

If we do not maintain Justice,
Justice will not maintain us.
— Francis Bacon

NEWS-STAR

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NEWS OF ROGERS PARK, EDGEWATER, UPTOWN & ANDERSONVILLE

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Broadway Armory, Leone Park expect to begin summer programming

New arrivals to move to designated shelters

BY BOB KITSOS

If all goes according to plan, five Chicago Park District facilities, currently being used as emergency shelters as part of the city's plan to manage migrants, will be reinstated as Park District operations and programming this summer.

That means local taxpayers are getting their park spaces back.

The five facilities include Broadway Armory Park, 5917 N. Broadway, in Edgewater and the fieldhouse in Leone Beach Park, 1222 W. Touhy, in Rogers Park.

Other sites are Gage Park and Piotrowski Park on the Southwest Side, and Brands Park on the Northwest Side.

The transition started on March 30 and over the next several weeks emergency shelter residents will be relocated to nearby shelters. The transfer of shelter residents from Park District facilities to new shelter locations is a coordinated effort between the Dept. of Family and Support Services [DFSS], the Office of Emergency Management and Communications [OEMC] and Chicago Public Schools.



The Broadway Armory, 5917 N. Broadway, was transformed into a migrant shelter in August.

Photo by Joanne Kitsos

DFSS and OEMC will trans-

port shelter residents from the five park sites to the new shelter locations, prioritizing relocation to the shelters closest to them. According to a statement released by the mayor's office, the city will work to ensure a smooth transition with the least disruption to shelter residents and the community as possible. Children are expected to remain in the same school during and after the transition.

Analyzing shelters

Every six months, the city assessed the use of each Park District site to determine if space was still needed. The Leone Beach fieldhouse in the 49th ward, which was built as a pumping station in 1900, is now providing temporary housing for 57 asylum seekers. At its height, it housed approximately 120 individuals, mostly young males from Venezuela.

"We're grateful to the Chicago Park District for providing spaces that were used as temporary shelters during a desperate time,

SUMMER see p. 12

RPM CTA construction plans include improving Loyola Red Line CTA stop

Effort may straighten, simplify platform

BY JULIA PENTASUGLIO
The Loyola Phoenix

The CTA initiated potential plans to improve the Loyola Red Line stop through the Red and Purple Modernization [RPM] Next Phases Study. The purpose of the study is to plan updates for the northern Red and Purple lines of the L, focusing on the segments from Addison to Sheridan, Thorndale to Howard and the Evanston Branch from Howard to Linden, according to CTA's website.

As the largest capital improvement project in CTA history, costing \$2.1 billion in federal and local funding, RPM Phase One is currently under construction and expected to be completed in 2025, according to the presentation deck from a Feb. 1 public outreach meeting.

Station and track reconstruction is underway at Lawrence, Argyle, Berwyn, Bryn Mawr and at tracks north of Belmont station. A Red-Purple Bypass was completed at Belmont station in 2021.

In preliminary work, the Loy-



The Loyola station was rebuilt in 1980-82, and was among the first CTA stations to be equipped with an elevator. It is now being studied as a potential transfer station between the Red and Purple Express lines.

ola stop was identified as a station for modernization in a future phase of RPM, according to CTA spokesperson Stephanie Cavazos. Cavazos told this reporter that the CTA is studying the possibility of the Loyola station being a transfer station between the Red Line and the Purple Express Line.

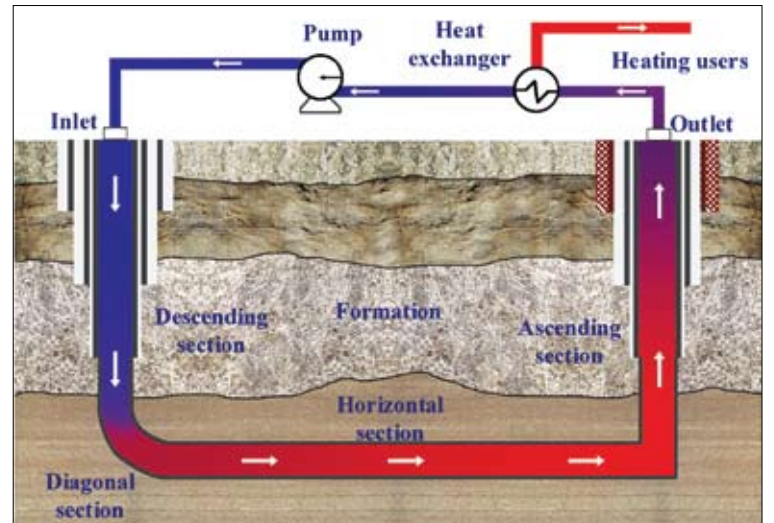
The Loyola station has the highest ridership north of Addison with no Purple Line access.

Since the Loyola station is built on a curve, the RPM project expects to potentially straighten and simplify the platform to increase

visibility for customers and operators and to create smaller gaps between the platform and the train car, according to the presentation deck.

In future phases of the modernization plan, the CTA also intends to enable train access in both directions rather than access that differs by direction of travel, according to the presentation deck. The platform would be lengthened to accommodate 10-car trains and widened to in-

RED LINE see p. 12



Schematic of a U-shaped geothermal well.

New geothermal wells to be drilled at Loyola

BY LAILA ALI
The Loyola Phoenix

A new system of geothermal wells are set to be constructed on the Loyola Univ. Chicago campus in the east and south ends of Piper Hall, 970 W. Sheridan Rd.. The goal is to curtail Loyola's dependency on fossil fuels.

Fencing for construction went up March 27 and drilling for the wells will begin shortly after. The fencing will block off access to the lakefront from the north part of campus and construction is expected to conclude by mid August.

Geothermal systems operate by drilling deep into the earth's interior and extracting heat from the ground to perform functions such as heating, cooling and electricity generation, according to the Dept. of Energy.

Nancy Tuchman, founder and dean of the School of Environmental Sustainability, said the new geothermal wells are part of a phase one implementation with more wells to come in the future. This system currently underway will provide heating and cooling

GEOTHERMAL see p. 12

CTA construction shut down Glenwood Ave.

The CTA has announced that as a part of the Red Purple Modernizations project, Glenwood Ave. in Rogers Park will be shut down to vehicle traffic April 8 through April 12.

The work will take place on N. Glenwood Ave., the east side of the CTA tracks, just west of 6816-6832 N. Wayne Ave.

This area will be closed to vehicular traffic during the hours of 7 a.m. to 5 p.m. There will be no through traffic on N. Glenwood Ave., between W. Pratt Blvd. and W. Farwell Ave., on the east side of the CTA tracks. The sidewalk on the east side of N. Glenwood Avenue will remain open for pedestrians.



City creates Chicago's first native and pollinator garden registry, page 4



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Art Institute of Chicago gambles with stolen Nazi art



By Thomas J. O'Gorman

It seems Crain's Chicago Business has the Art Institute of Chicago [AIC] on the run. President James Rondeau must be looking for his toothbrush, comb and pajamas to high-tail it out of town.

What a gamble the AIC took. They thought that the criticism in this column was just that we had our Irish up and they could disregard us as "gossip-monger trouble-makers." Yes, our Irish was up, for a good reason. It's that smell.

Little did the AIC know that Crain's was also smelling the stink that stolen Nazi Art will always leave behind.

What can the AIC say when Crain's takes such time to lay out the Chicago institution's moral ineptitude within the hallowed halls on Michigan Ave. "Sometimes there's what's legal, and then there's what's right. They aren't always the same thing,"

says the Crain's reasoned editorial.

We have written several times in this column, concerning the AIC's moral hair-splitting, while insisting that they have done nothing wrong in keeping stolen Nazi loot in the house.

They continue to reject the plea of the New York State's Attorney for Manhattan, Alvin Bragg, to return the artwork by the Viennese painter Egon Schiele. Stolen during the early days of World War II, the painting was owned by a musical entertainer of Jewish origins who perished in a Nazi



Art Institute of Chicago President James Rondeau.

death camp. The drawing depicts a Russian soldier, a prisoner of the Great War, created by Schiele in his war-time role as a guard in a German military jail.

Schiele tragically died in the Influenza epidemic in 1918. Later, after World War II, the drawing was smuggled into the U.S. with other illegal works.

Papers of questionable authenticity have been examined by prosecutors in this current court case. The colorful drawing is part of a larger group of Schiele's works without traceable ownership, post war.

The other disputed works that are part of this court case have already been surrendered to the Manhattan State's Attorney.

Only the one in the AIC has been met with resistance with denials, foot-dragging and his-

torical bad intentions. Vast sums are part of the issue here. That's still no reason to deny the causality of the Holocaust and art ownership claimed by the AIC. The false documentation only further expands the falsehoods 80 years later.

From the AIC president on down through its curators of endowed chairs, restorers, collection supervisors, PR dilettantes, department chairs, fund raisers, and board members a dark cloud of suspicions, and accusations, will remain to haunt the actions and judgments of those whose culpability will always be suspect.

Do they even recognize what they've done wrong?

The refusal to release the stolen art has brought shame on a premiere Chicago public institution. Do they really not know the moral responsibility they owe the world?

Most art stolen by the Hitler regime is retrieved by return mail. The terror-haunted greed of public institutions like the AIC should make every member quake in the face of the Holocaust.

President Rondeau has shown no remorse. He has helped no one in Chicago deepen their love of great art or permitted the true aesthetic to transform the viewer.

Resignations on a grand scale can't be ignored. It should begin a great period of repentance and redress.

As critics across Chicago have noted, the AIC stands to lose larger than just a work of art. The fallout will be shattering.

At the very least it demonstrates how out of touch the current AIC leadership is with its international peers. Nothing can ever be gained by ignoring the abhorrence of Nazi art theft. The unwillingness to return such stolen works places the AIC on the wrong side of history.

There is no forgiveness without an apology. And an apology requires making amends. Making amends means taking action to right the wrongs we've all witnessed.

Making up excuses on why one can't do the right thing does not

restore a morality. Only in making amends can we maintain human dignity and help all sides recover emotionally.

When you make amends, you go further than just saying "I'm sorry." You acknowledge your errors, then take action to make up for what has happened in the past. Returning the stolen art can



Egon Schiele, Russian War Prisoner (1916)

help the AIC repair its relationship with its hometown, and the world at large, and start to restore its reputation.

ABUSE: National Student-Athlete Day is April 6. The day provides an opportunity to recognize the outstanding accomplishments of student-athletes. Approximately 8 million student-athletes compete in high school sports, and over 530,000 compete in the NCAA. Being able to balance school with athletics is difficult.

