

The only thing worse than a liar
is a liar that's also a hypocrite!
— Tennessee Williams

SKYLINE

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NEWS OF THE LOOP, STREETERVILLE, RIVER NORTH, NEAR NORTH, GOLD COAST & OLD TOWN

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Mugshot of Breon Edwards, center, and surveillance images of suspects in a robbery that a CPD report said is under investigation.

Man charged with two 'extremely dangerous robberies' on the Red Line downtown

BY CWBCHICAGO

Prosecutors have charged a man with participating in two violent robberies aboard Red Line trains in the Loop last year and a Chicago police report says he's being eyed in at least one more CTA mugging.

Breon Edwards, 20, was ordered detained by Judge John Hock, who said Edwards and a group of accomplices "preyed on random victims on CTA trains" and committed "extremely dangerous robberies."

Edwards is charged with two robberies that occurred hours apart on Sept. 16, 2024: of a 21-year-old man at the State-Lake platform around 3:30 a.m. and of a 22-year-old man on a train near Jackson at 6 a.m. CPD previously announced that a 14-year-old boy had also been charged with those robberies.

Officials said a group of people joined Edwards to commit the

robberies. One of his accomplices kicked and punched the first victim and another strangled the second victim, according to the allegations. The second victim was reportedly hospitalized.

Cops recently arrested Edwards after they saw him fail to use a turn signal. He sped away from the police, hit a parked car, and drove through the Gage Park soccer field until his Volkswagen Jetta died, according to his arrest report. He allegedly bailed out of the car and ran through six lanes of Western Ave. traffic to get away, but the cops eventually caught him.

A CPD supervisor said Edwards was also suspected of participating in a robbery on the Red Line at Argyle on Nov. 27. CPD released surveillance images of two suspects in that robbery, but no charges have yet been filed.

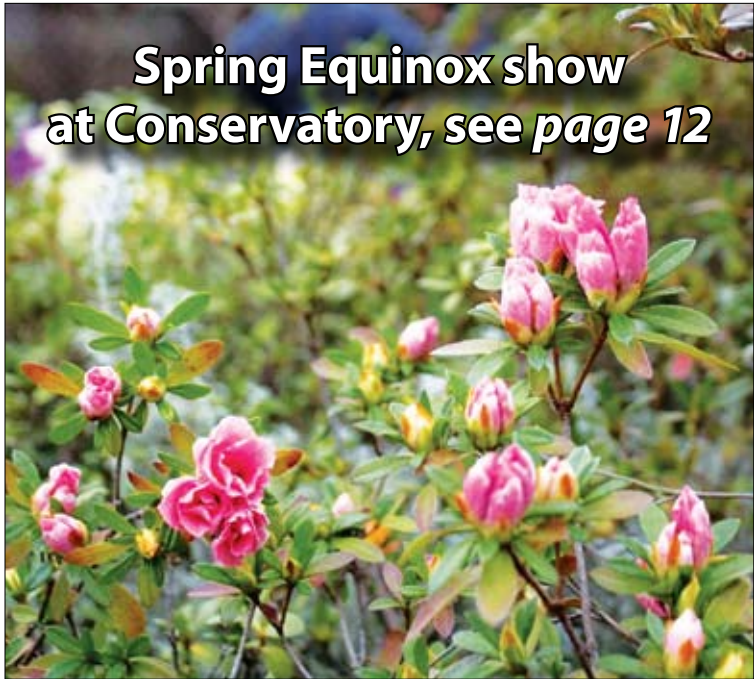
Judge Hock noted that Edwards was on probation for two burglaries at the time of the robberies.

Disruption for Brown Line service next week

Parts of the Brown Line will be under work 10 p.m. to 4 a.m. March 21 - 24. That work will created boarding changes and delays between Southport and Belmont; additionally, Loop-bound trains will bypass the Wellington and Diversey stops.

Trains in both directions will operate on the same track between Southport and Belmont, resulting in delays.

Trains are being rerouted to accommodate track and signal construction for the Red and Purple Modernization project.



City supports three plans for downtown high-rise residential conversions

Five floors of the landmark Continental and Commercial building, 208 S. LaSalle St., would be converted from office space to 168 mixed-income residential units through up to \$26 million in Tax Increment Financing [TIF] assistance and other incentives proposed to City Council March 15.

The \$100 million Prime Group project would repurpose approximately 80,640 square feet of upper-floor commercial space for the new residences, including 51 units that would be made available to households earning an average of 60% of the area median income.

The proposed taxpayer mon-

ey would be provided from the LaSalle/Central TIF district. Additional City support would include Low-Income Housing Tax Credits and Historic Tax Credits [LIHTC].

The project is one of five selected responses to the City's invitation for proposals to repurpose underutilized LaSalle corridor high-rises with residential uses that are at least 30% affordable.

Completed in 1914, the Classical-Revival-style building was designated as a City landmark in 2007.

111 W. Monroe

Twelve floors of the historic Harris Trust and Savings Bank

The project is one of five selected responses to the City's invitation for proposals to repurpose underutilized LaSalle corridor high-rises with residential uses that are at least 30% affordable.

building at 111 W. Monroe St. would be converted from office space to 345 mixed-income residential units through up to \$40 million in TIF assistance and other incentives proposed to City

CONVERSIONS see p. 12

Landlords organize to fight anti-gentrification ordinance

BY DON DEBAT

The Home Front

A donnybrook is shaping up on Chicago's Northwest and West sides as hundreds of "Ma and Pa" rental apartment landlords are organizing to fight the so-called "anti-gentrification" ordinance. Enforcement started on March 1.

Now, owners of appreciating rental properties in a six-square-mile area—including Avondale, Logan Square, West Town, Humboldt Park, Hermosa, and part of the Pilsen neighborhood on the Northwest and West side—are being urged to send opposition emails of disapproval to all Chicago City Council members, said the Neighborhood Building Owners Alliance [NBOA].

"This message should be delivered not only to the aldermen who represent the impacted areas, but to all Chicago aldermen so they do not expand the ordinance to their wards," the NBOA urged.

Mike Glasser, president of NBOA, which represents 11 real estate organizations, said it will be "aligning all affected property owners to communicate updates to advocacy efforts with additional calls for lobbying action."

The NBOA said the organization is developing both legislative and legal strategies to fight implementation of the "Northwest Side Housing Preservation Ordinance."

According to NBOA, Mayor Brandon Johnson—an avowed Democratic Socialist—and his

backers in the City Council, through the Northwest Side Preservation Ordinance have launched an attack on apartment owners' private property rights. And, that could cost owners money and loss of control over their property.

The ordinance grants rare powers to renters. Only three aldermen opposed the ordinance—Brian Hopkins [2nd], Bill Conway [34th] and Bennett Lawson [44th].

"Your Alderperson just made it harder for you to sell your building," Glasser said.

The ordinance—which allegedly is designed to protect housing in the gentrifying neighborhoods of West Town, Logan Square, Avondale, Humboldt Park, Hermosa

LANDLORDS see p. 4

Holocaust museum to open temporary location in River North

BY STEVEN DAHLMAN

Loop North News

River North will be the temporary home of the Illinois Holocaust Museum, located in Skokie, while the museum is closed for renovation.

Starting in July, and for one year, the museum will be open seven days a week at 360 N. State St., the previous location of the Museum of Broadcast Communications, which closed in 2023.

"Expanded facilities are needed to meet the growing needs of visitors and the community," says the museum on its website.

Renovations to the Skokie museum, which the museum calls "a significant upgrade to the facilities," will include a new, bigger lobby; a new visitor welcome center; a redesigned, state-of-the-art auditorium;



Museum of Broadcast Communications from in 2011.

and a "reflection space."

The River North location, says the museum, "will feature several world-class exhibitions for the public to engage with in person," including stories of survivors

of the Holocaust and genocides across time and geography.

The Skokie location will start to re-open in January and should be fully re-open in late summer of 2026.

'All men having power ought to be mistrusted'



By Thomas J. O'Gorman

Have bullies ever been a concern or problem in your life?

In your childhood, or your adult professional life, or in your marriage, have you ever suffered from threats or violence, damage to your reputation or economic bullying? Such as those who threaten others with the violence, or bone-crushing rage, or psychological trauma? Or perhaps the threats that arise in the violent vocabulary of those who seek to control others through their speech, comments, or profanity of soft-spoken passive aggression. Or even denied another person the right to make a living?

My own childhood was pretty free of such threatening controls. My parochial school, today, appears to have been a safe haven for me. Pretty free of the threats and cursed lingo of the violent ways of others.

My schoolmates and I always prided ourselves on being able to get along with each other. We were never frightened of others. Most of my friends were swell playmates, a childhood gang made up mostly of nextdoor neighbors and cousins. We all trusted one

another. We did not have time for the rougher levels of neighborhood social life. I only had two fist fights that I recall, the last one in 6th grade, after which I considered fist fighting beneath me. I only consented to those two because I was pretty sure I could end the conflicts quickly. Which I did.

Well, actually, some neighboring moms did, when they heard all the commotion.

Best to forgive, and reject forever anymore slugfests with opponents. No time for battling neighborhood urchins in the dirt. Next time, I thought, I'll use car bombs.

I had too much living to do and bigger fish to fry.

Although, now I recall how I tired of my first cousin who was my traveling companion as we sailed to Europe on a Cunard ocean liner for the summer, and the ways in which we annoyed each other.

Fisticuffs actually broke out mid summer while staying with very fancy cousins. A battle waged in a drawing room. When order was restored we were separated for the remainder of the summer.

Yes, we needed space, but there went my canasta partner. I learned a lesson.

Today I am appalled at the number of victims of bullying I know. It appears to be a contemporary plague. Threats and extortions have ripened. And the adolescent behavior behind it can be reasoned from any number of behavioral and social conflicts. From too much social media to

an overabundance of violence in our culture, and not enough nuns in the classrooms.

