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Champions are brilliant at the basics.
— *John Wooden*

INSIDE-BOOSTER

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"This view is way prettier than from the North Side," Steve Johnson joked, and looking at the skyline from that angle, it was hard to disagree.

'A North Sider's' tour of the South Side

BY ADRIANA FOUSTANOU

Last week, my friend and I took a 4-hour tour of Chicago's South Side, led by Steve Johnson. This tour gave me the idea that North Siders should spend more time exploring the South Side of the city, a whole world beyond the usual routes. The South Side, with its deep history, cultural influence, and stunning landscapes, deserves to be appreciated by all.

Chicago is often described as a city of neighborhoods, but it is also a city of divisions. As Johnson explained, "the city is split into four sections: the North Side, the West Side, the South Side, and, of course, the lake." What struck us immediately was the sheer size of the South Side—it is nearly twice as long as the North Side, stretching 138 blocks south compared to the North Side's 72-block span. "The South Side is the best side," Johnson proclaimed, and by the end of the tour, we understood why.

We covered a lot of ground during the tour, seeing neighborhoods as diverse as the Loop, South Loop, Bronzeville, Hyde Park, Woodlawn, South Shore, East Side, Englewood, Roseland, Beverly, Bridgeport, Chinatown, Little Italy, Pilsen, Ukrainian Village, and Humboldt Park. Each of these areas has its own character and history, from the historically Black cultural hubs of Bronzeville and Woodlawn to Bridgeport, one of Chicago's oldest working-class white neighborhoods, and the East Side, where white working-class families have lived for generations.

One of the most important lessons we learned was about the role segregation has played in shaping Chicago. Johnson walked us through the history of redlining and legal restrictions that once prevented Black and Hispanic residents from moving north. "If you were Black, Hispanic, or Asian, you couldn't go to the North Side—it was against

TOUR *see p. 9*

Assessor's office scrambles to fix tax-data integrity

See page 3

Residents beware, Wrigelyville street closure season starts soon

The boys of summer return to Wrigley Field from their winter haven in Arizona is a reminder to all locals that driving can be unfriendly around the Friendly Confines once street closures and traffic restrictions are put in place.

The Cubs take on the San Diego Padres 1:20 p.m. April 4, for this years home opener. In addition to baseball games, Wrigley Field will host their first two concerts May 22 with Post Malone, and the Stray Kids on June 26.

Key impacted streets will include Clark, Sheffield, Addison, Waveland, and the spill over traffic will affect all nearby areas.

Around Wrigley Field on Cubs home game days and during major concert events, restricted zones will affect almost anyone who passes through the area including taxis, rideshare vehicles, trucks, and pedicabs, with closures beginning up to 2 hours before an event and ending 1 hour after all games and special events.

Pedicabs are prohibited from staging and operating within the boundaries or Grace to Newport, and Hasted to Racine during games, concerts and events.

Fearing truck bombs and tight turning radiuses, this year large delivery trucks are restricted from certain streets around Wrigley Field, with detour routes in place.

Three Wrigleyville 3-flats demolished for new 5-story development overlooking right-field

BY BOB ZULEY

Three century-old buildings formerly hosting Wrigley Field rooftop bleachers on Sheffield Ave. are being razed to make room for a new five-story, 29-unit residential development on the right-field side of Wrigley Field along with 11 enclosed parking spaces to the rear.

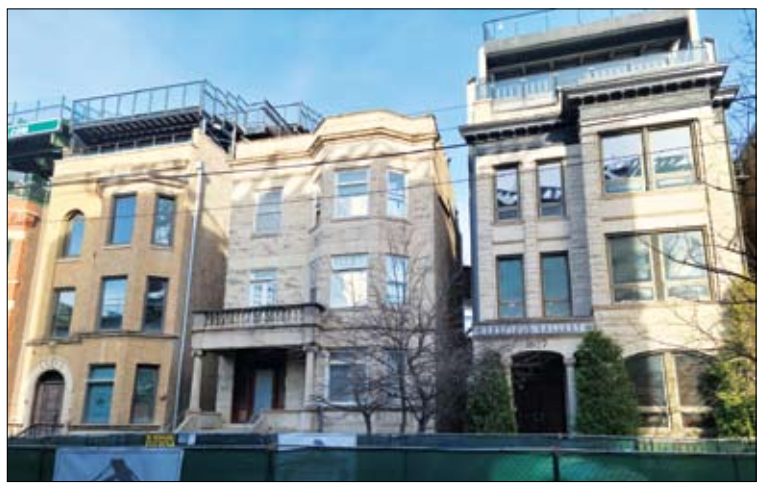
The address of the new development will be 3627 N. Sheffield Ave. The Chicago City Council approved the rezoning of the three buildings in July 2024.

Demolition has already begun on the middle of the three buildings, 3631 N. Sheffield Ave with city permitting expected soon on the adjacent two buildings, 3627 to the south and 3633 to its north.

The 3-story greystone limestone facade building was built in 1899 or 1900 according to the public records site CountyOffice.org. Wrigley Baseball Group LLC is tearing down the trio of residential structures to make room for the new building designed by DXU Architects.

The majority of Wrigley Field rooftops managed under the "Wrigley Rooftops" brand are owned by the Ricketts family who also own the Chicago Cubs and Wrigley Field.

The Ricketts family began purchasing the rooftop properties in order to control the marketable sightlines into the stadium and owned or controlled 11 of the



(Top) 3633, 3631, and 3627 N. Sheffield Ave. to be razed. *Photo by Bob Zuley.* (Bottom) "Let's play two" may mean two games of Pickleball at the new building going up at 3631 N. Sheffield Ave.

rooftop locations by the end of the 2016 season.

Wrigley Rooftops is the Ricketts family's marketing arm and brand for their rooftop holdings through their Greystone Shefield Holdings and Hickory Street Capital.

In 2013, principal owner Thomas S. Ricketts sought city approval

3-FLATS *see p. 12*

Doomsday transit cuts await CTA, Pace, Metra riders

Massive budget gap will slash services in 2026

BY BOB ZULEY

More than half of Chicago's CTA bus routes could be eliminated, at least part of four "L" lines could shut down, and Metra weekday service would be slashed to once an hour under a transit doomsday scenario.

Also on the table are fare hikes and job losses.

These are some of the cuts under consideration by RTA leaders if state lawmakers fail to plug a $771 million budget gap expected to hit the region's four transit agencies as soon as next year when federal COVID-19 bail out cash runs out, the RTA said Friday.

The lengthy government-imposed economic lockdown during the pandemic dramatically changed transportation habits away from public transit toward private transit. The mix of the work from home trend, fear over picking up a virus on trains and buses, and then the high crime and lack of security over the last four years has seen even strong advocates of public transit look for other transportation sources.

These worse-case scenarios will occur if the budget hole is not filled, and with the city, county and state all suffering financially, there is just no easy money left.

These reductions would dramatically slash services across the CTA, Pace, and Metra, limit access to buses and trains across the region, and bring dire economic consequences, the RTA warned.

"People have to understand what the consequences are of not filling the funding gap," said RTA executive director Leanne Redden. She called the effects of the potential cuts "devastating."

Cuts to the sanitary health budgeting would be devastating to the already soiled CTA system as well as the much ballyhooed Under-L pedestrian pathway under the Red Line L tracks in Edgewater and Uptown.

The CTA, Pace, and Metra would begin planning service cuts and eliminations as part of their budget processes and would be required to give public notice on proposals to slash service or raise fares. That could occur through the summer and fall of 2025 for cuts to take effect in 2026.

"You really cannot balance this kind of budget gap with service reductions," said Maulik Vaishnav, senior deputy executive director of planning and capital programming at the RTA. "There has to be full eliminations on the table."

Transit agencies and advocates have pushed to boost funding, while lawmakers have said their focus is first on the way transit is overseen. Two bills being considered by the General Assembly address oversight, with one calling to consolidate the CTA, Pace, Metra, and the RTA into one entity. Another backed by labor groups aims to boost coordination among existing agencies.

Left unspoken are advances in robotic and Artificial Intelligence, and how they could run much of the transportation sys-

TRANSIT *see p. 12*

A platter of crispy fried chicken can reinvent

By Thomas J. O'Gorman

"There are two schools of fried chicken. One is brining in salted water and the other is soaking in either buttermilk or milk. I just combine the two."

– Padma Lakshmi

Are you a fan of fried chicken? All golden, crunchy and delicious?

For me fried chicken is the king of vittles. The tip-top of menu items.

Like pizza, some of it is better than others. But there's no "bad" fried chicken.

Fried chicken is one of great urban consequence of Chicago life. A self-sustaining culinary dynamic of local life. The best variety of fried chicken is what unfolds when people come here from all regions. Armed with tried and true recipes that would knock your socks off.

Variety in preparations always spreads the wealth. Like buttermilk baths or beer batter, cornmeal crusts. Buttery fry-ups, or a peanut oil deep fry. There's always canola oil, olive oil, or grapeseed oil in a cast iron skillet.

As a child, more often than not I'd order fried chicken as my entrée when dining out. There was usually mayhem at the table when my sister, Mary Regina, realized that our food was often long-delayed. She always blamed the fried chicken I requested, as it was cooked to order. The unusual delay was always irksome.

The wait gave us more time to enjoy our salads for which I created my own dressings from the variety the restaurant offered. To this day I still cherish the chance to mix homemade Italian with the splendid 1000 Island. That mix was concocted at Jack Gibbons Gardens set in the middle of farmland that today is Oak Park Ave. and 147th St. in Oak Forest.

Gibbons' fried chicken enjoys the highest award for taste and flavors. And their version of hash brown potatoes were a further mark of their kitchen excellence. Loaded with butter, paprika and sage. Superb. Subtle. And oh, so savory. Throw in a few ears of fresh corn-on-the-cob and you had the finest meal in America in the Eisenhower Era.

The chicken would come family style on a large platter. Layered high. There was always enough to take home.

We still go there after more than six decades. We used to enjoy sitting on the enclosed wraparound porch, checking out the antics of the herd of nearby cows in the fields. Gibbons was truly a right of passage. Still is.

Another grand venue for fried chicken is Erie Cafe, 536 W. Erie St. And fried chicken isn't even on the menu. But if you're a regular customer your waiter can always arrange a platter for you. I always laugh when newcomers see the fried chicken on my plate and say they didn't notice it on the menu. So then I got some 'splaining to do.

Served hot or cold, eating fried chicken increases our chances for friendship and sustained companionship.

I like it with mashed potatoes and spinach.

Dining at Erie Cafe is its own time warp. Like going back to the 1950s, all mid-century modern when food was rich but simpler. Erie's fried chicken may be the best in the 606 zip code. The Lenzi Family, EJ, Larry, and Ron Lenzi Jr., are now in a new generation of wise restauranteurs.

But recently I've had some concerns about the fried chicken environment in Chicago. Uncle Remus, a well renowned Bronzeville restaurant, at 737 E. 47th St. Black owned. Woman led. Sadly they closed their South Side doors last week, depriving Chicago's eating public of some treasured finger lickin' lip-smacking delight. They first opened in 1969 by Gus and Mary Rickette, and continues under the leadership of Gus and Mary's daughter, Charmaine Rickette Alfred.

But some problems arose with the 47th St. building they were in. They want to find a fresh location on the South Side. They still have a location on W. Madison St. I just worry that they might abandon the South Side home search.

Have you ever had the Uncle Remus fried chicken? Absolutely fantastic. It's "saucy" fried chicken. Spicy. Gooey. Filled with tang. A treasured recipe.