According to an article written by **Lauren McQuade**, the pressures and demands on 18-21-year-old athletes are tremendous. Anyone who works with student-athletes knows the challenges they face. Every student-athlete faces stressors, and each may manage them differently. Student-athletes who cannot effectively manage stress are at increased risk for mental health concerns like anxiety, depression, and suicide.

About 30% of women and 25% of men report having anxiety, but

only about 10% of all college athletes with known mental health conditions seek professional help. Besides suicide, student-athletes are at a greater risk for substance abuse, social anxiety, and eating disorders.

The Coaches Assistance Program [CAP] was designed to educate coaches on how to recognize the signs of those considering suicide and provide information needed to guide athletes through stressful life situations. The CAP website (www.CoachesAssistanceProgram.com) also contains an informational seminar which delves into the problem of suicide for student-athletes and the unique pressures they face.

CAP is a program made available by The Jason Foundation, one of the leading non-profit organizations dedicated to the awareness and prevention of youth suicide. All programs and services offered by the Foundation are no charge. To learn more about suicide prevention visit their www.JasonFoundation.com.

RESIGNS: The professional action taken by **Richard Guidice** to free himself from the kamikaze administration of Mayor **Brandon Johnson** will be one for the history books. After 33 years of government service, Guidice has withdrawn with honor and dignity, after less than a year of Johnson's term's start. The organization and the urban structure for fresh ideas and confidence building are in shambles. We will be lucky to survive the disasters ahead, not least of which is the Democratic National Convention this Summer. A City Council with less brains than experience will be deeply challenged. The mayor's team will undoubtedly find the terrain an impossible journey.

GAMBLES see p. 8

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North Side plumbing shop burglaries continue

BY CWBCHICAGO

Chicago police are warning plumbing and electrical businesses the North Side of multiple robberies where offenders have forcibly entered into businesses and work vehicles by breaking doors and windows to gain access.

Once inside, the offenders remove property, including tools/and equipment.

The Incidents include work vehicles parked at location of businesses and on residential streets.

Incidents include one on the 4300 block of N. Lincoln on Jan. 18, at 6 a.m.; 1100 block of W. Webster on Jan. 18 - Feb.13, from 6 p.m. - 12:55 p.m.; 1100 block of W. Webster on Feb. 6, at 12:30 p.m.; 3900 block of N. Central on Feb. 7, at 2:02 a.m.; 4300 block of N. Lincoln on Feb. 7, at 5 a.m.; 4300 block of N. Lincoln on Feb. 12, at 4:16 a.m.; 4200 block of W. Hirsh on Feb. 14, at 1:28 a.m.; 1700 block of W. Hirsh on Feb. 14, at 2:02 a.m.; 3800 block of W. Chicago on Feb. 14, at 2:15 a.m.; 800 block of N. Keystone on Feb. 14, at 2:30 a.m.; 1100 block of W. Webster on Feb. 14, at 3:14 a.m.; 4300 block of W. Chicago on Feb. 19, at 4:22 a.m.; 4300 block of W. Chicago on Feb. 21, at 2:36 a.m.; 4300 block of N. Lincoln on March 2, 2024 from 4:50-5:08 a.m.; 4300 block of N. Kilpatrick on March 5, at 4:32 a.m.; 4300 block of N. Kilpatrick on March 6, at 2:20 a.m.; 4300 block of N. Kilpatrick on March 6, at 5 a.m.; 3500 block of W. Lake on March 8, at 2:48 a.m.; 4300 block of N. Kilpatrick on March 8, at 4:02 a.m.; 3500 block of N. Cicero on March 8, at 4:55 a.m.; 2300 block of W. Nelson on March 9, at 3:55 a.m.; 3900 block of N. Western on March 29, at 4:55 a.m., and one on the 2900 block of N. Milwaukee on March 29, at 5 a.m.

The offenders are described as one to three African American males wearing dark clothing.

Smash and grab robberies

North Side businesses are being warned about a recent rash burglaries to businesses in the overnight hours. The offenders use a hammer to break front, side, and rear glass doors of business to gain entry and then steal cash from the registers or cash register drawers containing various amounts of currency from the businesses.

Incidents include one on the 3000 N. block of Broadway on March 28, at 5:22 a.m.; 2300 N.block of Leavitt St on March 28, at 5:40 a.m.; 2400 W. block of Schubert St on March 28, at 5:57 a.m.; 2800 N. block of Halsted St on March 28, at 6:06 a.m.; 2600 W. block of Diversey on March 28, at 6:16 a.m.; 3000 N, block of Milwaukee Ave on March 28, at 6:26 a.m., and one on the 600 W. block of Briar Place on March 28, at 6:39 a.m.

The offenders are described as three Male offenders, 20-30 years of age, 5' 7" to 6', 150-170 lbs. wearing black masks, black hooded sweatshirts, black pants, gloves, utilizing a hammer.

Parents suing Chicago Teachers Union over COVID-19 strike

Parents of Chicago school students are suing the Chicago Teachers Union [CTU] seeking damages over a teachers strike during COVID-19 that kept children out of school longer.

The lawsuits, filed by attorneys Patrick Hughes and Daniel Suhr from Hughes and Suhr LLC, stem from a strike that took place in Jan. 2022. The attorneys said the strikes forced Chicago parents to face unexpected childcare costs, take unpaid leave from work and cope with additional financial strains.

John Kugler is a former employee of the CTU and said he was there to help prepare the Jan. 2022 strike.

“The 2022 COVID strike was more about the union election than it was about COVID. Remember, there was also a mayoral election and the strike was used to see what the strength of Stacy Davis Gates would be” in a match up against Mayor Lori Lightfoot,

Kugler said.

The CTU ultimately supported Brandon Johnson in the mayoral election. Johnson beat Lightfoot to become mayor.

of the strike, Lightfoot repeatedly referred to it as an “illegal work stoppage.” Teacher strikes are illegal in eight of the 10 largest school districts in the nation, with

“The 2022 COVID strike was more about the union election than it was about COVID. Remember, there was also a mayoral election and the strike was used to see what the strength of Stacy Davis Gates would be” in a match up against Mayor Lori Lightfoot, John Kugler said.

The recent lawsuit filed in Cook County Circuit Court accuses the union and leadership of allegedly conspiring to call an illegal strike. The union was protesting Chicago Public Schools. CTU claims CPS didn't do enough to protect them from the spread of COVID-19.

Kugler said part of the rationale behind the CTU's decision to walk out on students likely rests with Davis Gates' desire for public office. During the course

Chicago being one of the two districts where strikes are allowed. Los Angeles Unified School District is the other.

Kugler said, in his opinion, CTU deserves punitive consequences. Before he left his position, Kugler was employed by the CTU for over 10 years, where he was part of the union while strike preparation was happening. He said there's a process to strike.

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Chicago Prinefest is April 6

The first ever Chicago Prinefest will be held 7 p.m. April 5 to celebrate singer-songwriter John Prine. The fest will take place at the Irish American Heritage Center, 4626 N. Knox Ave.

Led by Arlo McKinley, a stand-out on Prine's own Oh Boy Records, musicians will interpret Prine's tunes and perform originals that draw from the roadmap Prine's writing started.

Prine died in Nashville on April 7, 2020.

The festival will also include a performance by The Lawrence Peters Outfit, local musicians rooted in the Chicago scene for

decades, and is hosted by Chicagoan Rick Wood. A full-time writer/producer for MTV, Rick travels the country as a stand-up comedian and musician, writing and performing as Lone Joggler.

The celebration ends with a gangbusters sing-a-long of John's well-known tunes and plenty of buried treasures. Backed by The Barb and Barrett Show, the band will feature a who's who of the Chicago songwriting community.

For more information visit www.irish-american.org/event/chicago-prine-fest/.

City creates Chicago's first native and pollinator garden registry

As spring arrives, many North Siders are now thinking about gardens and plantings. Last month the City announced its first Native and Pollinator Garden Registry Advisory Board.

Native plants play a strong role in sustainability and resiliency efforts in urban settings. They serve as pollinators to important insect and bat species, which can ward off pests. They also help improve the natural habitat by absorbing rainwater and preserving ecosystems. These gardens more efficiently manage rainfall than turf grass.

Native plants' deep-rooted systems can help mitigate flooding and erosion issues while also capturing and requesting carbon in the soil where it will feed plants. CO2 is a critical resource that supports all plant life on earth.

Additionally, native plants are self-sustaining, meaning they are a low-maintenance option for our gardens.

The board is tasked with creating a native and pollinator garden registry, developing criteria for applications, and reviewing and providing recommendations to the Commissioner of the Dept. of Streets and Sanitation [DSS], who is tasked with overseeing and maintaining the registry. They will also have the authority to review garden-related applications and complaints.

The board came about as a result of the passage of the Managed Native and Pollinator Garden Registry ordinance, Section 10-32-055, which was spearheaded by Ald. Brian Hopkins [2nd].

The new ordinance requires DSS to establish and maintain a registry of managed native and pollinator gardens, without cost to its registrants. The DSS may promulgate rules regarding standards and processes associated with the establishment and maintenance of, and inclusion in, the registry of such gardens that are pollinator-friendly and that do not have plants encroaching on sidewalks or extend beyond the property line.



Native managed pollinator gardens created in home gardens are self-sustaining. They are a low-maintenance option for our gardens.

Assessor's office encourages veterans to apply for property tax break

Cook County Assessor Fritz Kaegi is urging veterans to apply for property tax-saving exemptions this spring. In the coming weeks, the Assessor's Office will participate in several events for veterans, during which interested applicants can learn more about which exemptions they may be eligible to receive.

Veterans who have been mailed booklets from the Assessor's Office with renewal applications are reminded that they must return those booklets by April 26.

The Assessor's Office administers two exemptions for veterans.

The first is the Veterans with Disabilities Exemption which is for veterans with a service-connected disability as certified by the U.S. Dept. of Veterans Affairs.

The exemption reduces the equalized assessed value on the primary residence of a veteran with a disability, likely lowering the tax bill.

Veterans who are 70% or more disabled receive an EAV reduction of \$250,000, and because of this can be totally exempt from property taxes.

Veterans must renew annually, except for those who are rated 100% disabled and classified as "totally and permanently disabled" by the U.S. Dept. of Veterans Affairs. They are automatically renewed once the 100% rating and the "total and permanent" status is registered with the Assessor's office.

Secondly, the Returning Veterans Exemption is for veterans returning from active duty in an armed conflict involving the armed forces of the United States. They are eligible to receive a \$5,000 reduction in the equalized assessed value of their property only for each taxable year in which they return and the year after.

