

Politics is the attempt to achieve power and prestige without merit.

— P.J. O'Rourke

**FREE**

# NEWS-STAR

AN INSIDE PUBLICATIONS NEWSPAPER

**Local teen represents Rogers Park in Miss Teen Illinois Pageant, page 3**

VOL. 118, NO. 8

NEWS OF ROGERS PARK, EDGEWATER, UPTOWN & ANDERSONVILLE

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



John Carew (inset) threw a gun near the Red Line tracks as he ran from police.

## Uptown's next big parking and congestion problem

The draw of living in a hip neighborhood with easy access to Chicago's North Lakefront is timeless. It's the main reason why high-rises line Lake Shore Dr. Location, location, location.

And the demand for new housing in East Uptown proves that real estate maxim once again.

But what's new about the current batch of existing and proposed new high-density housing is the concept that people will no longer want or need parking for their cars.

All across the North Side a dearth of high-density, low-parking mixed-use projects are underway, or already up and occupied.

Previous zoning standards in Chicago generally called for one parking space per new residential unit. But under the new Transit Oriented Development [TOD] and Pedestrian Oriented Development zoning classifications, the North Side is seeing projects that plan to offer as little as one-half to one-fifth of a parking space per unit.

The area adjacent to Broadway and Wilson is an emerging case study in what new transportation demands these new policies may create.

Studies show that TOD resi-



The area of Uptown adjacent to Broadway and Wilson is an emerging case study in what new transportation and parking demands will arise from the dramatic increase in housing density being added in the community, without offering commensurate off-street parking for residents.

dents who may not own cars when they first move in, do end up owning them when personal circumstances change. Those new car owners, who have no off-street parking available to them, would typically then leave their

cars parked on nearby residential streets.

City planners think that shared car services and public transportation will carry people in the 21st

**CONGESTION** see p. 16

## Felon's gun fired as cops chased him from hijacked car in Rogers Park

BY CWBCHICAGO

A man who's on bail for a felony gun case accidentally fired a shot while trying to dump a handgun as cops chased him for driving a hijacked car in Rogers Park last week, prosecutors said.

Prosecutors said a carjacker took the 2018 Honda Accord from a woman on Feb. 11. On Feb. 17, she notified police that a tracking service located the car on the 6900 block of N. Glenwood. CPD used its surveillance network to keep an eye on the vehicle. At one point, officers allegedly saw John Carew, 23, get out of the driver's seat and walk away.

CPD sent undercover units to the area to maintain surveillance on the vehicle.

Around 1 p.m., they tried to detain Carew as he returned to the car and began to sit in the driver's seat, Assistant State's Attorney Loukas Kalliantasis said. Carew allegedly ran away with officers chasing him on foot.

During the pursuit, Carew pulled a gun from his jacket and threw it toward an embankment that supports the Red Line tracks, said Kalliantasis. The gun allegedly fired one round as he tossed it.

**GUN** see p. 16

## Wild Onion wants liquor, meeting March 1

The Wild Onion Market food co-op announced last month that they signed a 10-year lease on a site at 7007 N. Clark in Rogers Park.

The co-operative is now preparing to build out and open its full-service, community-owned grocery store at Lunt and Clark, and they want liquor sales.

The 49th Ward Office is hosting a community meeting 6 p.m. Tuesday, March 1, to discuss the proposal and the liquor moratorium request.

To register for the meeting, visit [bit.ly/WildOnion-Coop](http://bit.ly/WildOnion-Coop).

As they prepare to open, the group backing the efforts is seeking a packaged goods liquor license. No more than 10% of their total sales will be allocated to alcohol. There is an existing liquor moratorium that stretches on Clark from Touhy to Lunt. In order to be able to apply for a liquor license, the liquor moratorium will need to be lifted.

## In-person visioning meetings for Edgewater

With the CTA's RPM project now fully underway, and demand of new development in East Edgewater booming, the 48th Ward will be hosing a series of in-person community visioning meetings this spring focusing on the current state - and future fate - of the Broadway corridor.

Those meetings will be held 9:30 a.m. Saturday, April 2, at Senn High School, 5900 N. Glenwood Ave.; 9:30 a.m. Saturday, April 30, at the Broadway Armory, 5917 N. Broadway Ave., and 9:30 a.m. Saturday, May 21, also at the Broadway Armory.

Topics to be considered are issues relating to affordable housing, economic development, roadway, sidewalks, bike lanes, public art, place making, environmental sustainability and public transit.

"I believe that it is important to host the Broadway visioning process in person so neighbors can join together and talk about ideas in person," said Ald. Harry Osterman [48th]. For those who are unable to attend in person, there will be an online option available. For more information call 773-784-5277.

## Steep Theatre to exit stage left, but plans to stay in Edgewater

STORY AND PHOTOS BY JOANNE AND BOB KITSOS

After nearly 20 months of searching for a new space, if all goes according to plans Steep Theatre, formerly located at 1044 W. Berwyn could be moving just two blocks east.

Steep was forced to relocate when the building's new owner announced plans for a five-story apartment building that would include some retail space on the ground floor. The building was sold in the summer of 2020. Steep had rented part of that space since 2008 for its 60-seat theatre. The Boxcar, an adjoining bar and performance area, opened in 2018.

The new location is the former Christian Science Reading Room, 1044 W. Berwyn.

Steep Executive Director Kate Piatt-Eckert said, "It's structurally better than other spaces we looked at ... an almost perfect building."

But before any renovation or move can take place, the script calls for a play in three acts. In Act One, the building must pass the structural reviews. In Act



The former Steep Theatre was steps from the Berwyn L stop. The proposed new location is just two blocks east at 1044 W. Berwyn. If plans play out, Steep officials hope to close negotiations this spring and open its new 70-seat theatre in the first half of 2023.

Two, the community must support the move and the zoning change necessary to license the space as a theatre. According to Piatt-Eckert, Ald. Harry Osterman [48th] stipulated that the zoning change would be limited to Steep Theatre only. Should Steep leave, it could not be used for another commercial purpose.

In Act Three, Steep would launch a capital campaign later this spring. The campaign would raise funds needed to make the new building ready to open. Piatt-Eckert estimates that the campaign would need to raise be-

tween \$1.5-\$2.5 million.

Steep will host a series of informational meetings to discuss their plans with the community. The first open house will be noon to 3 p.m. Saturday, Feb. 26. For more information call 773-649-3186.

**Behind the scenes**

The 3,500-sq. ft. building is about the same size as the former theatre. However, there are several advantages to the new location. It sits on a 17,500-sq. ft. lot that

**STEEP** see p. 16

# Keep those cards and letters coming



By Thomas J. O'Gorman

Had anything brightened our world, as a child, more than receiving real mail?

Not "occupant" posts, but real, live mail.

A personally addressed envelope or post card from a friend on vacation, or an onion-skinned air letter from a distant cousin. A happy note from an aunt, birthday card, or even some musings from a grade school nun.

I was always conscious of the treasured value of the written

word, especially when delivered with exotic stamps stuck all over them.

I thought of that when I read the two "Letters to the Editor" about this column in the February 9 newspapers. I was excited, pleased I'm being read. One post was generous, agreeing with me about the looting of neighborhood streets by aldermen up to skullduggery with cyclists.

The other chastised me for turning up my nose at all the playing of movie music on WFMT. Challenging my criticism by noting that many great musicians wrote music for the cinema in the U.S., while escaping persecution in Europe during World War II.

Pardon me, but I wasn't questioning the quality of the musical works, as much as their overuse by WFMT to attract new listeners of lower musical standards. I won't budge on this. A tactic used for more dollars by the cheesy new management at the station. The currency there has really been devalued.

I also received two pieces of snail mail. One a post card challenging my use of a hyphen in the word ex-patriate, spelled-checked into ex-patriot. Tomato. Tomahto.

Maybe people don't choose to use the hyphen any longer. But the schools in which I have matriculated would have found that as reasoned as movie music on WFMT. Déclassé to say the least. I won't budge here either. But we all should no longer trust spell check.

However I was truly overwhelmed by a letter from a reader concerning the brew-ha-ha over docents at the Art Institute of Chicago [AIC].

The writer made her comments on a two-page letter she received from AIC staffers covering their artistic derriere over the tragic actions of their embrace of woke culture and purge of their long-time valued docents.

The AIC letter is the usual institutional malarkey about how criticism is so unfounded. And

the AIC is trying to do the right thing. It's just what you'd expect from a valued Chicago institution trying to save their institutional butts after the fact. After they created the moral dilemma with their cancel culture philosophy.

The writer, I believe, misunderstood my artist's mistrust of artistic institutions. Anywhere. From the Louvre to the Hermitage.

Have you seen the film "Woman in Gold?" Did your family have any art treasures looted by the Third Reich? I wonder if the six Gustav Klimt paintings confiscated by the Nazis from the Bloch-Bauer home in Vienna really realized what a stir they would cause in the art world. Especially turning up after the war in Austria's federal art museum, Vienna's famed Galerie Belvedere. That's the institution that so easily rationalized their not returning the works to their rightful owners.

Did the museum's PR department send a letter to museum members saying the paintings were better off with them?

The Galerie Belvedere, like most museums, went kicking and screaming into the dodgy area of how they came by the paintings.

Museums don't always act with the best of intentions. Or tell the truth. Any local PR firm can tell you that.

My letter writer is upset because I questioned the true intentions of the AIC. She is upset because I brought the ideas of woke philosophy and cancel culture into the critical discussion of the AIC motivation.

Really? Hey, it's the philosophical approach the AIC chose. Not me.

The tentacles of that bankrupt liberality was their choice, not mine. I'm only seeking clarity.

The writer also says that I am trying to "de-fund" a valued Chicago institution. Once again, that wasn't my intention. But it is the intention of many former AIC supporters and docents. People whose wills and bequests once earmarked the AIC as an important recipient of their finances.

People who have been changing their wills and altering their donations have contacted me. From the start this has been AIC member driven. People who are nobody's fools and who recognize the true moral emptiness of the AIC'S actions. No one wants their pockets picked by the dismitter of the docents. And wholehearted embracers of woke.

The shame is that in truth the docents are really the holders of the moral high ground. The position that from the beginning once blanketed the AIC in a history of respect and reverence.

No more. There may not be works stolen by the Gestapo on the walls at the AIC, but they have missed their moment for the moral high ground. They have lost it, no matter how much institutional team-building they engage.

Sorry, AIC President James Rondeau, but you have dropped



John Templeton Lucas, The Letter Writer, 1877.

the ball here. No amount of expensive PR will redeem your actions in dismissing the docents. Your actions have soiled the deed.

We all know the docents aren't meeting clandestinely at the Women's Athletic Club. Or planning an attack ops in the bar of the Onwentsia Club. Or even plotting revenge at the Everglades Club, the Sailfish Club or while out dancing in Palm Beach at Taboo. Their breeding and sociability will not allow them to do so. It's called grace.

Wish that some rebellion could raise its head with more drama than the dignified sticism that the AIC is banking on. The financial alteration certainly snagged their attention.

But I'd be careful if any of the docents view "Woman in Gold," you just might be placing sandbags around the AIC.

Better tell that to your PR team when discussing the over-privileged ranks of those too well-educated volunteers. Some Miss Porter girls are actually tough. If they start writing letters the story may not be over.

So keep those cards and letters coming.

**YESTERDAY:** Fifty-six years ago, the Beatles, **Sir Paul McCartney, John Lennon, George Harrison and Sir Ringo Starr** changed the world when the mop-headed boys appeared on the Ed Sullivan Show on CBS and the entire nation watched. Since then nothing's been the same. Yeah Yeah. Yeah.

**NEW TOP DOG:** There is a new Commander at the 19th Town Hall District, **Amin Jessani** is on the job. A 19-year member of the CPD, Jessani most recently served as a watch operations lieutenant at Town Hall, which he will now command. As a sergeant, he served in the former Bureau of Organizational Development, where he was assigned to the Terrorism Awareness Response Academy. He also served in the Bureau of Organized Crime's Narcotics Division and Intelligence Section, where he was assigned to the FBI Joint Terrorism Task Force. He also served as a field and tactical sergeant in the 24th (Rogers Park) District. Good luck, Amin.

**LAI D TO REST:** Sheila Lamb Gabler with Pat Kennedy.

Sheila's new book, "Laid to Rest," written with daughter, Rose Gabler, has arrived. Stories of life above the funeral home. Pat gives it four stars. It's now a #1 success.

**ROADWORK:** Chicago construction on the Jane Byrne Interchange is scheduled to finally wrap up this year, IDOT says.

**LOYOLA BBALL:** Documentary about Chicago's Loyola U's 1963 NCAA title basketball team well worth watching.

Current Ramblers guard **Lucas Williamson** lends his voice and perspective to the historic, mesmerizing, complex film.

**BLUE DEMON HONOR:** DePaul coach **Doug Bruno** joins Women's Basketball Hall of Fame class of 2022.

**OLD FASHIONED DONUTS:** A staple since opening in 1972, **Buritt "Mr B" Bulloch** and his famous "Old Fashioned Donuts," a must visit destination 11248 S. Michigan. Chicago history, worth the drive.



Buritt "Mr. B" Bulloch.

Photo by Wendell Hutson

**DANCE:** Trinity Dance founder **Mark Howard** on stage to bow with his most electric group of dancers altering the expectations of patrons at the Auditorium Theater.

**HARD TIMES:** Entertainment Weekly and InStyle to discontinue print publication with

## LETTERS see p. 10

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# Local teen represents Rogers Park in Miss Teen Illinois Pageant

LVHS kids advance to state robotics competition



Heart of the 'Hood  
by Felicia Dechter

Alejandra Sotelo, 18, is the oldest of three children. She lives in her West Rogers Park home with her little sister Nayeli, 10, her three-year-old brother EJ, and her “amazing parents,” Veronica and Efrén.

Her grandparents, she said, “are my support system and the reason why I strive for success. My love for them cannot be expressed with words.”

We know that come May, Alejandra’s loved ones will be proudly and loudly cheering her on, when she represents Rogers Park in the Miss Teen Illinois Pageant. We’ll be right along with them, rooting for this impressive young lady to win.

“Miss Teen Illinois is my dream,” said Alejandra. “Stepping out of my comfort zone and representing Illinois would be very special to me.”

Growing up, Alejandra attended private schools with the help of a scholarship called P.E.A.K (Partnership to Educate and Advance Kids). She graduated from Holy Trinity High School’s class of 2021 as a National Honor Society student with more credits than needed, 200 volunteer service hours, and as the representative from her senior class who gave her class’s speech at graduation. Alejandra was also P.E.A.K.’s speaker at its annual charity event, where money raised is to help other hard-working students be able to have a private school education/experience.

Yet somewhere along the way, Alejandra started finding it difficult to mix school -- her mother was a teacher who pushed the value of a good education -- and a social life. One day, Alejandro suffered a frightening panic attack. At the time, she had no idea what “mental health,” was.