During my two decades at City Hall, I had a bird's eye view of folk who used ripened threats and mayhem to get their way. Usually the less talented and skilled the person, the more prone they were to bullying as an operational stance. From aldermen on down the line. Especially the big shots who were often dumb as a rock. They were used to bossing people around. Being grumpy, tough and rude. Not a great way to get votes. But as their brain power diminished, so did their human understanding of others.

Many didn't last long.

To my luck, my own boss was powerful, but a gentleman. He was generous and thoughtful of others. A man of deep intelligence. He was self-confident. To me that was the secret. It was people who were deeply frightened of many human situations that were the bullies and authors of mayhem, threats and violent warnings.

They were bullies because they were insecure.

Negotiating with people of conflicting positions is largely outside the scope of some people's ability to reason. Their force of sheer will, bluster, perceived - or real - leverage becomes their ally in bending the will of others.

They rely on the fear within others to subdue their reason and common sense. Fear is a real emotional motivator.

Whether that means physically hurting their children, slapping up their spouse, emotionally wounding another or psychologically abusing the emotions or safety of others.

Bullying from start to finish is an unequal battle with a person without the conscience or soul of moral action. An imbalanced struggle. Never an engagement of equals.

No wonder our president threatens to annex Canada as our 51st state. Or with bellicose bluster seeks to usurp Greenland. Rename the Gulf of Mexico. And threaten to confiscate the Panama Canal. Making demands of legitimately elected leaders of allied nations, and conducting the pub-



Beef. The Hernandez family's fortune recently invested in their own American dream? Just an unfortunate victim of bullying.

Further south is another case of bullying, that of the Irish Nobleman Pub, 1367 W. Erie, and their owners Candace and Declan Morgan. Declan is a first generation Irish immigrant who is being targeted with bullying by

1st Ward Ald. Daniel La Spata. Last week he told us that this year will be the third year in a row where a bully is preventing him from setting up a licensed outdoor dining area. This newspaper did extensive coverage of this bullying the last two years. Our reporter was a first hand witness to the alderman's bullying.

In 2022, city inspectors were sent to the small establishment more than 16 times on busy nights and days to count patrons at tables, pull out tape measures and measure the distance between customers. They were never cited or fined for any violation. This too was aldermanic bullying, they were being singled out for political reasons.

Irish Nobleman needs the extended patio, it saved the business during the pandemic and the young couple are now worried about being forced to close if they can't open the patio this summer. But La Spata and his staff have stopped taking calls or responding to emails from the Morgans, forcing them to now file a discrimination suit against the alderman and city. And if they win, it will be the taxpayers who will pay.

These public displays of bullying disfigure our national ethos. Bringing the sad despair of nations with rational leadership and

MISTRUSTED see p. 8

Ronald Roenigk	Publisher & Editor
Sheila Swann	Art Director & Production Mgr
Jeff Zimmerman	Account Executive
Cindy Amadio	Account Executive
Kathleen Guy	Account Executive

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6221 N. Clark St.
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E: insidepublicationschicago@gmail.com



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Neighborhoods pick up the tax slack for Loop vacancies

Empty downtown stores, offices shift the pain to residential properties

BY BOB ZULEY

“Downtown used to be the most valuable property between the Atlantic and Pacific oceans,” former IL Gov. Pat. Quinn told the Chicago Sun-Times of the troubled real estate market downtown. “Residential is bearing more of the burden. They’re getting enormous property tax increases because the commercial owners are paying less, or they moved away.”

The COVID-19 global pandemic and government-imposed economic lockdown left the heart of the Loop with vacant offices and stores as workers and customers stayed home, working remotely and shopping online. Now, citing the impact of that lost business and empty commercial space, the owners of those vacant offices won huge tax breaks from Cook County officials.

Those are key findings of a recent analysis of tax bills sent to the city’s 830,000 property owners over the past five years in a report authored by Tim Novak at the Sun-Times. Following the 2024 reassessment cycle, the Cook County Assessor reports that the total assessed value in Chicago is \$50.8 billion. This represents an increase of \$9.5 billion, or 23%, over total assessed values in 2023.

While the assessed value of both residential and non-residential property types grew, non-residential grew more than residential property.

“A strong market for multifamily apartments and industrial properties helped boost commercial property values in 2024, and offset more modest growth in the office sector,” said Cook County Assessor

Fritz Kaegi. “The residential housing market also grew, but at a slower rate.”

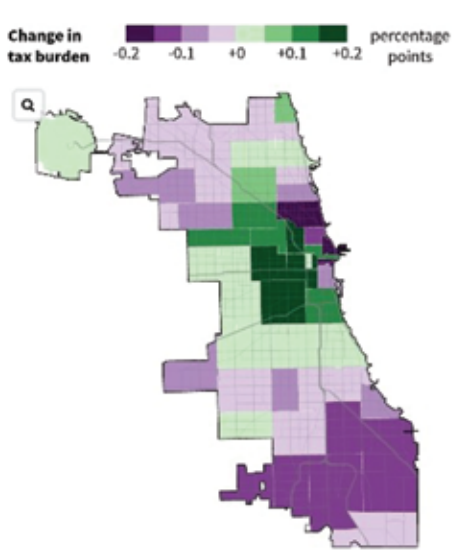
Downtown, the property taxes paid by the once-bustling, but now-struggling Water Tower Place plunged from \$16 million annually to \$6.8 million last year. On LaSalle St, kitty-corner to City Hall, the property taxes from a Loop skyscraper fell from \$8.5 million to \$5.1 million as city agencies and other remnants vacated. Robert Morris Univ. merged with Roosevelt Univ. abandoning its classrooms in the former flagship Sears, Roebuck and Co. store, which fell into foreclosure as property taxes dropped from \$3.2 million to \$1.8 million.

As our local governments have not cut spending or reduced budgets, this means that residential property owners and small businesses must pick up the slack to cover the shortfall to meet the comfortable salaries, pensions and benefits of police, firefighters, school teachers and all city agencies.

Depending where you live in Chicago, an individual property owner might not see much change. But collectively, residential property owners are having to pay a larger portion of the total property taxes burden collected in Chicago.

Areas like the Near West Side, Logan Square, Pilsen, Medical Center, and Bronzeville have been particularly hard hit by rising taxes, much of that as a result of new commercial and residential developments. Since the onset of the pandemic, all but four of Chicago’s 63 ZIP Codes have seen increases in property tax billings, reports Novak.

Such a fate may soon befall Edgewater and Uptown as City Hall and local Ald. Leni Manaa-Hoppenworth [48th] recently obtained a new rushed-through upzoning change along the Broadway corridor in order to attract new buildings offering



In Streeterville’s ZIP Code of 60611, taxpayers paid 7.1% of Chicago’s total property taxes last year, down 0.8 percentage points from five years ago. Areas west of downtown are paying larger shares of the city’s overall tax burden, due in part to soaring vacancies in office buildings in the Loop.

Source: Cook County Treasurer’s Office.
Graphic: Justin Myers/Sun-Times

greater height and density.

ZIP Codes in the readership areas of this newspaper saw lesser increases in 60601 [North Loop] 60618 [Irving Park], 60625 [Lincoln Square], 60626 [Rogers Park] 60640 [Uptown], 60642 [Goose Island], 60654 [River North].

City Hall and other government agencies have been asking property owners to pay more taxes overall, with total property taxes in Chicago rising from \$6.8 billion five years ago to \$8.3 billion last year. That’s a 22% increase in taxes citywide in those five years.

City spending has also skyrocketed, with the budget ballooning by \$6.6 billion, or nearly 62%, since 2019. While property

taxes have doubled since 2014, pension costs have increased nearly six-fold during that time, up from \$478 million in 2014 to \$2.75 billion in 2024.

“The fallout of office vacancies is reverberating everywhere,” says DePaul Univ. professor Joseph Schwieterman, an expert on public policy, transportation and urban planning. “There’s simply no way to have office building owners pay the same property taxes when building values fall in such a draconian fashion.”

A little more than two years ago, aiming to breathe life into empty offices along the LaSalle St. corridor, then-Mayor Lori Lightfoot came up with a plan to convert some of them into residential apartment units, a plan that Mayor Brandon Johnson has embraced, although the city has yet to issue any building permits.

“This is a phenomenon in a lot of cities,” says Christopher Berry, a professor at the Univ. of Chicago Harris School of Public Policy. “The question is: How do we get more people downtown? It was work that was the catalyst. [Now] most people are not going downtown five days a week.”

That’s bad news for residential property owners, who pay about 58% of all property taxes in Cook County. Declining real estate values have been widely blamed on the pandemic and riots and looting that followed the death of George Floyd in May 2020. That civil unrest, riots and days of looting of Chicago’s priciest stores, followed by fears over downtown violence continues unabated to this day. These new cultural and economic trends, and fears over crime and security have stifled the desire for locals and visitors alike to spend their days downtown. That spark used to be one of Chicago’s best assets.

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Lake to the *right.*

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Eviction prevention townhall meeting April 30

Chicago Community Trust and Law Center for Better Housing are hosting an eviction prevention townhall meeting 9:30 a.m. Wednesday, April 30, at the Trust's offices, 33 S. State St.

Up for discussion are eviction diversion programs in preventing homelessness from legal aid, public policy, and data analysis perspectives. Guests will hear from renters about their determination to avoid eviction and remain housed. The meeting will be open to in-person and virtual attendance. To register, visit <https://secure.qgiv.com/for/lawcenterforbetterhousing/event/2025evictionstownhall/>.

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LANDLORDS from p. 1

and a large section of Pilsen—was overwhelmingly approved by the City Council on Sept. 18, 2024.

The ordinance gives apartment renters in the targeted neighborhoods a right of first refusal on the sale of their building—adding up to a whopping nine months of transaction delay.

A 60-day notice is required before listing the property and tenants may have up to 90 days after receiving an offer to decide to exercise their right of first refusal.

“During the process, building owners must turn over detailed information about their operations and finances, and even share their rent rolls,” Glasser said.

The legislation seeks to protect renters in 2-flats, 3-flats, 4-flats and apartment buildings with 5 units or more from being priced out by higher rents and/or displaced by gentrification by giving tenants a first right to buy the building.