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Forget handshake, read buyer-broker contract fine print



The Home Front
by Don DeBat

The is the second of two articles on changes in real-estate brokerage commissions.

Gone are the days where a simple handshake and a winsome smile could solidify a working agreement between a buyer and their real estate agent.

Due to recent legal developments, the National Assoc. of Realtors [NAR] is now making substantive “standards of practice” changes, noted Gold Coast buyer broker Sara E. Benson, CRB, ABR, president of Chicago-based Benson Stanley Realty.

“These changes will likely include a requirement that real estate brokers use a written agreement when actively working with real estate buyers,” said Benson, a buyer-brokerage veteran for more than three decades.

These agreements are typically referred to as a “Buyer Broker Agreement” [BBA] or an “Exclusive Buyer-Broker Representation Agreement.” (In Florida, there are no less than five different types of buyer broker agreements.)

Before would-be real estate buyers jump into a transaction, Benson advised that they ask the broker, how many buyers have you exclusively represented in their real-estate purchases; and the buyer should also ask for at least three buyer-broker references.

Benefits of Buyer-Broker Agreement

BBA's are a “win-win” for both buyers and real estate professionals. According to Benson, the agreements assist in building trust and a mutually beneficial relationship.

“They promote transparency through up-front conversations, and provide clarity regarding services buyers can expect to receive, as well as how their real estate professional will be compensated,” Benson said.

“This transparency is crucial for consumer education during one of the biggest purchases many people make in their lifetime.”

The BBA should include the following key points:

- Ensure the buyer has a true and loyal advocate representing them in their transaction.
- Help the buyer understand their agent's representation and the duties owed to them.
- Allow buyers to ask questions about

how their agent is being compensated, including who is responsible for the payment of services.

- And most importantly, reveal whether the agent will ask permission—or practice—as a “Dual Agent.”

Here is how Josh McKnight, a Pennsylvania real estate agent, describes the role of the buyer's agent:

“A buyer's agent has a fiduciary responsibility to their client, the buyer, to make sure that they understand the language in the contract and make sure they're buying a home that fits their needs.”

The buyer's agent must make sure the buyer is choosing all of the correct contingencies, and that they're not being taken advantage.

“A buyer's agent has a fiduciary responsibility to their client, the buyer, to make sure that they understand the language in the contract and make sure they're buying a home that fits their needs,” said Josh McKnight.

“The buyer's agent also has a responsibility to make sure that the home is worth what the sellers are asking for, and will work with the buyers to make an offer,” McKnight said.

BBA's should include the following:

- **Confidentiality.** Are you famous? Or just the next-door neighbor? Identity protection should be included in a BBA, if desired or needed.
- **Agreement term.** Three months is recommended with a renewal option. One year is too long, but 30 days is often too short.
- **Property description.** This paragraph should clearly state what kind of property you are looking for and the general price range.
- **Agent duties.** Exclusive is best. Insist on the complete legal fiduciary duties of loyalty, obedience, accounting, confidentiality, reasonable skill, care, and full disclosure.
- **Buyer duties.** Exclusive is best. Direct all inquiries to your buyer broker.
- **Compensation.** This may be a percentage of the transaction amount or a flat fee. Compensation should be financed by the seller whenever possible. Notwithstanding local customs, compensation to the buyer's broker should not be paid through the listing brokerage.
- **Dual Agency status.** Just say “No”
- **Cancellation.** The agreement should be mutually cancellable by either party with a defined number of days written notice.
- **Termination fees.** Avoid them, unless the broker has specific out-of-pocket

expenses associated with the anticipated purchase.

- **Retainer fees.** Reputable buyer brokers routinely request a modest retainer fee. Some buyer's brokers—with power-of-attorney to purchase on behalf of the buyer—maintain separate escrow accounts to hold the buyer's earnest monies. The funds will be credited towards the buyer's down payment at closing.

These brokers may routinely write contracts on the buyer's behalf—subject to the buyer's permission and approval—using

side, Benson explained.

A final note, if you trust and like your broker, and your intuition tells you it's a good fit, it likely will be.

Remember, it's not a marriage proposal, but your buyer's broker wants to “go steady” with you—and doesn't want you to date anyone else.

“You should receive 100% loyalty from your broker, and in exchange, your broker will want 100% loyalty from you, to the exclusion of all other brokers,” Benson said.

For more detailed information on BBAs,

Buyer Broker questions

Before any home or real estate buyer signs a buyer-broker contract, clients should ask the following questions:

Q: *What is a buyer's broker?*

A: A broker with whom a buyer contracts to represent him or her in a real estate purchase.

Q: *What is a seller's broker?*

A: A broker with whom the seller contracts to represent him or her in the sale of his or her real estate.

Q: *What is a dual agent?*

A: A broker who “represents” both the buyer and the seller in the same transaction. However, a dual agent cannot fully represent either party. It is il-

legal not to disclose the dual-agency relationship. There is an inherent conflict of interest because the seller wants the highest price and the buyer wants the lowest price. Dual agency benefits the real estate agent at a high cost to the consumer.

Q: *What is a fiduciary relationship?*

A: A relationship of trust and fidelity. Real estate brokers owe a duty of undivided loyalty to their clients. The real estate broker must exercise the utmost good faith, care, confidentiality, and full and fair disclosure at all times. Dual agents cannot act as full fiduciaries.

the earnest money funds.

“Working with a professional who legally represents you and looks out for your best interests—throughout the entire home purchase process—is an exciting and extremely good thing,” Benson said.

It's certainly possible to buy a home without the representation of a buyer's agent, but in a competitive market where things change rapidly, you'll be glad to have a knowledgeable advocate on your

visit NAR's recently published “105 More Ways” an informational brochure available free online: <https://cdn.nar.realtors/sites/default/files/documents/105-more-ways-2023-11-13.pdf>

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

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Police Beat...

Woman mugged in Lincoln Park, another robbed at gunpoint at Old Town gas station

A woman was mugged while walking in Lincoln Park March 28, Chicago police say. In a separate incident, a brazen daytime holdup at a busy Old Town gas station on March 27 resulted in the robbery of another woman at gunpoint.

Most recently, a 39-year-old woman was robbed while walking in the 2400 block of N. Lakeview Ave. around 12:50 a.m. March 28. She said a man pushed her against a wall, took her purse, and fled. The victim chased the man for a few blocks while screaming for help, prompting several people to call 911. But the offender got away.

In Old Town, a 69-year-old woman told police that she was robbed at gunpoint at the BP station, 1647 N. LaSalle, around 10:44 a.m. A man approached her from behind, displayed a gun, and took her valuables, according to a CPD spokesperson. He escaped in a car that headed north.

Neither victim required medical attention, according to CPD. Police did not release descriptions of either suspect.

As of March 25, robbery reports were up 3% this year, according to police statistics. However, these robberies occurred in police districts experiencing more significant increases.

The Town Hall 19th District, stretching from Fullerton to Lawrence and the lake to the river, has seen a 48% surge in robberies this year. Robberies are up 10% in the Near North 18th District, bounded by the lake, the river, and Fullerton Ave.

Chicago man operated 'financial crime enterprise' by shoplifting more than 10 times since December

Prosecutors have charged a Chicago man with operating a continuing financial crime enterprise because he has been caught shoplifting more than ten times in the past year.

Deandre O'Neal, 35, is accused of shoplifting from Dick's Sporting Goods, 1538 N. Clybourn, on March 20 and three other times since Dec.



Deandre O'Neal

Security at Dick's called 911 around 3 p.m. on March 20 after O'Neal walked out the door with merchandise worth \$457, according to his arrest report. Cops caught him at the nearby North-Clybourn Red Line CTA station with three Adidas sweaters, three Adidas sweatpants, Nike underwear, and a Columbia jacket, the report said.

The security officer also linked O'Neal to thefts from the same Dick's location on Dec. 14, Jan. 24, and March 15.

He has been on pretrial release since Dec. 17 when prosecutors charged him with seven counts of misdemeanor retail theft for allegedly shoplifting from Macy's on Dec. 5, 6, 7, 9, 10, 13, and 16, court records show.

A warrant was out for his arrest at the time of the Macy's cases because

he stopped showing up for court in another retail theft case last summer. Those allegations concerned theft from Nordstrom Rack, 101 E. Chicago Ave. On Dec. 19, two days after his arrest at Macy's, he entered a guilty plea and received a five-day sentence. The sentence was satisfied by the time he had already spent in jail. He is now on electronic monitoring.

Three detained after two women mugged minutes apart in Boystown

Three people are in custody after two women were robbed in separate incidents in Boystown on March 25, according to Chicago police. A third, similar robbery occurred in Rogers Park, but it is not clear if the same group is responsible for that crime.

In Boystown, a 31-year-old woman told police that three males approached her in the 3200 block of N. Halsted and demanded her property around 8:55 p.m., a CPD spokesperson said.

The group patted her down, asked if she wanted to die over a phone, and demanded her phone password, according to initial reports.

Cops in the area quickly detained three suspects at the corner of Melrose and Broadway. The robbery victim soon realized her stolen phone was pinging at that location, too.

While officers were handling the Halsted robbery, a second woman contacted police to report that she had been robbed by three males in the 400 block of W. Roscoe.

Both victims identified the suspects detained by police as the robbers, according to CPD's spokesperson. A 17-year-old boy is charged with two counts of aggravated robbery. He also had an outstanding warrant. Charges are still pending against the other two, the spokesperson said.

In Rogers Park, a woman reported that two males wearing masks grabbed her near the intersection of Loyola and Glenwood, then refused to let her go until she surrendered her valuables. That occurred around the same time as the Boystown holdups.

CPD's Town Hall 19th District, which includes Boystown, is experiencing a 48% increase in robberies this year compared to 2023. There have been 90 cases reported in the district through March 24. Robbery reports in Town Hall are at the highest level in the five-year time period included in CPD's statistical report.

Driver fired AR-15 during traffic stop on the Magnificent Mile

A Milwaukee man faces felony charges after he fired, apparently unintentionally, an AR-15 during a traffic stop on the Magnificent Mile.

Chicago cops pulled Justin Griffin over in the 500 block of N. Michigan around 3:30 p.m. March 19 because they did not see any license plates on his Infiniti sedan, a CPD arrest report said.



Justin Griffin

As soon as the officers exited their squad car to speak with the 22-year-old, they heard a "muffled gunshot" and "visibly saw smoke scatter from below the passenger side of the vehicle on the concrete as if a live round had made contact with the ground," the report continued.