On St. Patrick's Day preserving my Irish dignity was tough. I observed the day with a plate of fried chicken in Logan Square at Gretel on 2833 W. Armitage Ave. They brine an excellent bird there and fry it up with refined distinction. High cuisine thanks to the many rarified chefs hands in the kitchen. Crunchy, robust, savory skin with spicy hot honey butter. At Chicago's most glorious interior saloon. Bottles on the shelves two stories high. I'm imagining a fiddler playing in the background like in Chicago's pre-incorporation days.

Food here is showcased, thanks to an acute awareness of savory tastes.

We came for the crunchiest of fried chicken, but stayed frozen in place as a tray of a dozen iced West Coast oysters appeared. With high-end beers and wines melding flavors. Best cheesy macaroni ever exploded along side their homemade pickles and homemade chips in Old Bay seasoning. This was a full half chicken assembly praising St. Patrick.

Among the dividends of eating fried chicken in Chicago is the widespread prevalence of genuine hospitality. That treasured virtue of warmth and welcome that just seems to flow from crispy skin on well-seasoned fowl. An ironic nomenclature for the most delicious of poultry.

Eating fried chicken increases our chances for friendship and sustained companionship. All nestled under the cozy protective umbrella of tasty sharing. Hot or ice cold.

Don't we need some fresh understanding of hospitality here in Chicago? Couldn't we expand the details that enable us to open the door on what neighbors and friends really need?

As neighborhood balance and equilibrium deteriorate, couldn't we fry up some buttermilk fried chicken? And release the dogs of understanding, mutual protection and genteel listening?

There's a necessity for more accessible friendships without the urban straightjackets of suspicion, false rumors and cheesy gossip, all disastrous consequences of shallow fearful living.

We don't have to look far to see that a platter of crispy fried chicken can reinvent, ice cold on the 4th of July, or in the backyard on blankets on Labor Day weekend.

Perhaps, then, we could circumvent the meanness of the Chicago Teachers Union and their non-stop platform of revenge and bankruptcy against the people of Chicago. Stopping their disgraceful demonstrations in the shabby political activity of their Mayor Brandon Johnson.

Maybe friendlier fried chicken skies could produce members of the City Council who actually understand the functions and resources of urban government. Instead of wasting time trying to legislate costumes for the public. Snatching away people's raccoon stoles or muskrat pantaloons.

Making the city safe for furry friends is hardly how Chicago started. Weren't we the nation's fur trapping capital? Who do you think was living here in 1803? Trappers and traders, y'all.

Did anyone see the irony in all that recent Shakespearean council's wheel-spinning? We definitely need more fried chicken drumsticks. Some good old-fashioned listening could have proved informative. I would feel better protected. And I don't ever wear mink.

So digging into Chicago's fried chicken past, I discovered one of Chicago's earliest residents, Marc Beaubien, himself, the Sauganash Inn proprietor, Chicago's first Hotelier in the 1830s, was also responsible for some great fried chicken, as well as hospitality, attentive listening, and neighborly protection. And fiddle playing. The famed Chicago violin player said this —"I keep the tavern like hell and play the fiddle like the devil."

That's a perfect Chicago recipe for eating and fair governing. Anybody listening?

HOUSE OF FERRAGAMO: Audrey Hepburn's relationship

REINVENT *see p. 8*

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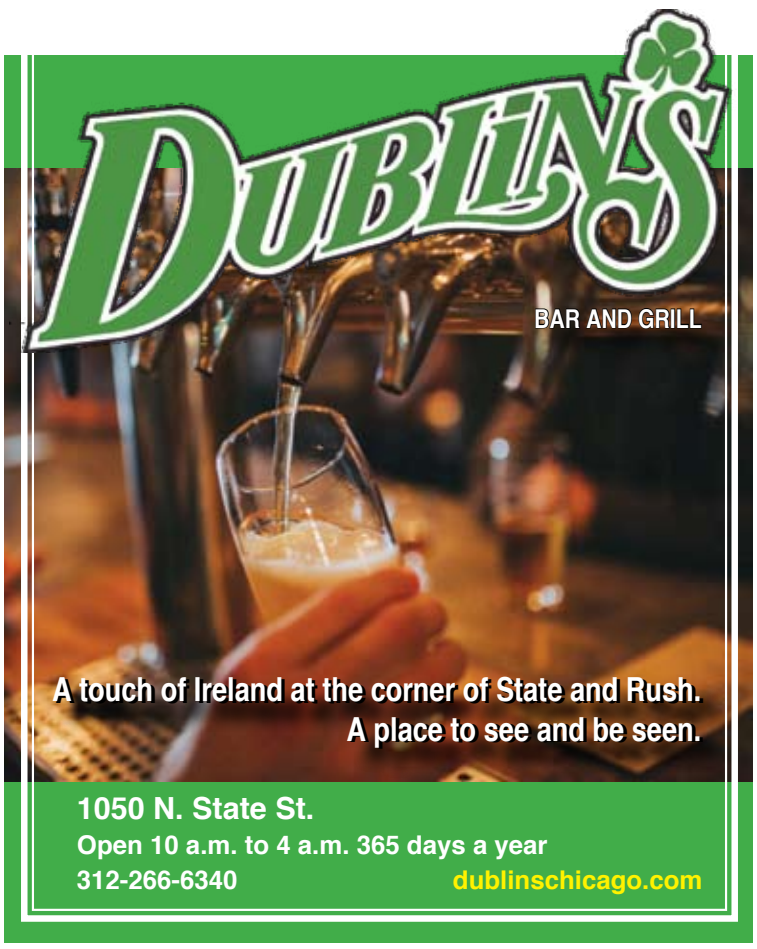

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Assessor's office scrambles to fix tax-data integrity

The Home Front

by Don DeBat

The Cook County Assessor's job is hugely important—overseeing the nation's largest property tax system with more than 1.9 million real estate parcels that must be valued.

However, a recent investigation by the Illinois Answers Project and the Chicago Tribune identified hundreds of mistakes caused by misclassified and undervalued properties, mostly centered on new or renovated properties during the 2023 tax year.

In some cases, Cook County Assessor Fritz Kaegi's office assessed mansions as vacant lots and missed assessing the bulk of two new subdivisions in a far south suburb. Kaegi's office quickly moved forward with an internal audit that eventually revealed that even more properties were improperly classified.

Over the past several months, the assessor assigned staffers—including the top official overseeing data integrity—to sharpen office-assessment processes that previously resulted in inaccurate tax bills and hundreds of millions of dollars in missed value that should have been taxed.

Apparently, the misclassification issues mostly revolve around building permits, and failure to patch holes in the office's databases. In hundreds of cases, Kaegi's office had construction-permit records on file, but failed to follow up or modify assessments with the new information.

"These changes are central to our ongoing work to modernize our operations, make our own work more efficient, and ensure that the property-tax system is fair and accessible for all Cook County residents," said the Assessor's spokesperson Christian Belanger.

A reformer, Assessor Kaegi was elected to the job in 2019 after defeating longtime Democratic-machine stalwart Joseph Berrios in the election.

Critics say Berrios' loose-cannon assessment style often sidestepped fairness and focused on well-heeled insiders along with politically connected tax-appeal lawyers. Favorable valuations allegedly were handed out to wealthy downtown property owners who kept donations flowing into Barrios' and Democrat Party campaign coffers.

While nepotism and patronage ran rampant, and ethics rules were ignored by Berrios, Kaegi ran on a pledge to overhaul Berrios' dysfunctional office, and voters believed him. On the whole, Kaegi has delivered. So kudos to Kaegi.

Kaegi inherited not only a deeply flawed, ethically bankrupt office, but also a dusty, decades-old data system that relied on reams of paper. When Kaegi first took office, his staff allegedly found 600 tons of paper tax appeals in storage.

Fritz Kaegi

Immediately, Kaegi launched a plan to modernize the office's data system, replaced most of Berrios' top staffers and halted the office's practice of accepting campaign contributions from tax-appeal lawyers.

Kaegi refocused assessment efforts on the fat cats to give relief to homeowners who have been carrying the majority of the tax burden for decades.

The International Assoc. of Assessing Officers presented Kaegi's office with its "Outstanding Public Information and Outreach Award." And, the National Assoc. of Counties gave his office an award for its digital innovation efforts.

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

Kaegi probably is the most honest, friendly and approachable Cook County Assessor we ever have had, based on this reporter's opinion, after covering the office for 57 years.

How to check property characteristics

Homeowners seeking to verify the assessor's facts about their property should go online and visit: www.cookcountyassessor.com.

- Hit Property Search and type in your home or apartment building's Permanent Index Number (PIN), or address.
- Scroll down to "Characteristics" and double check that the assessor has the correct facts.
- For multi-family properties, check the number of apartments, number of bedrooms, baths and the building's square footage of living space.
- Does the property have a garage?
- Then, click on "Exemptions," and make sure your property has a Homeowner's Exemption. If you are over the age of 65 years, you also should have a Senior Exemption.
- If any information is erroneous, apply for a Certificate of Error.

Before serving as assessor, Kaegi had a 13-year career as a financial-asset manager at Columbia Wanger Asset Management. Born and raised in Chicago's Hyde Park neighborhood, Kaegi holds an MBA from Stanford Univ. As a young man he lived in Lincoln Square and to this day he still marches in the annual German-American Day Parade up Lincoln Ave.

Over the decades, this writer has covered real estate assessment trends while the assessor's office was headed by a diverse collection of mostly Irish-American Democratic-machine creatures—including P.J 'Parky' Cullerton, Thomas M. Tully, Thomas C. Hynes and James Houlihan. The ancient Cook County Assessor's office has existed in its present form since 1932.

While "patching holes" in the Assessor office's databases, let's not ignore the elephant in the room. Every property in the Cook County assessor's system also comes with detailed property characteristics—facts about lot sizes, square footage of interior space, number of bedrooms, number of bathrooms, fireplaces and garages.

The truth is, over the years, few if any of these property characteristics have ever been updated. In many cases, the information is inaccurate, and in some cases probably caused the property's assessment for many owners to be too high, leading to decades of over taxation.

The Home Front column con-

INTEGRITY *see p. 4*

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Change in law lets tax breaks automatically renew for homeowners with disabilities

BY MARIA PAPPAS

State lawmakers have made it easier for people with disabilities to continue receiving annual property tax relief.

Cook County homeowners who receive the Persons with Disabilities Exemption no longer must reapply for the benefit every year. Lawmakers acted to allow the benefit to automatically renew annually, at least through 2027.

Exemptions are tax breaks that typically reduce a property's Equalized Assessed Valuation, or EAV. The Persons with Disabilities Exemption reduces a property's EAV by $2,000, thus reducing the tax bill.

Without automatic renewal, people receiving the benefit may forget to reapply each year and miss having their tax bill reduced by potentially hundreds of dollars.

That's what happened to a resident named Noemi. But she happened to catch our phone bank on ABC 7 and realized she might be missing exemptions.

We're glad she called in because we quickly determined she hadn't applied for her disability exemption from 2019 through 2023. We added up those missed exemptions and promptly mailed her a check for more than $1,200.

And she's not alone. Right now, my office is sitting on some $33 million in missed exemptions.

If you think you or a loved one might be missing this tax break here are the requirements that must be met to receive the Persons with Disabilities Exemption:

• The person with a disability who is responsible for paying property taxes must be the owner and occupy the residence as of Jan. 1 of the year for which the application is being submitted.

• The homeowner must submit proof of disability, such as a Class 2 Illinois Person with a Disability ID Card

• The property cannot receive this exemption in the same year its owner receives the Veterans with Disabilities Exemption for Specially Adapted Housing or the Veterans with Disabilities Exemption

Maria Pappas

Other exemptions, including the Homeowner Exemption and the Senior Citizen Exemption, also automatically renew on an annual basis. However, people receiving the Senior Freeze Exemption, which is available for senior citizens with an annual household income of $65,000 or less, must reapply every year to demonstrate they continue to meet income eligibility requirements.