Veteran North Side Realtor Sara Benson, president of Benson Stanley Realty, explained that the ordinance especially will impact sales of buildings with 5 units or more because it gives tenants 120 days to exercise their first-right-of-refusal to buy.



Michael Glasser

The proposed anti-gentrification ordinance would give apartment renters (in the area above) a right of first refusal on the sale of their building—adding up to nine-months of transaction delay.

“The 120-day window may severely impact real estate values due to the historic seasonal and cyclical nature of market rents and sales activity,” Benson said. “And, if mortgage interest rates rise during the required months-long waiting periods, both buyers and sellers could be financially harmed.”

Landlords and managers say that the ordinance was rushed through the City Council with virtually no input from apartment owners and the real estate industry.

The ordinance purports to “preserve naturally occurring affordable housing” by requiring owners of rental apartments who wish to sell their buildings to give tenants a right-of-first-refusal to buy. However, the ordinance also allows tenants to “assign this right to outside third parties.”

The sweeping ordinance was sponsored by seven aldermen—Carlos Ramirez-Rosa [35th], Daniel La Spata [1st], Jessie Fuentes [26th], Byron Sigcho-Lopez [25th], Ruth Cruz [30th], Felix Cardona [31st] and Rossana Rodriguez-Sanchez [33rd].



Ald. Brian Hopkins

“The goals of the ordinance—preserving naturally occurring affordable housing in multifamily buildings and preventing displacement of longtime residents—are both laudable,” Ald. Hopkins said.

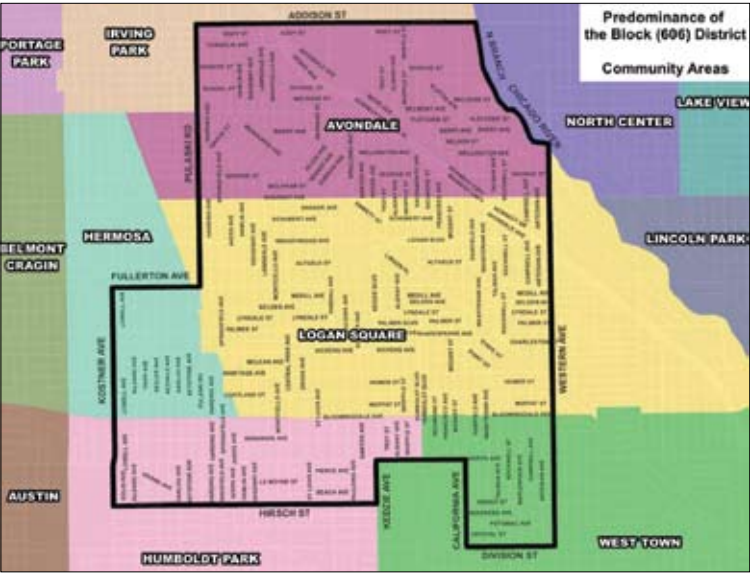
“Chicago is blessed to have a large quantity of what experts call ‘middle housing,’ especially compared to cities that saw the majority of their residential development happen in the post-automobile era,” Hopkins said.

Ald. Hopkins voted “no” because he had concerns about the challenges that will be placed on owners of buildings, particularly smaller buildings owned by middle-class families. Many of these buildings have been owned by the same families for generations, Hopkins said.

“At least some of the increase in property values is the result of the buildings being meticulously maintained by those families for decades, and they should not be penalized when it is time to sell,” Hopkins explained.

“Furthermore, the greatly lengthened runway now needed to sell a multifamily building in the pilot area, without a requirement of any tenant organization to show evidence of financing to purchase the building, is fundamentally not fair and

INSIDE PUBLICATIONS



The proposed anti-gentrification ordinance would give apartment renters (in the area above) a right of first refusal on the sale of their building—adding up to nine-months of transaction delay.

is government overreach,” Ald. Hopkins concluded.

Ald. Conway, another alderman who voted against the anti-gentrification ordinance, said: “If the city wants to cut red tape and encourage investment in our neighborhoods, we should not be constricting the supply of housing. I believe this will have the opposite effect on housing affordability.”

Glasser noted that the restrictive ordinance also significantly increases the demolition surcharge on new multifamily builds to \$60,000 from \$15,000, providing a disincentive for developers or property owners to replace an aging two-flat with a new single-family home.

The ordinance also encourages apartment renters who exercise their right-of-first-refusal to form tenant organizations and work together to place a 5% down payment and buy buildings.

Realty groups fighting Anti-Gentrification Ordinance

The Neighborhood Building Owners Alliance represents and advocates for the following Chicagoland neighborhood building owners associations: Edgewater Uptown Builders Assoc., Greater Austin Development Assoc., Lakeview Developers Assoc., Latino Real Estate Investors Council, Lincoln Park Builders of Chicago, Northwest Side Building Coalition, Rogers Park Builders Group, South Side Community Investment Assoc., Southside Builders Assoc., Southwest Housing Providers, and the West Suburban Building Owners Assoc.

If the entity purchasing the rental property uses any public funds, they must adhere to a 30-year covenant keeping the rents at or below 60% of Area Median Income.

“Particularly appalling is the provision in the legislation allowing assignments of the tenant’s right-of-first-refusal,” noted Benson. “Allowing assignment opens the flood gates to all kinds of potentially unscrupulous and unethical practices.”

Veteran real estate investors believe that gentrification is a natural process that renews inner-city neighborhoods and helps build middle-class family wealth, while expanding the real estate tax base.

“This ordinance punishes owners of affordable housing, devalues their property, and makes it harder to invest in neighborhood housing,” said Glasser. “The result is scarcer housing and higher rents. We need to stop this ordinance now, before it hurts us all.”

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

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Illinois legislators want to allow sex offenders to move 249 feet closer to schools and playgrounds

BY CWBCHICAGO

Illinois lawmakers have been hard at work, developing legislative proposals that would, among other things, legalize “magic mushrooms,” give killers and rapists sentenced to life in prison the right to apply for parole, and allow registered child sex offenders to move 249 feet closer to grade schools.

The Illinois Sheriff’s Assoc., which opposes the bills, has highlighted these proposals.

House Bill 2764, which would give all prisoners, even those sentenced to life in prison for murder or rape, the opportunity to apply for parole after 35 consecutive years of imprisonment. Two years after passage, parole would be available to anyone imprisoned for 25 straight years. And on its third anniversary, the bill would allow anyone imprisoned for 20 consecutive years to apply for release. Applications would be considered by the Prisoner Review Board, and the law would apply retroactively.

Rep. Carol Ammons introduced the bill, which has six co-sponsors.

In a similar proposal from Rep. Justin Slaughter, House Bill 3509 would allow anyone except people convicted of sexual assault to apply for release after 25 years in prison.

As many know, state law currently prohibits sex offenders from living within 500 feet of schools, playgrounds, and daycare centers. But the proposed law in Senate Bill 2254 would allow all child sex offenders to move 249 feet closer to those facilities. It would establish no limit for daycare homes and group daycare

homes. And, if the law passes, registered sex offenders and convicted murderers who don’t have a “fixed address” will no longer need to report weekly to the local police department.

Sen. Kimberly Lightford nooded up this idea. Sen Adriane Johnson and Sen. Mary Edly-Allen have signed on as co-sponsors.

House Bill 3518 would decriminalize prostitution and give prostitutes the same rights and protections as any other worker, whether they are “employed, contracted, or self-employed.” The law would also bar prosecuting prostitutes who engage in consensual sex work, and it would bar law enforcement from arresting, charging, or prosecuting someone for performing in sex work.

Rep. Will Guzzardi introduced the proposal. Rep. Kelly Cassidy and Rep. Theresa Mah joined as

co-sponsors.

Magic mushrooms would be legalized under Rep. La Shawn Ford’s House Bill 1143. It allows for the manufacture and delivery of psilocybin products and for providing “psilocybin services.” The law outlines parameters for growing “psilocybin-producing fungi” as a crop and, of course, it imposes a tax on psilocybin.

Confessions would be inadmissible in court if a police officer used “deception” during the interrogation under House Bill 2596. The burden would be on the state to prove that any confession given in “deceptive” interviews was “voluntary.” Rep. Curtis Tarver II introduced the bill.

And, House Bill 3458 would legalize physical attacks of police officers if the officer should have reasonably known the assailant was having a mental health episode.

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Edgewater pet shelter seeking donations

Edgewater’s Felines & Canines is seeking donations after weeks of structural, plumbing, and electrical issues at their shelter at 6379 N. Paulina.

Winter weather wrecked havoc on their building. Their HVAC system, original hot water heater, and sump pumps have all given out. They are looking to replace both sump pumps, the water heater, and kennel flooring in dog isolation, totaling more than \$34,000 in repairs.

The shelter has been in the neighborhood since 1977. It started as a no-kill cat shelter and in 2012 expanded to accept dogs. The shelter currently cares for about 16 dogs and 90 cats.

Those who would like to donate can do so at <https://donatenow.networkforgood.org/FelinesAndCanines>. For people who want to help in ways other than money, the shelter needs paper towels and bleach for cleaning.

Police Beat...

Wanted Lakeview man facing new charges following Sheriff’s Fugitive Task Force arrest



Jorge Mondragon-Bahena (center) getting arrested.

The Cook County Sheriff’s Police Fugitive Apprehension Unit, in collaboration with the U.S. Marshals Task Force, located and charged a fugitive March 10 who was wanted for escaping from electronic monitoring while awaiting trial on a criminal sex assault case involving a child, Sheriff Thomas J. Dart.

In Oct. 2022, Jorge Mondragon-Bahena, 48, was court-ordered on the Sheriff’s Electronic Monitoring Program after he was charged with Predatory Criminal Sexual Assault of a Minor under the age of 13. In March 2023, Mondragon-Bahena removed his GPS tracking device and left his assigned residence in the 3500 block of N. Southport Ave. At the time, Sheriff’s investigators made multiple attempts to locate him.