“I had my first panic attack, I couldn’t breathe,” recalled Alejandra. After calling an ambulance, EMT’s told her she was panicking. Alejandra then started researching anxiety attacks and communicated with others who had them. She found they were common among those striving to attain perfection.

“It’s normal how you’re feeling,” she



Alejandra Sotelo will represent Rogers Park in the upcoming Miss Teen Illinois pageant.

said. “No one has a perfect day every day. It’s really important for me to communicate this message.”

Thus, her platform: “Changing Our Mindset.”

After being accepted to more than a dozen universities (and even being offered full scholarships to some), Alejandra decided to stay close to home and attend Loyola U. She is a freshman currently double-majoring in Political Science and Criminal Justice on a pre-law track.

Why go elsewhere, she said, when she can have the support of her loving family and all the comforts of home right here in good old Rogers Park, where she was born and has spent her entire life.

“Being raised in a neighborhood that celebrates diversity and everyone’s true individuality has not only been an amazing experience but has made me an open-minded and knowledgeable individual,” she said. “I have had the honor to acquire knowledge on different types of food, cultures, and traditions throughout my neighborhood.”

I spoke with this bright young woman, who realizes that being beautiful on the outside isn’t enough and that inner beauty is crucial. I can’t wait to see what she does in the future. Here’s wishing her the very best of luck in the pageant.

Meanwhile, here’s a bit more about her.

**Q:** You’re representing Rogers Park in



Lake View High School’s FTC robotics team, left to right: Jansen K., Karina P., Wynter H. and Emmit P.

**Miss Teen Illinois? What made you decide to get involved in this competition?**

**A:** I am the official representative for Rogers Park for Miss Teen Illinois USA 2022 pageant. Being involved in a pageant has always been a dream of mine since I was a little girl. From watching pageants and models on TV to stealing my mom’s heels.

I decided it was time to not only step out of my comfort zone but also live out that little girl’s dream for once. I am excited to take part in this experience but more so now that I get the privilege to walk on that stage with “ROGERS PARK” across my chest.

I hope to inspire and educate young teens on the importance of their personal well-being. Recently I introduced my platform “Changing Our Mindset” in hopes to not only educate people on the importance of mental health in today’s society, but help show that when you change a negative mindset to a positive mindset your life will start to flourish.

Especially in today’s society, where social media creates insecurity and unattainable ideals of beauty. Which ultimately does nothing but create poor self esteem, increase anxiety, etc... which is why learning how to endure in positive thoughts and know how to control and understand one’s emotions is key. This platform is something I hold close to my heart as a person who has dealt with anxiety and even panic attacks in the last few years.

**Q:** When is the competition and what did you have to do to get to this point? Have you always been involved in pageants?

**A:** This is my first official pageant but I have been modeling for almost two full years now. I have had the privilege to work with amazing people and photographers.

I have modeled prom dresses for Peaches boutique, PUMAs new collection for Top fashion, etc...

The pageant will take place May 28 to 30 in Normal, IL.

Slowly counting down the days to compete, as well as training with an amazing organization named Ambassador Queens United. This organization has helped me better my confidence, speaking skills, my runway/catwalk, and more importantly the way I present myself as a whole. Their motto is “Beauty with Purpose.”

**Q:** Why is this important to you?

**A:** I believe that competing in this pageant itself is such a privilege and amazing experience all on its own. Winning this pageant would not only be life changing in so many ways but provide a bigger platform to inspire, educate, motivate, and connect with other young teens.

I am a strong believer in the importance of education and mentorship. I want to be an example to my peers of how you can be successful and help others endure a positive mindset to help youth focus on their goals and flourish.

I have recently taken a major role at my former high school not as a student but as a mentor to the freshmen class. I meet with them every Monday to discuss their week, academic struggles, organizational skills, etc... It has been an amazing experience knowing I am contributing to their educational experience as a whole and motivating them all at the same time.

As I go forward with this experience, I would love to have the support of my Roger’s Park family, local community, businesses, friends, and neighbors.

**TEEN** see p. 6

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# Condo deconversion vultures are still circling



**The Home Front**  
by Don DeBat

The “deconversion vultures” are still circling Chicago, shopping for deals on condominiums that can be transformed into lucrative rental properties—at a time when multi-unit buildings are selling at an all-time high.

A 2019 survey by The Home Front column revealed that more than 2,500 condo units in more than 20 existing condo buildings have been “deconverted” and rehabbed into rental apartments over the prior three years.

Experts say the deconversion trend started nearly a decade ago after the Great Recession created the condo bust. Developers snatched up unsold condos in failed projects in bulk transactions and rented them for hefty profits.

Over the past few years, the trend has accelerated. The new wrinkle is investors hunting for troubled older condo buildings and attempting to buy out individual owners in such hot neighborhoods as the Gold Coast, Lincoln Park, Lakeview, and the South Loop.

One of the latest targets are owners at the 12-story Pope Building, a vintage, 89-unit loft building at 633 S. Plymouth Court in the Printer’s Row section of the South Loop, where the sharks have been circling since 2019.

“I am stunned how little control owners have when a condo board decides they all personally want out,” said Sandi Smith (not her real name), a single woman and an owner at the Pope Building.

“What they didn’t tell owners, was that while this building was up for sale, we could not sell (unless it’s a cash deal) because banks do not loan to buildings that are up for sale,” the owner complained.



The Pope Building, 633 S. Plymouth Court in the Printer’s Row, is now in a battle between the condo board’s desire to sell for “deconversion” and condo owners who do not want to sell.

“It also means we cannot refinance, or remodel,” Smith said. “So, it’s now going on 14 months of not being able to sell, not being able to renovate, not being able to refinance—basically strung up and waiting.”

Talk about being locked in condo jail? Many of the owners at the Pope Building asked the condo board to take a straw vote before going through this process and they refused, Smith said.

“In August of 2021, the board finally got an offer they were willing to accept—for a lot less than they originally promised,” Smith said. “In December they announced we could all start voting, and gave us the attorney’s name to send in our vote.”

More than two months later, Smith said the members of the condo board still have not:

- Closed the vote on the proposed deconversion, and have not disclosed why.
- Disclosed where the vote stands, and have not disclosed a time table for the de-

conversion.

However, they do keep reminding us “we can change our vote as long as it’s open,” Smith said.

“And the board simultaneously keeps threatening that they will be handing down a special assessment when this is all over, without any true bid in hand for the repairs that need done,” she said.

In the meantime, owners received the following terse letter from Scott D. Zwilling, principal of Spirit Investment Partners, the investor-deconverter:

“If by chance the deconversion doesn’t succeed and you are an owner who wishes to continue their ownership, we appreciate your collaboration with addressing the improvements this building needs,” the letter said.

“Although we cannot be certain, it is very likely that a special assessment will be required to keep the building in good repair. Given that we will have control over the

Association, we will ensure operations are transparent and the remaining ownership are clear to what improvements are being completed and the required cost from each owner.”

*Over the past few years, the trend has accelerated. The new wrinkle is investors hunting for troubled older condo buildings and attempting to buy out individual owners in such hot neighborhoods as the Gold Coast, Lincoln Park, Lakeview, and the South Loop.*

Although Spirit Investment Partners may be offering an above-market price for the units, owners worry that sales commissions will be high and they are being forced out of a neighborhood that is rising in value.

“Several owners have lived at the Pope Building for 20 years or more,” Smith said. “There’s a real sense of community here. Many artists and creative people reside here.” Seventy-two percent of the owners are in favor of the deconversion, she said.

Deconversion condo buyers include major landlords, out-of-state investors, and 1031 tax-deferred purchasers who are looking to acquire real estate to defer capital gains on recent property sales.

Under state law, an investor can acquire all the condos in a building if 85% of the unit owners vote to approve a sale.

Even if some owners vote “no,” that minority, the dissenting owners, are forced to sell. An arbitrator would handle disputes over the appraised prices and terms.

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

## Chicago hotels recovering slower than national pace

**Trade show attendees equals downtown bookings, and shows are a no-show**

The wounds have not yet healed for downtown Chicago, as its reputation as a place to do business - rather than as a tourist destination - seems to be holding back the recovery of one of our town’s biggest sources of visitors and tourist cash.

The convention business is still struggling, and according to Crain’s Chicago, downtown hotels ended 2021 with an aver-

age occupancy rate of 43%, up from 27% in 2020, but nowhere near the pre-pandemic rate of 74%.

Nationwide, the average was 58% compared with 66% in 2019. Trade shows and conventions, which haven’t yet rebounded, typically account for as much as a fifth of downtown Chicago hotel bookings. Southern U.S. markets saw the strongest rebound in hotel performance last year.

So this is not a healthy time to be in the hotel business in Chicago.

The lack of any growth in trade shows

and industry meetings also trickles down to area retailers, restaurants and the various entertainment industries.

Yes, the pandemic risk is being professionally managed at convention centers; attendees are beginning to re-experience tourist attractions and there’s the ease of access to Chicago via planes, trains and automobiles. But the bad news is that Chicago’s crime is increasing, and our local political officials seem incapable of controlling it. It’s a big problem, and everyone in the nation knows it.

When it comes to perceptions over personal safety, meetingsource.com has Chicago rated 24th out of America’s 25 top convention cities.

Chicago - at 43% - fares poorly when our hotel occupancy rate is compared to some of the nation’s other top convention towns, such as New York City that closed 2021 with a rate at 55%, Orlando at 63%, Las Vegas at 66.3%, Miami at 68.5%, Austin, TX, 75%, San Diego at 81%, and Oahu at 83.9%.

“For a lot of people, being in the office is still not a thing. As long as people aren’t back in the office, downtown areas will continue to hurt” without more corporate business travel, Jan Freitag, national director of hospitality analytics for CoStar Group told Crain’s.

The city isn’t alone among large markets. Revenue per available room was down by 33% last year compared to 2019 levels among the nation’s 25 biggest markets,

*The city isn’t alone among large markets. Revenue per available room was down by 33% last year compared to 2019 levels among the nation’s 25 biggest markets, while the national average fell 17%, Crain’s reported. Hotels in the Chicago area underperformed both, as revenue slipped 40%.*

while the national average fell 17%, Crain’s reported. Hotels in the Chicago area underperformed both, as revenue slipped 40%.

Investors still have some reason for optimism. The Chicago Loop Alliance last month reported pedestrian counts, hotels and office occupancy all hit their highest pandemic-era rates at the end of last year compared with the same period of 2019.

While leisure travel picked up in summer 2021 as vaccination rates rose, waves of COVID variants shut it down. Travel may revive this year, staying off more hotel distress. Properties that have been transferred to lenders or are in foreclosure include the Hilton Hotel Magnificent Mile, Hotel Felix, Holiday Inn Express Chicago Magnificent Mile, and the Palmer House Hilton, while other properties have traded hands at prices less than, or at about the debt owned on the properties.



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# Thank you Fritz, for letting us know the market value of our neighbor's homes

BY BILL HADERLEIN

I was born in Lakeview in 1957, and educated at St. Andrew Grammar School, Gordon Tech High School and DePaul Univ.

In 1979, I moved out of the family house after graduating college but still lived in various Lakeview apartments with rents ranging from \$100 for my first apartment in my Mom's friend's basement to \$350 per month at Waveland and Wayne in 1986, over-priced I thought at the time.

In 1986, at 29 and engaged to be married, my real estate realtor brothers showed me a few houses for sale in the neighborhood.

My fiancé and I looked over a two-flat rental on the 1500 block of Wellington. It was in bad shape. The 100-year-old recently-deceased owner had not lived there for several years.

Parked on the block when we went to look at the house was a BMW. Unusual for the neighborhood in 1986.

The front porch was falling down. The second floor was a dormered-out apartment that had walls made of thin cardboard-like dry wall. The bathrooms had no showers, only baths with green plastic tile around the tubs.

The inside smelled like no one had lived there for years, ... because no had.

When we left, I noticed a new restaurant on Lincoln Ave. named "Not Just Pasta" next to the Golden Apple. An upgrade to the neighborhood?

We were thinking of living in my fiancé's apartment in the DePaul area after we got married. But I convinced my fiancé that we should buy the house. "It will be a starter house" was the sale pitch.

She provided 100% of the down payment, as I had blown my money drinking in bars after softball, basketball and volleyball leagues and on golfing weekends, also followed by drinking.

My Dad, an attorney, who had lived in Lakeview his whole life, and had only owned one house near Lincoln and Addison, the one we grew up in, said I "am crazy to buy a house in this neighborhood because the neighborhood is going down."

We closed on the house in May 1986, days after we are married. The price was \$66,500. We outbid another buyer by \$500.

The immediate area was still the center of German-American community. The Zum Duetschen Eck restaurant was still open as were many other Germanic restaurants, bars and delis.

The St. Alphonsus Catholic Church had a German and Spanish language Mass every Sunday.

Meat packing plants dominated the Lincoln Ave./George St. intersection, and the Appleton Electric factory loomed on the 1700 block of Wellington.

The housing stock on the 1500 block of Wellington at that time consisted mainly of two or three-flat frame apartment buildings. In

many cases, the owner lived in one of the units.

The block was anchored by a large brick two-flat on the east that faces the St. Alphonsus School. It was the only 100% brick building on the block. Some of frame buildings were definitely oversized. None of the houses really stood out. Most of them had the plaid insulated brick siding that became popular in the 1950's.

The houses were basically kept up but could all have used some type of exterior and interior updates. There was a neighbor down the block that sat on a lawn chair on his front porch with a cigar in his mouth while he critiqued drivers on their parking jobs.

At that time, there were not many kids in the neighborhood and enrollment at St. Alphonsus was dangerously low.

In the 1980's, the Sunday Chicago Tribune had extensive real estate listings, pictures and addresses of houses for sale from North Side real estate offices. So, it was easy to keep track of the value of real estate in your neighborhood.

## Commentary

As we started to get to know the neighbors, they would share their proud sale information. Shortly after we moved in, a lady across the street sold her larger frame two-flat with a basement apartment. She told me that she couldn't believe she got \$105,000 for it. In the early 1990's, we believed that an existing residential structure could not be demolished and replaced unless there was

a structural-safety issue at the building.

Nevertheless, Shirley down the block sold her small, fairly run-down one-story Chicago cottage. She was moving to the suburbs. To the shock of the neighborhood, within a few hours that house was demolished and replaced with a humongous 3-level brick rental building with a parking pad in the back.

The height of the building was not totally out of character with the block, but the new building extended farther back on the lot than any existing house, blocking scarce city sunlight.

Since moving into the neighborhood, I had my eye on a large 2-flat frame building with a basement unit at the west end of my block. The outside was a fairly ornate design. But, like many of

buildings, it was really run-down looking.

In the mid-1990's, my wife was home raising two kids and we had one fairly modest Downtown accounting job income. My brothers informed me that the building was up for sale for \$125,000. I could not afford that price with my current mortgage, car payment, life insurance and all that stuff considering there would be a hefty cost to rehab the building to make it more rentable.

Time rolled on and existing buildings on the block started listing in the Tribune for \$150,000, \$200,000 and more.

