

Music is ... A higher revelation than all wisdom and philosophy.
— Ludwig van Beethoven

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Ald. Clay-backed homeless shelter faces rejection

BY MATT MEDINA

A recently proposed all-men's homeless shelter at 1140 W. Wilson Ave. was rejected last week by the Zoning Board of Appeals [ZBA] after much scrutiny was brought upon the issue by Uptown neighbors and businesses.

The shelter was proposed by Cornerstone Community Outreach [CCO], a non-profit organization that seeks to address homelessness in Chicago. The proposed shelter was introduced earlier this year by the group, gaining instrumental support from Ald. Angela Clay [46th]. However, many residents and businesses were not happy with

the overburdening of the ward's responsibility for the homeless, compared to the rest of the City.

Last week, the ZBA took a four-hour vote on the special use proposal for the shelter, with the full backing of Ald. Clay. Usually, the Alderman's support is the golden seal on a project looking to come to a ward. However, the ZBA's final vote ended up as 2-2. One vote shy of CCO receiving approval for their special use permit, with all ZBA decisions being final.

On Feb. 23 Ald. Clay said, "This proposal has brought numerous challenges and exposed many of the tensions our city and community face in addressing the homelessness crisis. It also

brought opportunities to engage in dialogue on what is needed to meet this difficult moment. The tight timeline of this project posed significant challenges and we are thankful to the neighbors and local businesses that engaged in this process with us."

The 46th Ward office hoisted its support behind the organization, excited to bring the 40 unit shelter to the Uptown neighborhood. Clay's office posted a FAQ page for residents on its reasoning for supporting the project, including the property's quality construction, versatile usage, and previous residency usage. CCO

REJECTION *see p. 12*

Mansion Tax update: Judge backs landlords over City Hall, mayor

Attack on North Side, Downtown real estate stopped by Judge Burke

BY DON DEBAT
The Home Front

The "Mansion Tax"—Mayor Brandon Johnson's cornerstone initiative to solve Chicago's homeless problem—is suddenly a back-porch issue.

A referendum on the issue was invalidated last Friday by a Cook County judge and will not be counted on the March 19th Primary Election ballot. The court action sparks a major defeat for the homeless initiative—called "Bring Chicago Home"—along

with Mayor Johnson, his Democratic Socialist City Council members and other backers.

Still in his first year in office, Johnson's job approval numbers have cratered, down to about 21% in one local poll.

The Feb. 23 ruling by Cook County Judge Kathleen Burke sided with wealthy business and real-estate lobbying interests who oppose the measure. The referendum question is still on the Chicago election ballots which were already printed and distributed. However, any votes on it made through mail-in or early voting won't be counted—at least for the time being, while an appeal of the ruling is considered.

Judge Burke declared that the Mayor and his allies had illegally placed the measure on the March primary election ballot.

The referendum, which supporters describe as the "Mansion Tax," called for increasing transfer taxes tied to the sale of all properties—not just luxury real estate—that sell in excess of \$1 million.

But the judge ruled that the ballot measure would have improperly allowed Chicagoans to vote on whether to raise taxes on some, while at the same time cutting taxes for others, making it unclear to voters which measure

MANSION TAX *see p. 4*

Gunmen kill one, injure three inside Pottawattomie Park

BY CWBCHICAGO

Two gunmen opened fire on a group of people inside Pottawattomie Park, leaving a woman dead and three other people injured on the afternoon of Feb. 25.

Chicago police said the victims were standing inside the park, 7340 N. Rogers, when the assailants walked into the park and opened fire around 3:33 p.m.

Both gunmen ran from the scene, heading north on Winchester Ave. after the shooting, according to a CPD media statement. Officers were provided with a description of one suspect: a Black male wearing a brown sweater and a ski mask. The second shooter also wore a ski mask, according to a witness.

A 19-year-old woman died from a gunshot wound to the chest, according to CPD. The other three victims were all listed in good condition: a 20-year-old man with a graze wound to the forehead, a

22-year-old female with a gunshot wound to her right foot, and a 19-year-old man with a gunshot wound to the left hip and

Two other people have been shot in Rogers Park this year, bringing the year-to-date total to six. That compares to four at this point last year. There were three people shot as of this date in 2022, including one who was shot in self-defense. In 2021, only one person had been shot through the end of February.

A CPD press statement said the 22-year-old victim was a man. We have confirmed that they are a woman.

Armed robbery, carjacking reported within 20 minutes on Far North Side

Chicago police are investigating an armed robbery and a carjacking that occurred about 20 minutes apart Feb. 24 in Rogers Park and West Rogers Park. No

arrests have been announced.

In the first holdup, a 36-year-old man reported that a gunman confronted him with a handgun in the 6900 block of N. Greenview around 7:20 p.m. At least two accomplices arrived, and the group assaulted and robbed the man, a Chicago police spokesperson said.

The group fled the scene on foot after getting the man's property. He declined medical attention.

The suspects were described as young Black males wearing black clothing and masks. One of them, though, had a blue hoodie.

Then, around 7:42 p.m., a 64-year-old man was carjacked in the 6400 block of N. Washtenaw. Two robbers approached him from behind, and one implied that they had a gun as the other took the victim's keys, the police spokesperson said.

GUNMEN *see p. 12*



The Mabel, 5920 N. Ridge, is seeking to rezone, and reconvert their first floor into 17 residential apartment units.

First floor commercial space at historic Ridge / Clark site seeks residential conversion

The owners of a historic building at Clark St. and Ridge Ave. in Edgewater are seeking to change their zoning to allow first floor commercial space to be converted to residential units.

The Mabel, 5920 N. Ridge, is looking to reconvert their first floor into 17 apartment units. From 1915 to 1968, that three-story building was Maybelline Cosmetics Company's headquarters, first as a tenant, and then between 1939 and 1967 as the building owner. The ground floor space has always been used as commercial space.

The owners hope to convert the long-vacant retail space at the intersection of Ridge and Clark into residential units and a green-space courtyard.

"We will add a new retail tenant to the highly visible hard intersection of Clark and Ridge, and we will provide new signage and a remodeled entrance for neighborhood mainstay B&W Gym," they state in a survey. They are taking over the proposal to change their current zoning from C1-2 to B2-3 to create a Transit Orient Development [TOD]. They say that the residential spaces along Clark St.

will be set back with patios, ornamental vegetation, and passage doors for the apartments to the patios.

Their plan hopes to activate the streetscape, eliminate retail vacancy, create green space, and provide a proper northern entry point and end cap for the Andersonville area.

"We will provide a supply and demand correction by eliminating unused retail and replacing it with in-demand apartments." The say tenants of the TOD units will help create additional foot traffic for the retailers of the neighborhood and "breathe new life into a prominent but dormant corner of one of Chicago's most vibrant neighborhoods."

The property was built by well known Swedish American developer Victor C. Carlson, who sought to duplicate at Ridge, Clark, Ashland and Peterson the type of high quality apartments combined with ground floor shopping with which he had been successful in downtown Evanston.

These featured elegant lobbies, elevators and inside ramped park-

CONVERSION *see p. 12*

CTA's Red Line work to close Ardmore from March 1 to July 1

The CTA has announced that they plan to close Ardmore Ave. between N. Broadway and N. Winthrop Ave. on Friday, March 1. It will remain closed through to Monday, July 1.

Ardmore will be closed to vehicular and bicyclist traffic at all times for work launching gantry construction and track segment delivery for the Red Line CTA tracks between N. Broadway and the alleys west of the CTA Tracks.

The parking lanes on both sides of W. Ardmore between Broadway and Winthrop will be closed continuously (24/7) until the work is completed.

The work hours are 7 a.m. to 5 p.m., and prep work will begin at least 1/2 hour prior to start of shift.

Sidewalk closures within the work zone will alternate between the north and south sides of Ardmore. One sidewalk will remain open with flagger assistance when necessary.

Residents/businesses north and south of Ardmore on the west side of the CTA Tracks will need to access the alleys via Thorndale Ave. and W. Hollywood Ave. during stated work hours.

St. Patrick's Day at Visitation Parish was somewhere between Grand Opera and a donneybrook



By Thomas J. O'Gorman

It's just a few weeks before St. Patrick's Day and I'm flooded with memories of substance. The kind that never leave you.

Most are the result of the grandeur and solemnity in which the Irish around me have commemorated the feast.

In Visitation Parish on the city's South Side, around St. Patrick's Day our grammar school often resembled, in many ways, Mickey Rooney and Judy Garland trying to put on a theatrical show in a barn.

The arrival of St. Patrick's Day always had a dramatic affect on us. First, it was a school-free day brimming with customs, harmony and great vittles.

Like Christmas it arrived with its own pre fixe menu of roast leg of lamb with savory stuffing, homemade Irish soda bread, creamed onions, buttered cabbage and mashed spuds. The perfect holiday feast.

Music and laughter then wedded to family stories hilariously shared as the butter crust apple tart was served.

But by the arrival of the actual day of March 17 we students were exhausted after an entire month of dramatic Bob Fosse-like theatrical preparations for our student body's annual week-long Irish pageant. It was also an event to bring pride to our princely pastor, Monsignor Richard F. Wolfe, who had once, himself, been pastor at Old St. Patrick's.

All 2500 students were involved in this annual celebration of the Irish saint. His feast shaped a great production every year. You know, entertainment with wide Irish cultural outreach and appeal. In the era of Carmel Quinn and Arthur Godfrey, before the musical rise of the Chieftains.

What else would you expect from a staff of 100 Dominican nuns and our massive student population of Baby Boomers?

Every night for the full week before St. Patrick's Day a different classroom from each school grade-level starred in the musical production. With 50 to 60 students per class it was a true Cecil B. DeMille extravaganza. In many contours of the stage it was pure vaudeville.

First graders might dance or sing an Irish Lullaby. Second graders might recite a Yeats poem. Third graders might reenact an Irish folk tale. Fourth graders might sing a hymn. Some grade always recreated the life of St. Patrick, himself, or other Irish saints. Someone might even enact a tribute to the Irish horse. All the way up to the eighth graders who might do some Irish farmer's

dance in homemade costumes. You get the picture.

