says he enjoys performing the traditional songs but he also enjoys playing his own compositions.

"I enjoy creating new songs based on Hawaiian traditions of the past. These songs are reflective of everyday life and what's happening in the [present]," Kahumoku said.

Joining Kahumoku and Kaapana will be Elmer "Sonny" Lim, Jr., once the steel guitarist for the Makaha Sons of Ni'ihau. The Makaha Sons featured the haunting vocals and ukulele playing of the late Israel Kamakawiwo'ole, whose solo version of Over the Rainbow/What a Wonderful

HAWAIIAN see p. 10

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POLICE BEAT from p. 6

to keep Gutierrez-Sierra in custody, instead ordering him released on an ankle bracelet.

What initially seemed like a favorable outcome for Gutierrez-Sierra took an unexpected turn when the ICE convoy descended upon him as he exercised his SAFE-T Act rights.

A Cook County Sheriff's Office report tucked away in Gutierrez-Sierra's

court file says that investigators assigned to retrieve his ankle monitor traced the device to 1930 Beach St. in Broadview, which turned out to be an ICE detention facility. The ankle monitor was successfully recovered, but Gutierrez-Sierra remained in ICE custody for deportation, according to the report. The other three migrants are scheduled for jury trials in April.

— Compiled by CWBChicago.com

INSURANCE from p. 5

But the final language wasn't unveiled until the final hours of the fall veto session.

The language was put into a Senate amendment to HB 3799. It included language prohibiting "excessive, inadequate, or unfairly discriminatory" rates. It also called for banning the practice of "cost-shifting" by requiring companies to use state-specific loss data to develop their rates whenever possible.

The bill also would leave in place the state's "use-and-file" method of setting rates, meaning companies would not have to seek advance clearance from state regulators before implementing rate changes. But it would require them to give consumers at least 60 days' advance notice before raising rates by 10% or more.

The major sticking point for the insurance industry, however, was the provision giving the Dept. of Insurance authority to review and approve or modify rates after they are put into place.

Under the proposed language, if the agency found a company's rates to be excessive, inadequate

or unfairly discriminatory, it would send the company a notice specifying the agency's objections. Companies then would be allowed to defend their rates at an administrative hearing. But after that hearing, if the agency still believed the rates violated standards of the law, it would be authorized to order the company to rebate excess charges back to customers.

According to Martin, the industry's main objection to that language was that there was no limit on how far back in time the agency could look in its rate review process.

"They can go back forever," he said.

"We just believe that, in all of the negotiations that we had, for them to come in at the last minute with this type of language, of the changes that they made, was just something that we thought was really unfair," Martin said.

The work of the House and Senate session will begin in earnest this week, starting Tuesday, when both chambers will meet and begin holding committee hearings.

INSIDE PUBLICATIONS

ORCHID from p. 9

they are modified for a specific purpose, to attract insect pollinators.

"The modified petal functions as a landing platform, a trap and/or an attractant for insects. The other two petals and the sepals are often similar in appearance. The stamens and style of orchids are fused into one structure and the leaves are complete and have parallel veins," according to IDNR botanists.

Orchids are found in an astonishing array of shapes, sizes, and colors, which has made them a favorite among both novice and experienced gardeners. The source of vanilla spice, *Vanilla planifolia* is a species of orchid from Mexico. In nature, this orchid is pollinated by a small, stingless bee but most commercial production is hand-pollinated and the spice is produced from the orchid's bean pods (Vanilla beans).

Illinois is home to 50 species of orchid. Sixteen of these species are listed as endangered and two are listed as threatened. In the wild, orchids are usually associated with specific habitat types, including woods, prairies, bogs, fens, swamps and areas of moist, spongy soil, according to IDNR scientists.

During the show, the botanic garden's Lenhardt Library is exhibiting Slipper Orchids: Retro,



Illinois is home to 50 species of orchid. Sixteen of these species are listed as endangered and two are listed as threatened.

Mellow & Groovy from the institution's rare book collection. Created during the art nouveau period (1890 to 1910), these images also evoke the 1960s. Many today associate Slipper Orchids with Lewis Carroll's *Alice in Wonderland*, a highly influential book to numerous recording artists of the 1960s.

Free library talks will be held 1 p.m. Friday, Feb. 20 and Saturday, March 7.

During the show, the garden will host the Illinois Orchid Society [IOS] Spring show and sale on the weekend of March 14 - 15. The society show will feature additional displays of orchids from the rarest of species to artistically arranged cultivated hybrids.

That weekend, IOS members will offer repotting services for orchid enthusiasts. On March 26, the botanic garden will host the IOS's

annual Post-Orchid Show sale.