Mondragon-Bahena was declared a fugitive, and a Cook County arrest warrant was issued for Escape – Violation of Electronic Monitoring and for the underlying Predatory Criminal Sexual Assault charge.

In January, Fugitive Task Force investigators learned that Mondragon-Bahena was living in Chicago under multiple aliases and working as a cook in an unknown local restaurant.

Last week, they developed additional information that he was residing in the 4500 block of S. Talman Ave. Investigators traveled to that location where they found him and took him into custody without incident.

On March 7, the State’s Attorney’s Office approved felony escape charges.

South Loop murder, woman gave partner ‘prearranged signal’ to start shooting during drug deal

A man and woman are charged with murdering an 18-year-old woman and injuring her companion during a drug transaction in the South Loop March 9. Prosecutors Jeremiah Jordan, 24, and Shanna Walton-Smith, 19, had a prearranged signal that Walton-Smith used to indicate that it was time for Jordan to start shooting.

Chicago police initially believed that Deshaunte Holly and the 38-year-old man she was with were shot in a drive-by. But further investigation revealed that was not the case, according to a proffer filed by Assistant State’s Attorney Mike Pekara during a detention hearing for Jordan and Walton-Smith on

March 10. Holly and Walton-Smith agreed to meet near the intersection of Michigan Ave. and 21st St. to complete a narcotics transaction, according to Pekara. He said Jordan and Walton-Smith arrived first. When the victims showed up, Walton-Smith, wearing a sweatshirt with the number “88” on it, got into their back seat while Jordan waited in the driver’s seat of a red SUV. After a couple of minutes, Jordan pulled the SUV next to the victims’ car, blocking it in. Then, as Holly reached into the back seat, Walton-Smith nodded at Jordan, their “prearranged signal” for him to start shooting, according to Pekara. Jordan allegedly began shooting from the SUV, firing rounds through the victims’ windshield. Holly was struck several times and died. The man suffered a gunshot wound to his hand.

Pekara said the male victim threw his car into reverse to try to escape, but he crashed into a parked car and had to run away on foot. He hid behind nearby cars until Jordan and Walton-Smith fled in the SUV.

The man immediately ran to a nearby intersection and flagged down a passing patrol car.

Pekara said the male victim threw his car into reverse to try to escape, but he crashed into a parked car and had to run away on foot. He hid behind nearby cars until Jordan and Walton-Smith fled in the SUV.

The man immediately ran to a nearby intersection and flagged down a passing patrol car.



(L-R) Jeremiah Jordan and Shanna Walton-Smith.

Using CPD surveillance cameras and the city’s license plate reader network, the police identified the gunman’s car, determined it was registered to Jordan’s mother, and located it in less than an hour near 59th St. and Wells, Pekara’s filing said.

Patrol officers caught up with the SUV, which sped away from them and tried to escape until it became disabled. The police arrested Jordan, who was driving, and Walton-Smith, who was still wearing a sweatshirt with the number “88” on it, according to Pekara.

A 9-mm handgun in the SUV’s center console was sent to a lab for testing. Preliminary results indicate it is the weapon that expended four shell casings found at the shooting scene.

Pekara said GPS records show that phones recovered from Jordan and Walton-Smith were in the area of 21st and Michigan around the time of the shooting.

During questioning, Walton-Smith admitted to being in the victims’ car to complete a drug transaction, but she claimed Holly pulled a gun on her, according to Pekara. But, the veteran prosecutor said, the police did not find any weapons inside the victims’ car or in the area around the vehicle where the male victim fled after being shot.

Jordan, Pekara said, also made a phone call from the police station in which he admitted to firing a gun. He is on first-time weapon offender probation for a 2023 gun case.

Judge Antara Rivera ordered Jordan and Walton-Smith detained pending trial.

They are both charged with first-degree murder, murder, and attempt-

ed murder. Jordan is also charged with aggravated unlawful possession of a weapon and misdemeanor fleeing.

109 years for former Boystown security guard who recorded himself having sex with 13-year-old boy

A suburban man who patrolled Boystown’s bar district for years as a



Ronald Lye

contracted security officer has been sentenced to 109 years in prison for recording himself having sex with a 13-year-old boy.

Ronald Lye, 54, must serve half

of the prison time, making him eligible for release sometime around his 109th birthday.

Officials said Lye met with the boy repeatedly during five weeks in April and May 2020, driving to the teen’s home and taking him to Lye’s house in Aurora. Lye recorded his sexual contact with the boy and knew the victim was 13, prosecutors claimed during a bench trial that ended earlier this year with Lye being found guilty on 44 felony counts.

In May 2020, shortly after CWBChicago published a story about the sexual assault allegations, Lye submitted a lengthy email through our website in which he accused the 13-year-old boy of “lying...while being on a[n] adult dating website that requires you to be 18.”

Lye continued: “This person I was with is mature, manipulative [and] charming and he has been with multiple people NOT just me and lying [sic] about his age etc again there is proof of that and will come out in court but unfortunately because he is a minor they have put all the blame on me.”

“He is very sexually active/experienced and he kept reaching out to me with his pushy manipulations, believable charm and lies during my week [sic], depressing state of mind from social isolation/distancing/lack of work,” Lye wrote, referring to the COVID lockdowns that were in place during the spring of 2020.

None of those arguments held water in January when, after years of pre-trial maneuvering, Lye put his fate in the hands of Kane County Judge David Kliment. The judge found Lye guilty of 13 counts of criminal sexual abuse, 13 counts of manufacturing child pornography, and 19 counts of possessing child pornography, according to the Kane County State’s Attorney’s Office.

Those charges carried a minimum sentence of 81 years, but Kliment gave Lye 28 years on top of that. The judge also fined Lye \$14,536.66, according to court records.

“This sentence will not make the victim whole, but ensures Ronald J. Lye will be locked behind bars for a very long time and he will be unable to prey on children,” Assistant State’s Attorney Morgan Wilkinson said in a media statement provided by the state’s attorney’s office.

The Northalsted Business Alliance in 2015 said it was “reviewing its hiring process” when we revealed that Lye was not authorized to work as a security guard after he was accused of taking people’s money while posing as a police officer in Kane County in 1999.

Lye pleaded guilty to impersonating a police officer and illegally using flashing blue lights in the case. Other charges, including armed robbery and armed violence, were dropped, according to his former attorney.

Lye and a co-worker allegedly extorted money from victims they encountered while posing as police when, in fact, they were security guards for a suburban motel.

One of Lye’s alleged victims was an underage man from out of state who was caught drinking. The Beacon News, citing police reports, said

the victim had been handcuffed and was told that he would be released in exchange for \$100. An adult who was accused by the cop impersonators of buying the 20-year-old’s beer also paid a “fine” to the guards, the paper reported.

After CWBChicago’s report, Lye asked the state to reissue his license to work as an unarmed security guard. The Illinois Dept. of Financial and Professional Regulation agreed to give Lye a probationary permit the following year. Lye then returned to the Halsted St. patrol operation.

Two men robbed, body slammed, and whipped Red Line passenger with a belt



(L-R) Jordan Frizell and Dijon Pope.

Two men face felony charges, accused of robbing, body-slammings, and whipping a Red Line passenger with a belt downtown.

The victim, 27, was riding a northbound train when two men confronted him near the Chicago-State station early on March 8, according to a Chicago police report.

Prosecutors said Jordan Frizell, 21, snatched the man’s phone and headset, then threatened to shoot him. No gun was seen. When the victim asked for his phone back, Dijon Pope, 24, allegedly pushed him against the train doors and began hitting him in the head and face, sending the man to the ground. Pope continued to strike the man while he was down, prosecutors claimed in a detention petition.

Once the man returned to his feet, Frizell “body slammed” him, the petition said.

At one point, Frizell tried to take the man’s book bag while Pope struck him in the face and body with a belt, according to Frizell’s detention petition.

The victim fought with both men on the train and Clark-Division platform before the pair fled, leaving the man with a bloody nose and bruises on his face, officials said.

Cops arrested both men when they returned to the platform after the robbery. Prosecutors said Frizell had the victim’s iPhone when the police arrested him.

Both men are charged with robbery and aggravated battery of a transit passenger. Judge Deidre Dyer rejected Pope’s detention petition, opting to release him on an ankle monitor instead. However, he is not eligible for immediate release because he’s being held on an unrelated warrant, according to court records.

The judge did detain Frizell, noting that he was on pretrial release for two other matters at the time of the robberies.

Court records show he was arrested on March 5 for allegedly threatening to kill two CTA canine security officers at the Howard CTA station.

The guards asked Frizell to get off the train because it was at the end of the line, prompting him to reply, “I’ll kill one of y’all” while brandishing a knife, according to the CPD arrest report.

“I’ve killed 11 people already,” Frizell allegedly claimed.

The report said that the security guards chose not to pursue felony charges.

Frizell was arrested on March 3 for trespassing at the Wit Hotel, 201 N. State, and on Feb. 24 for misdemeanor shoplifting at Walgreens, 151 N. State, according to court records.

Man shot outside Lakeview mini-mart is ‘uncooperative’

A 40-year-old man is recovering

after someone shot him outside a Lakeview mini-mart on March 14. Chicago police said the victim was uncooperative with investigators.

A 911 caller reported shots fired in the 2800 block of N. Clybourn at 11:06 p.m. Responding officers found the victim with a gunshot wound to his leg near Clybourn Market, 2807 N. Clybourn. He was taken to Advocate Illinois Masonic Medical Center in good condition.

An officer who reviewed surveillance video said the gunman fled west after the shooting. They described the gunman as a Black male wearing black clothing with a navy blue backpack.

The shooting is the second of the month for the Roscoe Village area. On March 8, a 53-year-old man was shot by a “known offender” inside his home in the 1900 block of W. Roscoe, according to CPD.

A 911 caller reported that the shooter was her ex-boyfriend and that he came to the house and shot her roommate in the shoulder, according to police radio traffic. The suspect, who has two felony gun convictions in Cook County, fled the scene on foot.

No arrests have been announced in connection with either shooting.