The programs repeated the same skits each night. Only the classroom of student performers changed.

I'm sure the nuns who taught us were pulling their hair out. Thank God they wore veils. It was Summer Stock on crack.

Somewhere in the show, usually the finale, everyone joined in "All Praise to St. Patrick." A very traditional Irish tune every parishioner worth their soul sang. It was like our version of "Take me out to the Ballgame."

In fact, the whole production was like our parish's 7th inning stretch. A Spring awakening after the long snowy winter. And our student body was the star talent. You didn't even have to be Irish to be in it.

This production was performed in the parish's Auditorium, an elegant first-rate theater stage venue better than the Shubert Theater downtown. State of the art for the 1950s. So the lighting, sound system and spacious seating ensured the two-hour production's success. And with close to 3,000 students enrolled in the school, over the years the show had standing room only crowds every night.

Mae Kennedy Kane was the impresario of the event. She operated a school of Irish dance on 79th St. and often came into our classrooms to teach music. We also had two nuns who taught music. They were usually dragged in for teaching much of the religious music. Or supplying some student who played the Oboe, the Recorder or an Irish Flute.

Mae Kennedy Kane worked with the classes who would be doing Irish step dancing. You can only imagine how happy older boys were with this. And for the actual production everyone had to wear makeup. Making everyone look like one of the Munsters.

This annual showcase was hectic and extravagant. Filled with Irish mayhem. Somewhere between Grand Opera and a donnybrook. And it was also filled with the lost memories of a genera-

tion of folk who had crossed the ocean with the hope of becoming Americans.

Of course it was corny. As families watched their children perform, they only saw the lights of Broadway in action. The tunes of Bing Crosby, Rogers and Hammerstein, and St. Thomas Aquinas in dazzling childhood array.

All the Chicago ingredients were there. Politics, city employment, American assimilation, neighborhood gossip and the beauty of Mayor Richard J. Daley's Chicago.

The audience made room for the whole neighborhood. Every grandparent. Aunt. Uncle. Familiar faces from Sunday Mass. Local politicians, aldermen, ward committeemen, judges galore, members of the Illinois Senate all huddled together with policemen, firemen, bus drivers and grocers.

All proud urban parents beaming as their child, maybe reluctantly, kicked the air and spun on their heels.

It was always hard to imagine that after all the rehearsing and practicing, we actually looked good and sounded angelic. With our ragtag company of actors, singers, lip syncers and dancers showing how proud we were to be Irish. Before the shabby days of green beer and leprechaun tattoos. Green hair and memories no longer smelling the sea air of Irish living or the nostalgia that ached for political independence.

We will always have our show-stopping St. Patrick's Day tunes. Our soft, sweet poetry and our foot-stomping dance steps of an Irish jig or a reel. Who could ever forget Mae Kennedy Kane?

No wonder it led a generation of voters away from the White House of Mamie and Ike, delighting in Jack and Jackie's move to Pennsylvania Ave.

We could all feel the dawn of a new age begin when Mayor Daley brought JFK to Chicago to show off an Irish American superstar of wit and inspiration. He was so good, he could have joined in our pageant.

In those days, the Mayor of Chi-

cago had just the right songs and dances to lead Americans by humor and intelligence. All of which appears to be rare commodities these days in Chicago. Especially this close to St. Patrick's Day.

PAPAL EMBRACE: When Cardinal Blase Cupich met privately with Pope Francis, he made sure to bring Chicago Chef Bruno Abate along. Chef Bruno has spent a significant part of the last 14 years training residents of Cook County Jail in the secrets of his kitchen, making employment outside of jail a real possibility.

The Pope loved the concept and the very positive results. Chef Bruno was born in Italy and gave Pope Francis a beautiful Madonna in Bas Relief. The chef's outreach is just what the pope's been looking for. Cardinal Cupich has seen first hand during his Cook County Jail visits, back home, the value of the program known as "Recipe for Change."

LINE UP: As always, Downtown Ald. Brendan Reilly has invited one and all to march with him in the St. Patrick's Day Parade, March 16, located in slot #42. Ask any parade marshal, Reilly's crowd of marchers is always well-attended.

WHEN THE MOON HITS YOUR EYE: Professor Pizza, well-known pizza creator at several famed Chicago hot spots, is now taking over the space previously occupied by Roots Quad Cities Pizza on Wells St. next to Second City. Anthony Scardino is a veteran Chicago pizzaiolo known as Professor Pizza.

TRES BON: Parisian brasserie La Grande Boucherie, River North, is a true French restaurant trying to reach out to Chicago's lovers of Cuisine Francois that is both genuine and affordable. They

ST. PATRICK'S see p. 8

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Mayor, City sue oil and gas companies for 'Climate Deception'

Taxpayers expected to fund frivolous lawsuit with radical climate justice at heart of complaint

Last week Mayor Brandon Johnson announced that the City of Chicago is suing six oil and gas corporations and their largest trade association for deceiving Chicago consumers about the climate dangers associated with their products.

Filed in the Circuit Court of Cook County, the complaint names BP, Chevron, Conoco Phillips, Exxon Mobil, Phillips 66, Shell, and the American Petroleum Institute as Defendants.

The case might look good to radical climate activists, but appears to be frivolous in that these giant international energy companies conduct business on a global scale, and therefore would be protected under the Commerce Clause in the U.S. Constitution.

The "Commerce Clause" refers to Article I, Section 8, Clause 3 of the U.S. Constitution, which gives Congress the power to regulate commerce with foreign nations, among states, and with the Native American Indian tribes. The U.S. Constitution is the highest law in America and generally trumps municipal ordinances that could have any impact on the conduct of cross-border commerce.

"There is no justice without accountability," said Mayor Johnson of the lawsuit. "From the unprecedented poor air quality that we experienced last summer to the basement flooding that our residents experienced, the consequences of this crisis are severe, as are the costs of surviving them. That is why we are seeking to hold these Defendants accountable."

Chicago was built along a maze of rivers and marshy wetlands, created by receding glaciers from the last Ice Age, and flooding has been an issue ever since. Despite engineering feats over the years to confine water to the rivers and lakes by reversing the flow of the Chicago River, raising buildings to lay original sewer pipes and the 1975 Tunnel and Reservoir Plan to capture excess water

during heavy rains, Chicago still floods.

Issues that affect urban flooding are land use and transportation decisions that increase impervious surfaces, such as parking lots, roofs, and roads. These heavily influence stormwater volumes.

In the Chicago region, all counties have established minimum standards for stormwater management, limiting the amount of stormwater runoff generated by new development or redevelopment, according to Chicago Metropolitan Agency for Planning.

"The challenge of our time is developing technologies and public policies so that the world can produce and use energy in ways that are sustainable for the planet while being affordable to people. It should not be figuring out how to creatively plead lawsuits that seek to monetize climate change, will raise the cost of energy on American families and businesses, and provide no solutions," said Phil Goldberg.

Pertaining to last summer's air quality, smoke from Canadian wildfires drifted into the Midwest and East Coast, triggering the highest air quality index levels in the Chicago area in at least 24 years.

More than 120 fires in Canada were ignited by lightning in just one day.

Still Chicago's air quality today is better today than it has been for generations, since the Industrial Revolution.

While offering no evidence, the Mayor's complaint alleges a history of knowledge and deception around their products' role in causing climate change and lists 10 causes of action, (Failure to Warn, Negligence, Public Nuisance, Civil Conspiracy, Unjust Enrichment, and violations of Chicago's municipal codes concerning Consumer Fraud and Misrepresentations in Connection with Sale or Advertisement of Merchandise).

The mayor claims the oil and

gas industry intentionally misled Chicago residents about climate change-related dangers associated with their oil and gas products. Fanning reactionary climate fears, the Johnson administration is predicting some sort of local climate armageddon saying climate change could result in some "catastrophic impacts on our city."

Of course the Earth's climate is always changing and even during the past 100,000 years earth was warmer. In Chicago the climate has been warming ever since the last Ice Age, about 120,000 years ago, and the warming has gradually intensified with lots of variations over the last 100,000 years. It reached its maximum about 18,000 years ago. The warming melt-down was much more rapid, occurring between 18,000 and about 6000 years ago, long before the modern oil refining industry.

(In 1850 the first modern U.S. refinery was built in Pittsburgh. This new technology quickly replaced whale oil as the preferred fuel for lamps and lighting, and may have been the primary action taken to save whales from extinction.)

Striking during the time period known as the Pleistocene Epoch, the Ice Age in Chicago started about 2.6 million years ago and lasted until roughly 11,000 years ago. Like all the others, the most recent Ice Age brought a series of glacial advances and retreats.

In fact, the truth is that Chicagoland is technically still in an Ice Age. The current interglacial period began around 10,000 years ago, long before the industrial rev-

Ald. Reilly criticizes Mayor after he bailed out on interview

BY CHICAGO CITY WIRE

North Side Ald. Brendan Reilly [42nd] criticized Chicago Mayor Brandon Johnson as "incompetent," after reports that the mayor walked out on an editorial board interview with the Chicago Sun-Times.

Reilly posted the comments on X, Feb. 21. "He isn't addressing crime. His mismanagement of the migrant crisis is inexcusable. He can't even complete an editorial board interview with the Sun-Times. But, by all means, let's trust this guy with another \$100 million tax hike so he can 'fix more things.'"

Johnson scheduled an editorial board meeting over Zoom with the Sun-Times for Feb. 19, but it "ended abruptly" after Johnson's press secretary Ronnie Reese "insisted the entire session be off the record (and) Editorial Page editor Lorraine Forte refused to accept those unprecedented terms," the Sun-Times reported. "Johnson's communication missteps appear to have exhausted the bank

of goodwill with the reporters who cover him — and, in turn, has kept the public in the dark about what his administration is doing. Johnson allowed Reese to make the argument for him and never said a word before signing off from the Zoom session," the newspaper said.

Meanwhile, at last week's City Council meeting, Ald. Reilly introduced an ordinance for consideration on a Real Estate Transfer Tax Reduction [RETT] Ordinance that would affect all properties in Chicago valued under \$1,000,000.