The cops continued toward the car "cautiously" and immediately saw a loaded AR-15 rifle sticking out from under a pair of sweatpants on the passenger seat, the report said. One shell casing was allegedly recovered at the scene.

Prosecutors charged Griffin with reckless discharge of a firearm and aggravated unlawful use of a weapon. The CPD report said officers wanted prosecutors to also charge him with possessing a stolen firearm. However,

the Cook County state's attorney's office rejected that charge because the rifle was stolen in 2018 and "could have made contact with multiple individuals" since then, the arrest report said.

Judge William Fahy denied the state's petition to keep Griffin in custody pretrial. Instead, the judge decided to release Griffin under a nighttime curfew.

Paroled burglar burglarized a Ravenswood home while wearing an ankle monitor for yet another burglary

A Chicago man on parole for residential burglary and on electronic monitoring for three more residential burglaries he allegedly committed while on that parole is back in custody, accused of burglarizing yet another home while wearing his ankle monitor.



Kevin Purdis

Let's start at the beginning. In May 2019 prosecutors charged Kevin Purdis with burglarizing a Lincoln Park home while he was on electronic monitoring for allegedly using credit cards that were taken during burglaries. He sat in jail until a judge agreed to let him out due to concerns about the dangers of the COVID pandemic.

Four months later, he was arrested again after police said they found \$4,000 worth of looting proceeds in his car on the Near North Side. He put all those cases to rest in Oct. 2021: Judge Diana Kenworthy sentenced him to two years for one ID theft case. Prosecutors dropped other charges.

Records show he received six years for the Lincoln Park burglary and one year for stealing the looted merchandise. He was released in April 2022.

Last March, still on parole, he was arrested in the 200 block of W. Division after Chicago police officers recognized him as a man who had just burglarized a home in North Center.

Patrol officers stopped Purdis and found collector coins, jewelry, a Nintendo Switch, an iPad, and a PlayStation 5 taken earlier in the day from a home in the 1900 block of W. Patterson, officials said.

Using surveillance video, detectives also linked Purdis to an Aug. 12, 2022, burglary in the 3200 block of N. Damen and another in the 900 block of W. Cornelia on Jan. 23, prosecutors alleged.

Despite his background, the Illinois Dept. of Corrections decided not to revoke his parole, and he went home on an ankle monitor.

GPS readings from that ankle monitor are now being used as evidence against Purdis. Prosecutors say he burglarized a Ravenswood woman's home on March 12 while wearing the device.

Surveillance videos showed him near the woman's home in the 2100 block of W. Argyle, prosecutors say. Chicago cops also found a video of him trying to use the victim's credit card at a Target store and pawning her collectible coins at a pawn shop immediately after the break-in, according to court filings.

Judge Maryam Ahmad granted the state's detention petition, reasoning that he's a safety risk because "he continues to unlawfully enter homes."

Off-duty cop carjacked in River North, second hijacking reported in West Loop

An off-duty police officer was carjacked in River North on March 26. Another armed carjacking was reported less than an hour later in the West Loop. Chicago police have not made any arrests.

In River North, two men armed with handguns robbed a man in the 500 block of W. Grand around 10 p.m., a CPD media statement said. They escaped in his red VW Jetta. The victim,

who was not hurt, is an off-duty police officer, according to two sources, but we were unable to confirm which agency he works for.

Then, a 36-year-old man was carjacked in the 1100 block of W. Hubbard around 10:49 p.m., a CPD spokesperson said. He had just stepped out of his white 2024 BMW M6 when two hijackers approached him from behind.

One of the offenders held him at gunpoint while the other took his valuables, including his car keys, a CPD spokesperson said. They drove away with his car, heading west on Hubbard Street with accomplices following in a black sedan, possibly a Chevy Malibu, the spokesperson said.

Carjacking reports, while still high compared to most years this millennium, are down sharply in 2024. CPD handled 195 cases through March 18, down from 269 during the same period last year. By comparison, the city had 217 carjackings during January 2021 alone, the most in any month this millennium.

However, robbery reports—carjackings are a robbery subcategory—continue to rise this year citywide. They're up 3% as of March 25, sitting at the highest level in at least five years. The situation is worse in some neighborhoods.

In CPD's Near North 18th District, which includes neighborhoods from River North to Lincoln Park, robberies are up 10%. They're up 48% in the Lakeview-based Town Hall 19th District, which patrols the northern third of Lincoln Park north into Uptown. Robberies are up 81% in the Rogers Park 24th District and up 44% in the Lincoln 20th District, which includes Edgewater and parts of Uptown and Lincoln Square.

Motorist shot, killed while driving on Far North Side

A man was shot and killed while driving in on the Far North Side, according to Chicago police.

In a brief media statement, CPD said the 23-year-old was driving in the 6200 block of N. Francisco when someone approached his vehicle and shot him around 10:50 p.m. After being shot in the chest, the victim drove until crashing in the 3100 block of W. Devon a short time later.

A witness said they saw two men wearing face masks and black clothing flee the scene in a black sedan. The police, however, did not release descriptions of the shooter or say how they escaped.

Officers who responded to the call said they found a firearm with the victim. Officers placed evidence markers next to about a dozen shell casings at the shooting scene. They also found an ammunition magazine there.

Man kidnapped and robbed three Chicago men he met on Grindr

A Waukegan man who allegedly used the Grindr gay dating app to lure victims into armed robbery ambushes in Rogers Park and Cicero is now charged with committing three similar crimes in Chicago.

Prosecutors say Antoine Perteet, 33, kidnapped and robbed his victims, forcing them to withdraw money at banks.

In one of the newly filed cases, Perteet is accused of luring a 34-year-old man to the 1600 block of S. Springfield on June 22, 2023, via Grindr. Perteet robbed the man, then forced him to go to his home and then to a Bank of America to get money, according to a Chicago police report.

The report said Perteet then forced the man to go to Walgreens to get more money. He allegedly left the man standing on the sidewalk at Walgreens and drove away with his car.

Two days later, Perteet met a 51-year-old man in the 800 block of N. Kedzie. The pair traveled to the 2100 block of S. Millard, where Perteet robbed the victim at gunpoint, ac-

ording to the police report.

On July 12, a 30-year-old man met Perteet in the 1800 block of S. Springfield, officials say. Perteet forced him to go to PNC Bank to get cash, the police report stated.

Prosecutors charged Perteet with three counts of armed robbery with a firearm, three counts of kidnapping with a firearm, and aggravated vehicular hijacking with a firearm.

Antoine Perteet

While Perteet was already being held in jail on the already-pending charges, Judge Maryam Ahmad ordered him to stay there on the new allegations.

At least 15 other men reported that they had been robbed near the 1800 and 1900 blocks of S. Springfield last spring by someone they met on Grindr. Most of those victims were directed to abandoned homes, where they were robbed. Some were tied up by a gunman who forced them to surrender their phone and banking information, according to CPD reports. Perteet is only charged with two of those crimes.

Prosecutors first charged Perteet in Dec., 2023, with participating in a home invasion and robbery in Cicero, a crime that began as a Grindr hook-up.

On the day of the home invasion, Oct. 8, the victim was walking his dog in front of his Cicero home when Perteet and another person arrived in Perteet's car, prosecutors said.

Perteet allegedly raised his shirt to expose a handgun and led the victim inside. Prosecutors said he forced the man to lie face down in the bedroom as the second person entered the apartment. The pair forced the victim to unlock his phone and bank accounts.

As the men went through the phone, Perteet allegedly put his foot on the man's face and told him not to look up.

He and the accomplice restrained the victim's legs and arms with belts, placed painter's tape on his eyes, and stuffed a towel in his mouth, prosecutors alleged. Both men allegedly went through the victim's home searching for valuables, eventually leaving with a container of coins, about \$50 cash, the victim's phone, a smartwatch, and his keys.

The victim eventually freed himself and called 911. Cicero police found surveillance video showing what happened outside the man's home. According to prosecutors, a license plate reader put Perteet's car in the area at the time of the home invasion, as did Perteet's phone data. However, the victim was unable to identify Perteet in a photo line-up.

Rosemont police pulled Perteet over the next day. During a search of his car, the cops allegedly found a black face mask and gray hoodie similar to those worn by one of the home invaders. They also found ammunition and a stolen 9-mm handgun, but they released him without charges, according to prosecutors.

A specialized police unit arrested Perteet at a suburban Christian school where he worked.

In January, prosecutors charged Perteet with committing a similar crime in Rogers Park. Incredibly, court records say the Rogers Park victim identified Perteet as his assailant in early July 2023. But prosecutors did not charge Perteet with the crime until this year. Prosecutors

POLICE BEAT see p. 10

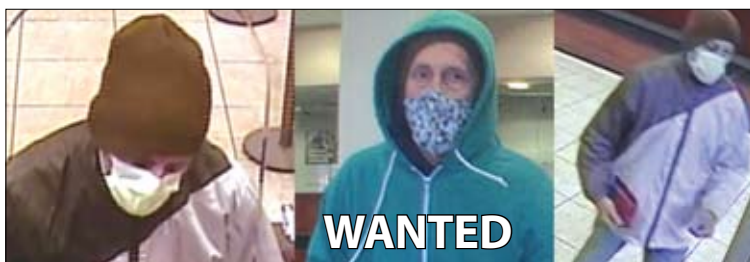
He did it again: Serial bank robber held up his sixth bank since Halloween

BY CWBCHICAGO

The man who robbed a Ravenswood bank on March 25 has robbed five other Chicago banks since Halloween, according to the FBI. So far, he remains on the loose.

The federal agency said that the robber's most recent heist came just before noon March 25 at Chase, 5134 N. Clark. He ordered a teller to hand over cash but did not display or imply that he had a weapon.

His previous robberies, according to the FBI, were at Huntington Bank inside Jewel-Osco, 4355 N.



Sheridan, 6:06 p.m. Oct. 31; Huntington Bank inside Jewel-Osco, 5433 N. Broadway, 5:49 p.m. Dec. 26; Byline Bank, 2000 N. Halsted, 4:53 p.m. Jan. 3; Associated Bank inside Jewel-Osco, 1763 W. Howard, 12:08 p.m. Jan. 6, and Byline Bank, 6945 N. Clark, 10:30 a.m. March 20.

The agency said he is about 60 years old and six feet tall. Tips can be shared with the FBI's Chicago Field Office at 312-421-6700 or tips.fbi.gov. A reward of up to \$1,000 is being offered for information that leads directly to his arrest and conviction.

Predators thriving in plain sight

With migrants in town, and DNC arriving this summer, how can locals help combat human exploitation?