Two more armed robbery crewmen arrested after Roscoe Village mugging

Hours after police announced that a 16-year-old boy has been charged with being part of a prolific armed robbery crew responsible for more than 20 holdups in the past month, there is more positive news to report.

Chicago cops arrested two more robbery offenders on March 15 after another robbery was reported in Roscoe Village. A source familiar with the investigation said they believe the teens arrested Saturday are also part of the crew police have been looking for.

Witnesses called 911 to report up to five younger males with guns attacking a man in the 1900 block of W. Cornelia. Officers arrived quickly and summoned an ambulance for the 55-year-old victim, who was suffering from chest pains and shortness of breath.

Meanwhile, cops scoured the neighborhood looking for the robbers. They caught a break when another 911 caller reported suspicious activity near an abandoned white Hyundai behind the 1900 block of W. Wolfram.

Officers detained three suspects nearby and two, one arrested in the 1900 block of W. Diversey and the other in the 2700 block of N. Leavitt, are now charged with robbery and illegal possession of firearms. They are 16 and 17 years old.

They are also charged with misdemeanor trespassing to a vehicle because the white Hyundai they bailed out of had been reported stolen from the 2000 block of N. Hamlin, according to CPD.

Unfortunately, police believe another carload of robbers who participated in yesterday’s robbery got away. Cops hope to rope them in soon.

Man dead after shooting at Old Town apartment

Police are investigating a shooting at an Old Town apartment complex March 16. The victim, initially listed in critical condition, has died.

Officers responding to calls of a person shot found the 44-year-old victim in the courtyard of a building in the 1300 block of N. Hudson around 2:31 a.m. He had a gunshot wound to his stomach and police administered CPR while awaiting an ambulance response. The man died about two hours later, according to medical examiner records.

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Cops seek four in connection with shooting of tourist in Streeterville during 'teen trend'

BY CWBCHICAGO

Here they are. The four people Chicago police want to speak with about the March 9 shooting of a tourist in Streeterville. Area Three detectives released CTA surveillance photos of the four—some on March 13, asking anyone with information about them to call in or submit an anonymous tip.

CPD said the four “were involved in discharging a firearm” near Illinois and McClurg around 8:12 p.m. One of the bullets flew



Chicago police released these images of four people who were allegedly involved in an altercation that ended with a tourist being shot in Streeterville last weekend.

down the street and struck a 46-year-old woman who was walking with her 11-year-old son near Columbus Dr. She and her son ran

across the bridge for safety and sought help. Officials said a bullet struck her in the arm.

Tips can be shared with investigators by calling 312-744-8261 or going to CPDTIP.com. Refer to case number JJ-175279.

The shooting occurred during an altercation between a group of people who were involved in a relatively small “teen trend.” Ald. Brian Hopkins (2nd), who has called for an 8 p.m. curfew for juveniles after previous “trends,” is renewing his efforts to get that done. Mayor Brandon Johnson

has already spoken out against the idea.

Letters to the Editor

Keep brazen creeps with guns out of Streeterville

The Chicago Sun-Times reported the shooting of a tourist outside McClurg Court's AMC theater a day after it appeared in Skyline.

No, the theater's “history” has not been one of violence. It used to be peaceful before it became a target layabout for brazen creeps with guns.

Deborah Gershbein of a Streeterville Organization and the Sun-Times said these “minors,” “children,” “juveniles” would be welcome if they learned to behave. Minors with guns and the concept of behavior are inapposite. Ditto the presumed responsibility of

their undisclosed parents.

Are flash mobs coming by bus? Put out a 3 p.m. curfew on the buses so far as busing them into Streeterville. They have cars as well as guns? Pat them down as they exit the cars. Search the vehicles in the parking lots and on the streets.

For this, the AMC and Streeterville require responsible private guards. It's apparent that Mayor Brandon Johnson is too preoccupied with the trimming of his grotesque goatee.

Brenda Rossini

Chicago politicians want to release sex offenders

Yes, folks, you read that right.

Your Chicago Machine Democrats want to make the City of Chicago a Sanctuary City for sex offenders (story page 5).

So call your State Reps and State Senators and tell them HELL NO! Over their dead bodies!

House Bill 3509 wants to allow persons convicted of serial assault to be able to apply for parole after serving 25 years.

House Bill 2764 wants to allow persons convicted of rape to be paroled after serving 35 years. It drops to 25 years the second year and 20 years in year three. And they want to make it retroactive!

But the Democratic Party numbskulls and Neanderthals in

the Illinois Senate want to even out-evil that.

Senate Bill 2254 wants to allow convicted sex offenders to move 249-feet closer to schools, playgrounds and nursery centers.

All while they virtue signal about reproductive this and gender affirming that, the devil worshippers that run their cult want to make it easier for criminals to victimize women, teen girls and children.

They really want to make Chicago a welcoming city for criminals. Will you let them set your family up to be victims?

Mike Sullivan
Avondale

Domestic Violence topic for next Levy meeting

The NE Levy Center Village will be holding a Zoom virtual meeting 9 a.m. Wednesday, March 26. The guest speaker will be Megan E. Goldish, a Circuit Judge in the Domestic Violence Division, who will be presenting on domestic violence and its impact on older adults.

To join the meeting by phone call 312-626-6799. The meeting ID is 886 8091 2480, and the passcode is 142325.

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Field of Dreams or Malfunction Junction?

Don DeBat [March 12] has done us all a service by pulling back the curtain on Bally's Chicago casino project, exposing its financial hurdles and construction challenges. This is a high-stakes development—big money, lots of contractors, and yet the biggest question remains: where are the customers coming from?

This feels like another “Field of Dreams” gamble—build it first, and they will come. But with Medinah Temple underperforming and Bally's revenue projections looking shaky, that's a big assumption.

My late father-in-law worked as a pressman at Freedom Center, where Bally's permanent casino is now rising. He and his coworkers had a nickname for the place: “Malfunction Junction.”

The high-speed presses were a lot to handle to get the paper out the door every morning. Something tells me this construction project—and the operation of a billion-dollar casino—will be just as challenging.

So thanks for helping us get a handle on it. But remind us again—what were the projected annual tax revenues? The economic multiplier effect? The total number of construction and permanent jobs? The Traffic study? Big-ticket items, all of them.

One thing's for sure—Bally's took on a lot of risk. But as always, the big boys will be just fine. And Ald. Walter Burnett will be there for the ribbon cutting.

Tim Carew
Old Town

Old Town neighbors still seek better deal

Many of us in the 2nd Ward do not support the Fern Hill development at North Ave. and LaSalle as it stands.

This development includes the North & LaSalle Dr. parking lot (used by Moody Bible Institute), plus air rights over Walgreens at 1600 N. Wells and a historic three-story building at 1620 N. LaSalle.

We're asking Ald. Brian Hopkins to postpone the Zoning Committee hearing and communicate the new date to the community. Give the community at least a month, before rescheduling, time to host a live town hall meeting with residents before any decision is made.

Old Town residents, condo owners, and neighborhood groups—including the Old Town Triangle Assoc., Old Town Residents and Merchants Assoc., and multiple condo boards—have made it

clear: the height and density of this project are overwhelming for the site and the neighborhood.

Your “compromise” with Fern Hill is not a real compromise—it's a quick fix to push this project forward. The only true winners are Fern Hill and Moody Bible Institute, who stand to profit, while Old Town inches closer to becoming a gateway for a River North-style high-rise zone.

Why not a reasonable alternative? Why not consider a project comparable to 1550 N. Clark, an eight-story building that fits with existing zoning? Why override zoning laws implemented to protect Old Town?

This development will shape Old Town for decades. Residents deserve a real voice before it's too late.

Catherine Leatham
Old Town

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Onion City Experimental Film Festival coming in April

The 35th Onion City Experimental Film Festival will be held April 3 to April 6, with competition programs taking place at Chicago Filmmakers' Firehouse Cinema in Edgewater, 1326 W. Hollywood Ave., with select special events taking place at FACETS, 1517 W. Fullerton Ave., Leisure Gallery, 2444 W. Division St., Northwestern University's Block Cinema in Evanston, and Public Works Gallery, 2141 W. North Ave.

Over 40 selected films will be presented in six competition screenings, along with six special events premiering work by Chicago filmmakers, screening rare and restored prints, and showcasing moving images in expanded formats.

The full festival line-up and ticketing information will be announced soon, visit www.onioncityfilmfest.org.

Festival organizers are also seeking volunteers for this year's festival. Volunteer opportunities include at the Box Office, as ushers, in special events and theater operations.

MISTRUSTED from p. 2

more balanced ability to reason the necessary solutions presently needed.

The forces of government have the ability to be the biggest bullies of them all, and appear to have taken our nation and city hostage by bullying and force of will. With little regard to our almost three centuries of democracy and national good will.

What would Thomas Jefferson say of the bullying? What would Abraham Lincoln posit about the manner and focus of this shattering of our spirit of liberty and patriotism?

Our fourth President, James Madison, left us our greatest warning against bullies. "The truth is that all men having power ought to be mistrusted."

KORSHAK BLVD: Chicago's great loss of **Margie Korshak**, a vibrant citizen of influence, commercial wisdom, and extraordinary tastes deserves a street named in her honor in the Gold Coast.

MANGE, MANGE: Congrats La Scarola Italian Restaurant and Bavette's Bar & Boeuf, named by "The Bear" actor **Jeremy Allen White** as his two Chicago favorites. We all agree with him, **Armando** and **Joey Mondelli** are magic.

RING THAT BELL: Congratulations to Chicago radio personality and comedian, **Steve Dahl**, who just completed his full rounds of radiation therapy for cancer treatment. Concluding the procedures he was invited to ring the treatment bell at U. Chicago Medicine AdventHealth Cancer Institute Hinsdale. Afterwards, his family went out for corned beef sandwiches to celebrate. He is grateful for all the prayers, good thoughts and good wishes. Stay

strong, Steve.