This legislation would reduce the RETT from the current 0.75% to 0.60%, regardless of the outcome of the upcoming ballot referendum. It is the same tax decrease in the Bring Chicago Home referendum.

Ald. Reilly represents the 42nd Ward, which includes Chicago's Central Business District. He has lived in downtown Chicago since 1997, currently residing in the River North neighborhood with his wife.

olution and founding of Chicago. Before then, most humans lived in the Southern Hemisphere. The Chicagoland area was a mostly unknown wilderness.

"We share Chicago's desire to address the challenge of climate change, but this litigation is not the type of action that is going to lead to meaningful solutions. It has no legal merit, which is why federal courts have already rejected similar cases," said Manufacturers' Accountability Project special counsel Phil Goldberg. "The challenge of our time is developing technologies and public policies so that the world can produce and use energy in ways

that are sustainable for the planet while being affordable to people. It should not be figuring out how to creatively plead lawsuits that seek to monetize climate change, will raise the cost of energy on American families and businesses, and provide no solutions."

But some climate activists say

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Lake View's Century Mall now up for sale

Built in 1920 as a vaudeville stage, and converted in 1970 into a movie theater, it is one of the last vertical retail malls left on the North Side. And now the Century Mall can be yours.

New Jersey-based Bon Aviv Investments has hired JLL brokers to sell the 175,000-square-foot building at 2828 N. Clark St., reported CoStar. The Century Mall rises eight levels offer retail, entertainment and medical spaces, along with what's been one of its most valuable assets, a parking garage for 400 cars. The mall was last renovated in 2000, according to the listing.



Century Mall, 2828 N. Clark St.

Bon Aviv, a firm backed by Israeli investors, paid \$17.5 million for the property in 2010. It's unclear how much the company expects to fetch in a sale.

JLL is playing up the listing as an opportunity to own a unique retail asset in a bustling part of the city, with a chance to increase revenue by filling the 47,000 square feet of vacant space in the building. The top two floors are occupied by LA Fitness, while other tenants include Landmark Century Cinema, occupying the fourth through sixth floors, and an Aveda Institute cosmetology school.

The offering is being made in a tough time for commercial deals due to high interest rates, high taxes, a glut of commercial space that has cratered real estate values, and broader concerns about the economy. But its location on the border of Lincoln Park and Lake View, along with its vast off-street parking does add certain value.

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MANSION TAX from p. 1

they were actually voting on.

Mayor Johnson and his supporters say they plan to appeal the ruling. But it is not clear how the city and supporters of the referendum can appeal the ruling, as they were not named as defendants in the lawsuit. Judge Burke specifically denied the request by the city to intervene in the court fight to defend the referendum.

The city had attempted to argue that the challengers had named the wrong defendant by suing the Chicago Board of Elections, and not the city or Mayor Johnson directly.

As written, the tax would have hit Downtown and the North Side hardest, since that's where the majority of million dollar properties are.

Under the most recent proposal, buyers of properties valued at more than \$1.5 million would pay a transfer tax of 3%—an over-the-moon quadrupling of the fee. So, if the property were valued at \$2 million, the tax would be a whopping \$60,000.

The latest proposal, designed to appeal to the city's bungalow belt, would cut the transfer tax for properties valued at under \$1 million to 0.60%. So, if a home was valued at \$500,000 the buyer's transfer tax would only be \$3,000.

The current Chicago transfer tax calls for the buyer to pay a flat 0.75%, or \$7.50 per \$1,000 of sales price. Sellers pay \$3 per \$1,000 of the property's value, along with \$1.50 per \$1,000 to the state of Illinois, and 50¢ per \$1,000 to Cook County.

Under Mayor Johnson's "Bring Chicago Home" proposal, 100% of an estimated \$163 million in additional buyer taxes reportedly would be earmarked for the fight against homelessness over 12 months, though supporters never said exactly where and how the money would have been spent.

That's on top of the roughly \$62.6 million in transfer taxes on \$1-million-plus sales collected in 2022 by the city under the existing tax structure.

Despite the setback, Mayor Johnson vowed to "explore every legal option available" to give the Chicago City Council the power to spike taxes on city homes and commercial buildings valued at more than \$1 million.

Opponents of changing the tax structure include: the Building Owners and Managers Assn. of

fer tax will jeopardize investment in the city, increasing transactions costs, and decreasing funds for renovation," said Michael Mini, executive vice president of the Chicagoland Apartment Assn.

Here are facts offered from opponents on the impact of the proposed new transfer tax on commercial properties:

- More than \$500 million in property-tax burden could be shifted from commercial office and retail buildings to home and small apartment building owners, and force a real estate tax hike ranging from 10% to 20%. On a typical \$250,000 bungalow this would mean a tax bill increase of \$450 to \$900.

- The new transfer tax also will put upward pressure on apartment rents, which already rose an average of 6.4% on new 2023 leases.

- Downtown office buildings could lose up to 50% of their market value. In 2022, downtown office buildings paid more than \$1-billion in property taxes.

Paul Vallas, an advisor for the Illinois Policy Institute, and a former mayoral candidate, noted that Chicago already has the second highest commercial property tax in the nation.

According to the Kroll Bonding Rating Agency, Chicago tops a nationwide list for troubled office building loans at 22.7%.

If enacted, Mayor Johnson's proposed transfer-tax hike could eventually backfire to actually reduce the city's affordable housing stock, especially if the tax is not adjusted for inflation.

Thousands of North Side small apartment buildings are owned by "Ma and Pa" middle-class people and senior citizens, who frequently charge under-market affordable rents. While a growing number of those properties may be valued at more than \$1-million, the buildings really represent the middle-class owner's retirement nest egg.

And with appreciation and inflation, over time, more and more properties will grow to rise above \$1 million in value. The math can't be avoided, at some point in the future, almost all Chicago real estate will attain a level to get penalized with the mayor's tax. Without indexing to inflation, in time every Chicago resident will suffer under Mayor Johnson's tax.

Experts say Cook County Assessor Fritz Kaegi may have to institute a new model for assessing \$1-million-plus homes to compensate for falling market values and the hefty burden of the added layer of taxes.

The new tax was strongly backed by Mayor Johnson, City Hall's Democrat Socialists, The Chicago Teacher's Union and other far left-wing organizations, so this fight appears far from over.

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

According to the Kroll Bonding Rating Agency, Chicago tops a nationwide list for troubled office building loans at 22.7%. If enacted, Mayor Johnson's proposed transfer-tax hike could eventually backfire to actually reduce the city's affordable housing stock, especially if the tax is not adjusted for inflation.

Chicago (BOMA), the Chicagoland Apartment Assn., the Neighborhood Building Owners Alliance and Illinois Realtors.

The luxury tax would lower prices and reduce sales volume, especially Downtown and in lakefront neighborhoods—such as the Gold Coast, Near North Side, Lincoln Park, Old Town, Lakeview and Edgewater, the Illinois Realtors say.

"This referendum would be a backdoor property tax on all Chicagoans, and it is important that our elected officials not mislead voters otherwise," said Farzin Parang, head of BOMA, an office building trade group.

Maxica Williams, board president of the Chicago Coalition of the Homeless, said: "We are outraged that this small minority of wealthy real estate interests would rather spend thousands of dollars on legal fees to preserve a brutally unjust status quo, than pay their fair share in taxes."

Real estate experts predict that downtown commercial office buildings, some of which currently are 50% vacant, will drop in assessed value. Chicago office properties now have the highest vacancy rate in 75 years—enough space to fill 16 Willis Towers. So this is not a good time to pile on more taxes.

"The proposed real estate trans-

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City Hall considers ordinance, regulating safety standards for lithium batteries

Many people know that airlines these days do not want iPhones, laptops and tablets in checked-in luggage, while EV consumers and industry manufacturers worldwide are coming to realize that lithium-ion batteries are a real clear and present fire danger for users and owners of these electronic devices.

Lithium-ion batteries are known to unexpectedly re-ignite (without warning) minutes, hours and even days after all visible fire has been put out. Lithium-ion batteries can enter an uncontrollable, self-heating state. This can result in the release of gas, cause fire and possible explosion.

The major issue with lithium-ion batteries overheating is a phenomenon known as thermal runaway. In this process, the excessive heat promotes the chemical reaction that makes the battery work, thus creating even more heat and ever more chemical reactions in a disastrous spiral.

On Feb. 21, Ald. Debra Silverstein [50th] introduced a new ordinance to City Council regulating the lithium-ion batteries used in micromobility devices and many other household items, such as vehicles, e-bikes, e-scooters, vacuums and computers. The ordinance comes in the wake of many notable fires involving batteries and seeks to require

manufacturers and retailers to comply with established Underwriters Laboratories [UL] safety standards.

This ordinance is similar to a new law which took effect in New York City in 2023, which prohibits the sale, lease, or rental

is damaged or in contact with humidity in the air or even with water it can catch fire. High temperature, excessive pressure on it can also cause an explosion and start a fire.

More and more people are using electric devices at work and

On Feb. 21, Ald. Debra Silverstein [50th] introduced a new ordinance to City Council regulating the lithium-ion batteries used in micromobility devices and many other household items, such as vehicles, e-bikes, e-scooters, vacuums and computers. The ordinance comes in the wake of many notable fires involving batteries and seeks to require manufacturers and retailers to comply with established Underwriters Laboratories [UL] safety standards.

of micromobility devices and batteries that fail to meet established safety standards.

The law was passed after a rash of fires that killed 14 people and injured 93 others in New York last year, including a fire at an e-bike shop near Chinatown that caused four deaths.

In addition, the U.S. Consumer Product Safety Commission tracked at least 208 micromobility fires or overheating incidents across 39 states from 2021-2022, resulting in 19 deaths.

When a lithium-ion battery

in homes, and to get around town. Standards exist to make sure powered mobility devices remain a safe alternative to vehicles. "We need to make sure those safety standards are applied across the board, so no unnecessary tragedies happen in our city," said Ald. Silverstein. "The ordinance was referred to the Committee on Police and Fire. I will update you as it progresses through the legislative process."