On select Thursday, Friday, and Saturday nights, the botanic garden is hosting Orchids After Hours, when cocktails and hors d'oeuvres will be available.

Located in the suburb of Glenview, officials at the Chicago Botanic Garden, 1000 Lake Cook Rd., describe the 385-acre garden as a living museum. Through its Windy City Harvest program, the garden also supports urban agriculture in Chicago locations.

The garden's Negaunee Institute for Plant Conservation Science and Action ranks among the world's leading plant conservation centers. Scientists at this center are helping to prevent extinction for plant species from around the world.

For more information call 847-835-5440 or visit www.chicagobotanic.org/orchid.

HAWAIIAN from p. 9

World remains among the most well-known Hawaiian musical recordings of all time.

Lim, who retired a few years ago from being a professional paniolo for Hawai'i Island's Parker Ranch (the largest cattle ranch in the state), is also a member of one of the most influential families in traditional Hawaiian music. Growing up in a family known for its abilities in music and traditional hula dance, Sonny Lim was surrounded by music. Support from his family allowed him to develop his own style of lap steel and slack key guitar.

At 12, he started to perform professionally with his family at Laurence Rockefeller's luxurious Mauna Kea Beach Resort. Three years later, he became a featured lap steel guitarist with the Makaha Sons of Ni'ihau.

The band was already one of the most in-demand live bands in the state. Each weekend, Lim would leave his home island of Hawai'i to fly to Honolulu to perform with the band, while still in high school. Lim was included when the Makaha Sons band was inducted into the Hawaiian Music Hall of Fame in 2012. Lim has also achieved mainland recognition as a solo artist. In 1997, he was among the artists showcased on the Warner Brothers release *Na Mele O Paniolo* (Songs of the Hawaiian Cowboy).

In 2005, he was a featured recording artist on *Slack Key Guitar, Vol. 2*, winner of the inaugural Grammy Award for Hawaiian Music.

For Kahumoku, being able to perform together with Kaapana and Lim on stages throughout the mainland, including the OTSFM, remains a special experience.

"They are both a pleasure to perform with. They are easy-going on the road and always kind

to the venues and their sound crews who are then kind back to us. They are both topnotch professionals, always on time and always ready to play. I have to give an extra special mahalo to Sonny for driving us around to our tour dates. A while back I had a pacemaker installed and that takes a lot of the stress away from my wife, Nancy (whose late brother George Winston owned Dancing Cat Records), and me. I used to be the one who would drive to the tour engagements. Led and his wife, Sharon, drive separately so they can make side trips to go sightseeing," said Kahumoku.

While they often drive separately, the Hawaiian music caravan always makes a point to dine together.

"Sonny is our resident expert on Japanese cuisine and we always stop at least once somewhere to enjoy a Japanese fine-dining experience. I prefer stopping at Cracker Barrel and Led likes it all," said Kahumoku.

Here in Chicago some of his favorite dining spots include Shaw's Crab House, House of Wah Sun for Chinese food, Momotaro for Japanese food, Chicago Chop House for steaks, and George's Deep Dish Pizza.

He also likes visiting the Art Institute of Chicago and moving about downtown in our skywalks and tunnels for shopping.

In addition to his illustrious career in Hawaiian music, Kahumoku has also spent decades in education, both as an administrator and as a classroom instructor. While he is proud of his work in the classroom, he also appreciates the education he received from his parents, grandparents and ancestors.

"My father, George Kahumoku, Sr. quit school after eighth-grade and broke horses for McCandless Ranch in South Kona (on the Big Island of Hawaii). My great-

grandfather, Willy Kahumoku, was instrumental in building the stone walls that contained the cattle [on the Big Island] from Kona, all the way to Waimea. My parents, grandparents, great grandparents all played kiko'alu guitar. I've been playing and performing slack key guitar farming, and ranching all of my life," Kahumoku said.

For Kahumoku, Chicago and the OTSFM have become a home away from home.

"We love coming to Chicago and the OTSFM. I have been coming here since the 1990s when Dancing Cat Records and Herschel Freeman were booking the 'Hawaiian Festival Tours' and through that, we built friends and followers, many of whom have never missed a show," said Kahumoku.

For most of the 20th century, slack-key guitar had been overshadowed by the music of the more commercial-sounding Hawaiian steel-guitar. By the late 1960s, interest in traditional Hawaiian folk music rebounded. Among those in the forefront in this revival was The Sons of Hawaii, a now legendary band which featured the late Gabby Pahinui on slack key guitar and the late Eddie Kamae on ukulele. A purist, Kamae brought a unique approach to Hawaiian music.