Last week we received a notice about an April 25 meeting of the City Club of Chicago titled "Decriminalizing Adult Consensual Sex Work: Ensuring Safety, Rights, and Dignity" which claims that there is now an increase in the level of violence against sex workers, particularly those who are being trafficked.

According to a Human Trafficking in Illinois Fact Sheet, human trafficking includes sex trafficking; child sex trafficking; forced labor; forced child labor; bonded labor or debt bondage; domestic servitude; and unlawful recruitment and use of child soldiers. What they all have in common is abuse and exploitation against people with few resources.

Equality Illinois and the Sex Worker Advisory Group [SWAG] have united to launch a campaign to keep adult consensual sex workers [prostitutes] safe by decriminalizing sex work. SWAG claims that two-thirds of trans people killed in the past decade were prostitutes, and that 75% of all prostitutes will experience violence in their careers.

Also last week we saw that a state lawmaker introduced legislation that aims to strengthen Illinois' child labor laws. State Sen. Robert Peters' Senate Bill 3646 addresses children under the age of 15 who obtain a work permit. Anna Koeppel, legislative director at Illinois Department of Labor, said the current law primarily permits employment for 14 and 15 year-olds, as long as it is within allowable work hours and it's not in hazardous conditions.

A recent survey of business executives and senior managers showed 58% of respondents found hiring to be "very" or "extremely" challenging. Among the top challenges business executives and senior managers face is "attracting younger talent." Peters' proposed Child Labor Law of 2024 would remove the regulation where children under the age of 16 can't work in restaurants.

Human trafficking affects every country in the world and according to Charles Hounmenou, Ph.D. at UIC, Chicago is actu-

ally a center for human trafficking because of its high volume of incoming immigrants. Indeed Chicago has been a national hub for human trafficking for over a century.

Of late, a great deal of the trafficking is being undertaken by Mexican gangs and drug cartels, who force migrants into bonded labor or debt bondage to pay off their smuggling fees.

According to the National Center on Exploitation, a minimum of 16,000 women, girls, and boys fall victim to exploitation annual-

Convention in Milwaukee, Vice President Kamala Harris told Vice.com that there is an ecosystem around [sex work] "that includes crimes that harm people... I do not think that anyone who hurts another human being, or profits off of their exploitation, should be free of criminal prosecution. But when you're talking about consensual adults, I think that, yes, we should really consider that we can't criminalize consensual behavior as long as no one is being harmed. But, at the point that anyone is being harmed

Educate yourself

This summer, Anti-Trafficking International will be hosting an online conference to help combat human exploitation and trafficking.

Attendees will hear firsthand accounts from survivors, and gain education and insight from human trafficking experts.

The conference will offer 20 pre-recorded sessions over a two-month period. Registrants will receive an access link ahead of the event.

All presentations will be accessible on-demand until June 9 with the purchase of a ticket. Those who wish to attend can visit www.preventHT.org.

ly within the Chicago Metropolitan area. While the International Labour Organization estimates 20.9 million people are victims of forced labor worldwide, up to 25,000 of them are women and girls forced into the sex trade in Metropolitan Chicago.

However, the number is based on estimates due to the illegal nature of human trafficking. With all of Chicago's newly arrived migrant children, many are easy prey for abusers. Many youth who have been smuggled over America's wide open borders by Mexican gangs are then forced into slavery and human trafficking to settle debts.

And sadly political conventions - like the one coming to Chicago this summer - are notorious for attracting people who seek out prostitutes. The Democrat National Convention will inevitably mean a boost for the local sex-selling industry.

Prior to the 2020 Democrat

or exploited, that's a different matter."

Sen. Peters says that there are some exemptions that allow 12 and 13 year olds to work in specific occupations. "Younger than that, employment is generally not prohibited other than in specific industries like child acting or video blogging." He said the goal is to make the current law modern and more clear.

"[The Illinois' child labor law] was written 75 years ago ... and when you think about the economy and society, it's just so very different," said Peters. "The idea of cleaning and clarifying it also just makes it easier for interpretation, particularly for the Dept. of Labor."

Erin Fisher, Executive Director of Programs for the advocacy group Anti-Trafficking International [ATI], underscores the deceptive nature of human traffick-

PREDATORS see p. 10

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Onion City Film Fest underway



Photo by Eric Allix Rogers

Chicago Filmmakers in Edgewater have announced the programs for their 34th edition of the Onion City Experimental Film Festival, which runs Thursday through Sunday, April 7 at Chicago Filmmakers' Firehouse Cinema, 1326 W. Hollywood Ave.

There will also be special events taking place at the Gene Siskel Film Center, 164 N. State St. and at Public Works Gallery, 2141 W. North Ave. Competition Programs will also be available to view online from Monday, April 8 to Sunday, April 14.

Featuring an array of timely, and formidable works that transcend borders, Onion City is devoted to the world of avant-garde

film and video. Countries represented this year include Brazil, Canada, Denmark, France, Germany, Jordan, Mexico, The Netherlands, Poland, South Korea, Sweden, Thailand, Ukraine, the United States and the United Kingdom.

The opening night presentation will take place 8:15 p.m. Thursday at Gene Siskel Film Center, with the rarely seen and recently restored urban nocturne *Une Toute Nuit* by Chantal Akerman.

"One year can really change a lot in terms of social and environmental issues, and technological development," said Onion City Programmer Nicky Ni. "We are seeing filmmakers' responses to current affairs, navigating the post-Roe vs. Wade era, vocalizing collective memories of a community, or addressing one's rights and experiences in a climate not very kind to them."

The Chicago experimental film and video scene is on full display with the inclusion of local filmmakers Shawn Antoine II, Jose Luis Benavides, Chi Jang Yin, Tanner D Masseth, Raine Yung, Oona Taper, Ben Sonjira Young.

For more information visit <https://www.onioncityfilmfest.org/2024programs>.

Ailey Classics coming to Auditorium Theatre

World-renowned ambassadors of Dance and Culture make 55th visit

The renowned ambassadors of dance and culture, the Alvin Ailey American Dance Theater, returns home to the landmark Auditorium Theatre, 50 E. Ida B. Wells Dr., for its 55th engagement, with six dynamic performances, April 17-21. The company will perform three distinct programs that are targeted to both longtime Ailey fans and new audiences.

In 1958, Alvin Ailey and a small group of young Black modern dancers took the stage in New York City and forever changed the perception of American dance and culture. Alvin Ailey American Dance Theater is recognized by US Congressional resolution as a vital American "Cultural Ambassador to the World," for promoting the uniqueness of the African American cultural experience and the preservation of American modern dance and human spirit.

Led today by Matthew Rushing, the acclaimed Ailey dancers will showcase their spirit and technique in three specially themed programs.

Opening night for "Audience Favorites" is 7:30 p.m. Wednesday, April 17, and features Kyle Abraham's *Are You In Your Feelings?* and a new production of Ronald K. Brown's tribute to Judith Jamison's profound influence *Dancing Spirit*, along with the Company's traditional program closer, Ailey's beloved must-see masterpiece *Revelations*.

"All New" presents a pair of new works commissioned especially for Ailey: Amy Hall Garner's rousing tribute to her grandfather, titled *Century*; and Elizabeth Roxas-Dobrich's dreamlike duet, *Me, Myself and You*; in addition to updated productions of the audacious *Following the Subtle Current* by Alonzo King and the tour de force *Solo* by Hans van Manen. "All New" will be performed 7:30 p.m. Friday, April 19, and Saturday, April 20, at 1 p.m.

Finally "Ailey Classics" offers a new two-act program sampling a variety of classic works by Ailey culminating with his signature *Revelations*. This show will be performed 7:30 p.m. Thursday, April 18, and Sunday, April 21 at 3 p.m.

A new production of Brown's *Dancing Spirit* (2009), set to music by Duke Ellington, Wynton Marsalis, and War, pays tribute to the women of Ailey by evoking the elegance, dignity, and generosity of Jamison and borrowing the title of her autobiography.

Are You in Your Feelings? (2022) In his third commission for the Ailey company, Abraham's newest work recognizing Black culture, music, and the youthful spirit that perseveres in us all. Scored to a "mixtape" of soul, hip-hop, and R&B, it explores the connections among music, communication, and personal memory.

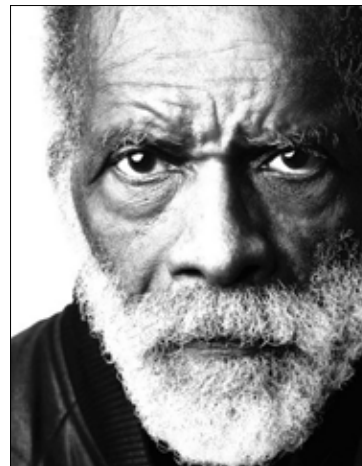
Revelations (1960) springs from Ailey's childhood memories of growing up in the south and attending services at Mount Olive Baptist Church in Texas.

GAMBLES from p. 2

LABOR IN CITY MUSEUMS: Chicago's Museum of Contemporary Art has agreed to recognize a union representing some 100 employees. MCW Workers United is part of the American Federation of State, County and Municipal Employees Council 31. They have been most successful unionizing efforts at city museums.

SAD: Sad that the remarkable Norwegian artist **Chris Berg** has left Chicago after 10 years to return to his native Norway. He made countless friends and fans here at the Flatiron Building... Sad also that former Ald. **Ed Burke** [14th] who spent his whole life in service to the people of Chicago has withdrawn from the legal profession following his personal legal difficulties, no one ever responded more kindly or generously to Chicagoans from all 50 wards.

SLICE: Gigio's Pizza, a pizza institution established by the **Buttitta** family in 1965, has long been a haven for New York-style pizza enthusiasts in Uptown. **Kie Gol Lane** and her crew have perfected the art of crafting thin, foldable slices generously adorned with



Richard Howard Hunt

mozzarella and house-made sausage. Its location near the Aragon and Riviera theaters has cemented its status as a popular late-night destination. Now Gigio's expanded its outdoor seating, allowing patrons to relish their slices al fresco, where the people watching is tops.

ETTA FINAL FALL: In the shambles of once good restaurants, Etta, a favorite of so many Chicagoans, is about to have their Illinois property sold at auction. The Etta Bucktown, 1840 W. North Ave., remains open but will undoubtedly succumb to the terrible circumstance of questionable management and leadership. Hope the wait staff will be able to financially work things out with management for back pay. **David Pisor**, a main partner, has been prohibited by the courts from having any authority in the goings-on.