This mail thief is dressing up like a postal worker in the Loop, officials say. Image courtesy U.S. Postal Inspection Service

\$100,000 reward for info that busts fake postal worker

BY CWBCHICAGO

Do you need a quick \$100,000? All you need to do is figure out who this phony mail carrier is, and the cash could be yours.

The U.S. Postal Inspection Service is offering the bounty for information that leads to the arrest and conviction of the scammer. They say he dons a U.S. Postal Service uniform and steals mail while pretending to be making his rounds in downtown Chicago.

He targets both residential and commercial buildings in the Loop, and he's been doing it since December.

If you have information that could help authorities get him off the streets, contact the postal inspection 24-hour hotline at 877-876-2455. The case number is 4142062.

Dressing up in USPS uniform parts is not a new tactic for Chicago's seemingly endless supply

of mail thieves. We published a surveillance picture of another mail thief who did the same thing in Lincoln Park in 2022.

"He was trying to play it off like he was looking to place mail in one of our boxes ... walked in with an empty bag, wearing a USPS jacket, COVID mask, red and black hat, reeked of weed," said a reader who crossed paths with the thief.

So far, no arrests have been announced in that case.

Stolen mail is used in a variety of ways, including identity theft. In one tricky scheme known as "check washing," criminals use common chemicals to erase ink on stolen checks, then write the check for a large sum. The fraudulent checks are then either cashed or sold online.

Crime rings also use personal information gleaned from stolen mail to open credit card accounts and commit identity theft.

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Police Beat...

Migrants are committing crimes so the USA will send them back to Venezuela

Two migrants, recently arrested at different locations for allegedly committing completely different crimes, told Chicago police officers they have turned to lives of crime because they want to be sent back to Venezuela, according to their CPD arrest reports.

In fact, police say Dhian Gomez-Mendoza told them that he is so desperate to go back to his native country that he "will do whatever it takes if that is beating up a police officer or hurting a civilian, he will do it."

Gomez-Mendoza allegedly said that after cops arrested him at O'Hare International Airport on Feb. 7.

Chicago cops said they sent Gomez-Mendoza to a hospital for a psychiatric evaluation the day before due to his behavior at the airport. But he returned on the 7th, screaming and yelling while running in and out of Terminal 3, according to their report.

When they asked him to leave, he fell to his knees and threw his hands into the air, declaring that he was desperate to return home.

Instead, he was arrested, charged with trespassing, and released from custody less than three hours later, according to CPD records.

Almost exactly 24 hours later, Gomez-Mendoza got arrested again. This time, it was by cops at Midway International Airport. Officers there said he kicked and damaged the fender of their Segway as they escorted him out of the employee parking lot.

Judge Daniel Gallagher ordered him to go on the sheriff's electronic monitoring program.

Also itching to go back to Venezuela is 30-year-old Jhoni Montes.

Chicago police arrested him at Macy's, 111 N. State, on Feb. 9 after store security reported that he and another man tried to shoplift three suitcases worth \$1,634. The other guy got away. But Montes did not.

While being charged with retail theft, he told officers "he was stealing to go back to Venezuela," according to his arrest report.

Judge Charles Beach released him from custody the next day. According to court records, he failed to appear in court on Feb. 16, so a warrant is now out for his arrest.

Rash of North Side robberies

Police are warning North Side residents of a rash of recent, elated robbery incidents. In each instance, multiple armed offenders approached victims on the public way and demanded the victims' property by threatening use of force.

Upon taking possession of the victims' belongings, the offenders fled in a waiting vehicle.

Incidents include one on the 1500 block of W. Ardmore on Feb. 18, at 6:30 p.m.; 5500 block of N. Rockwell on Feb. 18, at 7:30 p.m.; 5100 block of N. Wolcott on Feb. 18, at 7:55 p.m.; 2600 block of W. Gregory on Feb.

18, at 8:55 p.m.; 3000 block of W. Peterson on Feb. 18, at 11:40 p.m.; 5600 block of N. Talman on Feb. 18, at 11:50 p.m., and one on the 2600 block of W. Albion on Feb. 19, at 1:30 p.m.

The offenders are described as 3-4 Black males, 18-25 years old, wearing all dark colored clothing and face coverings. One of the offenders wore a white face mask. They have been observed a dark or black colored four-door sedan.

Man charged in chemical attack on Granville Red Line CTA platform



Derrick Robie

Derrick Robie, 26, of the 1500 block of W. Pratt Blvd., has been charged with one felony count - Robbery - Armed - Other Dangerous Weapon on Feb. 21.

Robie was arrested by members of the Mass Transit Unit in the 100 block of N. State. He was identified as one of the offenders who, on Jan. 28, sprayed a 23-year-old male victim with a chemical irritant before forcefully taking his property while on a CTA platform in the 1100 block of W. Granville.

The offender was placed into custody and charged accordingly. No additional information is available at this time.

Two Uplift High School students charged with triple shooting that left one Senn student dead, two others injured

Two students at Uplift High School skipped class on Jan. 31, the day they carried out a triple shooting near another high school, leaving one student dead and two injured, prosecutors said on Feb. 21.

Kashawn Perdue, 17, and an unnamed 14-year-old are each charged with one count of first-degree murder and two counts of attempted first-degree murder. The younger boy, who is accused of shooting the victims, is also charged with two counts of aggravated battery by discharging a firearm.

"We believe there was an altercation involved in this," said Antoinette Ursitti, the Chicago Police Department's Chief of Detectives. She refused to elaborate on the altercation police believe preceded the shooting.

During a detention hearing for Perdue, Assistant State's Attorney Anne McCord Rodgers said three Senn High School students were walking home from school when Perdue, driving a stolen Honda CRV, cut them off at the mouth of an alley in the 1200 block of W. Thorndale.

Surveillance video showed the 14-year-old exiting the rear driver's side door and walking directly toward the victims with his arm raised, McCord Rodgers alleged. She said he fired at least 15 rounds at the victims, then jumped back into the stolen car with his arm still raised.

Daveon Gibson, 16, was killed. Two other boys, ages 15 and 16, were injured.

McCord Rodgers said two witnesses, including an Amazon driver, saw the gunman open fire and escape in the Honda.

Chicago police detectives collected volumes of surveillance footage

that allowed them to track the stolen Honda's movements from the shooting scene to the 4100 block of N. Kenmore. There, Perdue and the 14-year-old got out of the car, changed their coats, and walked to Uplift Community High School, where they spoke with two staff members, McCord Rodgers stated.

CPD Supt. Larry Snelling and Ursitti, the chief of detectives, cited the investigating detectives' painstaking collection of video footage as critical to bringing charges in the case.

McCord Rodgers said "numerous" Uplift staff members identified Perdue and the 14-year-old in "many" surveillance clips.

Investigators executed search warrants at the boys' house after taking them into custody Feb. 20. Detectives seized "many items of the distinguishing clothing" they wore on the day of the shooting, said McCord Rodgers.

Perdue, who was allegedly driving the stolen Honda CRV, was on juvenile probation for possessing a stolen motor vehicle at the time of the shooting, McCord Rodgers said. His probation was terminated unsatisfactorily on Tuesday.

Judge Ankur Srivastava granted a detention petition McCord Rodgers filed during Perdue's detention hearing. No other details about the 14-year-old or his detention status are available because prosecutors filed his charges in juvenile court.

Serial thief shoplifted 12 more times after being released due to SAFE-T Act

Charged in August with felony shoplifting while on bail for another felony shoplifting case, James Tolbert, 43, sat in the Cook County jail, unable to afford the \$1,600 bail deposit he needed to get released on an ankle monitor.



James Tolbert

Barely three weeks later, Illinois eliminated the cash bail system. Tolbert's attorney filed a motion asking Judge Kenneth Wadas to remove the cash bail requirement. Wadas agreed, and Tolbert went home with an order to stay in the house from 7 p.m. to 7 a.m.

Since then, officials now say, Tolbert has shoplifted or robbed Sunglass Hut and Ulta Beauty locations in the Loop and on the Magnificent Mile a dozen times. He's in jail again, at least for now, awaiting trial.

His legal troubles began on July 15 when prosecutors charged him with shoplifting from Ulta Beauty, 430 N. Michigan Ave. Judge William Fahy released him on his own recognizance the next day and, according to court records, Tolbert failed to appear in court on July 21. A judge put out a warrant for his arrest.

The long arm of the law caught up with him on Aug. 10. Prosecutors said he shoplifted from the same Ulta location. They said he walked in, grabbed a basket, went directly to the fragrances, filled the basket, and walked out.

Charged with felony retail theft and operating a continuing financial crime enterprise, Judge Susana Ortiz ordered him to pay a \$600 bail deposit to be released on electronic monitoring, and the judge handling the July shoplifting case ordered him to pay another \$1,000 deposit. He couldn't raise the money.

A few weeks later, on Sept. 18, the state eliminated cash bail. In light of the change, his lawyer, claiming Tolbert is a church-going father of five who has "worked as a licensed barber for over 30 years," asked Judge Wadas to set him free without monetary conditions. And Tolbert went home with orders to stay in the house from 7 p.m. to 7 a.m.

Prosecutors now say he quickly resumed his shoplifting habits.

Cook County sheriff's deputies ar-

rested him on Feb. 8 at Macy's, 111 N. State, after store's staff said they saw him place six designer sunglasses worth \$2,755 in his coat and walk out the door.

Two loss prevention agents tried to stop him on State St., the sheriff's report said. He allegedly kicked one in the knee, causing her to fall to the pavement. The report said she couldn't get back up and was taken to Northwestern Memorial Hospital for treatment.

Her partner managed to handcuff Tolbert and restrain him until police arrived, the report continued. Prosecutors said Tolbert had metal knuckles attached to a switchblade and a credit card in another man's name when the deputies took him into custody.

They charged him with two counts of robbery, operating a continuing financial crimes enterprise, unlawful use of a knife, aggravated battery of a merchant, and felony retail theft.

While he was detained, investigators linked him to a string of shoplifting cases that began within a month of his release. In court filings, officials said he stole from the Ulta Beauty store on Oct. 27, Nov. 4, and Nov. 7.

