

Accomplishing the impossible means only that the boss will add it to your regular duties.

— Doug Larson

INSIDE-BOOSTER

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NEWS OF LINCOLN PARK, LAKE VIEW, NORTH CENTER & LINCOLN SQUARE

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Common Pantry's new home at 3744 N. Damen Ave.

Common Pantry awarded \$1.5M in grants for new space

The state of Illinois has provided \$1.5 million in taxpayer funded loans to Common Pantry for the acquisition and rehabilitation of a facility at 3744 N. Damen Ave., in North Center (above), that will serve as the organization's headquarters.

Common Pantry is Chicago's oldest continually operating food pantry, and the organization provides weekly food distributions,

home delivery, hot lunch programs, and monthly distributions of fresh fruits and vegetables to approximately 10,000 people annually.

Its new facility will enable the nonprofit to increase access to its services and improve its client experience. The loan is bridge funding Common Pantry was granted through the Illinois State Capital Bill.

North Branch Works reviews upcoming riverfront projects

BY MATT MEDINA

Non-for-profit neighborhood organization North Branch Works [NBS] looks to expand development with a purpose along the North Branch of the Chicago River by repurposing the old industrial businesses along the river, with a sustainable development for the future.

NBS held a "State of Riverfront Infrastructure" meeting last week, in order to keep those in the neighborhoods they serve, informed and involved with upcoming and current projects progress. The agenda included reviews of infrastructure repairs and improvement, development, and even a new casino.

The organization has worked as a "delegate agency" for the City of Chicago for roughly 30 years, by working directly with businesses looking to start and or develop further. Specifically, along the Addison, Kennedy, and North Branch Industrial Corridor.

By serving as an advocate and connection point for property and business owners, they connect both parties to city and other general resources, making sure to include neighbors and elected officials in the loop as well.

The 75-minute NBS Zoom meeting was open to all. They sought to answer questions the community has about upcoming projects including bridge replacements at Division St., Chicago Ave., Halsted and Cortland streets. Creation of "Complete

Streets" and more bike lanes, which are a modernized idea of the traditional street that includes more efficiency and space for all types of transportation, like trucks, construction equipment, bicyclists, public transit commuters, and motorists. Bike Lane creation is specifically taking place along Belmont Ave.

NBS was also able to inform the public on investments and future development looking to come with the "second phase" of Lincoln Yards on the Chicago River, adjacent to Bucktown and Lincoln Park. The controversial development created environmental and overcrowding concerns in the past as it attempts to turn 53 acres of former industrial land into a condominium, restaurant, and park space.

NBS also reviewed "Halsted Pointe," a mega development of the former riverfront Greyhound bus maintenance facility. It will take place at the southern tip of Goose Island, creating a high density five-tower development project.

The group also reviewed Bally's Casino, at Chicago and Halsted. Bringing in an astounding \$1.74 billion investment, which will turn the former Tribune printing facility into an entertainment hub, including a 3,000 seat theater, and a 500 room hotel. With today's current high interest rates, that deal may yet be high risk going forward, as much of the project

NORTH BRANCH see p. 12

Election results show Johnson wins Mayor's race

Knudsen, Clay and Manaa-Hoppenworth win

Elections anymore seem to each come with the preamble that 'this time it is the most consequential election ever.'

Well for many hearty Chicagoans shell-shocked over what's happened to the city over the last four years, that may be truer today than ever in the last 50 years.

Or not?

Perhaps it's just that the non-stop political soap operas - and corresponding social media co-dependency - have consumed too

much of our brain space and attention? The answer lies individually within each of us, and how consumed one's life has become with both.

The 2023 mayor's race is critically important, and looks like a win for Brandon Johnson, who was holding a 16,000-vote lead over Paul Vallas at deadline. There are still mail-in ballots to count, as over 200,000 were requested by voters. An estimated 90,000 ballots are still en route or were never be cast.

Just as important for many were the North Side aldermanic

elections in the 43rd, 46th and 48th wards.

The City Council has experienced high turnover this year. Under the recklessly distracted Lightfoot administration, oversight was out, and some alderman lived vicariously through former Ald. Mathias 'Paddy' Bauler's motto of "Chicago ain't ready for reform." If they were just nice to the mayor they could do what they wanted.

The aldermanic class of 2018 got off to a rousing start in their

ELECTION see p. 12

The city that works?