A highly regarded musical virtuoso, Kamae brought an academic approach to music. For him, it was especially important to pronounce words in the Hawaiian language correctly and to understand the meaning (or meanings) behind a particular song, from the songwriter's perspective. Kamae's approach influenced many other performers and songwriters throughout Hawai'i, including Lim, Kaapana and Kahumoku.

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 (4C4173) Shannon Bonner, (3C3233) Harold Chapman, (3F3507) Victoria DuBose, (4C4174) Michael King, (3F3662) Brett Lewandowski, (3E3479) Nuri Madina II, (3F3629) Tiffany McCaskill, (3D3346) Jesse Reed, (4C4191) Carl Smith, (4C4269) Agnes Tropp, and (3D3310) Sheryl White for public sale of miscellaneous items. This sale is to be held on Thursday, February 26, 2026, at 2:00 pm. Cash only.

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North Township Real Estate For Sale

Real Estate For Sale

181818
 111111
 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

Real Estate For Sale

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, 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 Terms: Full Sale Terms are available on the property page at www.auction.com by entering 512 North McClurg Court, Unit 2908 into the search bar.

Real Estate For Sale

If sold to anyone other than the Plaintiff, the winning bidder must pay the full bid amount within twenty-four (24) hours of the auction's end. All payments must be certified funds. No third-party checks will be accepted. All bidders will need to register at www.auction.com prior to placing a bid. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property

Real Estate For Sale

is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium Property Act, 765 ILCS 605/9 (g) (1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g)-1. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact Plaintiff's attorney: 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. Attorney File No.

Real Estate For Sale

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
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Lakeview Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION FINANCE OF AMERICA REVERSE LLC Plaintiff, -v- MARK FORD WOOLARD, UNITED STATES OF AMERICA - SECRETARY OF HOUSING AND URBAN DEVELOPMENT, STATE OF ILLINOIS - DEPARTMENT OF REVENUE Defendants 2025CH07882 1325 WEST CORNELIA AVE CHICAGO, IL 60657 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on November 10, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on March 13, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35F, 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 1325 WEST CORNELIA AVE, CHICAGO, IL 60657 Property Index No. 14-20-312-013-0000 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

Real Estate For Sale

the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admon-

Real Estate For Sale

ished 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

Real Estate For Sale

60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales. CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: pleadings@il.cselegal.com Attorney File No. 14-25-04943 Attorney ARDC No. 00468002 Attorney Code: 21762 Case Number: 2025CH07882 TJS#C#: 45-2929 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 # 2025CH07882 13281790
 181818

Real Estate For Sale

Chicago Real Estate Leaders, LLC, Emmanuel Gray, Unknown Owners, and Non-Record Claimants Defendant 21 CH 3874 CALENDAR 59 NOTICE OF SALE PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on March 17, 2026, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate: P.I.N. 16-26-104-076-1001. Commonly known as 2300 S. Ridgeway Avenue, Unit IS, Chicago, Illinois 60640. The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 189.5 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax

Real Estate For Sale

record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information call Sales Department at Plaintiff's Attorney, Burke, Warren, MacKay & Serritella, P.C., 330 North Wabash Avenue, 21st Floor, Chicago, Illinois 60611. 312-840-7000. 2300 S. Ridgeway Condo vs. Chicago Real Estate Leaders INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com 13281410
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APRIL 2, 2026

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Zoned RM 6.5

Replacement Value Well in Excess of \$1,000,000
Suggested Opening Bid \$350,000

Open house noon to 2 pm on March 10, 17, and 25 and by appointment.

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Letters to the Editor

Parking bikes outside is not safe

CDOT said "The installation allows 10 or more residents to securely store bicycles overnight..." [in the Feb. 11 story].

Bikes locked outside are no more "secure" than cars parked outside. Thieves can try to remove all parts not locked to the rack. Those with the motivation and equipment can cut the lock and steal the entire bike. The more bikes in one place, the more the temptation. They're also more vulnerable to damage by car crashes.

Would this bike "corral" be restricted to the residents it was installed for? How?

There's also the problem of people who lock bikes to a rack and leave them there for weeks or months, seemingly abandoned. They're vulnerable to rust and vandalism. They take up space intended for legitimate temporary use. We don't know the backstory of the people or the bikes. There does not seem to be the will or the ordinance to end this problem.

Jean SmilingCoyote
West Ridge

Law of supply and demand isn't a law at all

Bryan Duff's letter to the editor [Feb. 11] over your Broadway up-zoning coverage prompts a rebuttal regarding several assertions.

The most perplexing assertion is that "Allowing more density will help us keep residents." People move for a variety of reasons, some having nothing to do with the neighborhood where they live, but moving because of a lack of new buildings? That's a new one. The opposite is more plausible: The neighborhood has become too congested.