And, the filings say, he was identified as the thief who repeatedly shoplifted from Sunglass Hut locations this year on Jan. 11 at the 900 N. Michigan location; on Jan. 13 at the Block 37 store; Jan. 16 at the Water Tower location; Jan. 17 at Block 37 again; Jan. 18 and 19 at the Macy's branch; Jan. 23 at Block 37, and on Jan. 24 and 30 at Macy's.

Two sheriff's office reports say Ulta and Sunglass Hut employees recognized Tolbert by the distinctive cross he has tattooed between his eyes.

In court on Feb. 9, Judge Ankur Srivastava decided that Tolbert would be released with a 5 p.m. to 5 a.m. curfew on the new charges. But he detained Tolbert for violating pretrial release in the already-pending case until the judge handling that matter reviews the new allegations.

West Ridge Walgreens robbed for the third time this year

An armed man robbed a North Side Walgreens at knifepoint on Feb. 20, according to Chicago police. It's at least the third time the store has been robbed this year.

The masked robber wielded a "large knife" and demanded money from the cashier at the 6140 N. Western Ave. location around 9:22 p.m., police said. He collected the store's cash and escaped on foot, last seen passing a nearby Chase bank.

The suspect was described as a White or Hispanic man under six feet tall, carrying a Nike backpack, and wearing a balaclava-style mask with a black hoodie.

Earlier this month, the same Walgreens location was included in a list of stores, mainly Walgreens locations, that have been targeted by a group of up to four armed robbers since mid-January.

Those crimes were committed at gunpoint, police said, with the Western Avenue location being targeted on Jan. 30 and Feb. 2.

Driver shot, seriously wounded in the Gold Coast

Chicago police say a motorist was seriously wounded when someone in another car opened fire on him in the Gold Coast on Sunday evening. It happened around 5:53 p.m. Feb. 25 in the 1400 block of N. Clark St.

The victim, 35, was driving north on Clark when the gunman opened fire on him from a dark SUV heading in the same direction, police said. He suffered a gunshot wound to the chest and a graze wound to the head. Witnesses said his car was also shot several times.

CPD said the gunman's vehicle continued northbound after the shooting. They did not provide a motive for the shooting.

Earlier on Sunday, a 17-year-old boy

was shot and critically injured on the 18th floor of a hotel room in River North. He was not cooperating with CPD's investigation, according to a police media statement.

And on Saturday morning, a concealed carry holder shot a man who attempted to commit a smash-and-grab burglary at a Loop jewelry store. The gun owner, who worked for the store, and the would-be thief were released from custody on Sunday. No charges were filed against either of them.

Lakeview man burglarized apartment building mailrooms eight times in two weeks

A Lakeview man charged last month with possessing a forged postal service master key and other people's credit cards is now accused of stealing mail and packages from apartment buildings eight times in the weeks before he was arrested.

Imer Resumovic, 37, was allegedly carrying 97 pieces of mail and a counterfeit U.S. Postal Service master key when Chicago police stopped him for a warrant investigation near Broadway and Addison on Jan. 12. CPD said he also had five credit cards and an ID issued in other people's names.

Prosecutors charged him with possessing burglary tools and unlawful possession of credit cards while cops investigated possible links to burglary cases in the area.

The probe resulted in the filing of eight counts of burglary against Resumovic. Prosecutors now say he used a tool or key to repeatedly enter two Uptown apartment buildings.

He stole mail and packages from the buildings and, in one case, stole a bicycle and tire pump, according to the new allegations.

The charges involve burglaries of a building in the 4200 block of N. Hazel on Dec. 20, Dec. 29, Dec. 30, Jan. 7, Jan. 10, and Jan. 12, and in the 4300 block of N. Sheridan on Dec. 28 and 29, 2023.

Officers arrested Resumovic to face burglary charges when he walked into the Town Hall 19th District police station to pick up property the police took from him after his arrest last month.

Judge Ankur Srivastava released him from custody the next day.

Resumovic is currently on probation for burglarizing a Walgreens near his home in March 2021. Chicago police responded to the store at 3646 N. Broadway after its security service saw someone break through the front door around 2:15 a.m.

When officers arrived, they saw Resumovic breaking glass inside the store with a hammer, prosecutors said. He ran when he saw police, but the cops said they found him hiding under a sink with a book bag containing \$3,169 worth of liquor, cigarettes, and Apple products.

During his initial bail hearing, prosecutors said Resumovic had visited the store earlier in the week and "he was angry because he couldn't afford anything." Resumovic told police he planned to sell the merchandise to make money, prosecutors alleged.

Robbers armed with 'metal stick' targeted couple in Lakeview

A couple was robbed on Feb. 20 as they walked to their Lakeview home that night. Chicago police said the couple was in the 1800 block of W. Barry when two men confronted them with a "metal stick" around 11:50 p.m.

An officer who responded to the 911 call said the robbers appeared to be nervous as they wielded the weapon, possibly a golf club, and demanded the 27-year-old woman's purse. Neither she nor her companion

POLICE BEAT see p. 10

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Where are you most likely to get shot on the North Side?

BY PATRICK ANDRIESEN
Illinois Policy

Nearly 1 of every 900 Chicagoans was shot last year, and 1 in 5,000 killed by gunshot. Where was the greatest risk citywide? The Austin neighborhood reported the most fatal shootings as well as the most shootings overall, with 1 shooting for every 414 residents

Chicagoans reported more homicides than residents of any other U.S. city in 2023 and police data shows 9 in every 10 shootings occurred in South and West

side communities.

The worst neighborhood for both total shootings and deadly shootings? The birthplace of Chicago Mayor Brandon Johnson: Austin.

Here on the North Side, the Near North Side and Rogers Park are the neighborhoods where people have a good chance of getting shot. There were 37 shootings on the Near North Side in 2023, or 4 shootings per 10,000 resident. While Rogers Park had 30 shootings in 2023, or 5 shootings per 10,000 residents. Uptown came in third place with 23 shootings, and

4 shootings per 10,000 resident.

Chicago led the nation in homicides from 2012 through 2023, reporting more cases than any other major U.S. city. Chicagoans also reported more mass shootings than residents in any other city during the past decade – roughly one every 11 days.

While shootings and fatal shootings were not record-setters for Chicago in 2023, what did set a record was the arrest rate – and not a good record. Shooting arrests hit a record low: just shy of 4%.

There is some good news: Chi-

cago had 16% fewer shootings last year than in 2022 and one-third fewer than in 2021, which hit a peak of 4,418.

Chicagoans reported 2,950 shooting victims and 558 shooting fatalities last year. The city reported an additional 60 non-shooting homicides.

Citywide, about 1 in every 5,000 Chicagoans was killed in a shooting in 2023. In 2021 that rate was 1 in 3,600.

But while shootings dropped overall, the city arrest rate for shootings also fell to its lowest level in 23 years.

Chicago police made an arrest in just shy of 4% of shooting incidents reported last year, the fewest since the city started recording the data in 2001. Officers were also only able to catch 1-in-4 homicide offenders, another record-low for the city.

Chicago's record-low arrest rates for gun violence did not help the problem. Among Chicago's 77 neighborhoods, 17 reported more shooting victims last year than in 2022. More than half of those communities were on the South Side.

Fight erupts over ownership of Mr. Beef, restaurant that inspired 'The Bear'

BY JONATHAN BILYK
Cook County Record

A family feud has erupted in court over ownership of Mr. Beef, the iconic Chicago restaurant that inspired the hit FX television series, *The Bear*.

On Feb. 7, Dominic Zucchero filed suit in Cook County Circuit Court against his nephew and niece, Christopher Zucchero and Lauren Zucchero, and his sister-in-law Camille Zucchero, among others, accusing them of allegedly diluting his ownership stake in the restaurant in actions that followed the death of Mr. Beef's longtime proprietor, Joseph Zucchero, last year.

In response, Lauren Zucchero issued a statement, saying the lawsuit was "sad and unjust," as she said the actions they took which lay at the heart of the lawsuit were done to ensure the restaurant's financial survival.

Lauren further said the claims in the suit against her, her brother and their mother were "utterly without merit."

Dominic Zucchero's lawsuit seeks a court order directing his younger family members to open the restaurant's books and pay him unspecified damages for their alleged breaches of duty to him and the restaurant business.

According to the complaint, Dominic and his late brother, Joseph, founded the original Mr.



From 2012 to 2023, Mr. Beef, 666 N. Orleans, became the subject of lawsuits over ownership of the property. The lawsuit was allegedly settled in 2018 to end a foreclosure action, by agreeing to transfer ownership to another company, after that group paid \$3.5 million to the mortgage holder.

Beef on Orleans St. in the River North neighborhood in 1979.

Through the ensuing decades, Mr. Beef's business and fame grew, cementing the food stand's name in any conversation about the best Italian beef restaurants in Chicago.

The restaurant's fame, however, skyrocketed in recent years, as Joseph Zucchero and the story of Mr. Beef inspired the creation of the hit TV series, *The Bear*.

Joseph Zucchero died in March 2023 at the age of 69, after two decades of battling non-Hodgkins lymphoma.

Following his death, the lawsuit asserts his surviving children

took steps to claim greater control of the family business.

According to the complaint, the business is operated through two corporate entities, Mr. Beef LLC and another known as JJD Inc.

As recently as the 1980s, Dominic and Joseph each allegedly held 50% ownership of Mr. Beef LLC, according to the complaint. However, at some point, Dominic said his ownership share was reduced to 33.3%, though Dominic said he was not told it had happened, nor does he know precisely when or how.

According to the complaint, Dominic and Joseph together held 80% of the ownership shares

in JJD.

However, according to the complaint, Dominic asserts his brother refused his requests to inspect the books for the two businesses, and allegedly used JJD "as a personal 'piggy bank'" and allegedly he and his estate have "taken and used the funds of JJD not for business purposes but for his own personal benefit."