Www.cookcountytreasurer.com, has more information about exemptions and can walk you through the application process.

Monitoring exemptions, and any you might have missed, could pay off for you like it did for Noemi. But your right to claim exemptions does expire after four years, so the time to act is now!

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Letters to the Editor

Punch in the nose

It seems Thomas J. O'Gorman has once again reached for essential truths: no one likes a bully. He landed that punch right on the nose.

In his latest column, he highlights two small businesses—not seeking dominance, but simply fighting to survive, take care of their own, and prove that local ownership still matters. Their success strengthens our communities. But others have different plans—ones that include taking what isn't theirs.

For years, zoning laws protected property rights, and it worked. Safe, stable neighborhoods like Old Town were built on that foundation. But today, real estate is under attack from all sides—and in every neighborhood. It's become a full-time job just to protect what you already own.

Because at the end of the day, a bully just wants their way. And the only way to defeat a bully is to stand up to them.

Thank you, Mr. O'Gorman, for reminding us that the fight for fairness isn't just justified—it's necessary.

Tim Carew
Old Town

No monument to excess

In any thriving neighborhood, smart development is about balance - growth that enhances the community without overwhelming it. That's why we in Old Town endorse a revised, eight-story Fern Hill development which meets the four critical tests for up-zoning scale, infrastructure capacity, traffic impact, and community benefit.

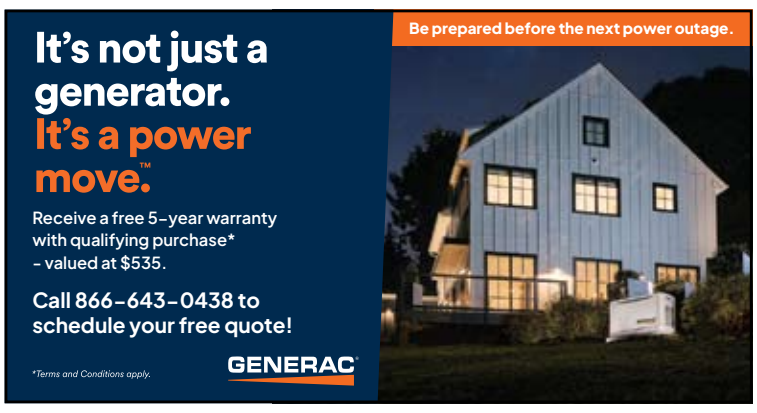
Old Town is no stranger to change, but development must respect the neighborhood's character. A mid-rise, eight-story alternative welcomes new housing and retail without creating gridlock, service access issues, or the casting of long shadows over the community. It avoids the oversized, out-of-scale 37-story tower while delivering meaningful economic benefits.

Unlike a 37-story high-rise, an eight-story plan aligns with existing infrastructure, traffic flow, and pedestrian safety - without sacrificing residential and merchant parking. Most importantly, it puts the community first by ensuring livable, human-scaled architecture instead of a luxury tower built for outside investors.

The City's Zoning Committee must demand responsible growth - not reckless overdevelopment. An eight-story compromise is the right solution. It respects Old Town's past while securing its future. On April 15, we urge city leaders and residents to build something that fits - not something that overwhelms. Let's lay a foundation for sustainable growth, not a monument to excess.

Corinne Svoboda
Old Town

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



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Creators of Deep Dish Pizza give locals a peek into the magic of iconic pie

There are a few things Chicago is known for around the globe. If you remove organized crime and Michael Jordan from the equation, that leaves just our pizza for the world to ponder over.

While locals like all 10 variety of pizza styles found in Chicago, visitors tend to first want to try Chicago Deep Dish, invented in 1943 by Ike Sewell and Ric Riccardo at Pizzeria Uno in River North, (previously known as The Pizzeria and Pizzeria Riccardo). The two opened up at the corner of Ohio St. and Wabash Ave., and Uno's got its name when Sewell and Riccardo opened Pizzeria Due a block away in 1955.

Now Pizzeria Uno, will celebrate National Deep Dish Pizza Day - April 5 - by hosting a new, in-store experiential cooking class where attendees will go behind the scenes and "into the kitchen" to roll up their sleeves, put on an apron and get creative as they make their own deep dish pizza masterpiece using the brand's iconic recipe of more than 80 years.

Guests will get a sneak peek into how Pizzeria Uno's signature pizza dough is made, and then try their hand at the recipe before learning the proper deep dish pizza build technique.

The class starts at noon Saturday, April 5, and includes pizza, house salad (where students will learn how to make Sewell's secret salad dressing) and beverage, all for $40 per person [visit www.eventbrite.com/o/uno-pizzeria-grill-59922057633]. Those who are ages 21+ will also be able to enjoy a complimentary draft beer or glass of wine as they indulge in their pizza creations.

Classes will be held at the 29 E. Ohio St. and 619 N. Wabash locations. To join the fun, register online as spots are limited.

This class is open to everyone, ages 5 and above.

INTEGRITY *from p. 3*

ducted its own survey of a collection of North Side buildings to check on errors in the assessor's property characteristics. Here's what our investigation learned:

• Old Town. A vintage multi-family apartment property is being over-assessed for having a 3.5-car garage. Not only does the property not have a garage, it doesn't even have an alley.

• Lincoln Park. The owner of a Victorian three-flat was surprised to learn that the assessor lists his building as a five-flat, with 11 bedrooms and nine bathrooms. The building only has five bedrooms and five and one-half baths.

In addition, the assessor's characteristics show 4,822 square feet of interior space. The apartments have 1,100 square feet each, meaning the total square footage is about 3,300 square feet—a whopping 31% error in mystery space.

And, the senior-citizen owner applied for a Senior Exemption, but the assessor did not grant one even though the property owner is over the age of 65 years.

• North Lincoln Square. According to the assessor, this four-flat has a 2-car brick garage. That was true 40 years ago. However, after a City of Chicago construction vehicle backed into the garage and structurally damaged it, the city ordered that the garage be razed.

Regardless, 40 years later the assessor still lists the non-existing 2-car garage under the property's characteristics. And, the "invisible garage" is still listed on the assessor's "property characteristics," likely causing the property tax bill to be higher.

Regardless, 40 years later the assessor still lists the non-existing 2-car garage under the property's characteristics. And, the "invisible garage" is still listed on the assessor's "property characteristics," likely causing the property tax bill to be higher.

So, how did the assessor's property characteristics on some of these properties become erroneous?

Experts say during Chicago's post-World War II housing shortage especially in old inner-city neighborhoods such as Old Town and Lincoln Park, often small apartment buildings were subdivided into additional living units. Kitchens and bathrooms were added, often without building permits being issued. (Yes, we know, our readers must be shocked.)

With little or no post-war building-code enforcement, a three-flat could easily be transformed into a seven-flat, sometimes without separate front and rear entrances.

During this late 1940s era, a one-bedroom apartment would rent for $20 a month, historians say. The rent sounds ridiculously low, but the average worker back then earned about $50 a week.

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.

Track record of former Cook County Assessors

BY DON DEBAT

Let's look back at the track records of some of the most interesting folks who once occupied the chair of Cook County Assessor.

• P.J. 'Parky' Cullerton, 1958-1974. A descendant of a long line of politically connected Cullertons, Parky served as a Democratic Committeeman and Alderman of Chicago's 38th Ward before Mayor Richard J. Daley appointed him to the assessor's job in 1958, a post he held until 1974.

If you ran into Parky in an elevator at the County Building while he was returning from a political luncheon or smoke-filled room, he would greet you with his famous salutation: "Hi, Keed!"

• Thomas M. Tully, 1974-1978. A former assistant state's attorney, Tully's website describes him as "one of Chicago's most prominent and well-respected" lawyers. Handsome Tully had a nice smile and dressed like a Wall Street trader.

Tully ascended to the job of assessor after serving as chief deputy assessor from 1971 to 1973, and earlier as the assessor's legal advisor from 1963 to 1965.

According to a 2018 Chicago Tribune investigation, Tully's firm, Thomas M. Tully & Assoc.—which specializes in property tax appeals—contributed $5,000 to assessor Berrios in the fourth quarter of 2016.

Tully's law firm filed appeals for clients on commercial and industrial properties with a value of about $2.9 billion since Barrios took office—winning assessment reductions of $756 million.

• Thomas C. Hynes, 1978-1997. A physics teacher from the Beverly neighborhood on Chicago's Far Southwest Side who dressed like a Harvard professor, Hynes had a long political career.

Hynes served as 19th Ward Democratic Committeeman, and was president of the Illinois Senate. Intelligent and erudite, Hynes was elected assessor in 1978, and reelected five times.

In 1979, Hynes gave this reporter an award for "explaining the mysteries and complexities" of the Cook County assessment system for a series of Chicago Sun-Times articles I wrote as real estate editor.

This writer liked Hynes for his intellect. His deputy assessor, Dick Vanecko, was a knowledgeable man who happened to be married to one of Mayor Richard J. Daley's daughters.

In 1987, Hynes ran against incumbent Chicago Mayor Harold Washington, the city's first Black mayor. Later, Hynes withdrew to avoid splitting the vote with two other candidates—Democrat Edward Vrdolyak and Republican Don Haider.

• James Houlihan, 1997-2010. Houlihan was a protégé of Hynes, serving as a deputy assessor. He was appointed assessor after Hynes resigned from serving 18 years in the post. In 1972, Houlihan was elected as Illinois state representative and reelected in 1974.

When Houlihan took office, residential properties were undervalued. Rather than remedying this, which would have led to higher taxes for many, he kept rates artificially low, which may explain why he was assessor for 14 years.

Critics said Houlihan operated outside of professional appraisal standards. He skewed residential values so low that it severely uncalibrated the county's property tax system.

Ironically, Houlihan was a rival of Joseph Barrios, who then was serving as a Cook County Board of Review member, and later ascended to the assessor's post.

History Museum seeks artists to amplify 'Facing Freedom' Exhibit

BY JANE LAWICKI

The Chicago History Museum [CHM] seeks local artists' proposals as it re-envisions the museum's "Facing Freedom" exhibit in anticipation of America's 250th anniversary.

Four original works of art are sought to respond to one of four important documents in U.S. history—the Declaration of Independence, U.S. Constitution, the 13th Amendment, and the Northwest Ordinance. Proposals are due March 31.

"We really [want artists'] help to draw out the connections between the past and the present," explained Paul Durica, CHM's director of exhibitions. "We have visitors see these living documents. They are written in the past but shape our present. And they can be changed, amended," he said.

The art installations will be on display for three months each in the museum's lobby, accompanied by copies of the four notable documents. Artists can propose work in any medium that can safely be arranged. Each $10,000 award is intended to cover the artist fee, production, and any costs associated with the installation and de-installation of the work.

"While we have these documents, such as the Declaration of Independence, the US Constitution, they haven't always extended freedoms to all America. It's been up to everyday Americans to have the documents live up to their purpose," said Paul Durica.

"The ["Facing Freedom"] exhibit looks at how our understanding of freedom has changed over time," Durica shared. "While we have these documents, such as the Declaration of Independence, the US Constitution, they haven't always extended freedoms to all America. It's been up to everyday Americans to have the documents live up to their purpose."

The current exhibit focuses on four ways Americans have interpreted and redefined the ideals of freedom. Whether through armed conflict, race and citizenship struggles, workers' rights, or public protests, generations of Americans have built on these foundational documents to move freedom forward.

Featuring national histories around abolition, suffrage, farm workers, and Japanese incarceration, exhibit themes express the struggle to understand what American freedom means. Individual stories inspire action and amplify the call to take on personal responsibility to protect freedom.