WATERWORLD: Shedd Aquarium announced the name of the beluga whale calf after more than 1,000 votes were cast to name the calf, who was born in July. That name is **Opus**, Latin for "work."

NEWSIES: Bravo dear **Candace Jordan** observing the 17th anniversary of her social newsy blog that keeps us all in the know. Jordan and the writers at Chicago Star Media who, out of the rubble of COVID, created a vital Chicago "positive news" publication, now a website.

Chicago Star team members include Layout Editor **Bob Oswald**, Assoc. Publisher Candace Jordan, Publisher **Elaine Hyde**, Assoc. Editor and Account Manager **Ashlea Hearn**, and Contributing Writer **Jon Cohn** and photographer **Juan Alvarado**.

ST. JOSEPH DAY: To all our Italian friends and neighbors we wish you a happy St. Joseph Day March 19. Happy feasting. O Gesù, perdona le nostre colpe, preservaci dal fuoco dell'inferno, porta in cielo tutte le anime, specialmente le più bisognose della vostra misericordia. Amen.

OPA: The good word at Greek Islands is that former manager **Stephanos** has had his six months of retirement in Greece and doing nothing is not for him. So he is returning to Chicago and the restaurant where he can adjust his energy levels to running the show. His devoted friends are just delighted.

VIVRE L'UKRAINE: Bravo to Paris for raising spirits for Ukraine illuminating the Eiffel Tower in the national colors of blue and yellow.

LYRIC OPERA: Love burns bright in the city of light. Fall under the spell of **Giacomo Puccini's** timeless romance, "La Bohème," onstage March 15-April 12.

WHO'S WHERE: **Bobbi Panter** and **Matt Arnoux** in Paris for the Givenchy U.S.A. welcome dinner at Boeuf sur le Toit, for much fun, next day, hair, makeup, dress and onto the exciting Givenchy Paris 2025 Runway show... **Irene Mojica** says Sooo, this is "whatcha call being in good company." **Julia Jacobs**, **Tammy Kohl**, aka Tamster, **Joey Majumdar**, and **Mark Grabowski** a genuine cast o'characters...

Cynthia Olson and **Joey Mondelli** hugging at La Scarola... **Brian White** celebrating a birthday in Palm Beach with enough Louis Vuitton luggage to never have to wash socks... **Rose Gomez** and **Lili** with Grand Marnier souffles at the Left Bank in Vail, CO... **Jasper Nowell** sailed the seas... **Russ Goeltenbott** recuperating nicely after head injury and the ER and ICU... **Linda** and **Richard Robin** with **Darren Star** - known for being creator writer and producer of Sex in the City, Emily in Paris, 90210, and Melrose Place... **Sean Hammond** exploring the deeply exotic interior of Morocco for travel viewing, a long way from Dublin... On their NYC get-away, **Jeff** and **Stephanie Leese Emrich** managed to snag seats for The Late Night Show with **Stephen Colbert**... **Sherry Lea Fox** in South Beach, Miami, FL... **Tina Gravel** dining with **Judy Logue Gibbons** and **Lauren Lein Cavanaugh** at Farina's Supper Club, Mich-



Steve Dahl



Margie Korshak



Ciro Longobardo



Stephanos and Luis.

igan City, IN, last weekend's "hi-jinx in the 'hood'.... Happy Birthday to a beautiful lady, **Anida Johnson 'Cookie' Cohen**, all the best... and a joyous day to birthday girl **Biba Roesch**, a woman with great taste, style and filled with much love for everyone... **Sean Eshaghy** enjoyed a happy Mardi Gras in his former college town of New Or-

leans... **Eamonn Cummins** on Hibernian Radio, on Global Irish Radio, interviewed by **Paddy Houlihan**... Happy Birthday to Producer/Agent **Joey Marjumdar** thrilled that his close pal, **Queen Lattifah** had a moment of special tribute for **Quincy Jones** at the recent Oscars... Famed restaurateur **Gordon Sinclair** traveling with buddy, Dan Sullivan of Fort Lauderdale on a 10-day cruise in the Eastern Caribbean, cabin with a balcony... wonderful story written about **Rhonda Sanderson's** career by the fabulous publisher of Franchise Journal **Nick Neonates**... Chicago newsy **Phil Ponce** with the family patriarch, Uncle **Florentino** turning 99 this year and still has a grip of steel from his years as a bricklayer at Inland Steel in Indiana Harbor... Happy Birthday to **Sandra P. Guthman** of the great Polk Brothers Chicago lineage.

AROUND THE WORLD IN 140 DAYS: **Sherrill Bodine** roving reporter. Dateline: Indian Ocean. Cruising through two cyclones - or should we say "rocking and rolling on the high waves... had to miss French Reunion Island so the ship had a French themed dinner as a treat... Managed to make port in the Seychelles where I fell in love with the Giant Tortoises on two different islands."

THE RED VIOLIN: Birthday Celebration honoring **Arie Zweig**, an extraordinary evening at **Bozena Zweig** and Arie's beautiful Winnetka home, masterfully organized by **Ewa Tur-**

owski and **Bozena** raising \$250,000 for the Academy of Music of Chicago's Paderewski Symphony Orchestra. The highlight of the evening was a stunning performance by celebrated violin virtuoso **Elisabeth Picartin**. **Jolanta Ruege** reporting.

POLO ANYONE: Horse and travel maven **Jory Butler Kent** was honored by **George DuPont** and **Brenda Lynn DuPont**. The Polo Museum spent the first few years of its life on Jory's ranch in Lake Worth Florida. She was instrumental in making it happen-George and Brenda explained much about Jory's involvement and contributions. Daughter **Reute Butler** very proud.

IL GERISOLE: Ran into the greats, famed architect **Lucien Lagrange**, Chicago International Film Festival's founder **Michael Kutza**, and **Melinda Jakovich Lagrange**, shutterbug, at Il Gerisole. Michael loves the Lemon Tagliotelli... I had just installed two new paintings there for a record of nine works.

A WATERY GRAVE: The former luxurious ocean liner, the SS United States has arrived in Mobile, Alabama, where it will undergo six months of environmental preparations before being sunk off Florida's Gulf Coast as the world's largest artificial reef.

The smallest minority on earth is the individual. Those who deny individual rights cannot claim to be defenders of minorities.

- Ayn Rand

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Wing Studio grand opening celebration, March 22

The Chicago Printmakers Collaborative [CPC] is entering a thrilling new chapter with the grand opening of WING, a long-awaited expansion that promises to further solidify its place in the city's artistic landscape.

From noon to 5 p.m. in March 22, guests will gather at 4883 N. Lincoln Ave. to celebrate the culmination of years of vision, dedication, and creative ingenuity during a ribbon-cutting ceremony at 1:15 p.m., with a host of key supporters who helped bring this dream to life.

From its earliest conception, WING's goal was to be more than just an extension of CPC; they hoped to represent a commitment to sustaining and expanding Chicago's vibrant printmaking community. With the support of a Community Development Grant from the City, this space hopes to contribute to the cultural revitalization of N. Lincoln Ave., as part of the Lincoln Ave. North Arts District. Guests at the grand opening will have the opportunity to tour the new studio, participate in hands-on printmaking activities, and enjoy refreshments alongside fellow artists, collectors, and supporters of the arts.

This is a new era for Chicago's printmaking community. With its blend of tradition and innovation, mentorship and experimentation, WING is poised to become a cornerstone of artistic expression for years to come. The March 22 celebration is a new beginning of what promises to be an exciting

POLICE BEAT from p. 6

An officer at the scene said the man's wife told them that a man wearing a ski mask came into their apartment and started shooting. Police found a bullet and one shell casing inside an apartment at the complex.

Less than 10 minutes before the man was found, a 911 caller reported a man and woman were arguing in a nearby apartment and the 911 caller heard a gunshot before the call disconnected.

Area Three detectives are trying to figure out if the 911 call and the murder are related.

The shooting is the third of the month for the Near North Side. On March 9, a 44-year-old tourist was shot while walking with her 11-year-old son in Streeterville. Police are looking for four suspects. Earlier that day, a man was shot and killed in the 500 block of N. Franklin. No arrests have been announced.

— Compiled by CWBChicago.com



CPC Founder and CoDirector Deborah Maris Lader.

future for CPC, WING, and the artists and supporters who make it all possible.

For Deborah Maris Lader, the founder and soon-to-be outgoing director of CPC, WING is the realization of a dream decades in the making. As she prepares to pass the leadership baton this summer to Co-Director Lauren Steinert, Lader says she remains deeply committed to printmaking education, artist salons, and community engagement.

The opening of WING will be a testament to her enduring dedication to the craft and to the community she has built over the years.

The celebration of printmaking continues beyond the grand opening, with CPC offering a new class, Printmaking Techniques for the Curious, on May 17, led by Lader herself. This one-day demonstration will introduce participants to etching, lithography, screenprinting, and collage, allowing enthusiasts to experience the magic of printmaking without the pressure of getting their hands dirty. Scholarships are available

for those facing financial hardship, ensuring accessibility to all who wish to learn.

Lader's artistic journey extends beyond CPC. Her own work, spanning printmaking, sculpture, and mixed media, continues to attract audiences. Recently, she collaborated to produce large-scale woodcuts, resurrecting old Steamroller blocks and bringing them to life on exquisite mulberry and gampi paper. These new works will be unveiled at the WING open house, offering visitors a glimpse into this ever-evolving creative process.

At 6 p.m. March 28, the latest issue of LitBop Literary Journal, featuring Lader's artwork on the cover, will be unveiled at The Book Cellar. Meanwhile, CPC prepares for its return to EXPO Chicago from April 24-27, at Navy Pier, where it will showcase an exceptional lineup of artists in the Editions + Books section. Attendees can expect to see striking new etchings by Tony Fitzpatrick, an immersive woodcut installation by Raeleen Kao, and whimsical etchings by Kumi Obata.

History museum is calling all Chicago artists

The Chicago History Museum [CHM] is looking for original works of art that respond to one of four important documents in U.S. history—the Declaration of Independence, U.S. Constitution, the 13th Amendment, or Northwest Ordinance.