The main assertion is that building more units will reduce rents in some or all units. It is an assertion made by others of the Abundant Housing persuasion. And it's based on the supposed law of supply and demand, which isn't a law at all. It is not like the laws of physics. There is nothing automatic about it. And the more decision-makers there are, the less predictable and more complicated it is. In the case of rental housing, depending on the size of the area, there are thousands to tens of thousands of decision-makers. Developers and those who finance them do not

intentionally over-build in a given area. The only recorded instances of significant reduction in rents in recent times are when there is a dramatic decline in demand. Think Gary, IN, and Detroit, MI.

Proponents of more density on Broadway hardly ever address the negatives, and there are negatives. One of the main ones is the impact on some existing businesses. Because there are very few vacant lots on Broadway, something has to be destroyed before something else is built. And what are some of the types of the buildings most vulnerable to destruction? They are small, one story older buildings that are most often leased to small businesses that most often contribute to the street's vitality such as restaurants and cafes.

More respectful dialogue and rigorous analysis are needed on this issue.

LeRoy Blommaert
Edgewater

Write a Letter To The Editor
at insidepublicationschicago@gmail.com

UNCHECKED from p. 1

the latest proposed development scheme, Emanuel Congregation, declined to respond to questions from this newspaper including about why they didn't direct their development partner, Fern Hill, to abide by the five-story height restriction imposed on new Sheridan Rd. developments. At least seven other Sheridan Rd. developments abided by the restricted limitation.

Fern Hill, for their part, has publicly disclosed their development proposal plans on the Emanuel Congregation site, ranging from a 40-story skyscraper to a 12-story high-rise. (In Chicago, any building that is at least 80 feet tall or has seven or more floors is classified as a high-rise.)

On Feb. 12, Ald. Leni Manaa-Hoppenworth [48th], posted a notice of an in-person community meeting on Feb. 26th at 6:30 p.m. at Emanuel Congregation. "The meeting will include a presentation by the development team including a summary of the most recent community feedback, potential concept modifications under consideration based on feedback at this time, and a Q&A session."

Another local organization declining to respond to questions about the proposed development at Emanuel Congregation is the Association of Sheridan Condominium/Co-op Owners [ASCO]. They comprise over 6,000 homes in 33 buildings.

Their online introductory page highlights one of their celebrated victories as, 'help[ing] prevent the



Always nettlesome, N. Sheridan Rd. traffic in 1936.

Courtesy IL Dept. of Transportation

construction of a nursing home on the southwest corner of Thorndale and Sheridan in the 1990s. Edgewater residents turned down that idea not once but several times.'

The reason ASCO cites for this disapproval may apply today. "The high density of traffic on this unique section of Sheridan could make it difficult or impossible for emergency vehicles to reach such a facility." Such reasoning would appear to ban any future developments. That is of course assuming anyone in authority bothers to ask Chicago's first responders about the impact individual developments may have on response times.

Openlands, in their 2025 report, 'The Chicago Lakefront: Protected, Yet Precarious,' notes that the LPO and the Lakefront Plan are silent on any thresholds for compliance with the purposes and policies, resulting in a largely subjective review process.

The Openlands report describes an intrusive development as a

project that intrudes or impairs, by use, scale, intensity, or design, the intended legal protections set forth in the public trust doctrine and the LPO.

The report notes that "aldermanic prerogative heavily influences ward-level zoning decisions in Chicago, including the LPO. ... For better or worse, [alders] are still given deference in zoning and permitting within those zones. An applicant within an LPO zone must provide 'evidence of aldermanic contact' when applying for a development permit."

When this newest development plan is thrust into Manaa-Hoppenworth's lap, will she abide by lakefront protections, historical precedent, and positions of the people of her ward?

One reader of this newspaper penned the following, "If honoring the Lakefront Protection Ordinance makes a deal challenging, that is not a flaw in the law. It is the law working as intended, with due process."

SHELTER from p. 1

sold to the community as a preservation project of the existing school buildings, which will house 245 apartments, a 1,000-seat auditorium, a fitness center and coworking space.

At the center of the property, a 22-story tower will be built on the existing parking lot. The

tower will house 192 senior living apartments.

If construction starts this summer, the project could be completed sometime in 2028.

The American Islamic College has resided since 1983 in the Uptown campus originally built as Immaculata High School, first opened in 1921. It was an all-girls Catholic institution designed by

Barry Byrne, who worked under Frank Lloyd Wright. In 1983, the school complex received Chicago Landmark status.

The high school shuttered in 1981, with the American Islamic College moving in two years later. The college will reportedly relocate elsewhere to accommodate the project.