"While the topics are national, there is an effort to bring the topic home with local stories and artifacts that address the topics," Durica said. As an example, he notes the exhibit's inclusion of the Oct. 1963 "Freedom Day" in Chicago where nearly half of Chicago's public-school students skipped class, leaving South- and West-side schools empty as a demonstration again segregation.

The reimagined exhibit will open in 2026. Objects on loan will be replaced, stories amplified or localized, and new story examples introduced.

"[We want to keep] the focus in place but share different objects and different people. We're trying to figure out the connection in each of the stories, and what links are local from a national movement," Durica said. "For example, many people are not aware that many Japanese families who were incarcerated did not return to their homes but, instead, moved to the Midwest and Chicago."

Durica noted the women's suffrage stories would continue but, for example, may now focus on the role of Black women and women of color in the movement. Regarding the section on enslavement and abolition, he hoped to add regional stories.

"Chicago was an important destination along the Underground Railway," he said. "We want to amplify these [local] stories.

Calling all artists… Four original works of art are now being sought by the Chicago History Museum to respond to one of four important documents—the Declaration of Independence, U.S. Constitution, the 13th Amendment, and the Northwest Ordinance.

Durica added that, while the current exhibit focuses on 19th and 20th Century struggles, nothing is included in the 21st Century. While the reimagined exhibit may include additional themes such as LGBTQ+ rights, nothing is yet definite.

The current exhibit, opened in 2010, is funded by Jennifer Pritzker's Tawani Foundation. Durica said the 2026 exhibit will have multiple donors.

"The museum seeks support from a variety of sources, including private funders and organizations engaged around the experience," he shared. Anticipating some state government support, he added, "there will likely not be one donor but a mix of funders."

Durica concludes that "Facing Freedom" involves taking an honest, authentic look at the country's past and the present it has produced.

"Struggles have been won and faced by everyday people just like us," he said. "It's scary – anything in the present could go away. But it's hopeful – we can make a difference with our actions. The power is in our hands to make the documents live up to the documents' ideals. We need to continually remind ourselves that the document begins with "We the People."

All art 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).

MARIA PAPPAS
COOK COUNTY TREASURER

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Police Beat...

Guitar-carrying arsonist set several fires in Edgewater

These surveillance images show a man suspected of setting three fires on the North Side in Nov. 2024.

A guitar-toting firebug set at least three arson fires on the North Side and Chicago police are hoping someone will recognize him. The fires were all set in the early morning hours of Nov. 24, 2024, but police are only now releasing surveillance video and details about the crimes.

CPD said the man set fires in the 1300 block of W. Early at 2:45 a.m.; the 5600 block of N. Ridge at 2:55 a.m.; and the 5800 block of N. Glenwood at 3:20 a.m. He is White, has medium-length hair, and may have had a mustache in November. He was wearing a long dark coat and a fedora as he walked around with a colorful guitar case on his back.

In a video released Friday, the man is seen lighting a piece of paper on fire and tossing it into a residential garbage bin on Early Ave. As he walks away, the flames grow bigger and bigger. According to the video, he is suspected of setting "several" similar fires.

Anyone with information that could help with the police investigation can contact arson detectives at 312-746-7618 regarding case #JH509735.

Shootout in North Side apartment leaves man dead

Police say a man was shot and killed during a shootout in a West Rogers Park apartment March 23. Investigators are looking for two suspects who fled the area in a vehicle.

Chicago police said a 32-year-old man and two other men became embroiled in an argument in an apartment in the 6400 block of N. Richmond around 2:43 a.m. The situation escalated and devolved into an "exchange of gunfire in the apartment," according to a CPD statement.

The victim, who suffered a gunshot wound to his chest, was pronounced dead at the scene.

A source familiar with the investigation said the men had been drinking before the shooting. Bullet holes riddled the apartment walls and a firearm was recovered at the scene.

An officer at the scene described the suspects as two Black men between 25 and 30 years old. One was tall and skinny with dreadlocks. He wore a blue and black jacket. The other wore a dark jacket.

Teens charged with Old Town carjacking

Two teenage offenders, one 16, the other 17, have been charged with Aggravated Vehicular Hijacking in Old Town.

The two youth offenders were arrested on March 20, in the 1400 block of N. Sedgwick St at approximately 2:52 p.m. and 2:57 p.m., respectively. They were identified as the offenders who participated in taking a vehicle at gunpoint from a 47-year-old male victim on March 7, in the 1300 block of N. Sedgwick St.

The offenders were placed into custody and charged accordingly.

Federal judge tosses lawsuit seeking to hold CPD responsible for not pursuing violent robbery crew

A federal judge has dismissed Dakotah Earley's lawsuit that tried to hold the city and a handful of Chicago police officers responsible for not pursuing a carload of armed robbers who later shot and nearly killed Earley during a holdup in Lincoln Park.

The lawsuit, U.S. District Judge LaShonda Hunt recently summarized in her order dismissing the case, sought to hold the city responsible for "a policy that chills and hampers police officers from pursuing fleeing suspects."

"The happy side after all this is we're too busy living," Earley's mom, Joy Dobbs, said. "Dakotah has relocated. He is taking some finance classes… Things are great and God is so good and present."

An appeal may be forthcoming.

It has been nearly three years since an armed man rounded a corner and confronted Early with a firearm at the intersection of Wayne and Webster in Lincoln Park. Earley struggled with the man, who shot him and then, while demanding Earley's phone password, shot him again as he lay writhing in pain in the street.

A nearby surveillance camera recorded it all — audio and video. Earley was not expected to survive. Little by little, with his mom at his bedside, his condition slowly improved. Doctors had to amputate part of his leg. It took months for him to finally go home.

The holdup is part of a two-night wave of robberies in Lakeview and Lincoln Park that left at least eight victims in its wake. In one of the earlier holdups, robbers got away with a Lakeview man's white BMW, which had been parked in the 2900 block of N. Halsted.

Shortly before Earley was robbed and shot, CPD officers found the BMW on Museum Campus Dr. and tried to pull it over. But the driver sped away, and the cops let it go.

"It took off. We tried to put a stop on it," an officer radioed. "We're not following. We're not chasing. Show us heading into [the station] to do an eluding" report.

Almost exactly an hour later, that BMW rolled up to the corner of Webster and Wayne in Lincoln Park. A gunman got out of it and ambushed Early. Police believed the crew responsible for robbing the BMW's owner and Earley may have robbed 20 people on the North Side in three days. Most of those occurred after police ended their pursuit of the BMW downtown.

Investigators ultimately made a couple of arrests. A man named Tyshon Brownlee is accused of shooting and robbing Earley. His case is still pending. The getaway driver who piloted the stolen BMW received a five-year sentence in 2023.

New prosecutor's strict shoplifting policy is bad news for Leonard Johnson

Mugshots of Leonard Johnson is seen in mugshots from 2018, 2020, and March 12.

The decision by Cook County's new top prosecutor to enforce state shoplifting laws as they are written is troubling news for a veteran of this blotter's reporting, Leonard Johnson. Recently departed Cook County State's Attorney Kim Foxx refused to charge people with felony shoplifting unless they stole merchandise worth more than $1,000 or had at least ten prior convictions.

But Eileen O'Neill Burke reversed that policy on her first day in office last December. She ordered her team to follow state law, making the felony threshold $300. She also instructed prosecutors to enforce a state law allowing for felony charges to be filed in cases involving less than $300 if the accused has a previous theft conviction.

On March 12, Chicago police received a "suspicious person" call about two men loading stolen merchandise into a Chevy Malibu in the 2600 block of N. Elston, a CPD report said. Officers found the Malibu unattended and searched the area and detained Johnson, 26, and another man who were carrying merchandise nearby.

In a report, an officer said Johnson admitted "he did take merchandise without paying but is willing to give it back." Johnson also told the cops that he had more merchandise in his car, according to the report.

Johnson, police said, admitted "he steals often and he steals to sell as well as keep for himself."

The police recovered material allegedly stolen from three stores on the block: $343 from Burlington; $348 from Ross Dress For Less; and $254 from Five Below.

Under Foxx, those would be misdemeanor charges. But not under Burke. Her office charged Johnson with two counts of felony retail theft over $300 and felony retail theft of under $300 with a previous conviction, according to court records. The man police arrested with Johnson faces two felony counts and, because he does not have a prior theft conviction, one misdemeanor charge.

Johnson has been featured here twice before, first for a robbery he committed on the Red Line in River North and later for a carjacking in Lincoln Park.

In 2018, Johnson was ID'd in a CTA video as the "primary aggressor" in a group that surrounded a man on the Grand Red Line CTA platform, demanded his wallet, and then tried to withdraw money from his accounts at the station's ATM. He eventually received a 3-year prison sentence.

Two years and one day after the CTA robbery, Johnson and two accomplices carjacked a 27-year-old man in the 900 block of W. Armitage. Prosecutors said the men pulled the victim from his car, drove away with it, and then used his credit card at a gas station near Aurora. CPD detectives recognized Johnson (this may sound familiar) from the store's video footage.

Johnson pleaded guilty to vehicular hijacking in March 2022 in exchange for a 6-year sentence.

Daytime knife attack leaves man critically injured in the Loop

A man is in critical condition after being stabbed in the chest during a fight in the Loop March 19. The daytime attack was caught on video.

Chicago police said the 27-year-old victim got into an argument with another man near the corner of Dearborn and Van Buren around 6:15 p.m. Video posted by Chicago Critter shows the assailant holding a knife and taking full roundhouse swings with the weapon.

The victim ultimately falls to the pavement in the middle of the street, and the assailant is seen stabbing him while he is down.

CPD officers applied a chest seal and a tourniquet to stem the victim's blood loss from stab wounds on his arm and torso.

He told the police that the attacker, a Hispanic man, fled the scene in a green Chevy Malibu with a Hispanic woman wearing a pink dress. The victim added that the couple may live near the 69th Street Red Line station.

Woman charged with shooting and stabbing her estranged friend in Rogers Park

Nearly three years after a woman was shot and stabbed in Rogers Park, her estranged friend is now facing charges after being extradited from Texas.

Malika Alford

On April 29, 2022, Chicago police said a 23-year-old woman was stabbed and shot in the legs in the 7100 block of N. Glenwood by someone she knew. Within a month, prosecutors charged Kamiah Alford with handing a gun to the shooter, who was arguing with the victim. Now, prosecutors say the shooter was Alford's sister, Malika.

Malika Alford, 30, allegedly fled to Texas after the shooting but was recently arrested in the Dallas area and brought back to Chicago to face charges.

Prosecutors said the victim decided to end her friendship with Malika Alford and travelled to the 7100 block of N. Glenwood to return a wig she had borrowed from her. When the victim and Malika met in the middle of the street, Malika pulled out a knife and began swinging, according to a detention petition.

She successfully stabbed the victim in both legs. Malika then asked her sister for a firearm and shot the victim in her left leg, officials said. The Alford sisters fled after the attack.

Prosecutors told Judge James Murphy that Alford had three other outstanding warrants when authorities scooped her up in suburban Dallas. Murphy ordered her detained on charges of attempted murder, aggravated battery by discharging a firearm, and additional aggravated battery counts.

Kamiah Alford pleaded guilty to aggravated battery in a public place in June 2024 and received a five-year sentence from Judge Tyria Walton, according to court records. She was paroled last September.

Civil rights complaint filed against education board over Title IX violations

The Defense of Freedom Institute for Policy Studies [DFI] and the Liberty Justice Center [LJC] have filed a federal civil rights complaint with the U.S. Dept. of Education's Office for Civil Rights against the Illinois State Board of Education [ISBE] and Chicago Public Schools [CPS]. The complaint alleges that ISBE and CPS are violating Title IX by requiring students to share bathrooms, locker rooms, and overnight accommodations with members of the opposite sex based on self-declared "gender identity."