Migrant families have lived in a downtown Chicago police station lobby for 'days and even weeks'

STORY AND PHOTO BY CWBCHICAGO

When we heard that entire migrant families were living in the lobby of a downtown Chicago police station, we were skeptical. After all, the press conferences, news reports, and political back-and-forth died down long ago. It seemed like the city had everything well in hand. But apparently not.

Walk into the Central 1st District station in the South Loop at night and you'll see children sleeping on blankets on the floor with no pillows and, often, their shoes still on. Most of the adults sleep on the window ledges atop the building's heating and air conditioning vents, but a couple curl up on benches outside the two lobby restroom doors, each of which sports a paper sign that limits users to five minutes.

During the day, random shoes litter the police station lobby



A small table in the police station lobby holds bottled water, snacks, and salads for the families.

from end to end. Some of the younger children are understandably restless and energetic. They run across the police station with an adult in hot pursuit. The families grab bottled water and food from a small table set up in the lobby — salads for lunch, snacks.

On a recent afternoon, we counted six adults and eight children in the lobby. There were

many more at night.

"It has been months. Currently, there are 28 migrants camping out ... with no showers and one men's room and one female bathroom," said an officer who frequents the district station.

Families have lived there "for days and even weeks," the officer

WORKS? see p. 12

New Lincoln Square project to add 73 units, but only 10 parking spaces

Parking in Lincoln Square is about to get a lot rougher if a proposed new Lincoln Square mid-rise planned for Western and Eastwood avenues becomes a reality.

A new building proposed for 4634-44 N. Western Ave. will add 73 residential units and 4,638 square feet of new commercial space, but offer only 10 off-street parking spaces. The owner is seeking a zoning change to build

a mixed-use Transit Oriented Development [TOD] rental project.

Prior to the arrival of TOD and Pedestrian Oriented Development [POD] zoning, the city's zoning code required one off-street parking space to be included per new residential unit.

Under the new TOD and POD zoning designations, high density properties can offer less than one parking spot per unit, reasoning that those who will rent or own in

those locations will not own cars.

Residents who may own a car, but cannot - or won't - get-off street parking, typically leave cars parked on nearby residential streets.

Over the years it has always been tough to find parking near Lincoln, Lawrence and Western avenues, but now two new high density developments will exac-

PROJECT see p. 12



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Emotional issues impeding growth and the ability to be healthy



By Thomas J. O'Gorman

Johnson/Vallas. Vallas/Johnson. Do we even have correct totals yet?

Johnson/Vallas. Vallas/Johnson. Why does this mayoral election feel like we've all just had a colonoscopy?

Johnson/Vallas. Vallas/Johnson. It's taking its toll, like skiing downhill with a broken ski.

This is our "Chicago March Madness."

That's because there has always been an interior miscalibration about the imperatives.

There's no question the critical issue of the recent campaign has been about returning Chicago to

fiscal health. To a secure financial future and renewed economic strength.

Of course, the biggest fear we all share is being eyewitnesses to Chicago's transition into another Detroit. The nightmare of collapse. Predictions written on the clouds. The crumbling has already begun.

But too many, and way too vocal, folk from the start have been forcing the issues to be about gender, the dumping of a LGBTQ mayor. An African American. A lesbian leader. A woman. An outsider politician out to upset every apple cart. Ready to wreck every white man who gets in her way.

Honestly this was no way to begin a campaign. Unbridled emotions. Dividing the electorate. It's no way to conduct the runoff and the road that follows.

If you need proof, just look at the number of Chicagoans who didn't vote. The Uninterested, fed up, confused, inconvenienced. Homebound, shut-in, never registered.

There's no issue in voting that can't be settled with your iPhone. Mail in your ballot. You don't even need a stamp.

The most critical issue of the last campaign was having someone on City Hall's fifth floor who had some semblance of intelligent executive power and the will to channel that missing political genius in a way that rescues America's most American city.

Thinking on their feet and having a leadership sense based on past experience. Gathering the best and the brightest to light the way forward.

No lie. To me the campaign only deepened my huge disappointment in the voters themselves.

You know, people who permitted the emotionalism of contemporary culture to be the guiding principal in selecting who will steer our boat.

The people asking, "Where's my revenge on people I dislike? How do I get even with the goody-two-shoes politicians? Or people I think take advantage of the public?"

Emotional politics lets me settle debts. And discard the phonies, cheaters and the holier-than-thou folk.