From 2012 to 2023, Mr. Beef became the subject of lawsuits over ownership of the property. According to the complaint, Dominic and Joseph allegedly settled in 2018 to end a foreclosure action, by agreeing to transfer ownership to another company, known as 666 N. Orleans Investors LLC, after that group paid \$3.5 million to the mortgage holder.

However, in 2019, the ownership dispute returned to court, where Joseph Zucchero allegedly argued he never intended to transfer ownership to 666, according to the complaint.

According to the complaint, Dominic did not know that JJD was back in court and he was being represented until Feb. 2023.

Following Joseph's death, Dominic allegedly settled on his own behalf with 666 in Aug. 2023, and then a month later, testified that the transfer had taken place, allegedly contradicting the case being argued by the estate of Joseph Zucchero, through Jo-

seph's daughter, Lauren.

In Oct. 2023, the complaint alleges that Lauren and Christopher Zucchero then moved to transfer all Mr. Beef intellectual property, including trademarks and recipes, to a new Mr. Beef company, allegedly for less than fair market value.

The complaint asserts that move "effectively gutted Mr. Beef leaving it with significantly diminished value."

Further, Lauren and Christopher then allegedly amended the

MR. BEEF see p. 10

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Reuete Butler

ST. PATRICK'S from p. 2

promise both at 431 N. Dearborn in what was Ruth's Chris Steakhouse that left three years ago.

IMPLODING EATERIES: We'll need a fresh place to go after the terror and trauma caused by the restaurant insanity sparked by the bad blood of Maple & Ash's **David Pisor** and partner **Jim Lasky**, that looks like several episodes of "Law and Order" colliding. Court battles, bankruptcies, accusations of ill-treatment of staff by Pisor and the systematic closures of his five "etta" eateries here and in Arizona and Texas.

I've tried to wrap my head around it but I just cannot understand it. Apparently Pisor's share of things owes everyone. Even shortchanging high-end baker **Aya Fukai**. Many half truths abound. Quick, somebody check to see if the bread dough has risen.

BIKE FIENDS: **Susan Darnall** is warning neighbors about law-breaking bikers in Andersonville, after one nearly crashed into her when barreling out of the alley behind Taste of Heaven restaurant without stopping. She honked and then the fiend circled back to threaten and assault her. The law-breaking of privileged bikers, and bike violence is out of control. And to think City Hall is encouraging this kind of deviant behavior by adding more privileged bike paths around town. Those who commit bike violence need a Denver boot attached to their bikes.

PAY UP: A condo deconver-



Anthony Scardino



This writer with Lilli Fetsch-Wenzel and Dr. Rose Gomez.



Matt and Mark O'Malley with pop, Mike O'Malley.



Pope Francis with Chicago Chef Bruno Abate and Cardinal Cupich.

sion specialist is being sued for allegedly dodging \$380K commission. The landlord of the 70-unit property at 1211 N. LaSalle St. in the Gold Coast neighborhood that pulled off a bulk buyout of individually owned condos a few years ago has fallen into trouble with its lender CoreVest Finance, according to a lawsuit. One of the lien holders is broker **Matthew Fritzhall**, whose firm Triton Realty Group was named in the foreclosure lawsuit because of its dispute over the commission he claims he's owed for the condo buyout deal. He claims the parties made a deal that cut the broker

out and dodged paying the commission.

UP, UP & AWAY: Long-term flight attendant **Jeanae Paul** announced her "Retirement Separation" from United Airlines on Valentine's Day after a lifetime of distinguished service. She's looped the earth twice. Served on missions taking our wonderful soldiers to and from war zones. The most enduring part of her career, along with flying with some of United's best flight attendants and pilots, and an international base purser for 29 years. A hard job to leave but you know when you're ready.

SAD NEWS: Chef **Darnell Reed** announced that he would close Luella's Southern Kitchen, a big loss for Lincoln Square. Might it be in part because the city gifted an off-street commercial parking lot near the restaurant to a clouded developer?

SERVICE CLUB: They said "Love was everywhere in the room" at the Service Club's "Queen of Hearts Valentine's Tea" at the Ritz. With President **Bobbi Panter** so pleased with the efforts of their Presidents of Development **Donna Flynn** and **Maria Mathis**, Chairs of the event.

WHO'S WHERE: Pianist

Julia Jacobs and showstoppers **Sonia P. Oyola**, **Irene Mohica**, **Ronnie B. Elvis** and wife, **Debra Decker Banckaert**, were gathered by **Kathy Wolter Mondelli** in Elmwood Park at Ronny G's Restaurant & Bar like it was Rush St. in the 1970s. Mondelli is the consummate hostess, along with dear friends **Laurie McEathron Marchese**, **Chuck** and owner **Danny**, even former governor **Rod Blagojevich** was in the room, his hair so dark... Happy Birthday shout out to **Jane Justic** hibernating in Naples... Ashes were distributed on Ash Wednesday for Lent at Tufano's Trattoria, a genius holy outreach by **Father Pat Marshall** and owner **Joey Di Buono** to help lift their people to God... horsey set **Reuete Butler** doing another birthday with elegance... **Peggy Snorf** high in the skies heading to sun and birthdays in Naples, FL... Architect **Lucien Lagrange's** Rosewood, TX, design project off to success thanks to his remarkable Chicago team, meanwhile **Melinda Jakovich-Lagrange** is looking forward to Opening Night Studies in Blue by Joffrey Ballet Chicago... designer **Elda De la Rosa** appears to have had the best display of ashes on Ash Wednesday... yes, that was the **Barrishes** having a cozy

dinner at Piccolo Sogno... **Tim Carew** at Girl From the North Country at CIBC theatre, says it's a terrific ensemble of talented actors and singers and a serious play. Impactful... Chicago attorney **Brendan O'Connor** paddling in Viet Nam the Mekong Delta with this mom and dad, **Christine** and **Jerry O'Connor**... @properties boss **Thad Wong** with comic actor **Dan Levy** at the Super Bowl... The **O'Malley Twins**, **Matt** and **Mark**, with pop, **Mike O'Malley**.

RL BAR & GRILL: After becoming fans of Skyline and this columnist, **Dr. Rose Gomez** and **Lilli Fetsch-Wenzel**, in from the snow-capped Swiss Alps, all finally met in person at RL where we talked non-stop and perused my new book and painting, parting old friends.

EXPO CHICAGO: Tickets are on sale now for EXPO CHICAGO, the International Exposition of Contemporary and Modern Art, returning to Navy Pier April 11-14. For a limited time only, claim the Early Bird offer for 30% off single-day admission and save up to \$25 on Opening Night. Secure your tickets now to explore collections from 170 galleries, spanning 75 cities and 29 countries.

You cannot be an artist until you are civilized. You cannot be civilized until you learn. To be civilized is to know where you belong in the continuum of your art and your world. To surmount the past, you must know the past. - **John Logan**

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SUE from p. 3

they know better on how to manage the world's economy. One North Side alderman, who in his adult life has never had a job in the private sector, said that Chicago and Illinois companies "knowingly deceived Chicago consumers in their endless pursuit of profits."

Ald. Matt Martin [47th], a lawyer and politician with no science training or experience in the energy industry, is fronting this Armageddon narrative for the city by implying that America's energy industry is responsible for "extreme heat and precipitation, flooding, sewage flows into Lake Michigan, damage to city infrastructure, and more." While Martin presented no evidence that any of that is actually true, he proposed to use the municipal law to "shift those costs back where they belong: on the companies whose deceptive conduct brought us the climate crisis."

Of course those energy companies get their revenue from selling a broadly used consumer product to an energy dependent planet, so any penalties or fines the city hopes to collect would end up being taken from energy consumers. Chicago and Illinois residents already suffer from some of the highest energy costs, and energy taxes in the nation.

Of course those energy companies get their revenue from selling a broadly used consumer product to an energy dependent planet, so any penalties or fines the city hopes to collect would end up being taken from energy consumers.

Ald. Martin, and other public officials, are trying to create a narrative of pending climate change doom, and demanding urgent action that can only be brought on by massive tax increases or in this case, a large legal settlement, despite the decades of proof that similar panic peddling predictions by environmentalists have not panned out.

As climate activists and politicians cannot collect cash rewards from the vast majority of normal climate change occurring naturally due to the Sun and ocean currents, the city's press release claims their lawsuit seeks relief in the form of "compensatory and loss-of-use damages, penalties and fines for statutory violations, disgorgement of profits, as well as associated fees, interest, and other relief as deemed appropriate by the jury at trial."

Fourth annual meatball eating competition at Bar Roma

Andersonville's Bar Roma will hold their fourth annual eating competition 7 p.m. Wednesday, March 20. During the contest, participants will be challenged to race their way through a massive bowl of spaghetti and manzo (beef) meatballs.

The first person to finish the bowl will receive a \$100 cash prize, along with Bar Roma merchandise, restaurant gift cards and more. Prizes will also be awarded to the second and third place competitors.

The eating contest entry fee is \$20 per person. To reserve a spot, call Bar Roma at

773-942-7572.

Dining guests and spectators may enjoy half-priced "Spaghetti e Polpette" that day from 4 p.m. to 9 p.m.

Bar Roma will also hold a collection of pantry goods for Nourishing Hope throughout the month of March. Items that are needed the most include: personal hygiene products (shampoo, body wash, lotion); cleaning supplies; and non-perishable foods (pasta, rice, pop top tuna/chicken, PB&J, pop top soup/chili/beans). For reservations, visit BarRomaChicago.com.

Museum of Contemporary Art employees form union with AFSCME

The wave of union organizing among Chicago cultural workers just keeps rolling. Thirty two employees of the Museum of Contemporary Art Chicago, 220 E. Chicago Ave., released a letter on Feb. 14 saying they are forming their union with AFSCME Council 31.

The new union—Museum of Contemporary Art Workers United (MCAWU/AFSCME)—will represent about 100 employees, including guest experience, building operations, curatorial and collections exhibitions staff.

In the last two years, employees of the Art Institute of Chicago, staff and non-tenure-track faculty of the School of the Art Institute of Chicago, and employees of the Field Museum, Museum of Science & Industry, Notebaert Nature Museum, Newberry Library and several suburban libraries have all formed unions as part of AFSCME's nationwide Cultural Workers United campaign.