HUNT: At last week's City Council meeting, an honorary resolution was submitted to turn Lill St. from Racine to Sheffield into "Richard Hunt Place." Legendary sculptor **Richard Howard Hunt** was a longtime 43rd Ward resident with his studio on Lill. Since Hunt passed away in late 2023, neighbors have rallied to honor his legacy and impact on Chicago and artists worldwide. As you may know, he was commissioned to create a new sculpture in the long-awaited Obama Presidential Library in Jackson Park. This sculpture (entitled *Book Bird*) and the soon-to-be newly named "Richard Hunt Place" will serve as a reminder of a brilliant neighbor with roots right here in 43rd Ward.

TIME MACHINE: The music of the 80's was outstanding. And Derrick Taylor knows absolutely nothing about that decade of music but he is about to find out when his music teacher challenges him to research the music of the 80's and compare it to the musical culture of today. Derrick is forced to go to his eccentric inventor Uncle Mike to help him discover what he calls 'old folks music.' Join Derrick as he enters the portal to the past and discovers what great music is all about, in a show written and directed by **Daryl D. Brooks**, on stage at Jackie Taylors Black Ensemble Theater on Clark St., now through April 14.

THE MOON: The Zodiac's first lunar eclipse of 2024, April 8, will first affect these signs: Aries, Libra, Cancer or Capri-

corn placements. Brush up on the practical stats for the lunar eclipse. No certainty of the weather until we are much closer.

WHO'S WHERE: **Adam Umbach** and wife, **Nora Dankner**, visiting from New York with dinners scheduled for Hugo's and RL while in the midst of a fabulously successful 2024 in the high-end art markets... **Dr. Rose Gomez** with **Lilli**, still visiting from Switzerland to the delight of Chicago friends... **Myra** and **John Reilly** in Naples, FL at **Cheryl Coleman's** having a ball at the Kimono Party and getting their Vitamin D... **Ken** and **Mary Claire Scorsone Moll** delighted to find the lovely Sardinian Rosé wine, known as "So Chic," in a favorite Chicago dining spot, *Volare*.

A little taste of their beloved, sun-drenched south Sardinian Riviera... Manhattan living has claimed the residency of our pals **Hector Gustavo Cardenas** and **Marius Morkvenus**, leaders in tastes, the arts and high social living, this column won't cease publishing their exploits in New York... Birthday wishes to horsewoman **Ruete Butler** with the fabulous chocolate torte... **Sherry Lea Fox** with BFF **Pat Maxwell**

at Palwaukee Airport, retuning to the warm sand of Mexico between chemo treatments, "that's the way to treat a friend"... **Brian White** and his mother, the lovely **Lyndsey White**, and **Susie Fortsman Kealy**, at the Women's Athletic Club... Had a great reunion with **Saul**, veteran waiter at Tuscany on Taylor where he has been from the beginning 35 years ago, he's a strategic part of the fabled restaurant which I hadn't visited in more than 10 years, it's better than ever.

BACK IN BUSINESS: **Bobbi Panter** receiving a great welcome back in Miami with her fabulous "Bobbi Panter Pet Products" at the recent Global Pet Expo and



Phil Stefani

so encouraged by longtime friends and colleagues, a fun wrap up to the expo, dinner with **Phillip Emigh**, **Bruce P. Haas**, **Sebastian Steve Albergo** and **Larry Meacham**, and seeing longtime friends and colleagues **Tamm Lee**, Paul Woof Gang Bakery and Grooming Ft. Lauderdale Club and a surprise stop by from friends Canine Companions CEO **Paige Mazzoni** and **Barbara Barrow**.

TAVERN ON RUSH: **Phil Stefani** and **Tavern on Rush** are alive and well preparing to return to the Triangle on the redesigned second floor of the Thompson Hotel. No one has added so much culinary life to Chicago as Phil. Had a spectacular dinner at his Tuscany on Taylor, still strong after 35 years.

HUGO'S FROG BAR: Hugo's Frog Bar's Fish and Chip just might be the best I've ever tasted. Not so the clam chowder.

BYE BYE: Are you a Costco rotisserie chicken fan? No more plastic boxes to transport, only plastic bags will be used to package up the bird.

PRINCESS OF WALES: We are saddened to hear of the cancer diagnosis for **Catherine**, Princess of Wales. We join the world in offering prayers and good wishes for her full recovery.

MONET ART SALE: Don't forget that the Union League Club is placing their Monet on the market for \$10 million to cover the costs of upcoming rehabbing. Buyers please bring a big check.

It is important to express oneself... provided the feelings are real and are taken from your own experience.

— **Berthe Morisot**

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North Side softball player and coach dies suddenly at 62

BY DON DEBAT

James “Jim” Bailey, Jr., 62, a former U.S. Marine, a veteran North-Side 16-inch softball player and high-school coach, passed away suddenly at home on March 26.

A Saturday, April 6 visitation and service with full military honors is scheduled for Bailey from noon to 4 p.m. at Drake & Son Funeral Home, 5303 N. Western Ave.

“At heart, Jim Bailey was a proud, tough ex-Marine, who was devoted to his family, and loved playing and coaching 16-inch Chicago-style softball,” said Monica Bailey, his wife.

Bailey’s proudest coaching moment was helping Lane Tech High School’s 16-inch softball team—along with Hall-of-Fame coaches Tom Horn and Dave Ruhle—win the 2000 public league Chicago high school championship.

After attending Roosevelt High School, Bailey followed the career path of his father and joined the U.S. Marines. He attended Radio Communications school, then served for three years as a Field Radio Operator at Camp Pendleton, CA. After boot camp, and earning a Rifle Marksman Badge, he returned to Chicago and married his first love, Erica Henger.

“Jim nearly died in a helicopter crash while on Marine maneuvers in California,” said Henger. “Later, as a passenger in a Jeep, he was involved in an accident on a sharp curve while returning from an operation in the field. He was thrown, the vehicle rolled, and crushed his right foot.”

The doctor at the military base had to manually pop his broken bones back into place and told him he would probably not walk well, much less run and play softball again.

Bailey was at a life crossroad in 1983. He vowed to show everyone he would walk and run again. “His doctor was amazed at his recovery. But he did not re-enlist, and was granted an honorable discharge,” Henger said.

In 1984, Bailey started working at the U.S. Post Office in Skokie, a career that spanned more than 40 years. His last assignment was as a service-vehicle trainer.

In 1991, Bailey met Monica Lawrence, his second wife. In 1994, they were married at Concordia Evangelical Lutheran Church in Chicago. The Baileys had two children—son Joshua Ethan in 1997 (wife Hayley) and daughter Shannon Marie in 2002.

“We had a crazy life together, but his children were always the light of Jim’s life,” said Monica. “When our kids were small Jim played a lot of softball, so we would go to his games.”

Bailey also coached football at the Neighborhood Boys and Girls Club on Irving Park Rd. Later,



James “Jim” Bailey, Jr.

when his kids were older and could participate in sports there, he coached Joshua, who played football at Gordon Tech, and was a “sideline” coach to Shannon, who played on Lane Tech’s basketball team.

“Jim truly was a great coach and teacher in all fields of sports,” said Monica. “He was just a natu-

Bailey’s proudest coaching moment was helping Lane Tech High School’s 16-inch softball team—along with Hall-of-Fame coaches Tom Horn and Dave Ruhle—win the 2000 public league Chicago high school championship.

ral athlete and excelled at any sport. He loved to shoot pool and play poker.”

Over the past two years, Bailey encountered medical problems that resulted in the amputation of his right leg below the knee. Ironically, it was the same leg that was crushed in that 1983 Jeep accident. Unfortunately, diabetes took a toll on Bailey’s body and he succumbed to a heart attack on March 26.

“Jim always was an unselfish man who put other people first,”

said Bob Egan, a friend and veteran softball player who visited him in January after Bailey’s leg was amputated. “Jim was upbeat, working on learning to walk with his prosthetic.”

Bailey grew up in the North Center neighborhood near Bell Elementary School, where he played school-yard 16-inch softball with future Hall-of-Fame pitcher Horn, and many others, recalled Egan.

In 1980, Bailey joined “The Rox,” a fine young team, as the back-up pitcher to Tom Horn. In the early 1980s, The Rox won championships at Clarendon, Hamlin, Revere and Welles parks. In 1983, the team finished fourth in the state tournament, and climbed into the final eight in the World Tournament.

“Jim Bailey’s first wife’s family owned a weekend getaway home in Grass Lake, WI,” Egan recalled. “Several of The Rox players would stay there when we played in major softball tournaments in Trevor, WI. We socialized at Furlands Dugout, and had some great times. We were young, 16-inch players who loved the game.”

Later, Bailey, a great organizer, launched his own “Under Age” softball team with a nucleus of talented, young former Lane Tech championship players. “Forming and coaching Under Age was one of Jim’s major softball accomplishments,” Egan said.

“The team had much success, winning many games at Horner Park, and other North Side parks and in tournaments. Most of the players Jim coached moved on to the highest level of ‘AA’ 16-inch softball in the Mount Prospect Leagues,” Egan noted.

Bailey also coached womens teams. His first wife’s team was called “Bad Habit,” because of its losing record. The next season Bailey, who hated to lose, coached the women to a championship, and they renamed the team “Sure Thing.” Later, Bailey formed another team called “Shockers” with his second wife.

“Jim will be missed by all who grew up and played with him and he will always be remembered,” Egan said.

Letter to the Editor

Congrats to Mayor Johnson

Mayor Brandon Johnson, in my opinion, seldom does anything right. But in his house cleaning of City department heads, he did one thing right. He kicked Dr. Alison Arwady to the curb. She was the former Cmsr. of the Chicago Dept. of Public Health, and she deserved to be thrown out on her keester.

Like the government doctors who injected Black men with syphilis to watch the disease’s progression at Tuskegee Institute 90 years ago, she was playing with people’s lives.

She kept quiet on the exploding syphilis outbreak in the City of Chicago, especially among Chicago’s minority and gay communities.

She didn’t require new migrants to be tested nor immunized for infectious diseases.

She failed to alert the media

that the COVID lockdown would irreparably harm children and cause depression.

She pushed a political narrative instead of a health narrative. Maybe this was on the orders of Mayor Lori Lightfoot, but she’s the doctor, and they must ‘first do no harm.’

And so Johnson made her walk the plank.

She harmed the three groups historically exploited by the Chicago Machine: children, immigrants and minorities.

And following the Peter Principle, she landed on her feet... she is now the Director for the National Center for Injury Prevention and Control at the Centers for Disease Control and Prevention.

Perfect.

Mike Sullivan
Avondale



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Uptown Library's new mural dedication April 20

Starting at 9:30 a.m. Saturday, April 20, the Uptown Branch of the Chicago Public Library will host a special event to dedicate their new mural by artist Dorian Sylvain, at 929 W. Buena Ave. There will be art, music, storytelling and a film.