But none of this solves the city's financial crisis. Or stops the growth in violent crime.

Without fiscal stability, a firm financial footing, there is no future for any of us. Rome also fell long ago due in large part to fiscal insanity. We've seen this play before.

Without intelligent plans that will function well, there is no escape from crumbling urban heartache.

Was making everyone suffer really what this mayoral election was all about? Enough to set off all alarm bells over our lack of safety and security, suffocating prosperity and growth?

Often, during election campaigns the issues for many are easier to figure out. A more liberal philosophy on one side; a more conservative on another.

But when the issues become fueled by singular emotions there is no reasonable way to establish clarity or permit wisdom to reign.

Rather, all is reduced to a quagmire of unachievable goals. Extremism freely flowing from unstable amateurish attempts to resolve.

You can see issues with distorted and uneven chances of achievement when you only have to deal with emotions. No reason can connect the dots or join the issues to needed solutions. Our reasoning, like our intentions are crippled. No room to think, no room to succeed.

Inherent in the commotion of

every election campaign is the struggle to educate the opposition. A noble notion but often a losing battle.

As emotions rise the soul closes to conflicting views. Most folk never get the benefit of expanding political thoughts. Add to that the present culture of social media, cable television and the cult of single issue political pundits salt the earth of any real understanding and wisdom.

True political understanding remains an orphan. Just count the emotional catastrophes unleashed each night on the boob-tube for proof.

When elections focus on the instability of emotions we will never see past the single issues of gender, race or sexual orientation. All hot button issues that contemporary American culture and politics seems incapable of addressing reasonably.

These, and any one of a thousand personal issues, paralyze the nation, impeding growth and the ability to be healthy.

How we "feel" about these emotional issues becomes an end in themselves. Gender, race, sexual orientation all touch Americans where we are most real. Most human. Most ourselves.

So you see that the issues aren't merely academic. Or philosophical. They are deeply human issues. Opening us to where we are most vulnerable. Where we are most fragile.

Yes, there's a time and place for emotions. But I just don't believe that letting them form our exclusive political perspective is neither healthy or practical. We're Chicagoans. We are political citizens in the 606 zip code. Not just because of how Mayor Richard J. Daley shaped the finest urban political structure in America, in its heyday, but because we have a 200 year history, almost, as the nation's most modern of cities.

So, in addition to politics, better than Boston, more engaging than New York, and less wacky than Los Angeles, we have the nation's most stunning architecture and the finest collection of Impressionists and Post-Impressionists anywhere outside of Paris. We

have been vibrant. Resourceful. And the home of the reinvented American city. The greatest inventions in American history have been accomplished here in Chicago. From the world's first skyscraper in the 1880s, to altering the flow of the Chicago River in 1900, to splitting the atom underneath the stands of the Univ. of Chicago's football stadium in the early 1940s. I'd say we earned our urban badge of honor. A World's Fair in 1893 and in 1934. Not to mention the Sox and the Cubs who help to bring clarity to the picture of our politics. Now you're cookin'.

Johnson/Vallas. Vallas/Johnson. We'll always be disappointed when our political imperatives are emotional. We'll always be tricked by their allure.

We'll always be unsatisfied with the outcome. Emotions, you see, are difficult to resolve at the ballot box.

We need to paint with bigger brushes. But in the hands of people with reason. Instruments wielded by the skill of intelligence. There's nothing like it, no substitute. There's no easy way out for us.

Resolutions to our dilemma can't just be voted on. They must be renegotiated with skill and reason. Only then will we be capable of solving the dilemma. Of balancing their complexity. Just ask Abe Lincoln, an unheard of former Congressman who wound up receiving the Republican nomination for the presidency in 1860 at the Republican Party's Chicago Convention. Who knew he'd save the Union. And put an end to slavery.

But today just look at the fiasco and tragedy unfolding on the streets of Paris. Look at the emotions risen to large scale national disaster for the French. Emotion smashing the national interests

ISSUES see p. 8

Ronald Roenigk	<i>Publisher & Editor</i>
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Jeff Zimmerman	<i>Account Executive</i>
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Kathleen Guy	<i>Account Executive</i>

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E: insidepublicationschicago@gmail.com



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Will Chicago really see speed cameras fade away?

Mayoral candidates pledge to eliminate the cash cow cameras

At the last mayoral election debate both candidates promised to fade out the use of speed cameras on Chicago streets.