The complaint argues that ISBE and CPS policies conflict with Title IX's guarantees by mandating students to share intimate spaces as a condition for accessing school programs. According to these policies, students uncomfortable with such arrangements are advised to use alternative facilities, such as "a nearby all-gender or secure-access restroom." The complaint states this approach subordinates sex to gender ideology in violation of Title IX.

Additionally, the complaint highlights procedures from ISBE that prevent parental notification regarding these issues. It notes that schools are instructed not to inform chaperones or parents about housing arrangements for transgender, nonbinary, or gender nonconforming students during overnight trips.

Despite federal court rulings against unlawful redefinitions of Title IX, DFI and LJC claim ISBE and CPS continue enforcing conflicting policies. They urge the Office for Civil Rights to investigate these entities and ensure compliance with Title IX under threat of losing federal funding.

— Compiled by CWBChicago.com

Chicago reigns as USA 'homicide capital' for 13th straight year

BY GLENN MINNIS
The Center Squared

For the 13th consecutive year, the city of Chicago once again reigned as the nation's homicide capital in 2024 with 573 murders. Ted Dabrowski, the president of Wirepoints, believes that the illness has festered for too long.

Even as overall murder rates across the country dipped, Chicago also claimed the top spot for the highest murder rate per capita among big cities at 21.5 per 100,000 population. That's three times the level of Los Angeles and nearly five times that of New York City.

"It means we have a real problem and we're sick," Dabrowski told The Center Square. "Until we get serious, this murder problem is going to be a drag on the city in terms of attracting people, attracting businesses and, worse, it's going to keep chasing people away and chasing businesses away. It's something we have to get our hands around."

Dabrowski adds that while Chicago Mayor Brandon Johnson often talks about crime being down in the city, the truth is numbers are down across the country, just not nearly as much in Chicago.

"It's true the crime is down somewhat, but it's down dramatically across the country," he said. "It's barely down here. You've got places like Jacksonville where murders are down 50%. You've got places like Baltimore, Philadelphia and Washington, D.C., where it's down 30 to 35%. Our murders are only down 8%. We're just part of the national wave, but we're almost not participating in that national wave."

In all, 19 of the top 20 cities for total homicides in 2024 saw fewer murders than the year before.

"It's kind of sickening that we don't think that we need to have rule of law," Dabrowski said. "We have a mayor that makes apologies for kids doing big crimes as they're just being kids; we've had a state's attorney that has refused to prosecute in the way that she should and we have a really low arrest rate, which is a big result of low police morale due to city officials that don't support police. It's a broken chain of criminal justice."

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‘Auntie’ whose Lexus got caught up in CPD narcotics bust, is now department’s 2nd in command

BY CWBCHICAGO

Yolanda Talley, whose Lexus was scooped up during a Chicago Police Dept. narcotics investigation while she was head of the agency’s internal affairs division, has been promoted to First Deputy Superintendent, making her the highest-ranking officer behind Supt. Larry Snelling.

In Feb. 2022, Chicago cops saw a frequently arrested man named Kenneth Miles pick up a colorful bag next to a parked car and enter the passenger seat of a silver Lexus sedan owned by Talley.

As the officers followed the car, Miles allegedly threw a large Ziplock bag containing 84 baggies of suspected heroin from Talley’s passenger-side window. Street value of the dope, per prosecutors: $6,300.

Cops stopped the Lexus, which was being driven by Talley’s niece, who had borrowed the vehicle from the internal affairs chief.

“My auntie is probably your boss,” the woman told officers as their body camera rolled, a warning that they were dealing with someone related to a high-ranking CPD officer.

WGN reported that police returned Talley’s car to her niece after Miles’ arrest, even though the niece was driving on a suspended license. Questions continued to be raised about why CPD returned the chief’s Lexus when the department routinely seizes the vehicles of ordinary citizens in much smaller narcotics cases.

Talley was never accused of being involved in the incident, other than loaning her car to a relative. However, CPD’s superintendent at the time, David Brown, benched all of the officers who arrested Miles that day without providing a public explanation.

Yolanda Talley

CWBChicago reported exclusively that Miles was also the “John Doe” who provided incorrect information to Chicago cops that resulted in the infamous mistaken raid on Anjanette Young’s home.

Now, Talley will become Snelling’s top aide, responsible for the department’s day-to-day operations. The post has been vacant since the last “first,” Eric Carter, retired in the spring of 2023.

Talley is a 30-year CPD veteran and becomes the first woman to hold the second-in-command post, according to the department’s press release announcing her promotion.

As for Miles, he ultimately received a two-year sentence for tossing the heroin from Talley’s car plus another two years for a separate drug case he was on bail for at the time of the incident.

Illinois human trafficking bill focuses cross-agency coordination, victims

Leaders expect human trafficking numbers in state are higher than reports indicate

BY BRIDGETTE FOX
Capitol News

As Chicago is one of the main crossroads in North America for human trafficking, a Senate committee passed a bill last week that would give specialized training on the fighting this crime and establish coordination across multiple state agencies and partners.

Human trafficking is defined by the U.S. Justice Dept. as “a crime that involves compelling or coercing a person to provide labor or services, or to engage in commercial sex acts.”

Senate Bill 2323 follows multiple recommendations from the state Joint Human Trafficking Working Group formed in 2023. The recommendations included victim screening, multi-agency coordination, victim-focused training and more.

Advocate and Chicago-native Brenda Myers-Powell, who was a victim of human trafficking for 25 years starting as a child, spoke at the state Capitol in support of the bill.

“I wish someone had recognized the signs when I was vulnerable,” Myers-Powell said. “The expanded screening for youth in state care could have identified my situation before it escalated. The creation of standards of care means survivors like me won’t have inconsistent, sometimes retraumatizing responses I encountered.”

If the bill is implemented, multiple state agencies would have to make new units that work across jurisdictions and have specialized training to work with victims and potential future victims.

“As a transportation hub, [Illinois and Chicago], rank among the highest in the number of human trafficking cases in the whole United States,” Sen. Julie Morrison, the bill’s lead sponsor, said March 19.

The Illinois Dept. of Children and Family Services, one of the agencies involved in the bill, would be required to maintain a human trafficking unit, which has the main goal of helping victims with case management and other services.

In a Senate committee hearing March 18, Illinois State Police Director Brendan Kelly said there were fewer than 600 victims of human trafficking reported to state agencies between 2021 and 2023. Another 966 possible cases of child trafficking were reported to DCFS over the same period. But with the massive inflow of illegal aliens into Chicago over the last three years, Kelly said the reported numbers are likely only a fraction of the actual cases. Those aliens in Chicago illegally are not likely to go to the police when they experience, witness, or participate in incidents of trafficking.

“We know that human trafficking exists in our state but is sometimes unrecognized, as victims aren’t identified, and underlying crimes are unreported,” Kelly said March 19.

Kelly said law enforcement knows how to recognize “the bad guy” but is not always as good at recognizing that the person with a perpetrator might be being victimized.

“We have to have a comprehensive approach to this so that … when we encounter someone who’s a victim, that there is a handshake between law enforcement and all these social service providers because it’s simply not enough just to hand them a pamphlet or a phone number or just go on to the next bad guy,” said Kelly. “We have to break the cycle but making sure we’re better serving victims.”

The bill also repeatedly mentioned improving “victim-centered, trauma-informed” responses from law enforcement and other agencies.

Kelly said training on the complex trauma of human trafficking and taking input from survivors like Myers-Powell will make combatting the problem easier.

The bill now goes to the full Senate for a vote.

Most common forms of trafficking

The hidden nature of trafficking in persons prevents a precise count of the number of victims in Chicago and around the world, but available research indicates that more people fall victim to labor forms of trafficking than sex trafficking.

Although labor trafficking and sex trafficking are usually analyzed as separate trafficking issues, victims of both forms often share a common denominator: their trafficking ordeal started with a migration in search of economic alternatives.

Indeed the criminal movement of victims across or within borders is a common trait in many trafficking crimes. With indentured servitude, the focus should be on the exploitation and control of a person through force, fraud, or coercion—not on the movement of that person. Any person who is recruited, harbored, provided, or obtained through force, fraud, or coercion for the purpose of subjecting that person to involuntary servitude, forced labor, or commercial sex qualifies as a trafficking victim.

The top forms it takes are through forced labor, bonded labor, debt bondage and involuntary servitude among migrant laborers, forced child labor and involuntary domestic servitude.

Most instances of forced labor occur as unscrupulous employers take advantage of gaps in law enforcement to exploit vulnerable workers suffering from unemployment, poverty, crime, discrimination, corruption, political conflict, and cultural acceptance of the practice. Immigrants are particularly vulnerable, but individuals are also forced into labor in their own countries.

Women and girls in domestic servitude, are often sexually exploited as well. Forced labor is a form of human trafficking that can be harder to identify and estimate than sex trafficking.

Bond, or debt, is sometimes used to keep a person under subjugation. The recent mass migration over the southern border has facilitated this form as criminal cartels collect the debts created by fees charged to help illegal aliens to cross into America. Some bonded labor enslaves people by passing unpaid debt from generation to generation.

The intentional imposition of exploitative and often illegal debts on these laborers in Chicago, are often with the complicity or support of labor agencies and employers. Chicago and Illinois is a ‘welcoming’ sanctuary city in part because employers want to exploit the cheap labor an illegal immigrant would perform. Sometimes this involuntary servitude comes with the use of physical force or restraint to compel a worker to enter into forced labor.

Domestic workers may be trapped in servitude through the use of force or coercion, such as physical (including sexual) or emotional abuse. Children are particularly vulnerable. Domestic servitude is particularly difficult to detect because it occurs in private homes.

Openlands, Park District tree care days

Those with a passion for trees who may be seeking hands-on opportunities to volunteer in Chicago parks while expanding your knowledge for trees can join the Openlands Forestry Program at a Community Tree Care Day.

These bi-monthly workdays are held in local parks, and provide a chance for people and community groups to unite and engage in tree care activities. Upcoming Days are March 26, April 10 and April 22.

Twice a month, Openlands staff will facilitate a stewardship workday in a Chicago park midday for three hours focusing on tasks such as mulching, watering, pruning, and other essential tree care activities. Many of the trees being cared for were planted during an earlier Openland community tree planting event.

Openlands will supply the necessary tools, water, and provide basic lessons in tree identification and care. For more information write to treekeepers@openlands.org.

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REINVENT *from p. 2*

with **Salvatore Ferragamo** began in the early 1950s when Hepburn chose Ferragamo's black suede slip-on loafers for a pivotal dance scene in "Funny Face (1957). So I am grateful to Piccolo Sogno for the fabulous invitation to a private lunch with Salvatore's nephew, Florentine **Salvatore Ferragamo**, who directs the famed fashion and burgeoning wine empire today.

I carried my small Ferragamo leather bag with me in tribute, joining a dining room filled with A-list guests for the three-course lunch of Italian grandeur. My bag proved genuine.

The luncheon vittles were paired with fabulous Ferragamo vineyard's wine. Piccolo Chef/Owner **Tony Pirola** ensured everything was luscious and hauntingly memorable. I don't think his partner-owner, **Ciro Longobardo**, our host, ever sat down for three minutes. Vittles were so balanced with all five of the high-end wines, including the delicate Italian Rosé. And rich and robust reds that paired beautifully with the mushroom risotto and renewed with another dynamic red, Brunello, for the entrée of veal cheeks.