Older houses in the neighborhood were regularly being demolished as developers came in and took over. Fortunately for the

FRITZ see p. 8

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Frank Calabrese, Jr.

## Lake View Historical Assoc. returns with three in-person events

BY PATRICK BUTLER

Not every neighborhood history group gets to meet with a former living Mafia member, but's that what members of the Ravenswood/Lake View Historical Assoc. [RLVHA] will be doing at 7 p.m. Wednesday, June 22, at the Conrad Sulzer Regional Library at 4455 N. Lincoln Ave. Frank Calabrese, Jr., will share some stories of family Mafia life, told in his New York Times Best Seller, "Operation Family Secrets," from his life working for his father, Frank Calabrese Sr., once one of the most feared and brutal hitmen in the Chicago Mob.

You'll get a chance to hear about his own testimony, that eventually helped bring down

his own father and other top mob figures, and what really happened during the killing of the Spilotro Brothers depicted in the movie "Casino."



Krista August



Ursula Bielski

And you'll learn how he finally got out of "the Life" and how he has to live today.

Also to be offered in the RLVHA spring series will be "Haunts of the White City" at 7 p.m. Wednesday, April 20. The presentation will be given by one of Chicago's local experts on the best-known haunts to be found in Chicago: Ursula Bielski. Bielski will take guests through some of the most fascinating "Haunts of the White City," from the Fort Dearborn Massacre and the terrors of H.H. Holmes, and the mysteries of Lincoln Park's "Suicide Bridge" and the ship captain who communicated with the dead.

Bielski is a well-known local author and paranormal researcher who grew up on the North Side.

The next RLVHA event will be at 7 p.m., Wednesday, March 2, titled "Big Ideas and the Rise of Chicago." Presented by Krista August, author of "Giants in the Park." She will cover the growth of Chicago from its frontier days to the 1893 World's Fair.

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## Letter to the Editor

### Who are the real racists in Chicago?

Trump is gone. Rauner is gone. The last Republican alderman left 15 years ago.

The last Republican state legislator? Gone 21 years ago. The last Republican Congressman, gone 25 years ago.

The Chicago Bulls had their second three-peat since U.S. Rep. Michael Patrick Flanagan was defeated by some Democrat who then went on to become Governor. Who then went on to be impeached. Who then went on Donald Trump's The Apprentice. Who then went on to prison.

So then, the only ongoing systemic racism in Chicago, outside of Chipotle and Taco Bell pretending to sell Mexican food, is going on in the Chicago City Council.

That's right, the farm team for the Federal Penitentiary system. Instead of being called up, you get sent up (the river).

Now it's time for that once-a-decade fun event called Ward Remapping. It used to be run by Tom Keane, Ed Burke and Dick Mell.

Now there is a fight between persons of color. Yeah! That's right, it is all about skin color.

So let's run through the numbers quickly.

Ten years ago Chicago was 33% Black, 33% White, 28% Latino and 5% Asian. Wards were

supposed to be about 54,000 residents. The South and West Side wards were drawn with 52,000 residents and the North Lakefront wards were drawn with 56,000 residents. Not very fair.

Chicago elected 21 White, 18 Black, 10 Latino and one Asian aldermen.

Now we have 16 White, 20 Black, 13 Latino and no Asian aldermen. One was just was convicted.

Well, the Latinos want more aldermanic spots, and the Blacks don't want to lose any. And the Whites are just trying to stay out of prison.

The Rules Committee and the Black Caucus are calling the Latino Caucus stubborn and uncompromising.

The fairest map seems to be the recent collaboration between the Latino Caucus, the Better Government Assoc. and aldermen Hopkins and Beale. It creates 13 White wards, that if all current aldermen were elected, would produce 11 White, one Black and one Latino aldermen.

It creates 17 Black wards which would produce 17 Black aldermen.

It would create 13 Latino wards which would produce 11 Latino and two White aldermen.

It would create seven mixed

wards which would produce three White, one Black, one Latino and two open seats.

That comes to 16 White, 19 Black, 13 Latino and two open seats. Pretty fair.

The Rules Committee/Black Caucus map wants to use voting age to draw South and West Side wards with 53,000 residents and North Lakefront wards with 57,000 residents. The Rules Committee and Black Caucus are threatening Chicago voters through the media that if they don't get their way, it will cost \$40 million. BULL! It only costs \$600,000 to put a referendum on the ballot.

Don't let them pass off their own attorney fees and political advertising onto the taxpayers. Call aldermen Nugent, Napolitano, Reilly, Smith, Tunney, Gardiner, Cappella, Martin, Osterman, Hadden and Silverstein and tell them to quit the bullcrap and games and support the People's Coalition Map!

Now who is stubborn and uncompromising, Ald. Harris (Rules Committee) and Ervin (Black Caucus)?

You can't blame Trump, Rauner, Keane, Burke or Mell for this racism.

*Mike Sullivan, Avondale*

### TEEN from p. 3

**The kids are alright...** Last week, Lake View High School's FTC robotics team, Wildcat Robotics, advanced to the FIRST Tech Challenge state competition by being the captain of the winning alliance, by being awarded the 2nd place for the Inspire Award (the most prestigious of awards in FIRST), and by winning the Control Award (based on robot complexity).

I am so proud of my alma mater. Congrats to these hard-working teens on their spectacular achievement: Senior Jansen K.; sophomores Karina P. and Emmit P.; and freshman Wynter H. Way to go!

According to its website, FIRST Tech Challenge students learn to think like engineers and teams design, build, and code robots to compete in an alliance format against other teams. Robots are built from a reusable platform, powered by Android technology, and can be coded using a variety of levels of Java-based programming, the site said.

The Lake View team is one of three CPS teams advancing to state -- also, Lincoln Park and Whitney Young high schools, so our heartiest congrats to them too. Three other Chicago schools also advanced (Horizon Science Academy, Latin School, and U. of Chicago Lab School). We wish the kids at Latin all the best too. And we even are sending good thoughts for the other teens in schools not in our coverage area.

Hats off to the team's mentor/coach, LVHS teacher Dr. Mahesh Alur and also to co-mentor/coach Mr. Anthony Carlsen.

The competition is being held



### Lincoln Park High robotics team wins city championship

Lincoln Park High robotics team - LP Roarobotics - won the city robotics championship at the Chicago First Tech Challenge League Tournament, held on Saturday, Feb. 12. The team also qualified to compete in the Illinois First Tech Challenge State Championship, to be held on March 12.

The tournament is an intense

March 12 at Elgin Community College. Dr. Alur said some of the kids are not able to pay their way to the competition for hotel, meals etc. If anyone would like to make a donation, please email Dr. Alur at mnalur@cps.edu.

"We are seeking corporate and individual sponsorship to fund our state competition trip and fund our efforts to bring STEM

one-day event showcasing robots developed and operated by teams of high school students. The competing robots are the best robots from qualifying events held all around Illinois. The robots represent the product of focused brainstorming, real-world teamwork, dedicated mentoring, and managing project deadlines.

and robotics to more young people across the city," said Dr. Alur. "We'd like to work with engineers to build relationships and learn. They can contact me for more information."

Again, congratulations to all these inspirational teens.



(L) The rightward shift in the CTA Red and Purple Line tracks north of the Belmont station. Image courtesy of Apple Maps (R) The Vautravets Building. Photo courtesy Jack Crawford

# CTA ready to iron out kink in Red/Purple Line in Wrigleyville

BY CHICAGO ARCHITECTURE.COM

Any time a transportation agency tries to build something fast and sleek, there always seems to be someone standing in the way. Sometimes, literally.

Think French farmers with shotguns who didn't want the Eurostar zipping through their fields. Or Texas dirt ranchers who think high-speed rail is an infringement on their freedom. Or, in Chicago, where there are a number of places where what is now the CTA had to bend its rails to the will of people or places in the way.

Two of those bends will soon be history.

Like a cat stretching after a

good nap, the CTA held a ceremonial groundbreaking in January for a project to work out the kinks in the Red and Purple Lines just north of the Belmont station.

You've seen the CTA at work here recently. A few months ago, it opened the new flyover to fly the Brown Line over the Red and Purple lines when it has to make a left turn on its journey northward. Previously, Red and Purple traffic would come to a standstill while the Brown put on its blinker, waited for the all-clear, and inched slowly across two other sets of tracks. It was a built-in excuse for being a few minutes late coming home from work.

Today, Red and Purple trains can move northward and south-

ward without being interrupted by their Brown buddies. But that doesn't mean it's a completely smooth ride through the Wrigleyville neighborhood. There's the problem of a pair of bends in the line which force the trains to slow down and jog eastward, then west again as they cross Clark St.

But don't blame Chicago's favorite sportsball-themed drunkenness zone. The sway in the way was caused 127-years ago by the Vautravets Building, a three-story 1894 apartment building that refused to bend to the will of the mighty Northwestern Elevated Railroad.

Located at 947-949 W. Newport Ave., the building was physically relocated rather than demolished,

making way for the new tracks while preserving historic architecture. To prepare the 1,000-ton structure, a system of jacks, bracing, and cribbing were staged beneath the building. Certain fragile pieces of the facade were temporarily removed, while vertical beams were installed for additional support.

It took forever and a day, but the CTA finally got its way, buying and demolishing 16 properties in the line of fire, and last year came in with cranes and trucks and noise to shove the now-historic apartment building 30' to the left. The Vautravets Building was the only one to remain due to its designation as part of the historic Newport Avenue district.

With the new flyover Brown Line bypass and straightened tracks, train speeds projected to be 60% faster at this juncture, the CTA expects to accommodate an additional 7,200 passengers per hour and save an estimated half a million travel hours per year.

This month, the entire third-of-a-mile stretch of transit will be yanked down and rebuilt, starting with the southbound side over the next two years. Then the northbound side after that. The whole thing is expected to be finished in 2025.

## City wants your suggestions for changes coming to Western Ave.

The Western Avenue Corridor Study is a city bureaucrat-based planning initiative led by the departments of Planning and Development [DPD] and Transportation [CDOT] to envision a long-term future for a five-mile section of N. Western Ave., from Addison St. to Howard St.

They are inviting citizens to participate in focus groups for the study. They are currently being scheduled now through early March.

Six segments of approximately three blocks each have been identified as priority focus areas between Addison and Howard. Small groups will participate in workshops to discuss strategies to shape the short- and long-term future of the identified area and corridor as a whole.

It's possible not everyone expressing interest in participat-

ing will be able to join. In that case, DPD and CDOT will select participants based on the answers to a survey to balance each group with a variety of local perspectives.

The outcome from the meetings, and fate for Western Ave., will ultimately be decided by the bureaucrats.

The study will examine the land uses, development patterns, and circulation along this heavily traveled roadway. The study may seek to increase density, promote a greater mix of land uses, change how development relates to the surrounding, lower-scaled residential areas and change pedestrian safety through the design and bureaucratic planning process.

The project will build upon previous community outreach and will emphasize the communities that intersect the study area, which

include portions of North Center, Ravenswood, Lincoln Square, West Ridge and West Rogers Park. In the balance and at risk are adjacent land uses, zoning, parking and bike facilities, pedestrian safety, and public amenities. The two city departments hope to establish a long-term plan for the corridor that includes future land

use and zoning recommendations, design guidelines, and potential public right-of-way changes.

Those interested in participating may sign up at [https://forms.office.com/Pages/ResponsePage.aspx?id=qc02cC0GUUGBRJfdxW5wJ8ANPZFHD\\_1LkREu7Lk7\\_wVUNVBYR0pPQVdWND\\_FUDdDTEJRRkcxNzBRTy4u](https://forms.office.com/Pages/ResponsePage.aspx?id=qc02cC0GUUGBRJfdxW5wJ8ANPZFHD_1LkREu7Lk7_wVUNVBYR0pPQVdWND_FUDdDTEJRRkcxNzBRTy4u).



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Yes, we all know about Lincoln Park, but how about something different, maybe with no wind blowing off a frozen lake?

Then get on over to places like the West Ridge Nature Park and North Park Village Nature Center on the North Side.

The West Ridge Nature Park, located along the northwestern edge of Rosehill Cemetery, on Western Ave. roughly between Bryn Mawr and Peterson avenues, is a fine addition to the community.

The 21-acre park was developed into an amazing natural space filled with native plants, boardwalks, and a fishing area. That includes a restored woodland, 4.5-acre pond, multipurpose trail around the park with an elevated overlook, educational and interpretive signage, wildlife viewing opportunities, and a nature play space.

But stay off the ice, there is no ice skating on the pond and no dogs are allowed within the park.

If you're not too cold, you can also walk through one of Chicago's oldest burial grounds, the adjacent Rosehill Cemetery, which was dedicated in 1859.

North Park Village Nature Center is a 46-acre natural area and education resource, situated within the 155-acre North Park Village campus, offering multiple recreation opportunities and a variety of programming. North Park, 5801 N. Pulaski Rd., is an excellent location for hiking, walking, and birding.

The nature center is a great snapshot of Illinois' native landscapes. Here you can wander through wetlands and tallgrass, forests, prairies, and even an oak

savanna. The change in ecosystems is plainly apparent as you follow the trail, and the interpretive signage throughout makes North Park Village Nature Center a great educational resource. Check it out for hiking and walking, birding, or a short field trip with your family.

Their mission is to provide visitors with an opportunity to interact with and learn about wildlife and natural resources in an urban setting. There are programs, events, and activities for all ages to enjoy while discovering our shared natural heritage at the first nature center within the city of Chicago.

Both parks are open seven days a week (excluding holidays) from 9 a.m. to 4 p.m.



North Park Village Nature Center [above] is a 46-acre natural area and education resource, situated within the 155-acre North Park Village campus, 5801 N. Pulaski Rd.

## FRITZ from p. 5

neighborhood, in the early 1990's, the South Lakeview Neighbors Neighborhood Assoc., in cooperation with then Ald. Bernie Hansen had all the side streets in the neighborhood rezoned to allow only single-family homes or two-flats.

The neighborhood was saved from the towering missile-like condos being built in the surrounding neighborhoods.

Nevertheless, the single-family homes being built were way oversized and overpriced for any of the long-time residents. Some of the owners, who were "old-timers" when we moved in were passing on. Their children maxed-out the sale price of their parent's houses by selling to developers.

So much for childhood memories.

Both owners on each side of our house passed away, but luckily the houses were gut-rehabbed as opposed to being demolished and rebuilt as single-family monstrosities.

Maria across the street from

us, an elderly long-time resident and widow, with a heavy Italian accent and dark brown dyed hair, who attended Mass more than once a week at St. Alphonsus had two side-by-side lots.

The first lot had a 2-flat in the front where she lived and a coach house in the back where her daughter lived. The second lot had a garage in the back and the side yard served as Maria's garden.

In the late 1990's and early 2000's, she told me several times that developers had offered her \$1,000,000 for the two lots. She said "she loved living in the neighborhood. She didn't need the money. Where would she move?"

She loved to "work in her garden." At her passing, the two lots were sold by her heirs, the buildings were torn down and replaced with two-large single family frame houses.

So much for the children's sentimental value for their old family house.