On March 27, both Brandon Johnson and Paul Vallas said they would remove city-operated cameras that fine speeding drivers. Both pledged they would “phase

out” speed cameras when asked about the program in a “lightning round” question-and-answer session. It was the same promise Mayor Lori Lightfoot made, and kept for a while, until she backtracked and made them more un-forgiving than ever.

While Lightfoot campaigned for mayor on the promise of reforming Chicago’s addiction to nickel-and-diming low-income and minority residents, she told

the Chicago Sun-Times she is confident aldermen will keep her 6-10 mph policy intact rather than create an \$80-million budget hole.

Vallas said speed cameras should be eliminated, but said he believes they do serve a purpose near schools during school hours. “These speed cameras, with some exceptions, should be phased out. And I also think we should go back to the old speed cap thresh-

old,” he said.

Johnson called the cameras a “cash grab” and suggested using more traffic-calming infrastructure like speed bumps and reduced speed limits in certain areas.

The speed cameras issued over three times more tickets in 2022 than before the pandemic in 2019. Last year the city issued more than 2.5 million speed-camera tickets, which generated \$84.5

million in revenue. That’s more than two citations per household. The 21 most lucrative of these cameras each raised over \$1 million for the city in tickets. Five of those speed cameras issued over \$2 million in fines to motorists, while the highest revenue-generating camera around Horner Park sent out more than \$4.14 million in tickets to drivers.

Big North Side rental apartment buildings are once again hot properties

Big money is suddenly chasing big deals on the North Side, and that means big buildings are in play again these days.

Whether it’s secretive billionaires, hedge funds, mutual funds or foreign investors, Chicago’s North Side apparently remains a safe place to invest some of the extra cash sloshing around in the deep pockets of the world’s one-percenters these days.

With inflation raging, real estate is again seen as a good investment hedge. Those bricks and mortar will rise in value as do many commodities, and they pay income in the form of rent rolls.

Recently Crain’s Chicago reported that Daryl Carter and Avanath closed a big deal in Lincoln Park. Avanath, a California-based firm whose CEO and founder is Carter, paid \$119 million for the 17-story Lincoln Park Plaza apartment tower, 600 W. Diversey Pkwy., giving the firm its fifth Chicago-area property.

The deal closed around the same time as Canadian investment firm Morguard’s \$81 million purchase of the Xavier apartments, 625 W. Division St., in the Cabrini-Green area, as the deals provided a jolt to what had been a slow market in recent months for big multi-family complexes in the

city.

Crain’s reports that Avanath, which specializes in affordable housing properties, bought the 256-unit, mixed-income complex from an affiliate of BJB Partners. Lincoln Park Plaza holds 147 affordable units and has performed well even in the midst of high interest rates and the uncertainties of the pandemic, Avanath’s John Williams said.

“We have identified an opportunity to own and manage a community that is consistently above 97% occupied, performed well throughout the COVID-19 pandemic, and has a lengthy interest list of prospective residents, in addition to providing attainable housing to renters in this trendy downtown Chicago enclave,” Williams told Crain’s.

Some of Avanath’s other Chicago holdings include the 156-unit Scotland Yard in Uptown, and the 59-unit Affinity on North in Chicago’s Old Town neighborhood.

The Xavier likewise has a strong occupancy rate of nearly 94%, despite rent bumping up four percent from last year to an average of \$2,454 per month.

Up in Lakeview, the Kiser Group brokers have been hired to sell a Lakeview tower as part of a condo deconversion project — a

growing local trend within the asset class.

According to TheRealDeal.com, the condo board at 3033 N. Sheridan Rd. hired Kiser’s Andy Friedman and Jake Parker to land a buyer for the entire 16-story, 145-unit building, with bids expected to start at around \$358,000 per unit.

Once a deal is reached, unit owners will vote on whether to follow through with the sale. If they agree to the deal, the building will be converted to an apartment tower with only rental options. Illinois law requires 75% of unit owners to approve the bulk sale for the transaction to be valid.

In the Lakeview neighborhood, just three residential buildings with over 90 units have sold in the past five years, and they were all deconversion deals.

“Lakeview has concentrated ownership,” Friedman told Quinn Donoghue of TheRealDeal.com. “There are really a handful of property management companies that own most of the properties. Once they buy them, they don’t sell. You just don’t get inventory creation until you get the deconversion.”