Salvatore is an elegant gentleman schooled in Britain. Tall, handsome and sophisticated. Made the rounds of all the tables and generously spent quality time with guests. He loved Chicago. Of course I delighted in purchasing some wine for home use. Just a lovely lunch.

STREETERVILLE DEATH: Chicago has lost a treasured soul in the death of Streeterville landscape architect **Bernie Jacobs**. Like **Daniel Burnham**, Bernie conceptualized in the multi-dimensions of nature living in harmony alongside everyday life, human life expanded and uplifted by fragrant beauty.

PETS: Our friends at Pets Are Worth Saving tell us Chicago faces a serious, ongoing struggle against pet homelessness. Intake is surging at Chicago Animal Care & Control, the city animal shelter, and overcrowding remains dangerously high, putting pets at risk of euthanasia.

Shelters are short-staffed and under-funded. Last year they took in over 15,200 pets—2,295 more than the previous year. In 2025, intake continues to climb—19% more animals have come in than in January and February of last year. And the high-volume puppy and kitten season hasn't even started yet. As a result, euthanasia at the city shelter continues to rise. 3,694 animals lost their lives last year — up from 3,306 in 2023 and 2,763 in 2022. This is a problem we can fix.

LIFE: We keep hearing tales about that suburban baby with a political pedigree about to start looking for his papa. Where could he be?

LAST CHUCKER: The Oak Brook Polo Club will close after more than a century. The club, at 700 Oak Brook Rd., has been a friendly haven, and equine-loving, sophisticated gathering place for refined sports enthusiasts. It has been the heartland center of the sport of kings in America. The Oakbrook Village Manager said the club's closing is a loss to the village and its cultural legacy. The historic participation of the **Butler Family**, there, has been without equal.

MR & MRS: Alexis Fasseas wed **Martin Harrison** under sunny skies March 15 at the Fasseas family beach home in Laguna Beach. This is what dreams are made of.

EXPO CHICAGO: This all encompassing contemporary art event returns to Navy Pier April 24-27. Get tickets now.

EYESORES: Loved the recent "Eye Sores" list that chose the former Ditka's as #1 with their huge sign still hanging after closing 5 years ago.

ART LECTURE: Illinois Patrons of the Arts in the Vatican will present the Bishop Birmingham (free) Lecture at Holy Name Cathedral, 735 N. State St., 6:30 to 8 p.m. April 28, entitled "Between Heaven and Earth: Art, Faith & Care of our Common Home," presented by **Dr. Gloria Groom**, Chair of Painting and Sculpture at the Art Institute of Chicago. She's tops.

Ciro Longobardo and Tony Pirola.

Dr. Gloria Groom

Lucien and Melinda Jakovich Lagrange.

Jim Houlihan with his Houlihan tribe.

Stanley Paul and Eleanor DeMoss.

Salvatore Ferragamo and Audrey Hepburn (above). Fashion heir Salvatore Ferragamo (right).

ARCHITECTURE: New directors at Chicago Architecture Biennial were announced with **Jennifer Armetta** as first Executive Director and **Florencia Rodriguez** this years Artistic Director.

BALLY'S SHUTTLE: Those Bally's Casino buses from Chinatown to the casino make 30 trips everyday. Community leaders fear the neighborhood is being targeted as the casino struggles for cash.

ARRIVEDERCI: Tarantino's Italian restaurant in Lincoln Park is closing. The popular eatery opened in 1995. **John** and **Pink Tarantino** posted a sign outside the restaurant at 1112 W. Armitage Ave., saying, "Thank you for 30 incredible years."

WHO'S WHERE: Dr. Rose Gomez and pal, **Lili**, from Zurich, have made the rounds from Chicago to Vail and Aspen, then Nashville and Savannah heading toward South Beach, what a journey… fabulous reception "**Lucien Lagrange** Living On" honored Chicago's famed architect hosted by Lucien's newest design Riu Hotel and wife, **Melinda Jakovich Lagrange**… **Bobbi Panter** and **Matt Arnoux** have been the toast of Paris of late adding beauty and style to the home of chic amid all that Givenchy… Chicago's **April Aloisio** and **Joanie Palato** will blend their voices in a special concert in Cincinnati's Memorial Hall on Monday April 14… Jim's Original, known for its Maxwell Street Polish, the street food icon, is opening a third location in Orange County, CA… **Matt Tully**, St. Ignatius College Prep alum announcing the expansive financial gains made in support of student funds… Deeply liked DJ **Robert Murphy's** St. Patrick's badge looks to be a "get out of jail free" badge… **Eamonn Cummins** and **Pennie Taylor** were very "swell-groomed" for St. Patrick's display… **Karen Carlson** busy hosting her son's rehearsal dinner, overjoyed for him and his soon-to-be bride, special thanks to **Elda de la Rosa** for designing her beautiful dress… **Stanley Paul** doing Friday happy hour with **Marc** and **Eleanor DeMoss**... everyone's favorite politico, **Jim Houlihan**, with army of offering at Old St. Patrick's Church… **Jolanta Ruege** sipping in elegant style in Scottsdale, AZ… **Jane Justic** and family cheering their basketball star, **Max Justic**, on Brother Rice's Championship Basketball Team… Christie's **Steven Zick** in Palm Beach at the auction house's "AmfAR 2025" celebration thanks to the generous support of **Ken Griffin** honoring **Martha Stewart** and **Steve** and **Andrea Wynn** raising over $4 million… Bravo Chicago attorney **Ken Moll** who just ran the Los Angeles Marathon with college son, **Charlie Moll**… Irish Fiddler **Patricia Treacy**, joined us for Ralph Lauren lunch on St. Patrick's Day and brought her famed violin, and lifted the lunchers with Irish delight.

OUR STAR: Chicago actor **Maralyn Maralyn** is still out earning, working on multiple episodes of Chicago Med, Chicago PD/Fire too, worked an episode on The Bear, now gearing up for the show Monsters and one more episode for The Bear last week.

JOGGING MARXIST: My phones rang off the hook reporting what I saw with my own eyes, in afternoon traffic March 18 at Clybourn and Webster, when jogging Marxist **Ald. Daniel La Spata** [1st] ran head-on into traffic just as the lights changed, then doing a quick spin around to avoid becoming flattened like a pancake.

AS TEARS GO BY: Decca Records announced that four new songs by the late **Marianne Faithful** will be released on June 6. Can't wait.

Discipline is the highest form of love. If you really love someone, you have to give them the level of discipline they need.

—Coach Tom Izzo

tog515@gmail.com

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"Building Generations of Disciples"
OPEN ARMS UNITED WORSHIP CENTER
Dr. Kim C. Hill Senior Pastor
Sunday: 9:30 am Prayer 10 am Worship
10 am Kingdom Kids Place
(Nursery through 5th Grade)
Wednesday: 7 pm Prayer
7:30 pm Bible Study
817 Grace St. 773-525-8480
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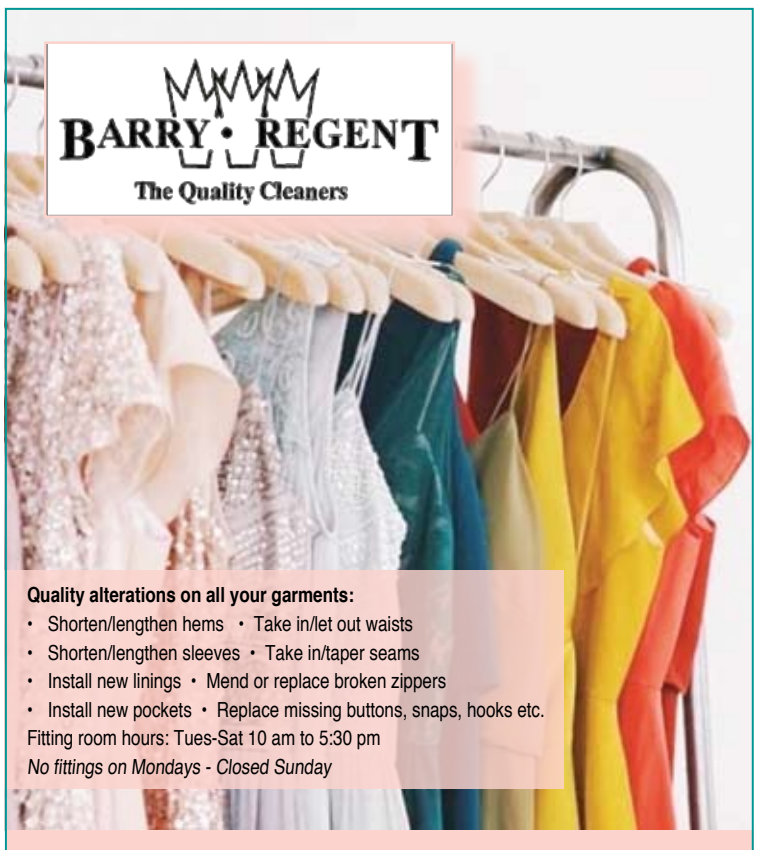
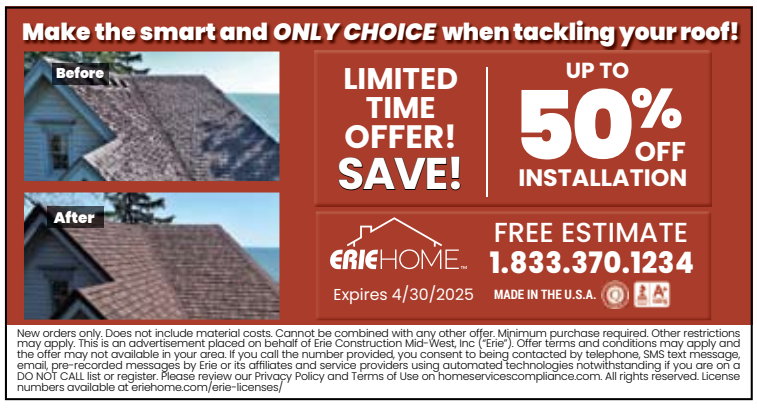
OAUWCChicago.org





(L-R) Barack Obama's family home in Hyde Park. Tour guide Steve Johnson during his South Side tour. *Photos by Adriana Foustanou*

TOUR *from p. 1*

the law," he told us. Because of these barriers, generations of Black Chicagoans settled on the South Side, making it the cultural heart of the city's Black community. This is where the Great Migration brought thousands of Black families from the South in search of work, and where they built a thriving cultural and economic hub, arriving at two key train stations: 12th Street Station and 63rd Street Station. Steve explained that when Black migrants arrived, they had no choice but to stay on the South Side, as they were legally barred from living in other parts of the city. Over time, these communities flourished, giving birth to a rich cultural and historical legacy that still defines Chicago today.

As we drove, Johnson painted a picture of how much Chicago has changed over the years. In the late 1800s, the city had about 400,000 people, but by 1970, it had exploded to 3.7 million, making it the fastest-growing city in America at the time. People came for jobs—railroads, steel mills, stockyards, auto factories, and shipping industries made Chicago an economic powerhouse. The South Side was at the heart of this boom, with over 100,000 people working in train-related jobs alone. Black migrants, leaving Southern states, were a huge part of this transformation. "By 1972, there were 1.2 million Black residents in Chicago, making it the largest Black population in any U.S. city outside of New York," Johnson explained. However, as industries declined, so did the population, and today, Chicago sits at 2.7 million people—still a major city, but one that has seen dramatic changes over the decades.