In the early 2000's, when the economy was booming, I became familiar with a developer who lived across the street at the end of the block. He purchased the lot almost directly across the street from us. He announced that his intention was to build a California-type designed house and to list it for \$2,000,000.

Upon completion, he had an open house for the people in the neighborhood. Very upscale. It sold for \$1,705,000 just as the Great Recession was taking hold.

There are 37 residential buildings on the 1500 block of Wellington. Since we moved in back in 1986, 13 buildings were demolished and rebuilt with new single-family homes. From my count, maybe seven or eight of the people who lived there when we moved in still do. They were middle-aged or younger then and are now senior citizens. Most are retired.

In early December, at my usual 7 a.m. Sunday morning breakfast at The S&G Restaurant, I picked up the Inside-Booster newspaper in the lobby. The extra thick issue had Fritz Kaegi's market rate Assessed Valuation published in the

back of the newspaper. Juicy financial information to plow over during an S&G breakfast skillet.

The pattern of the valuations on the 1500 block of Wellington lumped all the older frame buildings that had not been substantially rehabbed into a valuation of \$820,000 to \$850,000.

***The two-flat rental down the block that I could not afford in the 1990's for \$125,000 was valued at \$860,000.***

These 11 houses would probably be put in the "knock-down" category. Houses that had been gut-rehabbed where the original two-flats were converted to single-family houses were valued from \$1,100,000 to \$1,370,000.

The new houses were valued from \$1,130,000 to \$1,660,000 for frame houses and \$1,340,000 to the top valuation of \$1,850,000 for the newest brick single family on the block across the street.

The two-flat rental down the block that I could not afford in the 1990's for \$125,000 was valued at \$860,000. It just got a new refreshing exterior paint job by a couple of guys who grew up with my oldest son.

The \$2,000,000 house across the street was valued at \$1,570,000. The owner of the large brick two-flat at the east end of block recently passed away. She was in her mid-90's. The heirs, not interested in moving in, have listed the building with Sotheby's for \$1,050,000. Kaegi had the value at \$980,000. In the ballpark.

I have to assume that all the owners on the block have a general idea of the value of our houses. My perceived value was less than Kaegi's valuation of \$820,000. I would also guess that most of us old-timers probably do not have mortgages and those in the newer buildings have big mortgage payments, but they make more money than we did at the same age.

My personal observations have been that the more expensive the house, the quicker the owners turnover. In one instance, a new

home owner of one of the more expensive houses on the block was just transferred to Chicago from Thailand. He had expensive cars and a motorcycle in his garage.

I told him not to keep nice stuff in his garage as it would probably be broken into.

He purchased a snow blower that was suited more for Lake Forest than Lakeview. He was transferred within six months to another state and gave his snow blower to my neighbor.

Based on Kaegi's valuations, the old-timers are sitting on gold mines.

None of us seem to be cashing in and moving to Arizona or Florida, traveling or something. I am still working at age 65, but really wouldn't need to if we sold the house and financially downsized.

None of us old-timers really closely socialize with each other but we are friendly, and when we see each other in front of our houses or out in the alley when we to stop and talk to each other, we seem content to stay in a neighborhood that is familiar to us and convenient to all big city amenities.

My Dad, who advised me to move out, grew up on the second floor of the Haderlein & Son Real Estate building on Ashland during the Depression until he married Mom. Then they lived in an apartment building at Wayne and Waveland until they, four kids, soon to be five, moved to the family house on the 1800 block of Patterson.

My parents one and only house. Now, 35 years after buying our starter house and raising two kids, we are still here.

As my wife says, we need to live somewhere. Is it possible that our next destination might be the great beyond like many of our former neighbors?

Dad was wrong. By staying put in one house and with a little luck that the neighborhood did not "go down," it got us and our "old-timer neighbors" on track to be well more than half-way to becoming millionaires. Homeownership, the American Dream indeed.

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# Shoplifting raid mastermind researched stores that have “hands-off” security policies

BY CWBCHICAGO

Two men who stole over \$20,000 worth of merchandise from top retailers and then resold the products inside a Subway restaurant specifically targeted national retailers that have a “hands-off policy” toward shoplifters, according to court records.

The revelation came as charges were announced Feb. 18 against a second man in the scheme we reported on last month.

Jerome Williams, 19, was charged with continuing a financial crimes enterprise and five counts of felony retail theft. His alleged co-conspirator, Semaj Bryant, was hit with similar charges in January.

## Second chance probation

Williams and Bryant allegedly carried out a string of retail raids beginning on Dec. 9, 2021, less than two months after a judge sentenced Williams to “second chance probation” for participating in a flash mob shoplifting heist at Ulta Beauty, 2754 N. Clybourn, in Lincoln Park.

In that case, Williams and accomplices entered the store and “cleared multiple shelves of fragrances” valued at \$2,723,

prosecutors alleged in Sept. 2020. Cops arrested him and an accomplice within an hour and found two laundry bags containing fragrances inside their car.

The new allegations involve a series of raids by Williams and Bryant at North Face stores in Wicker Park and on the Magnificent Mile and at the Sephora store, 958 W. North Ave., in Lincoln Park.

In court records, prosecutors said Williams and Bryant “conducted research online about retail companies who have a ‘hands off’ policy before they would enter a retail establishment.”

Prosecutors said Williams and Bryant last year worked together to steal \$8,550 in clothing from North Face, 875 N. Michigan on Dec. 9; \$4,993 in clothing from the same North Face on Dec. 10; \$3,080 in clothing from North Face, 1631 N. Damen, on Dec. 12; \$2,493 in fragrances from Sephora on Dec. 21, and \$2,520 in clothing from the North Face store on Damen on Dec. 21.

## A break, then a bust

After the Dec. 10 heist, Chicago police saw a getaway car associated with the theft

sitting outside a Subway restaurant at 7908 S. Halsted. The cops interviewed Bryant and Williams, who had “multiple coats,” but did not make any arrests, prosecutors said.

On Dec. 21, two CPD detectives handling the North Face investigation were collecting surveillance video at the Subway when they heard loud noises coming from the dining area, prosecutors said.

The cops watched as Williams and Bryant emptied bags of cologne and North Face coats onto a table in the dining room. The detectives called in patrol officers to arrest the men.

It was not clear why charges against Williams were delayed until last week.

His defense attorney said he is 19 and lives with his girlfriend and 19-day-old child. He works in a processing plant, she said.

Judge Maryam Ahmad ordered Williams held in lieu of \$350,000 bail. He must post 10% of that to get out of jail. Separately, Ahmad ordered him held without bail until he appears before Judge Haberkorn next week so she can review his probation status.

## City Council set to vote on controversial civil asset forfeiture ordinance

*The ordinance, backed by police and the mayor's office but opposed by civil rights groups and the Cook County State's Attorney's Office, would allow the city to seize property from individuals convicted of gang activity.*

*A controversial crime prevention ordinance is headed to the City Council for final approval this week, after passing through the city's Public Safety Committee Feb. 17 by a 10-4 vote. Called the “Victim's Justice Ordinance,” it would allow the city to file civil lawsuits against gang members and seize property from individuals convicted of “streetgang-related activity.”*

BY DAVE BYRNES

Courthouse News Service

“Upon application by the Corporation Counsel, the court in its discretion may order that the following are subject to seizure and forfeiture: (1) any property that is directly or indirectly used or intended for use in any manner to facilitate streetgang-related activity; and (2) any property con-

stituting or derived from gross profits or other proceeds obtained from streetgang-related activity,” the ordinance states.

The ordinance was first introduced to the City Council in Sept. 2021 by Mayor Lori Lightfoot, who is under pressure to address violence in Chicago with the 2023 mayoral election cycle looming. In 2021 Chicago saw the most homicides since 1996, and Lightfoot said in January that the ordinance would attack the wallets of those who commit violent crime. The ordinance also states that the proceeds of any assets seized from gang members would go to support the victims and witnesses of gang-related crimes.

“There's a huge profit motive that these gangs have to wreak havoc and commit violence across the city and we want to take that profit motive away,” said Lightfoot. “I think that's absolutely a tool that we need to be using.”

Despite Lightfoot's convictions, her proposal got a frosty reception in September, and members of the city council's Socialist Caucus quickly shunted it to committee. At

the time they feared the ordinance would prove ineffective or worse; that it would only further victimize low income, Black and Latino communities. Both critiques have since been echoed by criminal attorneys and civil rights groups like the Illinois ACLU.

“Civil asset forfeiture against gang members has been allowed in this state since the early nineties, and it's never worked,” ACLU spokesman Ed Yohnka said, citing a similar Illinois state law that has been on the books since 1993.

“The ordinance is ripe for abuse, and has the potential for doing far more harm... Any identification and application is completely subjective and at the whim of who; the Chicago Police Dept.?” Chicago criminal defense Attorney Dena Singer said. “Unsuspecting Individuals will get swept into this because of the government's overreaching hand. Not to mention this does nothing to actually stop violence in communities.”

The Cook County State's Attorney's

## All things Irish at Theater on the Lake

Sláinte! The Emerald Isle will be on full display at Theater on the Lake with two in-person events returning to celebrate the culture and heritage of all things Irish.

Guinness on the Lake will take place 6 p.m. to 9 p.m. Thursday, Feb. 24, featuring an evening of Guinness and samplings from other Irish beers. Moderated by Guinness Ambassador, Jimmy Callahan, drinks will be impeccably paired with small bites from the talented chefs at The Lakefront Restaurant.

Guests will sample aged-white cheddar grilled cheese bites, apple butter and Nueske's Bacon, paired with Smithwick's Red Ale.

The Lakefront Restaurant's famous fish and chips, featuring a palate-pleasing tarragon tartar sauce, will be served with a Harp Lager, followed by a mouth-watering brisket with Guinness Mole paired with a Guinness Draught Lager. And, for dessert, Tiramisu will be perfectly accompanied with a Guinness Cold Brew Coffee Beer.

Tickets are \$45 and include Guinness pints, 5 oz. samples of other beers and the all food pairings. Tickets can be purchased at theateronthelake.com.

The annual St. Patrick's on the Lake returns on Saturday, March 12. Guests will enjoy a jam-packed, 12-hour day featuring live music, food, and entertainment, providing a memorable event for all in attendance.

The Sullivan Brothers will kick off St. Patrick's on the Lake with a toe-tapping performance, followed by In Spite of Ourselves, Whiskey Mick and then the Shannon Rovers will close the night with a traditional pipe band music session.

Theater on the Lake is located at 2401 N. Lake Shore Dr. For more information visit theateronthelake.com, call 312-414-1313 or email info@theateronthelake.com.

Office also opposes the ordinance, on the grounds that asset forfeiture often breeds resentment of the legal system by impacted citizens.

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Margee and Mary Margaret McNabola Rock.



Palm Beach Murder Mystery Dinner.



Rex Huppke



Rodger and Janet Owen.

**LETTERS** from p. 2

200 layoffs underway.

**MORE DE PAUL NEWS:** Maestro **Rich Daniels** with local hero **Jean Lenti Ponsetto**, Athletic Director at DePaul Univ. for many years, involvement spanning four decades, making a huge impact on not only the sports programs at DePaul, but the entire university.

**USA OLYMPIC GOLD:** Snowboarder **Chloe Kim** won gold in China making Olympic history as first woman to ever win two gold medals in the halfpipe. Figure skater **Nathan Chen** glided to his first Olympic gold. **Erin**

**Jackson** got gold, first Black woman to do so in speed skating, just as newly-minted American **Kaillie Humphries** followed suit with gold in the bobsled. **Elana Meyers Taylor** silvered in monobob. While Chicago connected **Madison Hubbel** and **Zach Donohue** bronzed in ice dancing. Slopestyle skiers **Alex Hall**, won gold, and **Nick Goepper**, took silver, and Glen Ellyn's **Ethan Cepuran** and Oak Park native **Emery Lehman** scored speed skating bronze.

**ALL HEART:** Snowboarder **Shaun White** returned from Beijing Olympics empty-handed but had sweet a Valentine's Day with

his love **Nina Dobrev**.

**UNIVERSITY NEWS:** **Tania Tetlow**, until now president of Loyola Univ. New Orleans, now named New York's Fordham U's first lay woman president.

**PAX TIBI:** **Mary Margaret McNabola Rock** of Lake Forest was "Buffy" to all who knew her. Filled with charm and grace and beauty, she was the friend that everyone wanted across the landscape of the North Shore. She was emblematic of her deeply Irish McNabola roots, a house filled with politics, medicine and boys. She was a doctor's daughter and a doctor's wife. Developing a "bedside manner" of kindness and understanding where it was needed most. A well-traveled, loving mom. The classic "Regina" girl, now gone too soon.

**PUTTIN' ON THE RITZ:** **Bobbi Panter**, **Myra Reilly**, **Julia Jacobs** brought Valentine's Day to life the Service Club Tea. Dear **Bunky Cushing** was near, in spirit. So was **Kathy Wolter Mondelli**, Special Sponsor **Sherrill Bodine**.

**WHO'S WHERE:** His Honor, **Shelley Howard**, dining on Tavern Thursday with a great crew, **Lisa Paul**, **Jay Barksdale** and **Welby Beck**, the reason going out was invented... Longtime Tribune columnist **Rex Huppke** taking his nose for news to USA Today... Fashion's **Nina Ivan** knitting a patchwork of literary excellence bringing together Chicago readers, authors and designers in her savvy fashion book-club... **Nora Gainer Doherty** in the Tuscan city of Siena... Birthday boy **Dave** and **Carolyn Richter** in LA at Super Bowl LVI... Diva **Denise Tomasello**, designer **Lauren Lein Cavanaugh**, **Sally Jo Morris Pfaff**, **Elyse Kennard** and **Sherrill Bodine** at Super Bowl party at the Burnham Yacht Club... Artist **Rosemary Fanti** displaying her wedding image to bride and groom on canvas... Glenview's **Father Jerry Boland** on sabbatical in Florence seeing the wonders of its baptistry's dome... **Tom Justic** birthday dining in Naples, FL, with **Jane Justic**, the love of his life... Chicago's **Dr. Rose Gomez**, new reader to Skyline, working

in Switzerland traveling alpine style with **Lilli** in Kandersteg... Happy 90th birthday to famed German abstractionist painter **Gerhard Richter**... **Amy Hawkes** and **Jody McDonald** seeing the Northern Lights in Reykjavik, Iceland... **Cheryl Larsen** with forever buddies **Anita** and the legendary **Dave McBride**, and new best friends **George Clooney** and **Rande Gerber** in Del Ray Beach, FL... Lovely **Olive Godvik** warming in balmy Florida... **Marcey Rubin** dining at Tavern on Rush... Happy birthday **Aimee Pine** celebrating with politico **Bennett Lawson** and **Maggie Koehler**... **Mark Olley** at Brun Mawr Breakfast Club on Belmont... **Jim Kinney** and **Brian White** at Palm Beach dinner hosted by **Bill** and **Ann Carol Hamm** with **Alex Donner**, **Annette De Lorenzo**, **David Von Nirschl** and **Julie Harron**... then a great treat, lunch with **Charlie (Charles A. Poekel, Jr.)** and **Lynn** at the Palm Beach Yacht Club... **Barb Bailey**, **Kathy Wolter Mondelli** and **Julia Jacobs** at an intimate afternoon honoring **Lauren Lein Cavanaugh** at Gibson's Steakhouse with **Kathy O'Malley Piccone** as the gracious host and **Thomas P. Cavanaugh** as chaperone... **Susan Tripaldi** lunching at Ralph Lauren Bar & Grill with the incomparable **Marilyn Miglin**... While in Austin, TX, famed restaurateur **Gordon Sinclair** ate at Chick-fil-A for the very first time... Attorney **Ken Moll** became an Italian citizen at the Italian Consulate with **Mary Claire Scorsone Moll** nearby, **Benvenuto**... Galway Arms' **Deirdre Canty** sunning in Yelapa, Mexico... **Edmund Lester** back in Palm Beach after two years... Palm Beach Murder Mystery Dinner, the usual suspects, but who's the dishy blond French maid?... **Rodger** and **Janet Owen** lunching with longtime friends **John Pinto** and **Donna de Varona** at the Beach Club in Palm Beach... Happy 100th Birthday to the Wells Street Bridge over the Chicago River... **Eamonn Cummins** with Blackhawk's legend **Chris Chelios**... **Jason Robin** warming in the desert

visiting the parents, **Linda** and **Richard Robin**... **Whitney Reynolds** playing dentist helping both the tooth fairy and her son... Designer **Sylvia Wylczynska** looking fab under the palm trees sipping cool drinks... **Jeff** and **Stephanie Leese Emrich** luxuriating in the menu at Chef **Grant Achatz'** Alinea... **Heather Farley** and **Mamie Walton** at Chicago's Rose Mary, Chef **Joe Flamm's** new eatery... Painter **Adam Umbach** making headlines at his latest exhibition in East Hampton NY at Roman Fine Arts.