Older buildings, such as the Sheridan Rd. tower, are often targeted for deconversions because

a developer will pay a premium for the units and make necessary renovations, while still leaving room for a healthy profit margin. Plus, owners avoid the headache of paying thousands of dollars for

upgrades or repairs needed for their unit.

“Like many of these condo buildings, it’s a building with a

RENTAL see p. 9



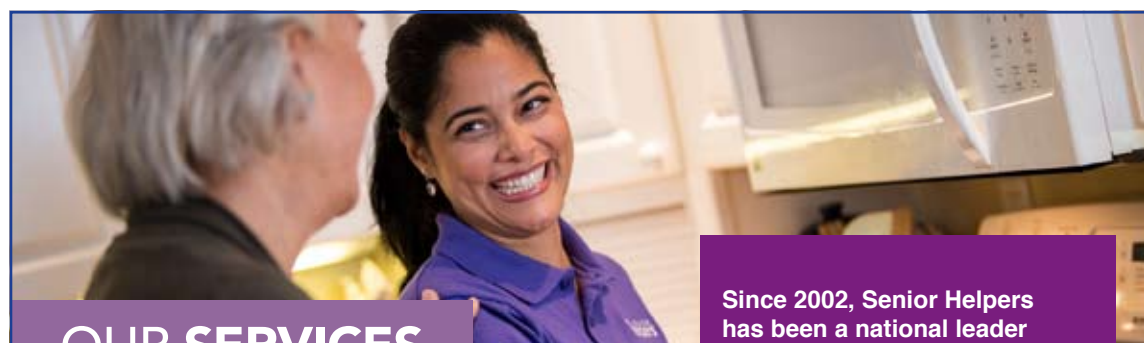
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Round of convenience store robberies sweep across the city

BY CWBCHICAGO

For the third time since March 26, armed robbers zoomed across the city, holding up convenience stores and escaping with cash registers and money, according to Chicago police.

Just before 2 a.m. March 31, two men walked into 7-Eleven, 1532 W. Lawrence, and ordered the clerk to open the register, Chicago police said. The employee complied, and the offenders es-

caped in a blue SUV.

Moments later, the group hit another 7-Eleven a 1425 W. Montrose. CPD said two men entered the store, and one displayed a gun while demanding the store's cash.

Next, two armed men robbed the 7-Eleven at 3005 N. Pulaski. They displayed guns, ordered the clerk to open the cash drawer, and fled in a black SUV.

Investigators in Cicero were working to determine if the same group held up a store in their town

around 3 a.m.

A similar wave of convenience store hold-ups was reported early on March 29. At least five 7-Eleven stores were robbed from West Ridge to Boystown to the West Loop.

On March 27, three convenience stores were robbed within 30 minutes.

So far, Chicago police have not announced any descriptions of the suspects.



Blues artist Muddy Waters.

Exhibit celebrating Illinois' music greats comes to Navy Pier

State of Sound opens April 27

Navy Pier will welcome State of Sound: A World of Music from Illinois – a one-of-a-kind exhibit showcasing the achievements and contributions of The Land of Lincoln's music greats – April 27

through Aug. 27.

From Muddy Waters to REO Speedwagon, Cheap Trick to Earth Wind and Fire, and Chance the Rapper, State of Sound celebrates the musicians, legendary radio stations, and home-grown musical gear that have shaped the sonic history of Illinois and the world.

Created and premiered by the Abraham Lincoln Presidential Library and Museum, the Navy Pier exhibition resurrects the acclaimed showpiece written by award-winning author, documentary producer, and former Chicago Sun-Times columnist and critic, Dave Hoekstra. The free exhibit will be housed on the first floor of Navy Pier's Festival Hall and open to guests during all Pier operating hours.

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CPD joins 30 x 30 Initiative to increase women in the ranks

One of Supt. Brown's final acts before departure

BY BOB ZULEY

In one of his final acts as Chicago's top cop, Chicago Police Supt. David O. Brown signed the 30 X 30 Pledge on March 13 as part of a nationwide initiative to advance women in policing.

The goal of the 30 x 30 Initiative is to increase the representation of women in police recruit classes to 30% by 2030. Brown departed his position on March 16.

The initiative is a coalition of police leaders, researchers, and professional organizations including the founding partners, Policing Project and National Assoc. of Women Law Enforcement Executives [NAWLEE], as well as the Police Executive Research Forum [PERF], Law Enforcement Action Project [LEAP], National Police Foundation, and the International Assoc. of Women Police according to a statement from the Police Foundation.