Citing a "cycle of staff burnout and turnover," museum employees on the MCAWU/AFSCME organizing committee write

that, "We believe there is a better way. ... We are part of a growing movement of cultural workers in and around Chicago and across the country who are ensuring that we have a seat at the table. We demand a voice in the decisions that are made for the future and well-being of the museum."

AFSCME represents more than 35,000 cultural workers across the country—more than any other union—including 10,000 museum workers at 100 cultural institutions and 25,000 library workers at 275 libraries.

"Our union is the framework to ensure accountability from leadership," the union said in a released statement. "With the right to bargain collectively, we can meet leadership across the table as co-equals to determine our future [and] improve the quality of our working environment and museum."

"The MCA is a cutting-edge institution that succeeds because of its dedicated staff," said Roberta Lynch, AFSCME Council 31 executive director



An illustration of a sperm whale being hunted. Courtesy of Hulton Archive/Stringer

Near-extinction of whales leads man to solution

There are there lessons to be learned from America's past efforts to transition into new fuel sources.

Today, the U.S. oil exploration and refining industry can rightly be credited with helping to save the whales.

For centuries whales were hunted mercilessly for their blubber to the point of extinction. Whaling for oil was a voracious industry on which half the world's economy was once built. Blubber was an essential natural resource, and whaling ramped up in step with technological advances. It now offers an intriguing lesson in the concept of 21st century industrial progress.

The advent of commercial oil drilling allowed the global economy to perform an incredible about-turn, as the world weaned itself off whale blubber – and transitioned to crude oil. That energy transition offers clues, when false prophets create contrived climate crisis narratives hoping to force the world to give up on oil exploration and refining.

Whale blubber was once cooked into oil, which supplied the many lamps that lit up fast-growing cities. While there were plant-based alternatives, whale blubber was available in such quantities and at such low prices that blubber products were considered more practical.

This was the era of "Yankee whaling" when a fledgling United States became the centre of global whaling. The industry was overly romanticized when Moby-Dick was published in 1851. Whaling was at its peak, attracting thousands of men, particularly the young, who wanted to find their fortune at sea.

In the days of Yankee whaling, the whales at least had a chance of survival; with the advent of modern industrialization, with harpoon cannons and floating

whale processing plants, they were not so much hunted as harvested.

But as demand for blubber soared, whales became rarer. After so many years of whaling, the whale was quickly becoming extinct.

Then a variety of factors came to the rescue, when commercial whaling all but ended in 1986, after the International Whaling Commission issued a worldwide moratorium. That moratorium is an example of how humans can indeed change when a truly better plan comes forward.

The progress away from whale harvesting was first sparked over a century earlier when on Aug. 27, 1859, Edwin Drake discovered oil on a little farm in Titusville, PA. This discovery may have been the first win in the effort to end whaling. Mankind discovered that our thirst for oil at sea could be quenched on land, with drilling rigs. Crude oil provided many of the same products as blubber, including petroleum, paraffin, lubricants and solvents.

Crude oil today remains one of the most critical natural resources for a modern world economy.

But that change was also rooted in finding a better solution in transitioning to land-based oil extraction to fuel the world's 20th and 21st century economies.

The next transition may be into an electricity-based system, but that test must be proven in the open marketplace, not in a Cook County courtroom before lawyers, judges and activists with limited knowledge on efficient, reliable, dependable and consistent energy production for modern economies.

The end of industrial whaling was an epochal change event. But it only came about due to the discovery, in eastern Pennsylvania, of a better way.

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MR. BEEF from p. 7

company's articles of incorporation to increase the number of shares from 100 to 100,000, which allegedly "severely diluted" Dominic's interest.

The lawsuit asserts the actions were allegedly taken "in retaliation for the recent testimony given by Dominic in the 666 Lawsuit."

The lawsuit accuses the younger Zucheros of breach of fiduciary duty, conversion and conspiracy, among other counts.

Dominic Zuchero is represented in the action by attorney Craig E. Donnelly, of the firm of Donnelly Law LLC, of Oak Brook.

In a statement provided to The Cook County Record, Lauren Zuchero said:

"The filing of this lawsuit by my father's brother, who hasn't been involved in the business for more than 20 years is both sad and unjust.

"The conclusory allegations against my father raised for the very first time in this lawsuit and only after his death now that he's no longer personally

able to refute them are disappointing.

"Allegations against myself, my brother and my mother are also utterly without merit. Given Mr. Beef (sic) inability to obtain conventional financing, the sale of its intellectual property was the only means of raising needed funds for the business. By reason of a license agreement following the sale of its intellectual property Mr. Beef was able to remain in operation. Throughout that process there was timely and full disclosure of the transaction and involvement of the parties, to my father's brother. There were no breaches of fiduciary duties by anyone and the actions taken were to insure that business sought only to continue to survive after having weathered the COVID-19 pandemic.

"Apparently my father's brother would have preferred that Mr. Beef not obtained the necessary funding and closed instead. We chose to preserve this family restaurant which is beloved by so many in Chicagoland and beyond. We look forward to successfully defending this matter in Court."

POLICE BEAT from p. 6

ion, a 27-year-old man, were injured, police said.

The robbers, who jumped out of the back seat of a dark sedan were described as Black males wearing masks. One wore a white hoodie, and the other wore an orange hoodie, according to initial information. The car, possibly a Kia or Hyundai, had something

covering its license plate.

Illinois State Police troopers found a stolen Kia, its license plate covered with tape, abandoned near Leavitt and School a couple of hours later. But it's unclear if it's the robbers' getaway vehicle.

The robbery occurred in the Town Hall 19th District. Robbery reports are up 37% so far this year in Town Hall, according to data released by CPD

earlier this week. However, the report does not reflect several recent waves of armed robberies that hit the district, so the year-over-year increase could be more dramatic when CPD's next report was released on Monday after our deadline.

— Compiled by CWBChicago.com

Rogers Park Township Real Estate For Sale

Real Estate For Sale	Real Estate For Sale	Real Estate For Sale
<p>282828 -----</p> <p>212121 -----</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, -v- UNKNOWN SUCCESSOR TRUSTEE OF THE RICHARD J. O'CONNOR DECLARATION OF TRUST DATED OCTOBER 12, 2001, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNITED PACIFIC FUNDING CORP., ITS SUCCESSORS AND ASSIGNS, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants 2023 CH 06772 1791 WEST ESTES AVENUE, UNIT D 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 January 11, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on March 7, 2024, 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 1791 WEST ESTES AVENUE, UNIT D, CHICAGO, IL 60626 Property Index No. 11-31-205-041-0000 The real estate is improved with a single family residence. The judgment amount was \$141,217.29. 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</p>	<p>certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g) (4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact MANLEY DEAS KOCHALSKI LLC</p>	<p>Plaintiff's Attorneys, ONE EAST WACKER, SUITE 1250, Chicago, IL, 60601 (312) 651-6700. Please refer to file number 23-012010. 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.tjsc.com for a 7 day status report of pending sales. MANLEY DEAS KOCHALSKI LLC ONE EAST WACKER, SUITE 1250 CHICAGO, IL, 60601 312-651-6700 E-Mail: AMPS@manleydeas.com Attorney File No. 23-012010 Attorney Code. 48928 Case Number: 2023 CH 06772 TJSC#: 44-197 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2023 CH 06772 13238004</p> <p>141414 -----</p>

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Lakeview Township Real Estate For Sale