**WHEN IT RAINS:** Fleet Foxes among the lineup for a concert series at The Salt Shed at the former site of Morton Salt on N. Elston Ave. That place is going to be the new hot spot.

**TOMATO TOMAHTO:** Can this really be true? Congresswoman **Marjorie Taylor Greene** of Georgia, said Speaker **Nancy Pelosi** spied on members of Congress "Gestapo-like," but instead said "gazpacho-like," apparently confusing the cold tomato soup with the Nazis. Lot's of spying going on in D.C., legal and not so legal.

**ROYAL WATCH:** **Queen Margrethe of Denmark**, 81, and **King Felipe VI of Spain**, 54, both tested positive for coronavirus. Then, **Charles, the Prince of Wales**, 73, tested positive. **Camilla, Duchess of Cornwall**, 74, is said to have it herself. And now **Queen Elizabeth II**, 95, seventy years on the throne, has tested positive.

The truth of the matter is that you always know the right thing to do. The hard part is doing it.  
-- Gen. Norman Schwarzkopf, Jr.

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# Why is 'baddest guy' out for only \$500?

Three weeks after settling an attempted Lakeview murder case, perp was found with two more guns

BY CWBCHICAGO

On Feb. 11, Orland Park police arrested Nickolas Burch after they allegedly found him carrying a gun in a Louis Vuitton bag strapped over his chest at the Orland Square Mall.

It happened just 18 days after Burch pleaded guilty to a reduced charge in a case that had him facing multiple counts of attempted murder, robbery, and other felonies stemming from a 2016 shooting in Lakeview. That was the second time he faced and beat attempted murder charges as an adult.

Prosecutors charged Burch, 32, with two counts of Class X Armed habitual criminal, one of the most serious criminal charges in the state short of murder, and misdemeanor resisting.

But they didn't ask his bond court judge to hold Burch without bail. Nor did they tell her that he had just settled an attempted murder case to lesser charges 18 days earlier. Nor did they say that he was on federal electronic monitoring for a gun conviction. Illinois Dept. of Corrections [IDOC] records show that Burch is on parole for the Lakeview case. Prosecutors didn't tell the judge about that, either.

Judge Barbara Dawkins set Burch's bail at \$5,000 — a fraction of the \$50,000 that his own defense attorney asked for, according to court records. And she added electronic monitoring as a condition of release, even though he was already on electronic monitoring in the federal system. He will need to post a \$500 deposit to get out of jail.

"I spoke with one of our officers who said the force arrested one of the 'baddest guys' they've ever come in contact with," Orland Park Mayor Keith Pekau said in a Facebook post. "These are the people Cook County puts back on the street when the person should have been held without bail and put back in federal custody. It's shameful."

## A talking point

When Cook County State's Attorney Kim Foxx and members of her office are confronted about the county's bail practices, they consistently shift the responsibility for bail decisions to the county's judges.



Nickolas Burch (inset) and the guns and Louis Vuitton bag that Orland Park police allegedly seized. Photo courtesy Orland Park PD; CCSO

"People love to say, 'It's Kim Foxx,' because I have pushed for bail reform," [Foxx] said. "It creates a narrative that everybody is out committing crime."

Since her election in 2016, Foxx has supported bail reform, measures that protect the rights of defendants, beliefs in line with those of Chief Judge Timothy Evans. But at the meeting she made it clear her office does not control bail, only judges do.

"A judge makes the determination," she said. "The state's attorney's office does not set bail. No one who commits crime of violence should be out," Foxx said. "What had been manipulated is my support for bond reform, meaning that I think everyone should go. Your ability to get cash should not determine your bond. Your threat is the only determination if you should walk or not."

Foxx is correct. Judges are responsible for making bail decisions in Cook County.

But, as the Burch case illustrates, the prosecutors in her office — along with defense attorneys — are responsible for providing judges with the information they need to make good decisions.

Here's the story of Nickolas Burch.

## Lakeview robbery and shooting

On the evening of Aug. 1, 2016, a 27-year-old man was shot behind his home on the 3200 block of N. Racine. A single bullet passed through the man's neck and lodged in the wall of a nearby house. A passerby found him lying in the intersection of an alley behind a gas station.

When police arrested Burch for the crime several weeks later, he kicked and spat on them and said he would break their necks once they took off his handcuffs, according to a CPD arrest report.

Burch was on federal parole for a weapons violation at the time. Prosecutors in 2016 said he had agreed to buy two Breitling men's watches from the Lakeview victim, whom he met through a mutual friend. According to the allegations, the victim looked away at some point, then turned back to see Burch pointing a gun at his face. It reportedly fired when the victim tried to slap it away.

Prosecutors said Burch stole the two watches and \$1,200 cash from the victim. A grand jury indicted him on five counts of attempted first-degree murder, aggravated battery by discharging a firearm, armed robbery with a firearm, three counts of armed robbery by discharging a firearm causing bodily harm, unlawful restraint, nine felony counts of aggravated battery of a peace officer, and felony resisting.

On Jan. 24, a plea deal was executed. Prosecutors dropped all those charges except one count of armed robbery with a firearm. Then, they agreed to reduce the remaining count to attempted armed robbery with a firearm. Burch pleaded guilty to that. Judge Adrienne Davis sentenced him to 110 months in prison with 1,667 days credit for the time he spent in custody before sentencing. She also gave him a year of supervised release effective immediately, according to court records.

According to IDOC, Burch arrived at Stateville Correctional Center two days after being sentenced. He was sent home on parole the same day.

## Inmate charged with brokering sale of fentanyl, methamphetamine

An inmate in a state prison in Arizona has been charged with federal drug offenses for allegedly brokering the sale of fentanyl and methamphetamine in Illinois.

A criminal complaint filed Feb. 18 in U.S. District Court in Chicago charges Mauuel "Chuy" Garcia, 42, with distribution of controlled substances.

Garcia has been incarcerated since 2010 by the Arizona Dept. of Corrections, Rehabilitation, and Reentry. In the summer of 2021, Garcia allegedly coordinated with a buyer outside of the prison to purchase methamphetamine and fentanyl for delivery to Illinois.

Garcia negotiated the transaction, including sending photos of the methamphetamine via video chat, using a cell phone he had smuggled into the prison, the complaint states. Garcia had ap-

proximately a pound of crystal methamphetamine and nearly 1,000 fentanyl pills sent to the buyer in Illinois, the complaint states. Unbeknownst to Garcia, the buyer was cooperating with law enforcement. On July 8, 2021, law enforcement intercepted the package of narcotics upon arrival at a U.S. Postal facility in Forest Park, Ill.

In the days that followed, Garcia allegedly directed the buyer to meet a third party and pay him on Garcia's behalf for the fentanyl and methamphetamine. On July 14, 2021, with law enforcement covertly watching, the buyer met with Garcia's representative in a parking lot at O'Hare International Airport in Chicago and provided \$11,100 as payment to Garcia for the narcotics, the complaint states. His initial appearance in federal court in Chicago has not yet been scheduled.

## Orland Park

On Feb. 12, a judge would need to set Burch's bail conditions following the Orland Park incident. A separate judge would be making the same decision for Kelly Turner, a 33-year-old woman identified in federal court records as his fiancée, who was arrested with him.

Here's what the prosecutors told the judges. Then, we'll show you what Orland Park police said happened.

During separate but nearly-identical bail hearings for Burch and Turner, prosecutors said Orland Park cops were doing routine patrol work on the Orland Square Mall parking lot when they saw a handgun lying on the driver's side floorboard of an unoccupied car.

Officers watched as Burch, wearing a Louis Vuitton fanny pack across his chest, got into the car's driver's seat, and Turner stepped into the passenger seat, prosecutors said. Police conducted a traffic stop.

Turner allegedly told officers she put the gun on the driver's floorboard before they went shopping. Police found another loaded handgun inside the Louis Vuitton fanny pack along with Burch's COVID vaccination card and a credit card with his name on it.

Turner's judge was told that she has an Indiana concealed carry license, which is not valid in Illinois, and that she also has a pending felony case in the suburbs for reckless discharge of a firearm. She's a single mother of a 13-year-old daughter, and she lives in Indiana while flipping homes and working for Kellogg's, her defense attorney said.

Burch's judge was told that he has three felony convictions: a 2016 attempted armed robbery for which he received a nine-year sentence (the Lakeview case); a

WHY see p. 12

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# Backhoe hauled 30 miles across town to rob Rogers Park bank

A backhoe stolen from a construction site in Calumet Heights on Feb. 10 was used to break into an ATM machine in Rogers Park.

According to authorities, a backhoe was recovered from the 1400 block of W. Morse where it was used to rip out a cash machine from a Chase Bank, and then used again to bust it open, in what is one of the most brazen local thefts seen in a time of accelerating crime.

“This is crazy. This is insane! What is wrong with us?” Rogers Park resident Gina Stewart told CBS2 news. “This is what we’re doing now? This is what we’ve resorted to? This is absolutely insane. I’ve lived in Chicago all my life and I’ve never seen anything like this.”

The backhoe is owned by the Meade construction company, and was allegedly taken from a construction site near 89th Street and Constance Ave. around 4

p.m. Feb. 10. Using GPS, it was later tracked to the strip mall in Rogers Park, approximately 30 miles away, in the early morning hours on Friday, after the robbery.

**“This is crazy. This is insane! What is wrong with us?,” said Rogers Park resident Gina Stewart. “This is what we’re doing now? This is what we’ve resorted to?”**

Surveillance video from a nearby liquor store shows a car pull up to the strip mall around 1 a.m. Feb. 10, with the backhoe in tow. They used the rig to pull the machine out of the wall and it’s jackhammer to smash open the ATM. It’s unclear how much money was stolen.

## INSIDE PUBLICATIONS

to be placed into custody. Upon hearing this, Turner handed the fanny pack to the juvenile and instructed her to re-enter the mall and leave.

The fanny pack was searched and a loaded handgun with an extended magazine was discovered. Also found in the fanny pack was Burch’s wallet that contained a business card for his Federal Probation Officer who was subsequently contacted and informed of the charges.

Under Illinois law, judges can only hold defendants without bail under very limited circumstances. In cases like Class X armed habitual criminal, a prosecutor must ask the judge to hold a defendant without bail and present evidence to support the state’s request. The prosecutors in Burch’s case did not ask.

Burch’s private defense attorney had a request, though.

“I would ask the court to set a reasonable bond,” said Hunter. “I’m thinking [a] \$50,000” deposit bond.

Judge Barbara Dawkins was even kinder than that.

“Bond will be set at \$5,000-D with electronic monitoring,” she ordered. That’s one-tenth of what Hunter asked for. Burch will need to pay a deposit of \$500 to get out of jail.

“Judge, you broke up when you said the amount,” Hunter later said. “It sounded like \$5,000-D.”

It was.

In Turner’s hearing, Judge Mary Marubio also set a \$5,000 bail, although she did not impose electronic monitoring on Turner. Marubio also ordered Turner held without bail until she sees the judge handling her reckless discharge case today.

### “A serious danger to the public”

In Feb. 2008, Burch received a 139-day sentence for allegedly punching a Chicago man repeatedly in the head and stealing his phone.

Burch was charged with attempted murder two months later after a man was beaten, shot, and robbed in Chicago. He pleaded guilty to a lesser charge of aggravated battery and received a six-year sentence, according to court records.

Then, in May 2011—just two

months after being paroled for the shooting—Burch was a passenger in a car that Chicago cops tried to pull over in the Edgewater neighborhood. The driver sped from the cops, and Burch bailed out, dropping a handgun while cops chased him down.

Federal prosecutors took the case, calling Burch “a serious danger to the public.”

He received a sentence of 57 months and was on supervised release for the case at the time of the Lakeview shooting. That supervision continues and is the reason for the federal government’s ongoing involvement.

### Federal case

After cops arrested Burch for the Lakeview shooting, he remained in the county jail until last April when a Cook County judge granted him bail due to COVID concerns. Against the U.S. Attorney’s Office wishes, a federal judge agreed to let Burch go home on electronic monitoring in the federal matter the next month, court records show.

Within a month, Burch began to ask the court for permission to move around. The first request, in June, was to get a driver’s license.

In August, Hunter filed an unopposed emergency motion asking the federal judge to permit Burch to attend the repass and funeral for his brother, Ralph Banks, who was shot and killed on the Eisenhower Expy.

That’s a common request that is regularly granted. What’s unusual about Burch’s emergency motion, which is on file in federal court, is that it included a copy of a memorial flyer that clearly showed gang signs being displayed.

(As an aside, Banks was convicted of participating in a 2015 gunfight that littered dozens of shell casings along a residential street one block from Wrigley Field. A North Side rapper was shot in the incident and cops found three handguns at the scene.)

In November, Hunter asked U.S. District Judge Thomas Durkin to remove Burch from federal electronic monitoring (EM) altogether so he could be more active in the home flipping business he owns with Turner. Hunter argued that Burch couldn’t even get the mail at his South Loop high-rise residence on EM.

Federal prosecutors opposed the idea.