Nationally, 276 agencies have signed on to the 30 x 30 Initiative since the project was launched in 2018. These agencies include

the Illinois State Police and the FBI, which signed-on on March 6. "The FBI is committed to ensuring our work environment supports the recruitment, development, and advancement of our female sworn officers," said FBI Director Christopher Wray.

In addition, the U.S. Dept. of Justice announced in Sept. 2022 a new collaboration with the 30 x 30 Initiative.

Within CPD, women represent 25% of sworn officers and 27% of command staff leadership. This is significantly above the 12% of women sworn officers and three percent of police leadership that is seen nationally.

Social science research strongly suggests the advancement of women officers is associated with improved outcomes for both policing agencies and the communities they serve.

Research indicates that women officers use less force and less excessive force, are named in fewer complaints and lawsuits, are perceived by communities as being more honest and compassionate, see better outcomes for crime victims – especially female sexual assault cases, and make fewer



Former Chicago Police Supt. David O. Brown.

discretionary arrests – especially of non-white residents.

Maureen McGough, the chief of staff at the Policing Project at NYU Law explains that, "Many of the assessments have been around for decades, haven't been validated, and were created by White men at a time when [they] were the default. It's not about lowering the standards; it's about changing the standards to better match the actual requirements of the job. In doing so, I suspect you'll see higher pass rates for diverse demographic groups."

While most departments increasingly recognize the need to hire a diverse workforce, previous efforts have focused more on ethnicity than gender. This despite considerable evidence that women are having "a profound impact on the culture of policing," according to Chuck Wexler, executive director of the Police Executive Research Forum, who added that women are invaluable in diffusing contentious situations.

McGough explained that 30% is the target number because the representative bureaucracy theory says that a marginalized group can affect cultural change once it has reached a critical mass of about 30%.

"This is about improving public safety outcomes for communities," says McGough. "While millions of dollars have been spent to reduce violence by police officers, including body cameras and training programs, not much has changed."

A 2021 study by the Chicago Police Dept. found that there is a direct correlation between greater diversity and less excessive force used. "Within each racial and ethnic group, female officers use significantly less force than male counterparts," the report noted.

A request for comment from FOP Lodge 7 has not been received as of press time.

N. Lake Shore Dr. resurfacing starts April 16

The city plans to start a repaving project on N. Lake Shore Dr. this month, starting on Sunday, April 16.

The Chicago Dept. of Transportation will begin resurfacing portions of The Drive, between W. LaSalle Dr. [North Ave.] and Lawrence Ave.

The work will include milling and resurfacing of the existing asphalt roadway pavement and repairs to the concrete deck of the Lake Shore Dr. viaduct over Montrose Dr.

The following segments of Lake Shore Drive will be resurfaced: Northbound lanes between Lawrence Ave. and N. LaSalle Dr., and the Southbound lanes between Lawrence Ave. and W. Irving Park Rd.

All work will occur during the evening and overnight hours and off-rush hour times. Lanes will reopen to traffic during the daytime. This project is expected to be completed in July 2023.

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Cook County Treasurer Pappas refunds \$47M in taxes



The Home Front
by Don DeBat

While the first installment of the 2022 real estate tax bill was due on April 3, more than 53,000 Chicago and Cook County property owners are being handed upwards of \$47 million in refunds this year.

Why? Cook County Treasurer Maria Pappas determined that they overpaid their taxes last year for the 2021 tax bill.

Most of the refunds are going to homeowners who are receiving property tax exemptions. Taxpayers can see the exemptions and the dollars saved on the second installment of the bill, due Dec. 30, 2022. However, for the 2021 bill, the exemptions were missed for many homeowners.

"If you have a refund coming, we'll return your money," Pappas said. More than 58% of the refunds will be deposited directly into property owners' bank accounts over the next several weeks.

Pappas launched the automatic refund program in July 2018. Since then, more than 174,000 property owners have received about \$129 million in refunds without having to fill out an application.

Here is a breakdown of some of the refunds:

- A total of 16,629 homeowners who paid their taxes online will see \$14.8 million electronically deposited into their bank or credit-card accounts.
- A whopping 22,241 property owners who paid their taxes through a bank/mort-

gage escrow account will be mailed refund checks totaling \$14.8 million.

• Some 14,137 homeowners who paid a total of \$17.4 million in taxes via cash or check will receive an electronic refund or will be mailed a refund application to ensure the proper party receives the money.