The South Side is also home to some of the most important historical and cultural landmarks in the city. We saw the Bronzeville neighborhood, once the biggest Black neighborhood in America, which was home to famous figures like Muddy Waters and Ida B. Wells. Johnson pointed out the former home of Muhammad Ali and took us through Hyde Park, where Barack Obama lived before becoming president. Hyde Park is unique in Chicago—it's one of the few neighborhoods where, as Johnson put it, "everyone lives here, it's the most integrated part of Chicago." Unlike much of the city, which remains highly segregated, Hyde Park has been an integrated community for decades. A major reason for this is the Univ. of Chicago, which attracts students and faculty from around the world, creating a more diverse and inclusive environment. "Every year, young people come from all over the world, and some stay," Johnson explained. "That's why Hyde Park looks the same today as it did in 1964." Later in the tour, at South Shore, we also got to see Kanye West's old house, a reminder of how the South Side of Chicago has shaped some of the most influential artists and figures in the world.

While many people associate the South Side primarily with its Black community, Johnson made it clear that it's not just Black residents who live there. The South Side is racially and economically diverse, and beyond 100 blocks south, especially on the East Side, there are many working-class white neighborhoods. These areas, often overlooked in discussions about the South Side, are home to families who have lived there for generations, many of whom worked in steel mills and other industrial jobs that once flourished in the area. "People don't realize that the South Side has all kinds of people—it's not just Black," Johnson said. "You go east past 100 blocks, and you've got white working-class neighborhoods that have been there forever."

One of the most surprising things we learned was just how much housing prices vary across the South Side. Beverly, for example, is one of the most beautiful and well-maintained neighborhoods we saw, with large historic homes and tree-lined streets. Housing prices in Beverly are higher compared to some other South Side areas, but it remains an affordable alternative to expensive North Side neighborhoods like Lincoln Park.

We saw everything from public housing projects to stunning historic homes, each with its own story to tell. Every neighborhood reflects a different chapter of Chicago's past and present.

Beyond its history, the South Side is simply beautiful. As we drove along Lake Shore Dr., we were treated to an incredible view of downtown Chicago from the South Side. "This view is way prettier than from the North Side," Johnson joked, and looking at the skyline from that angle, it was hard to disagree. The architecture throughout the South Side amazed us—elegant brownstones, historic greystones, and towering modern high-rises stood side by side, telling the story of a neighborhood that has evolved but never lost its character.

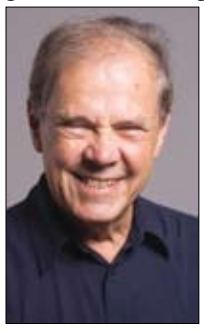
One of the biggest takeaways from this tour was just how much of Chicago's history has been shaped by the South and West Sides. From the birth of the Blues to the legacy of industry, this part of the city has been the backbone of Chicago's growth. And yet, many people—especially those living on the North Side—never take the time to explore it. Our tour of the South Side wasn't just educational—it was fun. Johnson made us laugh, made us think, and made us appreciate a part of the city that we had barely known before. I recommend this tour to anyone interested in exploring all the beautiful sides and neighborhoods the City of Chicago has to offer.

Find information and tickets at https://www.viator.com/tours/Chicago/Chicago-Tour-South-Side/d673-305473P3 or https://www.tripadvisor.com/AttractionProductReview-g35805-d23597720-Chicago_Tour_South_Side-Chicago_Illinois.html

Hot Diggity Dog! April 5 at the Edgewater Library

Frankfurters, franks, wieners, coneys, or just plain "dogs." Whatever you call them, you'll relish this program about how hot dogs became the symbol of American culture and why Chicago is the center of hot dog culture.

Join Friends of the Edgewater Library at the Edgewater Branch, 6000 N. Broadway, for "Hot Diggity Dog!" at noon on Saturday, April 5, to hear internationally recognized hot dog author Bruce Kraig. He'll talk about the origins of the hot dog, regional and world styles of hot dogs, and their interesting toppings.



Bruce Kraig

Kraig, author of Man Bites Dog: Hot Dog Culture of America, Hot Dog: A Global History, and other food-related books, is the founding president of the Culinary Historians of Chicago and Professor Emeritus in History and Humanities at Roosevelt University, Chicago.

In recognition of National Library Week, Friends of the Edgewater Library, in partnership with Patio Beef, 6022 N. Broadway, will offer a special deal to library cardholders. From April 5 through April 12, show your library card at Patio Beef and receive a 20% discount on anything on its menu. If you don't have a library card, go to any Chicago Public Library to complete an application; read details at chipublib.org.

Spring 2025 *Lecture Series*

RAVENSWOOD-LAKE VIEW HISTORICAL ASSOCIATION

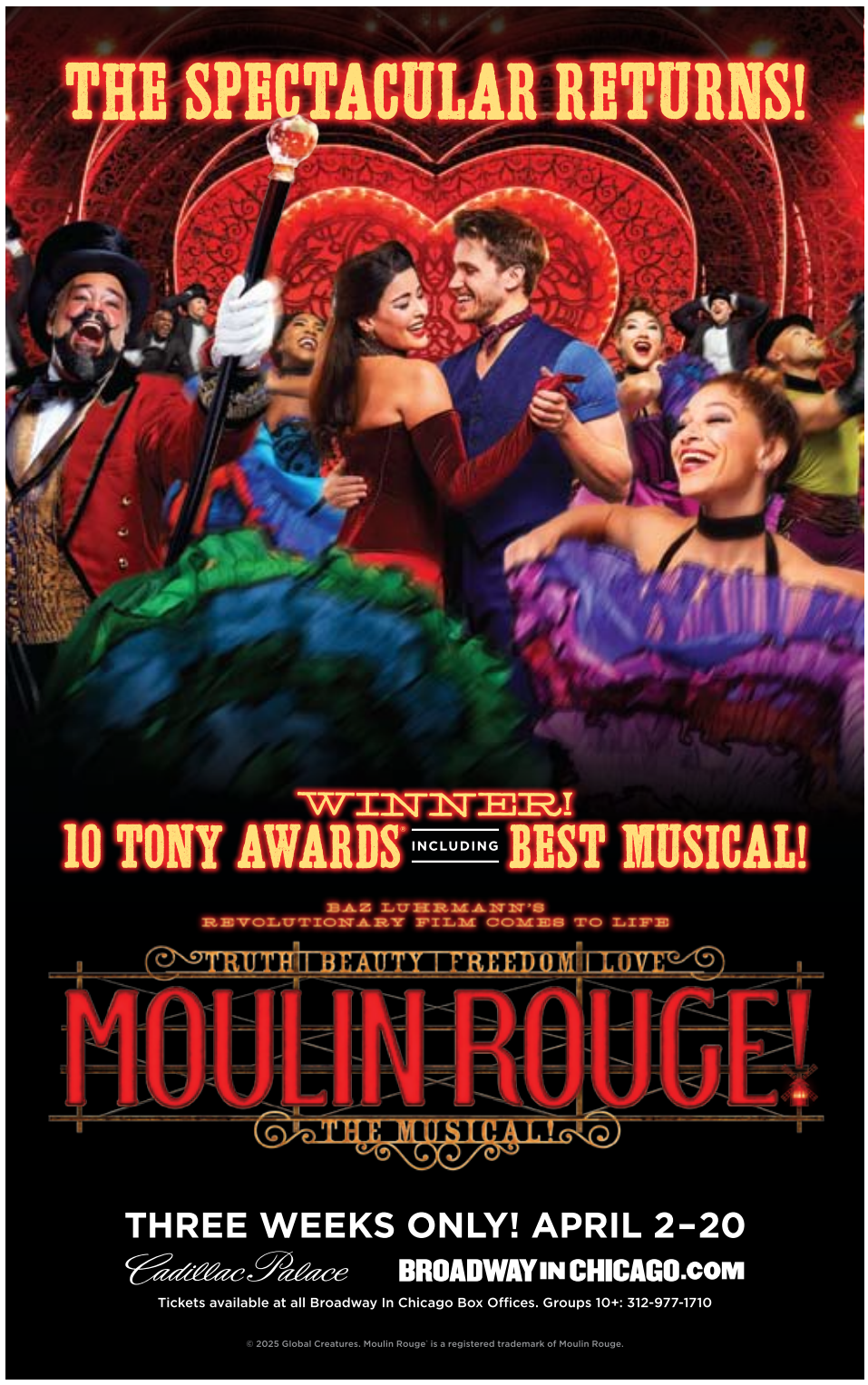
THE EARLY HISTORY OF THE GREEN MILL

WITH ROBERT LOERZEL

THURSDAY, MARCH 27 AT 6:30 P.M.

Lerner Auditorium, Conrad Sulzer Regional Library at 4455 N. Lincoln Ave.

Robert Loerzel has been delving deep into the early years of the Green Mill — and related things, like the development of the Uptown neighborhood — in a history posted in chapters on his website, robertloerzel.com. He also reported on this topic for WBEZ's Curious City show. Find out some of the secrets he has uncovered on the beginnings of this beloved jazz club. Loerzel, a freelance journalist, wrote the book Alchemy of Bones: Chicago's Luetgert Murder Case of 1897 and co-wrote two episodes of WTTW's Chicago Stories series ("The Union Stockyards" and "The Race to Reverse the River").



Rogers Park Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
LIMA ONE CAPITAL, LLC
Plaintiff
vs.
NUBURG GROUP, LLC SERIES Q, AN ILLINOIS LIMITED LIABILITY COMPANY; THE CITY OF CHICAGO; KIRK W. TURNER; UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS
Defendant
23 CH 4838
CALENDAR 59
NOTICE OF SALE
PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on May 5, 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. 11-31-303-004-0000.
Commonly known as 6561 North Seeley Avenue, Chicago, IL 60645.
The real estate is: single family residence. If the subject mortgaged real estate is a unit of a common interest community, the purchaser of the unit other than a mortgagee shall pay the assessments required by subsection (g-1) of Section 18.5 of the Condominium Property Act. Sale terms: 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, Diaz Anselmo & Associates P.A., 1771 West Diehl Road, Suite 120, Naperville, IL 60563. (630) 453-6960. 6980-192493
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
I3263274

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
U.S. Bank National Association
Plaintiff,
-v.-
Danilo L. Jones; Illinois Housing Development Authority; The Birchwood Court Condominium Association; Unknown Owners and Nonrecord Claimants
Defendants.

Real Estate For Sale

2024CH01395
7715 N HERMITAGE AVE 2C, 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 2/3/2025, an agent of Auction.com, LLC will conduct the auction in person at 12:00 PM on May 7, 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 7715 N HERMITAGE AVE 2C, CHICAGO, IL 60626
Property Index No. 11-30-213-055-1013
The real estate is improved with a Condominium. The judgment amount was $130,495.86 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 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 Plaintiffs attorney: CODILIS & ASSOCIATES PC (630) 794-5300 please refer to file number 14-23-07480.

Real Estate For Sale

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. 14-23-07480 Case Number: 2024CH01395
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.
I3261624

262626 ----------

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.
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.
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. 14-24-04464
Attorney ARDC No. 00468002
Attorney Code. 21762
Case Number: 2024 CH 06888
TJSC#: 44-3220
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 06888
I3263075

Real Estate For Sale

out any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are 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.
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
I3262888

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 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

Real Estate For Sale

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 Plaintiffs 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 OBTAINED WILL BE USED FOR THAT PURPOSE.