Real Estate For Sale	Real Estate For Sale	Real Estate For Sale	Real Estate For Sale	Real Estate For Sale	Real Estate For Sale
<p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION NATIONSTAR MORTGAGE, LLC Plaintiff, -v- DEBORAH A. WELLS, CIBC BANK USA FKA FOUNDERS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 15TH DAY OF NOVEMBER 2006 AND KNOWN AS TRUST NUMBER 6969, MALIBU CONDOMINIUM Defendants 2023 CH 02881 6007 NORTH SHERIDAN ROAD UNIT 39G 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 June 27, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on March 27, 2024, 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 6007 NORTH SHERIDAN ROAD UNIT 39G, CHICAGO, IL, 60660 Property Index No. 14-05-215-015-1353 The real estate is improved with a residential condominium. The judgment amount was \$105,870.81. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. 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),</p>	<p>YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact MANLEY DEAS KOCHALSKI LLC Plaintiff's Attorneys, ONE EAST WACKER, SUITE 1250, Chicago, IL, 60601 (312) 651-6700. Please refer to file number 22-030892. 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.tjsc.com for a 7 day status report of pending sales. MANLEY DEAS KOCHALSKI LLC ONE EAST WACKER, SUITE 1250 CHICAGO, IL, 60601 312-651-6700 E-Mail: AMPS@manleydeas.com Attorney File No. 22-030892 Attorney Code. 48928 Case Number: 2023 CH 02881 TJSC#: 44-372 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2023 CH 02881 13238924</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, CHANCERY DIVISION LAMBERTUCCI'S ROMA OF NEVADA, LLC, a/k/a Lambertucci Roma of Nevada LLC, Plaintiff, vs. 4611 CLARK, INC., JOHN LACH, TERESA LACH, EUGENE L. GRIFFIN & ASSOCIATES, LTD., KALCHEIM HABER LLC, UNKNOWN OWNERS AND NONRECORD CLAIMANTS, Defendants. Case No. 23 CH 2602 Property Address: 4611-13 N. Clark St. Chicago, IL 60640 NOTICE OF SALE Sheriff's Sale No.: 240012 PUBLIC NOTICE IS given that pursuant to a judgment of foreclosure entered by the Court in the above cause on December 22, 2023, the Sheriff of Cook County, Illinois, will sell the property described below to satisfy said judgment, as follows: (a) The name and address of the person to contact</p>	<p>for information regarding the real estate is Adam Rome, Greiman, Rome & Griesmeyer, LLC, 205 West Randolph St., Ste. 2300, Chicago, IL 60606. The telephone number is 312-428-2743. (b) The common address and legal description of the real estate to be sold is as follows: PIN: 14-17-107-018-0000 Commonly Known As: 4611-13 N. Clark St., Chicago IL 60640 (c) A description of the improvements of the real estate: commercial building. (d) The real estate may not be inspected prior to sale. (e) The time and place of the sale is as follows: March 26, 2024 at 1:00 p.m., Richard J. Daley Center, 50 West Washington Street, LL06, Chicago, Illinois 60602. (f) The terms of the sale are "as is" for certified funds, requiring that the successful bidder deposit ten percent of the bid at the time of sale and the balance with the sheriff or associate judge within twenty-four (24) hours of the sale, plus interest at the statutory judgment rate and any unpaid portion of the sale price from the date of sale to the date of payment. (g) Title will be conveyed subject to all general real estate taxes which are or shall become a lien upon the real estate, but if not yet due, that may become due and payable, special assessments, applicable rights of redemption, encumbrances, easements and restrictions of record, if any. Adam B. Rome Greiman, Rome & Griesmeyer, LLC 205 West Randolph St., Ste. 2300 Chicago, Illinois 60606 T: (312) 428.2750/F: (312) 322.2781 arome@rglegal.com Firm ID: 47890 13238772</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION BMO HARRIS BANK, N.A. Plaintiff, -v- DAVID A. SCHEELE, 710-14 WEST CORNELIA CONDOMINIUM ASSOCIATION, BMO HARRIS BANK N.A., UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants 23 CH 3545 712 W. CORNELIA AVE., UNIT 3 CHICAGO, IL 60657 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 13, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on March 28, 2024, 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 de-</p>	<p>scribed real estate: Commonly known as 712 W. CORNELIA AVE., UNIT 3, CHICAGO, IL 60657 Property Index No. 14-21-302-029-1006 The real estate is improved with a residential condominium. The judgment amount was \$174,262.08. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact LAW OFFICES OF IRA T. NEVEL, LLC Plaintiff's Attorneys, 175 N. Franklin Street, Suite 201, CHICAGO, IL, 60606 (312) 357-1125 Please refer calls to the sales department. Please refer to file number 23-00955. 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.tjsc.com for a 7 day status report of pending sales. LAW OFFICES OF IRA T. NEVEL, LLC 175 N. Franklin Street, Suite 201</p>	<p>CHICAGO IL, 60606 312-357-1125 E-Mail: pleadings@nevellaw.com Attorney File No. 23-00955 Attorney Code. 18837 Case Number: 23 CH 3545 TJSC#: 44-341 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 # 23 CH 3545</p> <p>282828 -----</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION THIRD BIRCH, LLC Plaintiff, -v- PRINCE OROGBU, BELL TERRACE CONDOMINIUM ASSOCIATION Defendants 21 CH 5422 7324 N. BELL AVENUE, UNIT 2 CHICAGO, IL 60645 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on July 28, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on March 20, 2024, 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 7324 N. BELL AVENUE, UNIT 2, CHICAGO, IL 60645 Property Index No. 11-30-306-027-1002 The real estate is improved with a condominium. The judgment amount was \$220,444.05. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. 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.</p>	<p>If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact LAW OFFICES OF IRA T. NEVEL, LLC Plaintiff's Attorneys, 175 N. Franklin Street, Suite 201, CHICAGO, IL, 60606 (312) 357-1125 Please refer calls to the sales department. Please refer to file number 21-01901. 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.tjsc.com for a 7 day status report of pending sales. LAW OFFICES OF IRA T. NEVEL, LLC 175 N. Franklin Street, Suite 201 CHICAGO IL, 60606 312-357-1125 E-Mail: pleadings@nevellaw.com Attorney File No. 21-01901 Attorney Code. 18837 Case Number: 21 CH 5422 TJSC#: 44-295 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 # 21 CH 5422</p> <p>212121 -----</p> <p>141414 -----</p>

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Notice of Public Sale

East Bank Storage at 1200 W. 35th St., 773-247-3000, is opening lockers: 3D3336 (Dan McNamara), 4C4202 (Johnny Gholston), 4C4263 (Alfred Golden), 3D3303 (Mark Jaroszewski), 3C3254 (Robert Trevino) for public sale of miscellaneous items. This sale is to be held on Thursday, February 29, 2024 at 2:00 pm. Cash only.

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There are only four kinds of people in the world - those who have been caregivers, those who are caregivers, those who will be caregivers and those who will need caregivers.
— Rosalynn Carter

Free eye exam, glasses March 2 at Gale Academy

Free eye exam will be conducted, and free glasses given out March 2 at Gale Academy, 7650 N. Marshfield Ave.

The event is for those age 18 and older without vision insurance. It is being sponsored by Endeavor Health, Tapestry 360 and Family Matters who are partnering with VOSH-Volunteer Optometrists Serving Humanity, Swedish Hospital, and the school. The event will run from 9 a.m. to 1 p.m., and attendees are asked to bring their current prescription glasses to the exams.

Free parking is available, for more information call 773-465-6011 x 1115.

Free community run March 2 at Warren Park

A free series of organized and timed 1-mile and 5K community runs in neighborhood parks across the city, is back. The first run of the season will be 9 a.m. Saturday, March 2, at Warren Park, 6601 N. Western. Register at www.cararuns.org/gorun.

These runs are open to everyone and seek to make running enjoyable and accessible to all. Come out to walk, run, race, jog or volunteer. Long-time runners, first-time runners, families and children are invited to take part.

The runs are a community-based initiative that serves to activate neighborhood parks and to strengthen communities by encouraging an active lifestyle through running and volunteerism. For more information visit www.cararuns.org/gorun.

New cultural venue debuts in Andersonville

Community Open House April 6

Bramble Theatre Company has announced the opening of The Bramble Arts Loft located on the second floor of the historic Capital Garage building at 5545 N. Clark St.

The 7700 square foot space will be home to Bramble Theatre Company and provide a creative home for itinerant theater companies, artists of all genres and community members alike.

They are hosting a free community open house 10 a.m. to 4 p.m. Saturday, April 6.

Founded by Matthew Lunt and Karissa Murrell Myers, The Bramble Arts Loft will house three performance spaces: The Beatrice (101-seat thrust theatre), The Bery (48-seat modular black box) and The Cabaret Stage (intimate space next to the bar).

The Loft will also include George's Bar within the open and airy lobby area which can host a wide variety of special events. The Bramble Arts Loft will host a variety of opening events throughout the month of April, Bramble Theatre Company's 3rd Annual Festival of Unfinished Work (June 2024), and the company's first production in the space, Spencer Huffman's Evil Perfect (Fall 2024). For more information on Bramble Theatre and the opening of The Bramble Arts Loft, visit BrambleTheatre.org.

Bramble leadership first visited the Capital Garage space in early 2022 and soon after expressed interest in signing a lease. Capital Garage's current owner, Bill Stotis, is a long-time resident of Andersonville and was delighted to accept Bramble's proposal to become the second-floor tenant. "The pandemic has shuttered an untold number of venues creating a crunch that has yet to be fully understood," said Lunt. "Securing not only a space for us but also

the arts community at large ensures that the Chicago theatre world will continue to thrive. The time was not only right for us, but for the city." Lunt added, "It is our most fervent wish to do right by our new neighbors. We plan to call this our home for years to come."

"The Stotis family, our family, has been in the Andersonville neighborhood for more than 50 years. The addition of the Bramble Theatre Company, and other soon-to-open businesses, will benefit the entire Andersonville community. It is with much excitement and exhilaration that we welcome Bramble Theatre and The Bramble Arts Loft into our beloved Anderson-

ville community," said Stotis.

The space was designed by local architect Avram "Avi" Lothan of Lothan Van Hook DeStefano Architecture. Lothan has highlighted the extensive and unique features of the building. The restored European metalwork, the 40-foot skylight and wall of windows overlooking Clark St. are incorporated into the building, said Lothan.

"Collaborating with mission-driven organizations has always been central to our work. The space is terrific, and we are excited at the prospect of creating something special for both the theater and community with the new project."

REJECTION from p. 1

currently has three other nearby shelter locations, partnering with the Dept. of Family and Support Services [DFSS] to run the facility.

The failed vote comes as a surprise and a win for some nearby 46th Ward neighbors. Many neighbors and businesses were concerned about public safety, overcrowding, and permit adherence to the proposed location on the already crowded Wilson Ave.

Uptown Update, a neighborhood blog and news outlet, posted previous anonymous tips and allegations of CCO not adhering to special use rules in similar locations in recent years. These allegations include claims of non-compliance for gender specific shelter requirements and drug usage at the 4615 N. Clifton Ave. location. While these tips are hard to verify, some neigh-

bors are nonetheless uncomfortable with the lack of oversight and follow-through for organizations that acquire special use permits for shelters at such a rapid pace.

Nearby businesses on Wilson Ave., such as 2 Bears Tavern and Uptown Covenant Church, shared apprehensive sentiment with the public and news outlets about the shelter's impact on their building dynamics and customer safety.

All ZBA decisions are final, unless challenged in circuit courts, which is an unlikely solution. CCO will be looking at other locations to fulfill this shelter in the future. Those neighbors who may be interested in expressing concerns with Ald. Clay's office can reach them at 773-878-4646 or info@46thward.com.

GUNMEN from p. 1

They drove away with his gray Toyota sedan, heading south. CPD said the victim was not injured.

An officer who spoke with the victim said the robbers were two Black men in their 20s or 30s. The gunman was tall and wore a red jacket. The other wore a gray coat.

Both robberies occurred in CPD's Rogers Park 24th District. Robberies in the district are up 96% this year, with 49 cases reported as of Feb. 18, according to the police department's latest statistics. Holdup reports are also pacing above levels seen in 2022, 2021, and 2020, according to the report.

CONVERSION from p. 1

ing for both residents and shoppers.

In the case of the Maybelline building, the ground level parking was accessed from the rear alley, and there was a private planted courtyard on the garage roof for use by the tenants of the 52 apartments on the second and third floors. The loss of street parking adjacent to the building after the addition of privileged bike paths and their concrete barriers blocking access to the curb for retail customers would be a major inhibitor of any commercial success coming to this site.

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