The schedule includes family story time with Tamima Itani who will read her book "Monty and Rose Nest at Montrose."

There will be music by Brennemann Elementary students and the People's School of Music, followed by the mural dedication at 10:30 a.m.

Bird-themed craft with artist Dorian Sylvain and healthy snacks from Buena Park Neighbors will follow, then at 11:30 a.m. a screening of the documentary "Monty and Rose II: The World of Monty and Rose" with filmmaker Bob Dolgan and 22-year steward of Montrose Beach dunes, Leslie Borns.

The mural was funded by the Dept. of Cultural Affairs and Special Events.

PREDATORS from p. 7

ing, emphasizing how preconceived notions about victims and traffickers inadvertently aid these criminals.

Fisher stresses that human trafficking is not confined to stereotypical portrayals; rather, it infiltrates all demographics regardless of gender, race, ethnicity, religion, or socio-economic status. "Human trafficking is hiding in plain sight," she says, shedding light on the misconception that only certain groups are at risk.

Fisher's involvement in combating trafficking began in 2018, sparked by a presentation at a human trafficking conference. She recounted the story of a woman, whose daughter fell prey to the romantic grooming tactics of a teenage MS13 gang member, illustrating how trafficking operates within family friendly suburban communities. The international scope of this criminal enterprise, originating from Venezuela in 1980 and extending to various cells across the US currently active, underscores the pervasive nature of the issue.

A great many of Chicago's recently arrived illegal migrants are also from Venezuela.

"This years-long increase in unaccompanied migrant children crossing the southern border under the Biden administration, and the negative incentive for these children to expose themselves to dangerous working conditions is an intolerable tragedy for which we must find an immedi-

ate and lasting solution," said U.S. Sen. Bill Cassidy. "It is clear that the enforcement actions taken so far against violators have not slowed this upward trend in exploitative child labor."

As a mother of six and the daughter of a Chicago police officer and attorney, Fisher's personal connection to the city and her innate sense of justice drove her to act. "This shook me because it could have easily been one of my children," she says, highlighting the urgent need for intervention.

Addressing the widespread lack of awareness in Chicago surrounding human trafficking and child abuse, Fisher reveals that 90% of victims reside in their own homes, attend school, and lead ordinary lives.

Addressing the widespread lack of awareness in Chicago surrounding human trafficking and child abuse, Fisher reveals that 90% of victims reside in their own homes, attend school, and lead ordinary lives. She says that with one in five young people being targeted by traffickers, community education becomes vital in equipping individuals with the knowledge to recognize and combat exploitation.

ATI uses an evidence-based curriculum to reach over 250,000 students in the U.S. in commitment to education and prevention. "We ensure that schools and organizations receive comprehensive resources to address trafficking effectively," she said.

Chicagoans can do their part in helping to end human trafficking by learning how to identify potential victims, being informed and researching where the abuses are taking place, by shining light and putting pressure on those abuses, by donating to anti-trafficking organizations such as the Chicago Alliance Against Sexual Exploitation.

To report suspicions of human trafficking to law enforcement call 911 or the 24-hour National Human Trafficking Resource Center at 1-888-373-7888.

Fisher concludes with a vital reminder, vulnerability knows no boundaries, emphasizing the importance of collective vigilance in safeguarding communities against the insidious threat of trafficking.

POLICE BEAT from p. 6

have subsequently charged a second man with participating in the Rogers Park robbery.

Officials say Andre Mhoon, 29, of West Ridge, is the accomplice who helped Perrett rob the 38-year-old man last summer at the victim's house in the 1900 block of W. Morse around 11:30 p.m. on June 23.

— Compiled by CWBChicago.com

News tips? Call 773-465-9700

Lakeview Township Real Estate For Sale

Real Estate For Sale

030303
272727

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION WELLS FARGO BANK, N.A.

Plaintiff, vs. ROBERT ROONEY, A/K/A ROBERT R. ROONEY; STATE OF ILLINOIS; UNITED STATES OF AMERICA OFFICE OF THE DEPARTMENT OF THE TREASURY; PARK TOWER CONDOMINIUM ASSOCIATION

Defendants, 19 CH 10237 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercountry Judicial Sales Corporation will on Monday, April 22, 2024 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate:

Unit 2203 in Park Tower Condominium, as delineated upon a plat of survey of the following described real estate: Part of the East fractional half of the Northeast 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as exhibit 'D' to the declaration of condominium recorded as document 24874698, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

P.I.N. 14-08-203-017-1255. Commonly known as 5415 NORTH SHERIDAN ROAD UNIT 2203, CHICAGO, IL 60640. The mortgaged real estate is improved with a condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g) (4) of Section 9 of the Condominium Property Act

Real Estate For Sale

Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection. For information call Sales Department at Plaintiff's Attorney, Manley Deas Kochalski, LLC, One East Wacker Drive, Chicago, Illinois 60601. (614) 220-5611. 23-001958 ADC F2 INTERCOUNTRY JUDICIAL SALES CORPORATION intercountryjudicialsales.com **13240108**

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 LSF11 MASTER PARTICIPATION TRUST; Plaintiff,

vs. ALEJANDRO CASTRO; ROBERTO CARO; 5455 EDGEWATER PLAZA CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS GENERALLY AND NONRECORD CLAIMANTS; Defendants, 22 CH 9613 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercountry Judicial Sales Corporation will on Wednesday, April 24, 2024 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate:

UNIT 2505 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 5455 EDGEWATER PLAZA CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24870735, AS AMENDED FROM TIME TO TIME, IN NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF

Real Estate For Sale

THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 14-08-203-016-1274. Commonly known as 5455 N. Sheridan Rd., Unit 2505, Chicago, IL 60640.

The mortgaged real estate is improved with a condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g) (4) of Section 9 of the Condominium Property Act Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection. For information call Mr. Matthew C. Abad at Plaintiff's Attorney, Altman, Strautins & Kromm, LLC d/b/a Kluever Law Group, 200 North LaSalle Street, Chicago, Illinois 60601. (312) 236-0077. SPS001392-22FC1 INTERCOUNTRY JUDICIAL SALES CORPORATION intercountryjudicialsales.com **13240151**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff,

vs. CHICAGO TITLE LAND TRUST COMPANY AS SUCCESSOR TRUSTEE TO NORTH STAR TRUST COMPANY AS SUCCESSOR TRUSTEE TO PARK NATIONAL BANK & TRUST OF CHICAGO AS TRUSTEE U/T/DATED 3/5/1999 A/K/A TRUST NUMBER 10238; BARBARA B. VON LANGE; MALIBU CONDOMINIUM; UNKNOWN BENEFICIARIES OF THE CHICAGO TITLE LAND TRUST COMPANY AS SUCCESSOR TRUSTEE TO NORTH STAR TRUST COMPANY AS SUCCESSOR TRUSTEE TO PARK NATIONAL BANK & TRUST OF CHICAGO AS TRUSTEE U/T/DATED 3/5/1999 A/K/A TRUST NUMBER 10238; UNKNOWN OWNERS AND NON-RECORD CLAIMANT Defendants,

Real Estate For Sale

22 CH 9504 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercountry Judicial Sales Corporation will on Tuesday, April 23, 2024 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate:

P.I.N. 14-05-215-015-1057. Commonly known as 6007 N. Sheridan Road, Unit 10A, Chicago, IL 60660. The mortgaged real estate is improved with a condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act THE SALE SHALL BE SUBJECT TO GENERAL TAXES, SPECIAL ASSESSMENTS AND TO A PRIOR RECORDED FIRST MORTGAGE Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection. For information call The Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates P.A., 1771 West Diehl Road, Naperville, Illinois 60563. (630) 453-6960. 6722-187667 INTERCOUNTRY JUDICIAL SALES CORPORATION intercountryjudicialsales.com **13240136**

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North Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION CITIZENS BANK, N.A.

Plaintiff, vs. KAREN M. PETERSON, KAREN M. PETERSON AS TRUSTEE OF THE KAREN M. PETERSON DECLARATION OF TRUST DATED 12/15/2014, UNKNOWN OWNERS AND NONRECORD CLAIMANTS Defendants, 2022 CH 11725

1810 N LINCOLN PARK W UNIT 2 CHICAGO, IL 60614

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on April 19, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on April 29, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 1810 N LINCOLN PARK W UNIT 2, CHICAGO, IL 60614

Property Index No. 14-33-407-050-1002 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/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.

Real Estate For Sale

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, CODILS & 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.jscc.com for a 7 day status report of pending sales. CODILS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: pleadings@ilcslegal.com Attorney File No. 14-22-06892 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2022 CH 11725 TJSJC#: 44-742

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 # 2022 CH 11725 **13241160**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION WELLS FARGO BANK, N.A. Plaintiff,

vs. STANDARD FINANCIAL MORTGAGE CORPORATION, THE UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, UNKNOWN OWNERS AND NONRECORD CLAIMANTS, STREETERVILLE CENTER CONDOMINIUM ASSOCIATION, UNKNOWN HEIRS AND LEGATEES OF CLAUDIA IANNELLI, AKA CLAUDIA M. IANNELLI, DECEASED, THOMAS QUINN, AS SPECIAL REPRESENTATIVE TO CLAUDIA IANNELLI, AKA, CLAUDIA M. IANNELLI, DECEASED Defendants 2023 CH 01989

233 EAST ERIE STREET, #1406 CHICAGO, IL 60611 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on March 18, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on April 30, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bid-

Real Estate For Sale

der, as set forth below, the following described real estate:

Commonly known as 233 EAST ERIE STREET, #1406, CHICAGO, IL 60611 Property Index No. 17-10-203-027-1056

The real estate is improved with a residential condominium. The judgment amount was \$186,032.89.

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

Real Estate For Sale

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 23-003269. 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.jscc.com for a 7 day status report of pending sales.