“When [Burch] has been given opportunities to travel outside of his residence for attorney visits, medical appointments, and funeral services, he has traveled to unapproved locations and returned home late,” the government said in a written response.

On Nov. 17, 2021, Durkin agreed to modify Burch’s conditions by restricting him to his home “at all times except for employment; education; religious services; medical, substance abuse, or mental health treatment; attorney visits; court appearances; court-ordered obligations; or other activities pre-approved by the probation officer.”

On Jan. 31, Burch was put back on the federal electronic monitoring program, according to court records, and he was on federal electronic monitoring when he went to the mall Friday, according to Orland Park police.

But, again, Cook County prosecutors didn’t tell his bond court judge about that before she put him on Cook County’s electronic monitoring program.

### “Truly...a wake up call”

Burch’s federal public defender in the Edgewater gun case laid out his story in her sentencing memorandum to the court several years ago:

*[Burch] has a bullet lodged in his chest from a wound that he sustained after being shot in 2007.*

*His father left shortly after he was born and apart from a brief period from 2005-2006, he has had no contact with his father.*

*There was no father figure or positive male model in Mr. Burch’s life for him to look up to, seek advice from, or learn from.*

*He has three brothers and all of them have been incarcerated at some point in their lives.*

*This is the first time that Mr. Burch has been charged with a federal crime and it has truly been a wake up call for him. We can do better than to write Mr. Burch off.*

*It is clear that steps must be taken to change so that he does not appear before this Court or any in the capacity of a defendant again.*

## WHY from p. 11

2010 aggravated battery causing great bodily harm; and a 2008 robbery. Again, prosecutors did not mention the details of any of the earlier cases, including the 2016 shooting in Lakeview. Nor did they tell the judge that the 2016 case had been resolved less than three weeks earlier, or that Burch was on supervised release.

His defense attorney said the fanny pack was in the car and belonged to someone else, and both guns belonged to Turner. He said Burch flips homes for a living.

The Orland Park Police Dept. provided some additional details in a Feb. 14 statement:

*At 3:15 p.m. Feb. 11, Orland Park Tactical Officers were investigating a suspicious, unoccupied vehicle in the parking lot of 304 Orland Square Dr.*

*During their investigation, officers noticed a handgun on the driver’s side floorboard. While researching the vehicle owner’s*

*identity, three subjects returned to the vehicle. A male subject wearing a fanny pack, later identified as Burch, entered the vehicle through the driver’s side. A female, later identified as Turner, entered the passenger side of the vehicle while a juvenile entered the back seat.*

*Officers approached the vehicle and ordered the subjects to exit.*

*Neither Burch nor Turner chose to comply with the officer’s request to exit the vehicle. Officers observed Burch as he removed the fanny pack he was wearing and gave it to Turner. Turner’s door was opened by officers and she was removed from the vehicle still holding the fanny pack.*

*Burch refused to exit and officers had to break out his window. Burch eventually exited the vehicle and a loaded handgun was located on the floorboard. Burch was taken into custody.*

*Turner, the vehicle owner, was informed that she was also going*

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North Township Real Estate For Sale

Real Estate For Sale	Real Estate For Sale	Real Estate For Sale
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR MEB LOAN TRUST IV; Plaintiff, vs. SONIA ALVAREZ DEARBORN TERRACE CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS, GENERALLY AND NONRECORD CLAIMANTS; Defendants, 21 CH 3251 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercountry Judicial Sales Corporation will on Monday, March 28, 2022 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate: P.I.N. 17-04-449-042-1001. Commonly known as 818 N. Dearborn St., #BF, Chicago, IL 60610. The mortgaged real estate is improved with a condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g) (4) of Section 9 of the Condominium Property Act Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection. For information call Mr. Matthew C. Abad at Plaintiff’s Attorney, Kluever Law Group, 225 West Washington Street, Chicago, Illinois 60606. (312) 236-0077. SPS000390-21FC2	INTERCOUNTY JUDICIAL SALES CORPORATION ILLINOIS intercountryjudicialsales.com 13187574 232323 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, CHANCERY DIVISION JT REAL ESTATE INVESTMENTS LLC as Successor in Interest by Assignment of BOARD OF DIRECTORS OF THE 2130 LINCOLN PARK WEST CONDOMINIUM ASSOCIATION, INC. Plaintiff, v. MICHELE J. COLE AS TRUSTEE OF THE ETTA J. COLE TRUST AND ALL UNKNOWN OCCUPANTS AND NON-RECORD CLAIMANTS. Defendants. 18CH14940 Property Address: 2130 N. Lincoln Park West Unit 7N Chicago, Illinois 60614 Cal. 63 Sheriff’s No # 220006 Pursuant to a Judgment made and entered by said Court in the above entitled cause, Thomas J. Dart, Sheriff of Cook County, Illinois, will on March 23, 2022, at 1:00 p.m., in Room LL06 of the Richard J. Daley Center, 50 West Washington Street, Chicago, Illinois, sell at public auction the following described premises and real estate mentioned in said Judgment: PIN 14-33-206-046-1022 Address: 2130 N. Lincoln Park West Unit 7N Chicago, Illinois 60614 Improvements:	The subject property is a residential condominium unit. Sale shall be under the following terms: payment of not less than ten percent (10%) of the amount of the successful and highest bid to be paid to the Sheriff by cashier’s check or certified funds at the sale; and the full remaining balance to be paid to the Sheriff by cashier’s check or certified funds within twenty-four (24) hours after sale. Sale shall be subject to general taxes, special assessments. Premises will NOT be open for inspection. For information: Attorneys Info James R. Sethna ASHEN LAW GROUP 217 N. Jefferson, Ste 601 Chicago, Illinois 60661 312/506-4517 jrs@ashenlaw.com This is an attempt to collect a debt pursuant to the Fair Debt Collection Practices Act and any information obtained will be used for that purpose. 13187338 161616 ----- 090909 -----
Legal Ads DBA Public Notices. We’ll Run Your Ad For 3 Consecutive Weeks For Only \$150.00. Call 773-465-9700		

# Police Beat...

## Federal charges for rioters

A Chicago man has pleaded guilty to a federal charge accusing him of inciting rioting involving multiple incidents of property damage and looting in the city in the summer of 2020.

James Massey, 23, pleaded guilty Feb. 15 to one count of inciting a riot, and participating in and carrying on a riot. The conviction is punishable by a maximum sentence of five years in federal prison.

U.S. District Judge Matthew F. Kennelly set sentencing for May 10, 2022, at 1:30 p.m.

Massey admitted in a plea agreement that on Aug. 9, 2020, he posted multiple videos and messages on Facebook calling for people to travel to downtown Chicago to engage in property damage and looting. In one of the videos, Massey stated, "Y'all ready? I sent everybody the location to link up at bro. I trying to get something. I need to hit a couple stores." In another video, Massey stated, "Fitting to go [expletive] them up. I ain't missing out. I am ready to steal."

Massey admitted in the plea agreement that he and at least three other individuals damaged four stores downtown and on the Near North Side.

## Firefighter hurt by stray bullet in Ravenswood Manor

An off-duty firefighter heading home from work on Feb. 16 was cut by broken glass from his own car when a bullet hit his car in Ravenswood Manor.

An assailant in a car opened fire about 6:30 a.m. while the firefighter, 37, was driving in the 2900 block of Montrose Ave. At least one bullet hit the glass on his car, shattering it and causing cuts to his face.

The fireman was treated and released from Swedish Covenant Hospital. The gunman fled in an unknown direction and no arrests have been reported.

## Gunman robs Metra conductor for lunch money

A Metra conductor was robbed at gunpoint by a man who is a Loyola Univ. student, when their train arrived at the Van Buren St. Station in Grant Park on Feb. 15, the transit agency said.

Zion Brown, 18, was arrested later that night after his mother recognized him in news coverage of the robbery and drove him to the Calumet City police department to surrender, prosecutors said. According to his defense attorney, he was hungry and needed money to get some food before class.

According to the allegations, the Metra Electric Line train had just arrived at the Van Buren St. Station in Grant Park when Brown pulled out a gun and pointed it at the train conductor's stomach around 2:07 p.m. He allegedly took \$110 from the conductor's pockets on the platform and left the station.

Brown later told police that he saw the conductor handling cash on the train and decided to rob him of the money, prosecutors said. His private defense attorney said Brown was hungry and was looking for something to eat.

During a police interview, Brown, who has no criminal background, allegedly said the weapon he displayed was a BB gun that he tossed

into a dumpster after the robbery.

The defense attorney said Brown went to class at Loyola after the hold-up. He encouraged Judge Maryam Ahmad to reflect on her days as a hungry college student as she weighed the state's request to have Brown held without bail.

That argument didn't sit well with Ahmad, who said she remembered being a hungry college student, but she never considered pulling a gun on someone and taking their money. She granted the state's no-bail request.

## North Side man robbed an Uber driver, a neighbor, two convenience stores

Prosecutors have charged a West Ridge man with robbing an Uber driver, two convenience stores, and his next-door neighbor in separate incidents since December, 2021. Some of the incidents are linked to an unusual robbery alert Chicago police issued for the neighborhood on Jan. 9.

In the warning, Area Three detectives said they were investigating a series of robberies between Nov. 25, 2021, and Jan. 5 "where the victims are small stores, coffee shops, delivery drivers and citizens. Victims are robbed with guns, replica guns or mace."

Police said three victims had been "lured to a residence by [a] female offender" on the 6100 block of N. Damen.

The break came Feb. 9 when a 911 caller on that block asked police to investigate a loud banging noise coming from a neighboring apartment. Cops found the building's glass broken and its front and back doors kicked in, according to a CPD report.

A woman refused to let them enter, but agreed to come out and talk to them, they reported. She reportedly told them that only she and her Russian-speaking female friend were in the apartment. Later, the Russian-speaking woman came out and started talking with a Russian-speaking police officer.

As they were chatting, Luis Pedraza, 39, opened a door, and the cops immediately recognized him as the person wanted in connection with several recent robberies, the CPD report said.

They detained Pedraza and cleared the apartment to be sure everyone was safe. A third woman was found inside, they said.

None of the women is charged with wrongdoing.

But Pedraza is. Prosecutors charged him with four robberies after police took him in.

On Dec. 18, he entered a convenience store on the 2200 block of W. Devon at closing time, pushed a customer, displayed a gun, and told the 34-year-old cashier to give him the money or he'd shoot, prosecutors said.

According to a criminal complaint, he then went behind the counter and took liquor, cigarettes, and cash worth about \$5,000. Pedraza "made admissions" to the crime when police arrested him at the apartment, prosecutors said, but he told them the gun was only a toy.

Prosecutors also charged Pedraza with threatening and robbing a 27-year-old man who lives next door to the address where police arrested him. That allegedly happened on Dec. 23.

On Jan. 10, one day after CPD released its community alert, Pedraza took an Uber to the Damen address. Upon arrival, he punched the driver in the head and robbed him of his cash,

the complaint said.

And on Feb. 5, he allegedly pepper-sprayed a 22-year-old convenience store worker and then went behind the counter to take merchandise on the 2000 block of W. Devon.

Pedraza has no felony background, prosecutors said.

Judge Mary Marubio ordered him held in lieu of \$250,000 bail. He must post 10% of that and go on electronic monitoring to get out of jail under Marubio's order.

The first two robberies were included in CPD's alert on Jan. 9. No one has been charged with the other four robberies listed in the alert, including two at the Damen address.

## Man charged with five felony counts for theft on Mag Mile

Jerome Williams, 19, of the 3000 block of Lorraine Dr., in Galesburg, IL, has been charged with five felony counts of Retail Theft, and one felony count of Continuing Financial Crimes Enterprise after he was arrested by members of the Organized Retail Crime Task Force and the Great Lakes Regional Fugitive Task Force



Jerome Williams

on Feb. 17, in the 200 block of S. Cherry St. in Galesburg.

He was identified as an offender who entered North Side retail stores and took more than \$20,000 worth of merchandise. The incidents occurred in 2021 in the 800 block of N. Michigan Ave. on Dec. 9 and 10; on the 1600 block of N. Damen Ave. on Dec. 12 and 21, and on the 900 block of W. North Ave. on Dec. 21.

Williams was placed into custody and charged accordingly.

## Burglars score big during a series of home break-ins across the North Side

Chicago police are investigating a string of burglaries at the homes of business owners and professionals on the North Side that cost the victims tens of thousands of dollars. Prowlers forced their way into each home and left most of the residences completely ransacked. CPD has not yet tied all of the crimes to the same thieves.

On Feb. 18, a Lincoln Park business owner found the back door of her home kicked in on the 2700 block of N. Clifton. Burglars had rummaged through the entire house.

At least three other major residential burglaries were reported during the previous week.

On Feb. 16, the owner of a professional firm lost an estimated \$30,000 to a burglar who broke into her home on the 1400 block of W. Howard in Rogers Park. The thief got away with cash, jewelry, and laptops, according to a CPD report.

Also on Feb. 16, a burglary occurred on the 1300 block of West Webster Ave.

On Feb. 12, the owner of a Lincoln Square business reported nearly \$40,000 of property and cash missing from his home on the 5100 block of N. Talman in West Ridge, another police report said.

Also on Feb. 12, a burglary occurred on the 12 block of W. Webster in Lincoln Park.

Once again, burglars completely ransacked the victim's multi-level home, escaping with jewelry and cash.

On Feb. 11, a Lakeview family reported a burglary at their home on the 3000 block of N. Kenmore. Burglars thoroughly tossed the house. The family, which includes a doctor, spoke with CBS2 about the break-in. They provided the station with surveillance

## Amazon delivery truck stolen in Uptown, but cops have a picture of the thief

Police are looking for the man who stole an Amazon truck in Uptown Feb. 17. The driver found his vehicle about a block away, but packages and his two personal phones were missing, police said.

It happened around 1:30 p.m. on the 1200 block of W. Winnemac.

The 30-year-old delivery driver stepped out of his truck to retrieve items from the other side of the vehicle when the thief jumped in and drove away, according to a CPD spokesperson.

Officers in the Lincoln 20th District tweeted a surveillance image of the thief Friday.

He didn't drive the truck very far — just one block over to the 1200 block of W. Carmen. That's where the driver found it abandoned in the street with several packages and his two phones missing, according to a

video of three men that they believe are responsible for the burglary.

Break-ins rising as COVID fades

Burglary reports fell sharply in Chicago after many people began working from home during the COVID pandemic. But break-ins are on the rise this year as people return to work, school, and vacation activities.

Through February 13, burglary cases in the city are up 28% compared to the same time last year. The number of reports remains lower than at this point in 2020, 2019, and 2018, which were not affected by the pandemic.

## Man given 11-year sentence for sexually assaulting woman near the Magnificent Mile

A six-time felon who allegedly raped and robbed a woman after forcing her into his van near the Magnificent Mile on July 4, 2020, has been sentenced to 11 years in prison.

Juan Sanchez, also known as Alvin Lopez-Hernandez, pleaded guilty to one count of aggravated criminal sexual assault as part of a plea deal with prosecutors. The state dropped ten other felonies in the agreement, including kidnapping and robbery.