"Every homeowner should review their exemptions outlined on their real estate tax bill because they can reduce their bill by hundreds of dollars if they have the proper exemptions applied to it," said Michael Griffin, a Chicago real estate tax appeal attorney.

Great advice, but many hard-working homeowners apparently are too busy. They don't look at their tax bill or go online to check their exemptions and often miss the hefty financial rewards from the exemptions.

All a property owner has to do is visit the Cook County Assessor's website: www.cookcountyassessor.com.

Then, they are asked to type in their PIN (property identity number), and acknowledge that they are not a robot. When the property data pops up, just click on exemptions to learn the history of the home.

However, hundreds of smart homeowners are beginning to wake up and smell the coffee. Take the owner of a modest frame bungalow in Jefferson Township with an estimated market value of \$220,000, and a total 2021 tax bill of \$4,427.

Although the 3-bedroom, 1-bath home is owner-occupied, the assessor's website shows zero Homeowner Exemptions listed for the years 2018, 2019, 2020 and 2021. The alert owner filed the paperwork and within weeks, received four tax refund checks totaling more than \$3,051 for the lost exemptions.

The owner of a 2-bedroom, 2-bath loft

condominium in Bucktown with a deeded parking space was shocked when his veteran Realtor told him property records showed no Homeowner Exemptions were listed for the years 2018, 2019, 2020 and 2021. Estimated market value of the condo is \$363,370 plus a parking space valued at \$9,200. The total 2021 tax bill was \$7,310.

"Every homeowner should review their exemptions outlined on their real estate tax bill because they can reduce their bill by hundreds of dollars if they have the proper exemptions applied to it," said Michael Griffin.

Although the condo is currently listed for sale, the owner now is filing the paperwork for his four years of lost Homeowner Exemptions, which could provide a total tax refund of \$3,000 to \$4,000.

The condominium association board hired a series of tax appeal lawyers between 2009 and 2021 to fight rising assessments and property taxes on the condo building. Ironically, assessed values were not adjusted by the assessor or Board of Appeals, and the attorneys never checked to see if the individual owners received their property Homeowner Exemptions.

How tax exemptions work

"The property-tax bill is determined by four factors: the assessment, the equalization factor, or 'multiplier,' the tax rate, and the exemptions," explained Griffin.

The three primary exemptions are the Homeowner's, Senior Citizen, and Senior Freeze. The Homeowner's exemp-

tion recently was increased to \$10,000 from \$7,000, and the Senior Exemption was hiked to \$8,000 from \$5,000. Those exemption amounts are deducted from the tax bill.

Also, more seniors can qualify for the Senior Freeze because the Illinois Legislature recently increased the maximum annual income to receive the freeze to less than \$65,000 from less than \$55,000.

"Every homeowner should review their tax bill to see if they received the proper exemptions, and contact the assessor if the exemptions are incorrect," Griffin advised.

However, predicting a hefty future property tax increase really centers on two wild cards—the tax rate and the state equalization factor, which can't be challenged by taxpayers.

The equalization factor, or "multiplier," is established each year for Cook County to bring property tax assessments in line with other parts of Illinois. The factor is determined by the Illinois Dept. of Revenue.

The 2021 tax rate in Chicago eased to 6.723% per \$100 of assessed valuation from \$6.911 a year earlier. And, the 2021 state equalization factor, designed to make assessments uniform statewide, declined to 3.0027% per \$100 of assessed valuation from 3.2234% a year earlier.

The main engine that drives up property-tax bills is the amount of money spent by local government. For example, homeowners who read their 2021 tax bills will see the continued increased spending for schools and police, firefighter and teacher pensions.

Property owners who think they are over assessed should appeal now, Griffin advises.

REFUNDS see p. 7

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Police Beat...

Suburban man carjacked driver outside Lincoln Park restaurant

A suburban man is charged with carjacking a driver outside a Lincoln Park restaurant on March 29, according to Chicago police.

Nicholas Kaehler, 21, of Rosemont, displayed a gun and took the 23-year-old man's vehicle outside Ghareeb Nawaz, 2364 N. Lincoln, around 7 p.m., CPD said in a media alert. Chicago police located the hijacked car within minutes and arrested Kaehler in the 5600 block of S. Shore Dr.



Nicholas Kaehler

Hate crime charge filed against man who spat in Chicago cop's face, called her names

A man arrested for allegedly hitting passersby with a briefcase in River North got into much bigger trouble—picking up a hate crime charge—while detained at the local Chicago police station.