MANLEY DEAS KOCHALSKI LLC ONE EAST WACKER, SUITE 1250 Chicago IL, 60601 E-Mail: AMPS@manleydeas.com Attorney File No. 23-003269 Attorney Code. 48928 Case Number: 2023 CH 01989 TJSJC#: 44-751

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 01989 **13241380**

030303

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION SPECIALIZED LOAN SERVICING LLC, Plaintiff,

vs. ABN MRO MORTGAGE GROUP, INC.; THE MICHAELS TERRACE CONDOMINIUM ASSOCIATION; UNKNOWN HEIRS AND LEGATEES OF JENNIFER A. BARTOSZ AKA JENNIFER BARTOSZ; ANDREW BARTOSZ; AMIR MOHABIT AS SPECIAL REPRESENTATIVE FOR JENNIFER A. BARTOSZ; UNKNOWN OWNERS AND NONRECORD CLAIMANTS; Defendants, 22 CH 4143

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercountry Judicial Sales Corporation will on Monday, April 29, 2024 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate:

P.I.N. 17-04-215-072-1023. Commonly known as 1309 N. WELLS ST., UNIT 706, CHICAGO, IL 60610. The mortgaged real estate is improved with a condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g) (4) of Section 9 of the Condominium Property Act

Real Estate For Sale

Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection. For information call The Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates P.A., 1771 West Diehl Road, Naperville, Illinois 60563. (630) 453-6960. 1396-182707 ADC INTERCOUNTRY JUDICIAL SALES CORPORATION intercountryjudicialsales.com **13240662**

272727

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES, WMALT SERIES 2006-AR10 Plaintiff,

vs. ELIZABETH A. KEELEY, ROBERT BIDDLE V. CITIBANK, N.A. SUCCESSOR BY MERGER TO CITIBANK, FSB AND FIRMUS FINANCIAL, LLC Defendants 19 CH 3120

405-07 W. EUGENIE ST. CHICAGO, IL 60614 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on March 3, 2020, an agent for The Judicial Sales Corporation, will at 10:30 AM on April 19, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 405-07 W. EUGENIE ST., CHICAGO, IL 60614 Property Index No. 14-33-331-007-0000 The real estate is improved with a multi-family residence. The judgment amount was \$960,569.70.

Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

Real Estate For Sale

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.

If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, contact LAW OFFICES OF IRA T. NEVEL, LLC Plaintiff's Attorneys, 175 N. Franklin Street, Suite 201, CHICAGO, IL, 60606 (312) 357-1125 Please refer calls to the sales department. Please refer to file number 19-01031. 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.jscc.com for a 7 day status report of pending sales. LAW OFFICES OF IRA T. NEVEL, LLC 175 N. Franklin Street, Suite 201 CHICAGO IL 60606 312-357-1125 E-Mail: pleadings@nevellaw.com Attorney File No. 19-01031 Attorney Code. 18837 Case Number: 19 CH 3120 TJSJC#: 44-688

NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 19 CH 3120

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8154LG- Lanigan, Katie
7620X- O'Brien, Patricia
3355B- Pfaffler, Lisa
5340X- Rahman, Zulhairay
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The greatest wealth is to live content with little.
— Plato

Summer jobs programs need youth

There are thousands of local job openings waiting to be claimed by area youth. "One Summer Chicago" application is now open at www.onesummerchicago.org. This year, the city is offering over 28,000 paid opportunities to individuals aged 14-24 across public, private, and nonprofit sectors. The application deadline is May 3. The employment Program provides employment and internship opportunities for individuals, earning \$15.80 an hour. The city has partnered with organizations such

as the Chicago Park District, the Lincoln Park Zoo, and Lurie's Children's Hospital to provide the chance to work. For 14-15-year-olds who are not yet old enough to work, the Chicagobility program offers a chance to explore career pathways, participate in project-based learning and field trips, and earn a \$450 stipend for the summer. One Summer Chicago begins on Monday, June 24, and will conclude on Friday, Aug. 2.



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SUMMER from p. 1

and we're grateful to the mayor's team for bringing them back online for programming this summer," said Ald. Maria Hadden [49th]. She also said she appreciates the community support for the individuals staying in the shelter, and her office is working with the Mayor's Office to ensure the relocation is handled with care.

As of late March, there were 208 residents at the Broadway Armory shelter, according to Nicole Granacki, chief of staff for Ald. Leni Mana-Hoppenworth [48th]. "The number has been going down from the full capacity of over 350 over the last couple of months as families move into more permanent housing," she said.

Community residents, including Ginger Williams, a member of the Broadway Armory Park Advisory Council who regularly participated in the facility's activities, welcome the return of its programs. Williams, said, "The Park District activities are essential to children in after-school programs and in summer camp, teens who play volleyball and basketball and hang out at the Teen Center, working-class people who can't afford a private gym but can use the Fitness Center, and older adults who use the spacious gym for walking during inclement weather."

In the past year and a half, Chicago has spent nearly \$300 million responding to the migrant crisis, according to the city's latest numbers. City records show that \$206 million has gone to Favorite Health Care, a Kansas-based company, while Kentucky-based Equitable Social Solutions has received \$45 million.

She added, "Broadway Armory Park normally serves as a site for early voting and as a City Cooling and Heating Center, among many other uses, and it's vital that it be returned to these uses as soon as possible."

The 23 shelters run by the city and state currently house over 10,500 migrants. That number is down from almost 15,000 in Dec. 2023. In the past year and a half, Chicago has spent nearly \$300 million responding to the migrant crisis, according to the city's latest numbers. City records show that \$206 million has gone to Favorite Health Care, a Kansas-based company, while Kentucky-based Equitable Social Solutions has received \$45 million.

Mayor Brandon Johnson has insisted the city would not open any more migrant shelters, and called on Illinois Gov. JB Pritzker to make good on promises to build state-sponsored shelters.

Trouble ahead

But one of the biggest migrant shelter problems for Chicago remains downtown in Streeterville, where the price tag for The Inn in Chicago, that has 1,500 beds, may be as much as \$17 million over the last year.

Two Near North Side aldermen have requested that the city cease migrant housing at Inn of Chicago due to safety concerns. Residents in the area have complained of loitering, illegal parking, gang activity, public drug and alcohol consumption, as well as the drug trafficking, and sex trafficking among the migrants.

Both aldermen Brian Hopkins [2nd] and Brendan Reilly [42nd] say the trouble is being caused by young single migrant males, not the families. Last fall they called on Mayor Johnson to not renew the contract with the hotel when it expires at the end of 2023.

The aldermen say that they have made repeated requests to the city for more security, inspections and services. Now the situation is also affecting tourism as The Inn of Chicago is located just east of Michigan Ave. in the heart of the Magnificent Mile.

RED LINE from p. 1

crease accessibility and customer comfort, according to the presentation deck.

Though they are still studying potential issues, the CTA expects to be constrained by the dense urban area and neighborhoods surrounding Loyola station when making construction plans.

The CTA has begun early outreach in public meetings held in November and February to discuss potential stations and track structures that would be rebuilt in future phases of the RPM project, says Cavazos. There is currently no funding for future phases of the RPM project since ground-breakings are still several years away.

The RPM Next Phases Planning Study began in 2021 and is scheduled for completion in 2024. The initial planning for RPM began in 2009, but Phase One didn't start construction until 2019. The CTA expects a similar timeline for the RPM's next phases.

Cavazos said there are multiple steps before construction can begin, including environmental impact reviews, design, en-



The RPM modernization plan may enable train access in both directions rather than access that differs by direction of travel. The Loyola Stop platform would also be lengthened to accommodate 10-car trains.

GEOTHERMAL from p. 1

to Piper Hall and Sullivan Center.

Henning said the next phases of wells will unfold across multiple years so the specific strategy has not been established yet.

The project has a \$4 million budget, according to the Facilities website. Tuchman said while geothermal systems may have high upfront costs, long-term savings will be seen through lower utility bills.

"It makes for a good investment," Tuchman said. "The return would come through energy savings, so our gas and electric bills would go way down because it doesn't take very much energy to run a geothermal system once it's built."

An evaluation of the School of Environmental Sustainability's existing geothermal

engineering and securing funding. She said public outreach will continue for several years before a final plan is established.

"CTA's approach to improvements for the entire RPM corridor includes improving speed and reliability, adding accessi-

bility, expanding capacity and improving customer experience," said Cavazos.

The RPM process combines technical analysis and public engagement to fuse CTA, rider and community goals and objectives of future phases of construction.

system was conducted to assess the payback of geothermal wells from savings and Tuchman said it would take 13-15 years of using geothermal technology to forgive the initial price of its installation.

Currently, the Institute of Environmental Sustainability building at Lake Shore Campus and the Loyola Univ. Retreat and Ecology Campus [LUREC] in Woodstock, IL, use geothermal systems for power.

Director of Campus Operations at LUREC Kevin Ginty said the first phase of geothermal wells were drilled in 2016, replacing boilers installed in the 1950s. The system of wells works to heat and cool the north side of the campus which includes dorm rooms, the dining room, kitchen and meeting spaces.

Ginty said the geothermal system has proved beneficial, requiring less main-

tenance, taking up less space and saving money on utility costs.

"It's a very reliable system and since we've installed it we've seen a 40% reduction in our natural gas bills," Ginty said.

Loyola has worked with Elara Engineering, a sustainable engineering consulting firm for the planning and installation of geothermal wells on campus. Don McLaughlan, principal and co-founder of Elara Engineering, said geothermal systems tend to be more efficient than other energy sources.

Geothermal wells utilize heat pump technology, which McLaughlan said means heat is extracted from the ground and relocated into buildings. Since ground temperatures in Chicago tend to be fairly consistent at 54-57 degrees Fahrenheit throughout the year, he said geothermal systems have more favorable results when powering buildings.

Loyola Director of Sustainability Aaron Durnbaugh said implementation of geothermal systems across Loyola has paved the way for a new source of heat, allowing the university to move away from fossil-based natural gasses.

"Loyola is working on our plan to completely decarbonize all of our campuses," Durnbaugh said. "It's not gonna happen overnight, but that's what we're working on right now — our plan to eliminate fossil gas from the campus."

As the system employs geothermal technology to heat and cool, Durnbaugh said the building uses zero fossil fuels for cooling and less than 1% for heating. He said the small percentage of fossil fuel usage comes from an extra boiler which is only used during harsh winter conditions.

"Generally, geothermal can handle almost all of our heating needs," Durnbaugh said. "During those cold polar vortexes, we run the risk of getting down below freezing because if you're trying to grab heat out of the ground and bring it back into the building, it's not heating up."

Facilities wrote about their commitment to transform the construction site into a biodiverse garden after construction is finished, which Tuchman said speaks to the School's mission to diversify the land. She said while construction can wreck landscaping temporarily, there is a campus-wide initiative to preserve biodiversity.

"We always respect when the university is doing construction that it might tear up some trees or a beautiful garden area that we really value," Tuchman said. "But Facilities and landscaping has been really good about going back in and allowing us to have input about the plants and where they could go to provide the best habitat."

The continuous efforts for geothermal wells will address Loyola's reliance on natural gasses which Henning said will set the stage for more climate goals to be achieved in the future.



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