To mark the 250th anniversary of the Declaration of Independence, the Museum is refreshing its first-floor exhibition Facing Freedom in America and is looking for artists to support this project. Local artists can submit their proposals, and four original works will be selected to be displayed in the CHM lobby alongside facsimiles of these four notable documents. Proposals are due Monday, March 31.

Each work will be on display

for three months. The CHM is open to proposals from Chicago-based artists (or collectives) for the creation of original works of art in any medium that can be safely displayed within its lobby.

The four awards of \$10,000 each will be given to four Chicago-based artists. The award is intended to cover the artist fee, production, and any costs associated with the installation and deinstallation of the work. All proposals should go to Paul Durica, Director of Exhibitions, by email (durica@chicagohistory.org) with the subject line, "America 250 Proposal." Direct any questions to Paul by email or phone (312-799-2170). For more information visit <https://www.chicagohistory.org/america-250-request-for-proposal/>.

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Rogers Park Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION PHH MORTGAGE CORPORATION Plaintiff, -v- LEROY H. BAHLMANN, CHICAGO TITLE LAND TRUST COMPANY SUCCESSOR TRUSTEE TO HARRIS TRUST AND SAVINGS BANK U/T/A DATED MARCH 22, 1972 A/K/A TRUST NO. 35037, UNITED STATES OF AMERICA - SECRETARY OF HOUSING AND URBAN DEVELOPMENT, CHESTERFIELD ON TOUHY CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants 2024 CH 06535 2856-C.W. TOUHY AVENUE 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 February 19, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on April 14, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 2856-C.W. TOUHY AVENUE, CHICAGO, IL 60645 Property Index No. 10-25-328-008-1049 The real estate is improved with a residence. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, 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.

Real Estate For Sale

Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876 THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.

Real Estate For Sale

ing sales. CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: pleadings@il.cslegal.com Attorney File No. 14-24-03319 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2024 CH 06535 TJSC#: 45-684 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2024 CH 06535 **13262888** IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, -v- ROCCO A. RENDA; COLUMBIA PARC CONDOMINIUM ASSOCIATION; Defendants. 2024CH06171 1620 W. Columbia Ave. Unit 2N, 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 1/29/2025, an agent of Auction.com LLC will conduct the auction in person at 12:00 PM on 4/30/2025 located at 100 N LaSalle St., Suite 1400, Chicago, IL 60606, and will sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 1620 W. Columbia Ave. Unit 2N, Chicago, IL 60626 Property Index No. 11-31-408-021-1013 The real estate is improved with a Condominium. The judgment amount was \$130,592.56 Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to

Real Estate For Sale

Auction.com LLC, No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/ or wire transfer, is due within twenty-four (24) hours. (relief fee not required) 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)(l) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact Plaintiff's attorney: Diaz Anselmo & Associates, LLC (630) 453-6960 please refer to file number 1496-204516. Auction.com LLC 100 N LaSalle St., Suite 1400 Chicago, IL 60606 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 1496-204516 **Case Number: 2024CH06171** 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 OB-

Real Estate For Sale

TAINED WILL BE USED FOR THAT PURPOSE. 191919 ----- 121212 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION PNC BANK, NATIONAL ASSOCIATION, Plaintiff, -v- MARTHA C PIETRZYKOWSKI A/K/A MARTA C PIETRZYKOWSKI; NORV LAIDI; PNC BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO NATIONAL CITY BANK; PRATT-RIDGE CONDOMINIUMS ASSOCIATION; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, Defendants. 24 CH 02630 1939 WEST PRATT BOULEVARD #3, 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 1/15/2025, an agent of Auction.com LLC will conduct the auction in person at 12:00 PM on April 16, 2025 located at 100 N LaSalle St., Suite 1400, Chicago, IL 60606, and will sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 1939 WEST PRATT BOULEVARD #3, CHICAGO, IL 60626 Property Index No. 11-31-402-088-1007 The real estate is improved with a Condominium. The judgment amount was \$184,578.38 Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com LLC, No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/ or wire transfer, is due within twenty-four (24) hours. (relief fee not required) 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

Real Estate For Sale

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)(l) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact Plaintiff's attorney: McCalla Raymer Leibert Pierce, LLC (312) 346-9088 please refer to file number 24-17958L. Auction.com LLC 100 N LaSalle St., Suite 1400 Chicago, IL 60606 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 24-17958L Case Number: 24 CH 02630 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. **13260191**

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North Township Real Estate For Sale

Real Estate For Sale

191919 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION AMS MECHANICAL SYSTEMS, INC. Plaintiff, v. TREMONT CHICAGO, LLC, LMREC IV NOTE HOLDER, INC., LMREC IV HOLDINGS I, INC., UNKNOWN OWNERS AND NONRECORD CLAIMANTS, Defendants. LMREC IV NOTE HOLDER, INC., a Delaware corporation, Plaintiff, v. TREMONT CHICAGO, LLC, a Delaware limited liability company, SELINA OPERATIONS CHICAGO, LLC, AMS MECHANICAL SYSTEMS, INC., ANCHOR MECHANICAL, INC., an Illinois corporation, TRAVELZOO USA a/k/a TRAVELZOO INC., a Delaware corporation, SOHO BOUTIQUE CHICAGO LLC, an Illinois limited liability company, MIKE DITKA'S - CHICAGO, LLC f/k/a IRON MIKE'S L.L.C., an Illinois limited liability company, BERNA GROUP LLC f/k/a PRECISION PLUMBERS, LLC, FLANAGAN/BILTON LLC, the CITY OF CHICAGO, EAST COAST INVESTMENTS, LLC, a Michigan limited liability company, 64 E CHESTNUT LLC, an Illinois limited liability company, and UNKNOWN OWNERS and NON-RECORD CLAIMANTS, Defendants. Case No. 22-CH-08076 Consolidated with Case No. 23-CH-08380 NOTICE OF SHERIFF'S SALE OF REAL ESTATE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Default and Summary Judgment and Judgment of Foreclosure and Sale (the "Judgment") entered in the above cause on February 27, 2025, Thomas J. Dart, Sheriff of Cook County, Illinois, will, on April 9, 2025, at 1:00 p.m., outside room LL06 of the Richard J. Daley Center, 50 West Washington Street, Chicago, Illinois, 60602, offer for sale at public auction to the highest bidder for cash, as set forth below, the following described real estate mentioned in such Judgment, commonly known as the Tremont Hotel, 100-108 E. Chestnut Street & 830 N. Ernst Court, Chicago, IL, Illinois, 60611: PINS: 17-03-218-009, 17-03-218-017 AND 17-03-

Real Estate For Sale

218-019 ADDRESS: 100-108 E. CHESTNUT STREET & 839 N. ERNST COURT, CHICAGO, ILLINOIS 60611 Sale terms: At the time of the sale, 10% earnest money in the form of a cashier's check or certified bank check (no personal checks) at the time of sale, with the balance due by certified funds within twenty-four (24) hours after the sale. The subject property is subject to 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. The sale is further subject to confirmation by the Court. Upon payment in full of the amount bid, the purchaser shall receive a Certificate of Sale, which will entitle the purchaser to a Deed to the real estate after Confirmation of the sale. The property will NOT be open for inspection. Prospective bidders are admonished to check the Court file to verify all information. For information: Examine the Court file or contact Plaintiff's attorney: Keith E. Edeus, Jr., Nixon Peabody LLP, 70 West Madison, Suite 5200, Chicago, Illinois 60602 (312) 977-4394. **13262357** IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION DEUTSCHE BANK NATIONAL COMPANY AS TRUSTEE FOR THE WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-AR10 Plaintiff, -v- STEVEN SCHULTZ, TOWD POINT MORTGAGE TRUST ASSET-BACKED SECURITIES, SERIES 2021-SJ1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, NORTH STAR TRUST COMPANY AS SUCCESSOR TRUSTEE TO POPULAR BANK FKA BANCO POPULAR NORTH AMERICA, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT, DATED 5-7-99, AND KNOWN AS TRUST NUMBER 26821 Defendants 2023 CH 07043 1252 NORTH STATE PARKWAY CHICAGO, IL 60610 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered

Real Estate For Sale

in the above cause on January 16, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on April 17, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 1252 NORTH STATE PARKWAY, CHICAGO, IL 60610 Property Index No. 17-04-224-024-0000 The real estate is improved with a single family residence. The judgment amount was \$1,034,776.95. 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,

Real Estate For Sale

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 22-030486. 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. 22-030486 Attorney Code. 48928 Case Number: 2023 CH 07043 TJSC#: 45-204 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 07043** IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. Bank Trust National Association, not in its Individual Capacity but solely as Owner Trustee for RCAF Acquisition Trust Plaintiff vs. Gregg R. Aleman; 1543 North Hudson Condominium Association; Unknown Owners and Non Record Claimants; Defendant 23 CH 1960 CALENDAR 64 NOTICE OF SALE PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on April 16, 2025, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell to the highest bidder

for cash, the following described mortgaged real estate: P.I.N. 17-04-111-050-1002. Commonly known as 1543 North Hudson Ave., Unit 2, Chicago, IL 60610. The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information. For information call Sales Department at Plaintiff's Attorney, The Wirbicki Law Group LLC, 33 West Monroe Street, Suite 1540, Chicago, Illinois 60603. (312) 360-9455, W22-0298 INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com **13262086** 121212 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, CHANCERY DIVISION HEARTLAND BANK AND TRUST COMPANY, Plaintiff, v. KENNETH COURTRIGHT III; KERRI COURTRIGHT; 405 N. WABASH 5109-10, LLC; RAYMOND H. CHRISTENSEN IRREVOCABLE TRUST DATED NOVEMBER 18, 2019; THE UNITED STATES OF AMERICA; SECURITIES AND EXCHANGE COMMISSION; TODAY'S GROWTH CONSULTANT, INC., db/a THE INCOME STORE; RIVER PLAZA CONDOMINIUM ASSOCIATION, n/k/a RIVER PLAZA OFFICE CONDOMINIUM ASSOCIATION; "UNKNOWN OWNERS" and "NON-RECORD CLAIMANTS," Defendants. Case No. 2023 CH 07632 Sheriff's No. 250013 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on December 17, 2024, the Sheriff of Cook County, Illinois, will at 1:00 p.m. on March 26, 2025, outside of Room LL06 in the RICHARD