Prosecutors linked Sanchez to a string of lewd incidents involving a man in a van who targeted women across the North Side in the days following the attack and speculated during a bail hearing that he was trolling for another victim.

The victim, a 36-year-old woman, was walking to an appointment at Northwestern Memorial Hospital when Sanchez stopped his van next to her on the 100 block of E. Huron and stepped in front of her around 7:13 a.m., prosecutors said.

He allegedly told her he had a gun and demanded money, which the woman gave him. Then, he again claimed to have a gun as he ordered her to get into his van.

The woman complied. He locked the doors and pulled into a nearby alley.

He asked, "You didn't think that I was going to let you go, did you?" Then, he sexually assaulted the woman in the back of his van.

Sanchez took the woman's phone so she could not call the police and kicked her out of the vehicle. But she managed to memorize the van's license plate number, which she gave to investigators.

Police collected surveillance footage from the area and identified Sanchez through the van's plate, accord-



CPD's Lincoln District tweeted this surveillance image of the Amazon truck thief.

CPD report.

Anyone who has information about the case can contact Area Three detectives at 312-744-8263. The case number is JF-147449.

ing to court records. They included his picture in a photo line-up, and the victim picked him out.

Cops arrested Sanchez on the 5200 block of N. Lincoln Ave. after being led to his van's location by CPD's license plate reader network.

In a court filing, prosecutors linked Sanchez to five incidents other women reported within days of the sexual assault.

One woman said Sanchez followed her in his van as she walked her dog in the 2800 block of W. Diversey on July 6. She took pictures of his van after he exposed himself to her, the document said.

Another woman reported a similar encounter with Sanchez about two hours later

in Logan Square. Another woman reported a similar exposure incident at Kilbourn Park a few minutes later.

Then, also in Kilbourn Park, Sanchez got out of his van and climbed into a car next to a woman who was getting ready to jog, prosecutors said. He started to unzip his pants and said he was a porn star, according to the court filing.

Prosecutors said he started to move toward her side of the car but backed off and demanded her purse while claiming to have a gun.

The woman began honking her car horn and yelling for passersby to call 911.

Sanchez grabbed the woman's purse and phone and escaped in his van, prosecutors said.

The next day, Sanchez allegedly exposed himself from his van to another woman walking a dog on the 1400 block of W. Wrightwood in Lincoln Park.

Judge Stanley Sacks oversaw the case and sentenced Sanchez. He ordered Sanchez to register as a sex offender and gave him credit for the 546 days he spent in custody before sentencing.

Sanchez was on parole for burglary at the time of his latest crimes. According to Illinois Department of Corrections records, his next parole date is set for Nov. 2, 2029.

Sanchez previously served time for burglary in Ohio and Wisconsin, robbery in Ohio, and possessing a stolen motor vehicle and narcotics in Illinois.

## Man who allegedly shot Lakeview woman after break-up gets eight year sentence

A man who allegedly shot a woman in her Lakeview apartment hours after she broke up with him in June 2019 has been sentenced to eight years in prison.

George Barnett, 34, pleaded

**Rogers Park Township Real Estate For Sale**

**Real Estate For Sale**

232323  
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION WM-RP LLC, A NEW JERSEY LIMITED LIABILITY COMPANY; Plaintiff, vs. ZAJIM PEROCEVIC; GLORIA PEROCEVIC; CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 15, 2005 AND KNOWN AS TRUST NUMBER 8002346136; CITY OF CHICAGO; UNKNOWN OWNERS AND NON RECORD CLAIMANTS; Defendants, 21 CH 4062  
**NOTICE OF SALE**  
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on Tuesday, March 22, 2022 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate:  
 Commonly known as 6657-6661 N. Clark St., Chicago, IL 60626.  
 P.I.N. 11-31-411-001-0000.  
 The mortgaged real estate is improved with a commercial building.  
 Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection  
 For information call Ms. Edyta Kania at Plaintiff's Attorney, Robbins DiMonte, Ltd., 216 West Higgins Road, Park Ridge, Illinois 60068-5736. (847) 698-9600. Perocevic  
 INTERCOUNTY JUDICIAL SALES CORPORATION  
 intercountyjudicialsales.com  
**13187017**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION WM-RP LLC, A NEW JERSEY LIMITED LIABILITY COMPANY; Plaintiff, vs. ZAJIM PEROCEVIC; GLORIA PEROCEVIC; CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 15, 2005, AND KNOWN AS TRUST NUMBER 8002345368; CITY OF CHICAGO; UNKNOWN OWNERS AND NON RECORD CLAIMANTS; Defendants, 21 CH 4061  
**NOTICE OF SALE**  
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on Tuesday, March 22, 2022 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate:  
 Commonly known as 2053-61 W. Touhy Ave. and 7131-33 N. Ridge Blvd, Chicago, IL 60645.  
 P.I.N. 11-31-103-001-0000.  
 The mortgaged real estate is improved with a commercial building.  
 Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection  
 For information call Ms. Edyta Kania at Plaintiff's Attorney, Robbins DiMonte, Ltd., 216 West Higgins Road, Park Ridge, Illinois 60068-5736. (847) 698-9600. Perocevic  
 INTERCOUNTY JUDICIAL SALES CORPORATION  
 intercountyjudicialsales.com  
**13187018**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION TIAA, FSB D/B/A TIAA BANK F/K/A EVERBANK Plaintiff, vs. IVAN A. HADZHIMINOV, RAYNA R. HADZHIMINOVA, SCHMIDT SALZMAN AND MORAN, LTD, FAIRFIELD/ARTHUR CONDOMINIUM ASSOCIATION Defendants, 19 CH 12403  
 6456 N FAIRFIELD AVE., APT #1 CHICAGO, IL 60645  
**NOTICE OF SALE**  
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale

**Real Estate For Sale**

entered in the above cause on March 4, 2020, an agent for The Judicial Sales Corporation, will at 10:30 AM on March 22, 2022, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:  
 Commonly known as 6456 N FAIRFIELD AVE., APT #1, CHICAGO, IL 60645  
 Property Index No. 10-36-424-035-1002  
 The real estate is improved with a residential condominium.  
 The judgment amount was \$175,194.40.  
 Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.  
 Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.  
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
 You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.  
 For information, HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 111 East Main Street, DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 393882.  
**THE JUDICIAL SALES CORPORATION**  
 One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE  
 You can also visit The Judicial Sales Corporation at www.tjisc.com for a 7 day status report of pending sales.  
 HEAVNER, BEYERS & MIHLAR, LLC  
 111 East Main Street  
 DECATUR IL, 62523  
 217-422-1719  
 Fax #: 217-422-1754  
 E-Mail: CookPleadings@hsbattys.com  
 Attorney File No. 393882  
 Attorney Code. 40387  
 Case Number: 19 CH 12403  
 TJSJC#: 42-588

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 # 19 CH 12403**

161616  
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**Real Estate For Sale**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION FIFTH THIRD BANK; Plaintiff, vs. FIFTH THIRD BANK FKA FIFTH THIRD BANK (WESTERN MICHIGAN); UNKNOWN OWNERS AND NON RECORD CLAIMANTS; 3600 CONDOMINIUM ASSOCIATION; UNKNOWN HEIRS AND LEGATEES OF ALFREDA A. MENDELSONH AKA ALFREDA MENDELSONH, DECEASED; UNKNOWN HEIRS AND LEGATEES OF REBECCA A. THOMAN, DECEASED; JACQUELINE H. PASARELLI; ARLENE J. BONAHOUM; WILLIAM P. BUTCHER, AS SPECIAL REPRESENTATIVE FOR ALFREDA A. MENDELSONH AKA ALFREDA MENDELSONH DECEASED; Defendants, 19 CH 9964  
**NOTICE OF SALE**  
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on Tuesday, March 29, 2022 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate:  
 P.I.N. 14-21-110-020-1278.  
 Commonly known as 3600 North Lake Shore Drive, Apartment 1324, Chicago, IL 60613.  
 The mortgaged real estate is improved with a condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection.  
 For information call Sales Department at Plaintiff's Attorney, Manley Deas Kochalski, LLC, One East Wacker Drive, Chicago, Illinois 60601. (614) 220-5611. 19-029116 F2  
**INTERCOUNTY JUDICIAL SALES CORPORATION**  
 intercountyjudicialsales.com  
**13187588**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION TOORACK CAPITAL PARTNERS, LLC; Plaintiff, vs. 5954 NORTH PAULINA LLC; COURTNEY RUSH; UNKNOWN OWNERS AND NONRECORD CLAIMANTS; Defendants, 19 CH 12379  
**NOTICE OF SALE**  
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on Tuesday, March 29, 2022 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate:  
 P.I.N. 14-06-401-060-0000.  
 Commonly known as 5954 North Paulina Street, Chicago, IL 60660.  
 The mortgaged real estate is improved with a single family residence. If the subject mortgaged real estate is a unit of a common interest community, the purchaser of the unit other than a mortgagee shall pay the assessments required by subsection (g-1) of Section 18.5 of the Condominium Property Act. Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection.  
 For information call Law Clerk at Plaintiff's Attorney, The Wirbicki Law Group, 33 West Monroe Street, Chicago, Illinois 60603. (312) 360-9455. W19-0859  
**INTERCOUNTY JUDICIAL SALES CORPORATION**  
 intercountyjudicialsales.com  
**13187586**

232323  
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, CHANCERY DIVISION JPMORGAN CHASE BANK, N.A., Plaintiff, vs. JASMINKA LJUBIJANAC; GERALD NORDGREN, not individually but as special representative in the place and stead of Ismet Ramic, deceased; UNKNOWN HEIRS AND LEGATEES OF ISMET RAMIC; BERWYN-DAMEN CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation; IR DESIGN, INC., an involuntarily dissolved Illinois corporation; UNKNOWN OWNERS and NONRECORD CLAIMANTS, Defendants.

No. 21 CH 3036  
 Property Address:  
 5300 N. Damen Avenue  
 Chicago, Illinois 60625  
 Cal. 62  
 Judge Marian E. Perkins  
**NOTICE OF SALE**  
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a judgment of foreclosure and sale entered in the above cause on January 11, 2022, an agent for The Judicial Sales Corporation, will at 10:30 a.m. on March 16, 2022, at The Judicial Sales Corporation, One S. Wacker Drive, 1st Floor Suite 35R, Chicago, Illinois, 60606, sell at public auction to the highest bidder, as set forth below, the following described real estate:  
 Common address: 5300 N. Damen Avenue, Chicago, Illinois 60625  
 P/N: 14-07-111-045-0000  
 The real estate consists of an approximately 1,045 square-foot ground floor commercial unit containing an open work area, two private windowed offices, a break room with kitchenette and a two-fixture restroom situated in a three and part-four-story brick and masonry building containing ten dwelling units. The real estate property does not include any on-site parking. The judgment amount is \$138,117.77.  
 Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance in certified funds/wire transfer is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will not be open for inspection, and Plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
 The purchaser of the property at the foreclosure sale, other than a mortgagee, may have to pay assessments and legal fees to the Berwyn-Damen Condominium Association required by the Illinois

Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4).  
 IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
 You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.  
 For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876  
**THE JUDICIAL SALES CORPORATION**  
 One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE  
 You can also visit The Judicial Sales Corporation at www.tjisc.com for a 7 day status report of pending sales.  
 CODILIS & ASSOCIATES, P.C.  
 15W030 NORTH FRONTAGE ROAD, SUITE 100  
 BURR RIDGE IL, 60527  
 630-794-5300  
 E-Mail: pleadings@ilcslegal.com  
 Attorney File No. 14-18-04604  
 Attorney ARDC No. 00468002  
 Attorney Code. 21762  
 Case Number: 2018CH05490  
 TJSJC#: 42-419  
 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 # 2018CH05490**  
**13187052**

161616  
 090909

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. ROGER D. HALE JR. AKA ROGER DALE HALE JR., HEATHER B. HALE AKA H B HALE, WELLS FARGO BANK, NATIONAL ASSOCIATION, GREENVIEW GARDENS CONDOMINIUM ASSOCIATION Defendants, 19 CH 12426  
 7633 N GREENVIEW AVE UNIT A CHICAGO, IL 60626  
**NOTICE OF SALE**  
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 15, 2021,

an agent for The Judicial Sales Corporation, will at 10:30 AM on March 25, 2022, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 030R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:  
 Commonly known as 7633 N GREENVIEW AVE UNIT A, CHICAGO, IL 60626  
 Property Index No. 11-29-107-038-1002  
 The real estate is improved with a residential condominium.  
 The judgment amount was \$209,751.78.  
 Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.  
 Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.  
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).  
 IF YOU ARE THE MORTGAGOR (HOMEOWNER),

**Lakeview Township Real Estate For Sale**

**Real Estate For Sale**

Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4).  
 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, HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 111 East Main Street, DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 392328.  
**THE JUDICIAL SALES CORPORATION**  
 One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE  
 You can also visit The Judicial Sales Corporation at www.tjisc.com for a 7 day status report of pending sales.  
 HEAVNER, BEYERS & MIHLAR, LLC  
 111 East Main Street  
 DECATUR IL, 62523  
 217-422-1719  
 Fax #: 217-422-1754  
 E-Mail: CookPleadings@hsbattys.com  
 Attorney File No. 392328  
 Attorney Code. 40387  
 Case Number: 19 CH 12426  
 TJSJC#: 41-3076  
 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 # 19 CH 12426**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION CITIBANK N.A. Plaintiff, vs. MARY ANN PLEWA A/K/A MARY A. PLEWA, CIBC BANK USA Defendants, 2018CH05490  
 5432 N WINTHROP AVE CHICAGO, IL 60640  
**NOTICE OF SALE**  
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on December 16, 2021, an agent for The Judicial Sales Corporation, will at 10:30 AM on March 18, 2022, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 030R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:  
 Commonly known as 5432 N WINTHROP AVE, CHICAGO, IL 60640  
 Property Index No. 14-08-204-025-0000  
 The real estate is improved with a single family residence.  
 Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.  
 Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.  
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
 You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.  
 For information, HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 111 East Main Street, DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 392328.  
**THE JUDICIAL SALES CORPORATION**  
 One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE  
 You can also visit The Judicial Sales Corporation at www.tjisc.com for a 7 day status report of pending sales.  
 HEAVNER, BEYERS & MIHLAR, LLC  
 111 East Main Street  
 DECATUR IL, 62523  
 217-422-1719  
 Fax #: 217-422-1754  
 E-Mail: CookPleadings@hsbattys.com  
 Attorney File No. 392328  
 Attorney Code. 40387  
 Case Number: 19 CH 12426  
 TJSJC#: 41-3076  
 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 # 19 CH 12426**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION LOANCARE, LLC Plaintiff, vs. SERGE NEMIROVSKY, 6221 MAGNOLIA CONDOMINIUM ASSOCIATION Defendants, 19 CH 09490  
 6223 NORTH MAGNOLIA AVENUE 2N CHICAGO, IL 60660  
**NOTICE OF SALE**  
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on December 6, 2021, an agent for The Judicial Sales Corporation, will at 10:30 AM on March 9, 2022, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 030R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:  
 Commonly known as 6223 NORTH MAGNOLIA AVENUE 2N, CHICAGO, IL 60660  
 Property Index No. 14-05-115-026-1003  
 The real estate is improved with a yellow brick, three story condominium with no garage.  
 Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.  
 Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.  
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).  
 IF YOU ARE THE MORTGAGOR (HOMEOWNER),

YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
 You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.  
 For information, HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 111 East Main Street, DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 392328.  
**THE JUDICIAL SALES CORPORATION**  
 One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE  
 You can also visit The Judicial Sales Corporation at www.tjisc.com for a 7 day status report of pending sales.  
 HEAVNER, BEYERS & MIHLAR, LLC  
 111 East Main Street  
 DECATUR IL, 62523  
 217-422-1719  
 Fax #: 217-422-1754  
 E-Mail: CookPleadings@hsbattys.com  
 Attorney File No. 392328  
 Attorney Code. 40387  
 Case Number: 19 CH 12426  
 TJSJC#: 41-3076  
 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 # 19 CH 12426**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION LOANCARE, LLC Plaintiff, vs. SERGE NEMIROVSKY, 6221 MAGNOLIA CONDOMINIUM ASSOCIATION Defendants, 19 CH 09490  
 6223 NORTH MAGNOLIA AVENUE 2N CHICAGO, IL 60660  
**NOTICE OF SALE**  
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on December 6, 2021, an agent for The Judicial Sales Corporation, will at 10:30 AM on March 9, 2022, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 030R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:  
 Commonly known as 6223 NORTH MAGNOLIA AVENUE 2N, CHICAGO, IL 60660  
 Property Index No. 14-05-115-026-1003  
 The real estate is improved with a yellow brick, three story condominium with no garage.  
 Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.  
 Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.  
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).  
 IF YOU ARE THE MORTGAGOR (HOMEOWNER),

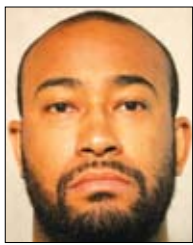
YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
 You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.  
 For information, HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 111 East Main Street, DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 392328.  
**THE JUDICIAL SALES CORPORATION**  
 One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE  
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 HEAVNER, BEYERS & MIHLAR, LLC  
 111 East Main Street  
 DECATUR IL, 62523  
 217-422-1719  
 Fax #: 217-422-1754  
 E-Mail: CookPleadings@hsbattys.com  
 Attorney File No. 392328  
 Attorney Code. 40387  
 Case Number: 19 CH 12426  
 TJSJC#: 41-3076  
 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 # 19 CH 12426**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION LOANCARE, LLC Plaintiff, vs. SERGE NEMIROVSKY, 6221 MAGNOLIA CONDOMINIUM ASSOCIATION Defendants, 19 CH 09490  
 6223 NORTH MAGNOLIA AVENUE 2N CHICAGO, IL 60660  
**NOTICE OF SALE**  
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on December 6, 2021, an agent for The Judicial Sales Corporation, will at 10:30 AM on March 9, 2022, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 030R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:  
 Commonly known as 6223 NORTH MAGNOLIA AVENUE 2N, CHICAGO, IL 60660  
 Property Index No. 14-05-115-026-1003  
 The real estate is improved with a yellow brick, three story condominium with no garage.  
 Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.  
 Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.  
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).  
 IF YOU ARE THE MORTGAGOR (HOMEOWNER),

YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
 You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.  
 For information, HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 111 East Main Street, DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 392328.  
**THE JUDICIAL SALES CORPORATION**  
 One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE  
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 HEAVNER, BEYERS & MIHLAR, LLC  
 111 East Main Street  
 DECATUR IL, 62523  
 217-422-1719  
 Fax #: 217-422-1754  
 E-Mail: CookPleadings@hsbattys.com  
 Attorney File No. 392328  
 Attorney Code. 40387  
 Case Number: 1

## POLICE BEAT from p. 13

guilty to one count of home invasion in a plea deal with prosecutors. The state dropped seven felonies in the bargain, including two counts of attempted murder, according to court records.



George Barnett

After Barnett was arrested, prosecutors said the woman broke up with him when she saw text messages from another woman on his phone while

they were bowling on the evening of July 28, 2019.

She and two friends left the bowling alley and returned to the girlfriend's home on the 400 block of W. Briar. Barnett showed up there early the following day and forced his way in while armed with a handgun, prosecutors alleged.

He allegedly assaulted the woman in her fifth-floor apartment, grabbed

her by the throat, and fired the gun at one point, grazing the girlfriend's back.

One of the friends who had been bowling earlier escaped to the building's laundry room and called the police. Officers found Barnett holding a handgun in one of the building's stairwells, according to CPD records. They also located two shell casings in the girlfriend's apartment.

Barnett worked as an accountant and did not have any criminal history at the time. He holds a master's degree from the University of Notre Dame.

Judge Domenica Stephenson oversaw the case. Barnett will receive credit for 938 days he spent in jail before she sentenced him.

### Rash of Uptown commercial burglaries

Police are warning businesses in Uptown of a recent rash of burglaries to businesses in the late night hours.

The offenders break windows with a brick or kick out windows, enters business and goes directly to cash register. Offender opens cash register and breaks cash register to steal mon-

## INSIDE PUBLICATIONS

ey left in register. These crimes have occurred in the midnight/overnight hours on the 4900 block of N. Broadway, 1:30 a.m., Feb. 21; the 4800 block of N. Sheridan, 3:30 a.m. Feb. 18; 4800 block of N. Sheridan, 9:30 p.m. to 11 a.m. Feb. 18; 1000 block of W. Argyle, 9 p.m. to 9:30 a.m. Feb. 18, and the 1000 block of W. Argyle, 6:45 p.m. to 7:55 a.m. Feb. 13.

The police have no description of the offenders. Anyone with information on these crimes may contact the Bureau of Detectives - Area Three at 312-744-8263 and refer to case numbers JF151071, JF148178, JF148405, JF148353 and JF143009.

### Two more carjackings reported

Chicago police are investigating carjackings reported in Rogers Park and Wicker Park on Feb. 16. Separately, this reporter has learned that the getaway car used in Feb. 13's shooting in Rogers Park was also taken in a carjacking.

That morning, a 25-year-old woman was hijacked at gunpoint on the 1600 block of W. Jarvis, CPD spokesperson Kellie Bartoli said.

She was in her black Honda Civic when two men ordered her out of the car at gunpoint around 6:08 a.m. She complied, and they drove away eastbound with her vehicle.

The victim described the suspects as two Black males between 18- and 22-years-old who were wearing black hoodies.

Later that day, police who found a hijacked Volvo SUV abandoned on the 5200 block of N. Campbell noticed something interesting: Shell casings were sitting in its windshield wiper well. Investigators have now linked the vehicle to the Feb. 13 shooting in Rogers Park that left a man critically injured as well as at least four other recent shooting incidents in which no injuries were reported.

Meanwhile, in Wicker Park hijacking took place on the 1400 block of N. Hoyne between 8:20 p.m. and 8:30 p.m. A 25-year-old woman was settling into her silver 2017 Kia Forte when a man opened her passenger door, climbed in, and ordered her out. Another man then opened her driver's door and pulled her from the car.

## FEBRUARY 23 - MARCH 1, 2022 • 15

The hijackers headed north on Hoyne with the woman's car. CPD plate reading technology detected the stolen car traveling on the 2500 block of N. Lakeview in Lincoln Park about 45 minutes later, but officers did not locate the vehicle. No arrests have been made.

Bartoli said the suspects are two Black males between 18- and 30-years-old, one of whom had dreadlocks and wore a blue puffer jacket.

### More Lakeview burglaries

Residents of Lakeview are being warned by police of recently reported burglary incidents. During each incident, three unknown offenders force entry into residences through the rear door. Once inside, the offenders ransack the premise, flee on foot to a waiting vehicle. These incidents have occurred on the 2600 block of N. Magnolia Ave., Tuesday, Feb. 8, in the afternoon hours; the 3000 block of N. Kenmore Ave., Friday, Feb. 11, in the evening hours, and on the 2800 block of N. Paulina Ave., Thursday, Feb. 17, in the afternoon hours.

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**STEEP** from p. 1

would provide parking and opportunity for growth such as a potential outdoor patio and community events on the Kenmore Ave. side of the building.

Inside the building, the theatre space would be modestly increased to seat 70. However, the performance area would be improved as it has 16' ceilings and no structural obstructions such as columns. Steep selected Chicago-based Civic Projects Architecture to design the new theatre.

There also is the opportunity to reconfigure the space, offering potential rehearsal room and other uses. "It offers the rare flexibility to both be what we need now, with only modest renovations, and to evolve and expand with our changing needs for decades to come," Piatt-Eckert said.

After such a long run in looking at properties with the help of the Edgewater Chamber of Commerce and the 48th ward office



Kate Piatt-Eckert, executive director of Steep Theatre.

and board members, Steep management is happy to remain in the community. "We looked at every viable space, but wanted to stay in Edgewater," Piatt-Eckert said. Peter Moore, artistic director and co-founder, added, "We're overjoyed to have the opportunity to put down permanent roots and build our new home in the neighborhood we call home."

Steep Theatre Company was founded in 2000 by three actors with little more than



Steep Theatre will be hosting a series of community meetings to discuss the project, and an open house from noon to 3 p.m. on Saturday, Feb. 26, at 1044 W. Berwyn. Visit Steep Theatre's website to register.

a shoestring budget and a desire to work in an open ensemble atmosphere. Over the years, the company has become a dedicated close-knit group of actors, directors, designers and writers driven by a shared commitment to the organization's mission.

There will be a series of community meetings to discuss the project and an open house from noon to 3 p.m. on Saturday, Feb. 26, at 1044 W. Berwyn. Visit Steep Theatre's website to register.

**CONGESTION** from p. 1

century. And that is certainly a trend. Planners also suggest that biking and scooters are an added transportation factor, and few new high-density developments go up these days that don't brag more about the bike parking they offer over their car parking.

With the reconstruction of the CTA's Red and Purple lines underway, and the \$206 million fix of Wilson CTA Station already completed, the areas adjacent to Broadway and Wilson may now become over-stressed by high street-parking demand.

Both the CTA and Metra have seen a dramatic loss in ridership since the 2020 pandemic lockdown, and the long-term effects right now are unknown. It is also a known unknown whether cultural changes may hinder a return to pre-pandemic ridership levels, if people continue to avoid public transportation over safety and health concerns.

The pandemic was a 'black swan' event nobody planned for, but one with long-term implications already emerging as more people are choosing to work-from-home over taking the train or bus to a downtown office.

Regardless, the area around and to the east of Wilson and Broadway are seeing a dramatic increase in density, much of it featuring TOD buildings.

Demolition is underway at a former strip mall at 4501 N. Sheridan Rd. It is the future site of a new mixed-use development that will occupy the northeast corner of the intersection of Sheridan Rd. and W. Sunnyside Ave. Mavrek Development plans to construct a five-story mixed-use building

with 59 residential units and 7,000 square feet of ground floor retail space, but only 35 parking spaces in a surface parking lot at the rear of the building.

The \$17.3 million structure replaces a strip mall which formerly hosted a laundromat, pawn shop, the Sunnyside Health Center and street side parking spaces.

That site is located near other high-density projects at 4601 N. Broadway, 4600 N. Kenmore Ave., 975 W. Wilson, and 4600 N. Marine Dr.

City Hall approved the addition of 4601 N. Broadway to the Uptown Square District, which will add a nine-story building with 197 apartments and about 12,000 square feet of ground-floor retail space, but off-street parking for only 22 cars.

At Wilson and Kenmore, a new five-story building with 62 apartments but only 13 proposed parking spaces has been cleared to break ground, and replaces a surface parking lot. It also includes the adjacent former Wilson Theater building at 1050 W. Wilson Ave., which is soon to be the new home of the Double Door music venue.

At 975 W. Wilson stands Upshore Chapter, a 12-story TOD that contains 149 apartments with 5,000 square feet of ground floor retail space, but only 29 parking spots.

Replacing an Uptown parking lot next to Weiss Hospital at 4600 N. Marine Dr. is a new 12-story apartment complex with 314 rental units, that includes only 136 parking spots.

City planners say that nearby CTA bus and train routes will pick up the slack for residents in those developments. And long-

time residents hope that's the case, as their location on Lake Shore Dr. and at the lake-front typically draws a great deal of traffic each day. They know that on busy summer weekends, traffic is so heavy that police at times have to shut down the roads heading into Lincoln Park.

**GUN** from p. 1

Cops arrested Carew after he fell while trying to jump a fence. Officers recovered the gun and one shell casing from near the embankment.

Carew is not charged with hijacking the woman "at this point," Kalliantasis said. But he is charged with reckless discharge of a firearm, aggravated unlawful use of a weapon, and aggravated possession of a stolen motor vehicle. He said the gun charge will be upgraded to unlawful use of a weapon by a felon.

Carew is currently on bond for a pending charge of unlawful use of a weapon by a felon. Kalliantasis said court records indicate Carew is supposed to be on electronic monitoring for that case. In 2017, Carew was convicted of reckless discharge of a firearm and possessing a defaced firearm in Stevenson County.

Assistant Public Defender Suzin Farber said Carew lives with his wife and two-month-old child. She said he works full-time with a theater program for teens who have juvenile criminal cases.

Judge Maryam Ahmad set Carew's bail at \$450,000. She also ordered him held without bail for violating the bond terms in his pending gun case.

**Déjà vu**

Carew's story may be familiar to our readers. We reported a similar story involving him almost four years ago.

In April 2018, two women had just stepped out of a 2011 Ford Focus in the

1100 block of W. Diversey when four offenders approached them, pointed handguns at their faces, and announced a robbery. The victims, ages 19 and 21, turned over their wallets, phones, and keys to their car.

Cops arrested Carew the next day when he was allegedly driving the carjacked vehicle in the 6400 block of S. Martin Luther King Dr. Prosecutors charged him with aggravated possession of a stolen motor vehicle.

"So far, no one has been charged with the actual carjacking," we wrote at the time.

This excerpt at the end of our 2018 report shows how little has changed in Chicago over the past four years.

Some Chicago politicians are hoping to strengthen laws against carjacking and possession of a stolen motor vehicle.

"When somebody is stopped today [after] police pursuit of a stolen car, what often people are saying is, 'I borrowed it from somebody else.' Or, I got it from somebody. I don't know his name.' Or they say nothing," Walter Katz, [Mayor Rahm Emanuel's] deputy chief of staff for public safety told the Sun Times.

"The evidence is really clear based upon the person's actions that they had a clear intent to have this stolen car. That's what we're trying to go after."

Katz noted that the current law requires proof that the person in possession of the stolen car "knew it was stolen."

"We're trying to address that issue by providing more tools for prosecution to hold such folks accountable," he said.

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