191919 ----------

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Lakeview Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
Plaintiff,
-v.-
COLM TREACY, TUAN ANH HOANG, STATE OF ILLINOIS - DEPARTMENT OF REVENUE, JULIE MAI KIRKEL, UNKNOWN OWNERS AND NONRECORD CLAIMANTS
Defendants
2024 CH 06888
4911 N ASHLAND AVENUE
CHICAGO, IL 60640
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on December 10, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on April 21, 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 4911 N ASHLAND AVENUE, CHICAGO, IL 60640
Property Index No. 14-08-309-009-0000
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.
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.
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. 14-24-04464

Real Estate For Sale

Attorney ARDC No. 00468002
Attorney Code. 21762
Case Number: 2024 CH 06888
TJSC#: 44-3220
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 06888
I3263075

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 LSF 11 MASTER PARTICIPATION TRUST
Plaintiff
vs.
ALEJANDRO CASTRO, ROBERTO CARO, 5455 EDGEWATER PLAZA CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS GENERALLY, AND NON-RECORD CLAIMANTS
Defendant
22 CH 9613
CALENDAR 63
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 29, 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. 14-08-203-016-1274.
Commonly known as 5455 N. Sheridan Rd., Unit 2505, Chicago, IL 60640.
The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 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, Altman, Strautins & Kromm, LLC d/b/a Kluever Law Group, 200 North LaSalle Street, Suite 1880, Chicago, Illinois 60601. (312) 236-0077. SPS001392-22FC1
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
I3262967

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
CITIZENS BANK NA F/K/A RBS CITIZENS NA
Plaintiff,
-v.-
SCOTT J OH, IRENE S OH, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, FIRST AMERICAN BANK
Defendants
22 CH 04524
3639 NORTH GREENVIEW AVENUE
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 April 17, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 5, 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 3639 NORTH GREENVIEW AVENUE, CHICAGO, IL 60613
Property Index No. 14-20-121-006-0000
The real estate is improved with a two - four apartment building.
Sale terms: 25% down of the highest bid by certi-

Real Estate For Sale

fied funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
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. 22-09388IL_782897
Attorney Code. 61256
Case Number: 22 CH 04524
TJSC#: 44-1155
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 04524
I3262732

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
WELLS FARGO BANK, N.A.
Plaintiff,
-v.-
ALAN BOUDREAU A/K/A ALAN H. BOUDREAU JR.; 5125 N. KENMORE RESIDENCES CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS & NON-RECORD CLAIMANTS; Defendants.
24 CH 1602
5125 North Kenmore Avenue Unit 5S, Chicago, IL 60640
NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 2/5/2025, an agent of Auction.com, LLC will conduct the auction in person at 12:00 PM on May 7, 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.

Real Estate For Sale

Commonly known as 5125 North Kenmore Avenue Unit 5S, Chicago, IL 60640 Property Index No. 14-08-402-015-1010-0000
The real estate is improved with a Condominium. The judgment amount was $263,979.83 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 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 Plaintiffs attorney: LOGS Legal Group LLP (847) 291-1717 please refer to file number 23-100207-FC01.
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. 23-100207-FC01 Case Number: 24 CH 1602
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.
I3262041

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
FREEDOM MORTGAGE CORPORATION
Plaintiff,
-v.-
KAITLYN GEORGE, 2970 LAKE SHORE DRIVE ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Defendants
22 CH 12352
2970 NORTH LAKE SHORE DRIVE, #2D
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 January 27, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on April 29, 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 2970 NORTH LAKE SHORE DRIVE, #2D, CHICAGO, IL 60657
Property Index No. 14-28-203-027-1053
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

Real Estate For Sale

will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
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. 22-13512il_866508
Attorney Code. 61256
Case Number: 22 CH 12352
TJSC#: 45-287
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 12352
I3262925

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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

Real Estate For Sale

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 property. 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@sfbbg.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.
I3262264

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Real Estate For Sale

262626 ----------

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, Illinois, 60611:
PINS: 17-03-218-009, 17-03-218-017 AND 17-03-218-019
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.
I3262357

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 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, 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
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Jazz a cappella at DePaul March 29

Jazz fans can trace the journey of jazz from its roots in the swinging sounds of the big band era to the intricate harmonies of bebop and the sultry allure of vocal jazz styles, with classics by Ellington, Gershwin, during Chicago a cappella's event, 7:30 p.m. March 29 at the Holtschneider Performance Center at DePaul Univ., 2330 N. Halsted St.

Tickets range from 'pay what you can' to $48. For more information visit http://go.depaul.edu/musicevents.

Animal Magnetism April 4

Hosted by the PAWS Chicago Professional Board at Morgan Manufacturing, this year's Animal Magnetism by Pets Are Worth Saving will be 7 p.m. to 11 p.m. Friday, April 4 at Morgan Manufacturing, 401 N. Morgan. This fundraiser ensure PAWS Chicago can continue to save and care for thousands of homeless pets each year. For more information or tickets visit www.pawschicago.org/.

Virtual grief and dinner therapy group forming

Meals can be lonely while processing grief. Whether it's the lack of appetite, memories of shared meals or depression that keeps you from wanting to cook. Hence, this idea to have a shared meal together with the CFC Therapy Group.

Since this is a virtual group, everyone is encouraged to bring their own dinner to the group.

The group will begin on Wednesday, April 2 and will be reoccurring every six weeks starting at 6 p.m. For more information, or to join the group, write to kelsey@cfctherapy.com

Run for the Zoo June 8, funds support conservation, animal care

It's time for Chicagoans to gallop, waddle, slither, and saunter on up to the starting line at the Lincoln Park Zoo's 47th annual Run for the Zoo Sunday, June 8. This longstanding tradition brings together zoo community members in support of wildlife, raising money for the zoo's wildlife conservation efforts.

Runners—and walkers—of all abilities are welcome at Run for the Zoo. The chip-timed 5K and 10K courses are U.S.A. Track & Field-certified, perfect for ambitious athletes looking for a challenge. This is a family-friendly event, with a special Kids' Course for little sprinters ages 3 to 8 years old. This fun and unique obstacle course is built to get children running, climbing, and crawling.

The theme for this year's medal and race shirt is the pygmy hippopotamus, inspired by Annie and Pogo at the zoo.

All proceeds from the race help keep Lincoln Park Zoo free and open to all, as well as support the zoo's world-class animal care and global conservation efforts.

Both the 5K and 10K routes take participants on a picturesque run winding through and around the zoo.

Professional photos are taken of all participants during the race, and the complimentary images can be downloaded after the race. Every Run for the Zoo registrant will receive a unique medal along with post-race goodies and the annual race shirt.

Race options start at $52.99, the 10K run, the Wildlife Warrior combined 5K and 10K starting at $110.98, and the Kids' Course starting at $29.99. Visit lpzoo.org/membership.

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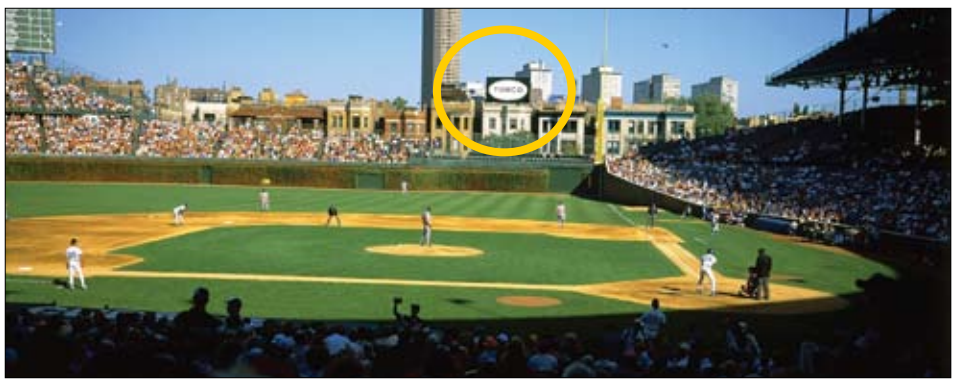


"For decades the black and white sign with the simple name "Torco" (circled) stood high and tall on one of the buildings on Sheffield Avenue. Back before massive seating structures and party decks were erected on the roofs of the ancient Chicago brick buildings, the old Torco sign stood out quite well to the patrons at the ballgame," said Alexander Patt.

3-FLATS *from p. 1*

to add four additional LED signs of up to 650 square foot video board on the right field wall that effectively ended rooftop interlopers' viewing into Wrigley Field.

Ald. Bennett Lawson [44th] supports the new residential development. "After months of hearing directly from residents and community members, I chose to support the proposed development on Sheffield Ave. and I was glad to see the development receive the full support of the City Council yesterday," Lawson told NBC Chicago.

There will be no rooftop bleachers on the new development although there will be a large shared rooftop deck facing the stadium, with two pickleball courts facing the alley. The design will be clad in a cream-colored brick with black accents with arches on the bottom floors and inset balconies only on the top floor.

One building being razed is widely known by Cubs fans to have had a sign that read, "Eamus Catuli!" [Latin for "Let's Go Cubs"], affixed on the front of the buildings. "Eamus Catuli" is set to be permanently incorporated into the new building. The 3631 N. Sheffield building may be better known to Cubs fans as the "Torco" sign building.

TRANSIT *from p. 1*

tems without the high labor costs humans add to the budget.

On the CTA, service could be cut on all or at least some branches of half of the agency's L train lines, and 50 stations could close or see service slashed. Trains could run 10% to 25% less often, and as many as 74 of the CTA's bus routes could be eliminated with the remaining buses overcrowded.

This comes just as the CTA is investing billions in taxpayer funds through Tax Increment Financing in expanding rail lines while facing the dual reality of less federal money and reduced demand for their services.

Metra service could be cut by 40%, and trains would run once per hour on weekdays and once every two hours on weekends. The Metra electric line that runs to Blue Island could cut access to seven stops. The BNSF line, Metra's busiest, could be cut from 91 trains per day to 44.

Paratransit service for people with disabilities is federally mandated but federal cuts in governmental services are already underway.

After four years of feasting on free federal money, it appears doubtful that any new federal cash is coming to the rescue.

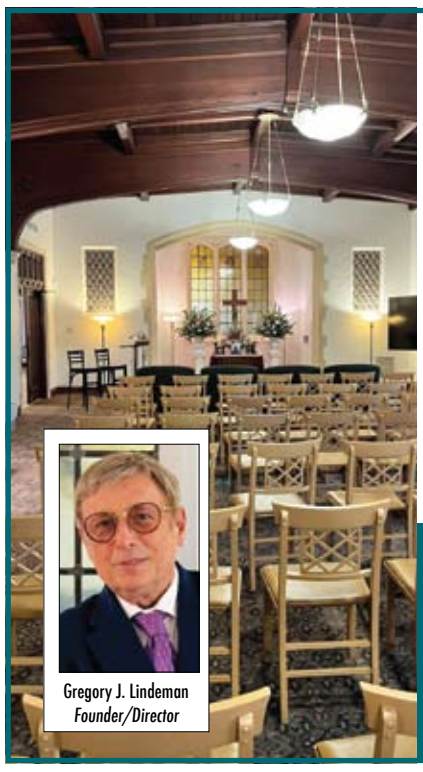
The cuts would leave communities without transit, with potential CTA eliminations alone cutting off access to 500,000 residents, the RTA estimates. The cuts could mean $1 billion in lost wages annually for the Chicago area as access to job opportunities is lost, particularly affecting the central business district downtown that is already suffering from a myriad of cultural and economic problems tied to the pandemic, government lockdown and fears over crime and violence.

Metra service could be cut by 40%, and trains would run once per hour on weekdays and once every two hours on weekends.

Traffic congestion could also skyrocket as more people revert to cars instead of public transportation, just as the city is narrowing streets, and adding concrete road and lane blockers all around town. Many people simply would be unable to travel to their jobs, and once they got to work, they would find parking difficult as the city planners are dramatically reducing commercial street parking too.

The RTA also pointed to decades of underfunding by state officials as a contributor to the looming budget crisis. Illinois funds 17% of transit operations, while New York funds 28% and Philadelphia covers 50%. The state also underfunds paratransit services by reimbursing only 4% of costs and 14% of the cost of free and reduced fare rides.

Raising the alarm is part of the plan while making sure that transit users are aware of potential elimination of services.



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