J. DALEY CENTER, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described real estate: Common Address: 405 N. Wabash Ave., Unit 5109-10 Chicago, Illinois 60611 Permanent Index No: 17-10-132-037-1675 17-10-132-040-1036 The real estate is improved a residential condominium unit. The judgment amount was \$739,320.92. Sale terms: Ten Percent (10%) down by certified funds; the balance, by certified funds, is due within 24 hours. The subject property is subject to real estate taxes or special assessments and is offered for sale without recourse to Plaintiff. The sale is further subject to confirmation by the Court. Upon payment in full of the amount bid, the purchaser shall receive a Certificate of Sale, which will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection. Prospective bidders are admonished to check the Court file to verify all information. For information, contact Plaintiff's attorney, Tina M. Jacobs, JACOBS & PINTA, 77 West Washington Street, Suite 1005, Chicago, Illinois 60602 (telephone: (312) 263-1005). HEARTLAND BANK AND TRUST COMPANY JACOBS & PINTA One of Its Attorneys Tina M. Jacobs, Esq. Joy Pinta, Esq. JACOBS & PINTA 77 West Washington Street, Suite 1005 Chicago, Illinois 60606 (312) 263-1005 Attorney No. 48951 officeadmin@jacobsandpinta.com **13261601**

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Lakeview Township Real Estate For Sale

Real Estate For Sale

191919 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION OLD SECOND NATIONAL BANK, A NATIONAL BANKING ASSOCIATION Plaintiff, -v- 3015 SOUTHPORT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, 1356 WELLINGTON, LLC, AN ILLINOIS LIABILITY COMPANY, NON-RECORD AND UNKNOWN CLAIMANTS Defendants 2024 CH 00323 1352-1356 W WELLINGTON AVE CHICAGO, IL 60657 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on February 24, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on April 3, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 1352-1356 W WELLINGTON AVE, CHICAGO, IL 60657 Property Index No. 14-29-114-026-0000, 14-29-114-027-0000 The real estate is improved with a mixed use commercial and residential property. The judgment amount was \$7,787,506.87. 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 prop-

Real Estate For Sale

erty. Prospective bidders are admonished to check the court file, the Cook County Clerk Records, the Cook County Treasurer's Office and all other relevant records to verify all information. 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 Joel A. Stein, SCHOENBERG FINKEL BEEDERMAN BELL & GLAZER, LLC Plaintiff's Attorneys, 300 S. WACKER DRIVE, SUITE 1500, CHICAGO, IL, 60606 (312) 648-2300. 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. Joel A. Stein SCHOENBERG FINKEL BEEDERMAN BELL & GLAZER, LLC 300 S. WACKER DRIVE, SUITE 1500 CHICAGO IL, 60606 312-648-2300 E-Mail: joel.stein@sfbg.com Attorney Code. 64807 Case Number: 2024 CH 00323 TJSC#: 45-603 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney may be deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. **13262264** 121212 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION SELENE FINANCE, LP

Real Estate For Sale

Plaintiff, -v- WILLIAM ALLEN TAYLOR, JR. A/K/A WILLIAM A TAYLOR, JR., THE CORONADO CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants 24 CH 05843 3900 NORTH PINE GROVE AVENUE UNIT 614 CHICAGO, IL 60613 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on January 8, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on April 9, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 3900 NORTH PINE GROVE AVENUE UNIT 614, CHICAGO, IL 60613 Property Index No. 14-21-100-021-1063; 14-21-100-021-1105 The real estate is improved with a condominium. 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

Real Estate For Sale

interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. 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. MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiff's Attorneys, One North Dearborn Street, Suite 1200, Chicago, IL, 60602. Tel No. (312) 346-9088. 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. MCCALLA RAYMER LEIBERT PIERCE, LLC One North Dearborn Street, Suite 1200 Chicago IL, 60602 312-346-9088 E-Mail: pleadings@mccalla.com Attorney File No. 24-18560IL_1077792 Attorney Code. 61256 Case Number: 24 CH 05843 TJSC#: 45-170 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 # 24 CH 05843 **13261495** IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, -v-

Real Estate For Sale

XINXIN WU, ILLINOIS HOUSING DEVELOPMENT AUTHORITY, 3600 CONDOMINIUM ASSOCIATION Defendants 26 CH 04939 3600 NORTH LAKE SHORE DRIVE, UNIT 1821 CHICAGO, IL 60613 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on January 6, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on April 8, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 3600 NORTH LAKE SHORE DRIVE, UNIT 1821, CHICAGO, IL 60613 Property Index No. 14-21-110-020-1395 The real estate is improved with a condominium. 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).

Real Estate For Sale

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. MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiff's Attorneys, One North Dearborn Street, Suite 1200, Chicago, IL, 60602. Tel No. (312) 346-9088. 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. MCCALLA RAYMER LEIBERT PIERCE, LLC One North Dearborn Street, Suite 1200 Chicago IL, 60602 312-346-9088 E-Mail: pleadings@mccalla.com Attorney File No. 22-10284IL_804029 Attorney Code. 61256 Case Number: 22 CH 04939 TJSC#: 45-169 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 # 22 CH 04939 **13261493** 050505 ----- **Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00. Call 773-465-9700**

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3F3629 (Tiffany McCaskill),
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Fundraiser for CA wildfire victims March 27

Stand Up Together, a comedy benefit in support of artists impacted by the Los Angeles wildfires, hosted by Second City and SNL Alum Katie Rich, will be held 7:30 p.m. Thursday, March 27 at Laugh Factory Chicago, 3175 N. Broadway.

All ticket sales, raffle proceeds and donations will go to Motion Picture & Television Fund [MPTF], an organization that offers a variety of services that provide emotional and financial relief to entertainment industry members and their families during times of need, including financial assistance, supportive counseling, and assistance navigating insurance needs for entertainment industry members and their families impacted by the wildfires.

Comedians Pat McGann, Katie Rich, Megan Gailey, Marcella Arguello, Kristen Toomey, Calvin Evans, Matty Ryan, Chris Bader and more will take the stage to raise funds for artists and industry professionals

impacted by the Southern California wildfires.

Since Jan. 7, MPTF has received over 530 fire-related calls, including over 150 clients who have suffered complete loss of home. Over 200 clients have already received financial assistance.

MPTF has been receiving significantly higher requests for assistance now due to the industry contraction and wildfire relief, with industry members also still in recovery from the impact of the pandemic and dual strikes.

The event is produced by Artists First and Laugh Factory. Tickets, priced at \$35, as well as raffle tickets for purchase are available at <https://bit.ly/standuptogetherevent>. This is an age 18+ showcase.

MPTF is a nonprofit, tax-exempt charitable organization supported by the philanthropy and volunteer services of fellow entertainment industry members.

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

**The object of art
is to make eternal
the desperately fleeting moment.**
— *Tennessee Williams*

Spring Equinox show at Conservatory

The Lincoln Park Conservatory is hosting their Spring Equinox Celebration of longer days 6 p.m. to 8 p.m. Thursday March 20, at 2391 N. Stockton Dr.

The Conservatory will be celebrating Spring by opening the Conservatory after hours on the Spring Equinox. The show features vibrant blooms in blocks of color and fantastic floral fragrance. There will be a 30-minute docent-led tour of the Conservatory.

Spectrum of Spring is up until May 11, but your only chance to experience it after hours is during this Spring Equinox Celebration.

There will also be activities hosted by the Japanese Culture Center to do while enjoying the blooms.

Senior learning program at Fourth Presbyterian Church

The Center for Life and Learning is hosting a series of workshops for adults 60 and over, themed a “Purposeful Retirement.” These are geared for anyone interested in planning for life after their current career. The program will be held in the Gratz Center of Fourth Presbyterian Church, 126 E. Chestnut.

All are invited to enroll in this program with the goal to enjoy their next stage of life, including identifying how they might want to become more involved in and give back to their community. The fee is \$400 to \$500.

The program provides five monthly in person workshop sessions from March to July, and two individual professional coaching sessions during the five months. For more information visit www.fourth-church.org/cll/survey/index.



Continental and Commercial building, 208 S. LaSalle St.



79 W. Monroe St.

CONVERSIONS from p. 1

Council March 14.

The \$179.2 million Prime Group and Capri Interests LLC project would repurpose approximately 315,000 square feet of upper-floor commercial space for the new residences, including 104 units that would be made available to households earning an average of 60% of the area median income.

The proposed taxpayer support would be provided from the LaSalle/Central TIF district. Additional City support would include LIHTC.

The project is another one of five selected for proposals to repurpose underutilized LaSalle corridor high-rises with residential uses that are at least 30% affordable.

Completed in 1911, the Classical Revival-style building is listed on the National Register of Historic Places.

Rector Building now a Landmark

The Loop’s Rector building was designated as an official Chicago landmark by City Council on March 15.

The proposed taxpayer support would be provided from the LaSalle/Central TIF district. Additional City support would include LIHTC.

Built in 1905 at 79 W. Monroe St. by restaurateur Charles E. Rector, the 14-story structure is the oldest surviving commercial high-rise designed by Chicago architect Jarvis Hunt.

Adorned with classical and modernist Prairie School design elements, the building housed several financial institutions in the 1900s, including Bell Savings & Loan Assoc., which added the iconic “weather bell” sign to the corner in 1951.

The designation will support the building’s \$64.2 million rehabilitation by R2 Development LLC as part of the City’s LaSalle revitalization initiative. The project will convert 11 floors of vacant offices into 117 mixed-income residential units and retail space.

The designation protects the building’s



Harris Trust and Savings Bank building at 111 W. Monroe St.

exterior elevations, including rooflines.

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