Officers arrested David Henderson, 46, in the 700 block of N. Rush St. around 5:20 p.m. March 27. Witnesses told the cops that Henderson was hitting people with a briefcase, and two victims, a 45-year-old woman, and a 63-year-old man, were still at the scene, according to a CPD arrest report.



David Henderson

While the cops were driving Henderson to the Near North 18th District station, he made "multiple racially derogative comments" to the officers, at least one of whom was Hispanic, prosecutors said. And he went on to make similar comments to other officers at the station.

In a note on Henderson's arrest report, the police station lockup keeper wrote, "Mr. Henderson stated to lockup personnel that he didn't want any n*ggers or f*gs or Mexicans touching him for any reason. He only wants white people to talk to him or touch him."

At one point, Henderson allegedly spat in the face of a Hispanic female officer, calling her a "sp*c, n*gger and Latin King."

He is charged with hate crime, aggravated battery of a peace officer, and two misdemeanor battery counts. Prosecutors said he is on court supervision for randomly punching two people in Lincoln Park last autumn.

An assistant public defender said Henderson holds a bachelor's degree in human resources but is currently unemployed and homeless. He's lived in Chicago for about two years, the lawyer said.

Judge Barbara Dawkins told him he had to pay a \$7,000 bail deposit to be released on electronic monitoring.

Nine robbed, two arrested, three stolen cars recovered after robbery spree that started in River North

Chicago police have arrested two people and recovered three stolen cars after an armed robbery spree swept across the city from River North to West Town on March 30.

The incidents began around 3:45

a.m. in the 700 block of N. Hudson in River North. A 55-year-old man told police he was walking when a dark sedan rolled up near him, and three gunmen got out to demand his property, a Chicago police spokesperson said.

Just a couple of blocks away, at nearly the same time, two men stole a black Toyota Corolla from the 200 block of W. Erie. The CPD spokesperson said a 23-year-old woman was standing next to her idling car when two men jumped in and drove it away. Her vehicle was used in subsequent robberies, and Chicago police recovered it along with the other two vehicles, according to police reports reviewed by this reporter.

Police said five more robberies were committed within the next hour.

Two men, ages 57 and 51, were walking in the 700 block of W. Jackson when two cars carrying about eight people pulled up, and two men got out of one vehicle with a gun. Police said the offenders took the victims' property, struck the younger man in the face, and drove away.

A 69-year-old man was robbed in the 800 block of N. Wolcott around 4:20 a.m. Police said four men stepped out of a gray sedan, displayed a gun, pushed the victim to the ground, and took his property.

At 4:40 a.m., a silver sedan pulled up next to a 34-year-old man sitting in his car in the 1500 block of N. Talman. Four robbers got out, displayed guns, and took his money and personal items, according to CPD. Investigators determined that the getaway car had a specific Ohio license plate number, a CPD report said. The vehicle was later recovered near the previously stolen Toyota and a third stolen car.

Within minutes, the car with Ohio plates pulled up next to a 45-year-old man who was inside his vehicle in the 1600 block of N. Talman. Four men got out, displayed guns, and took his property.

At 5 a.m., three men exited a gray sedan, chased a 22-year-old man, and pushed him to the ground in the 1600 block of N. Leavitt, police said. They robbed him and fled the scene.

The robberies resumed at 6:33 a.m. in the 1500 block of W. Monroe. Police said a 32-year-old woman left her Acura LX running while she made a delivery, but a man was in the car's driver's seat when she returned. After failing to steal the car, he took the woman's purse and fled in a silver sedan waiting nearby, the police said.

Most recently, a construction worker was carjacked of his SUV in the 200 block of N. May. According to preliminary information, the thieves struck the victim with the car as they drove it away. A fire department ambulance arrived at the scene, but the man reportedly decided to have a friend take him to a hospital instead. His injuries were not considered life-threatening.

The construction worker is a concealed-carry holder, but his weapon was inside the car's center console when the hijackers took it, the preliminary report said. Police recovered his SUV a short time later, along with the other two vehicles.

Shortly after the hijacking, police searching an area where stolen and carjacked vehicles are frequently recovered found the stolen vehicle with Ohio plates in traffic. Officers arrested two men who ran from the car after it stopped in the 1000 block of South Campbell. Nearby, they found the Toyota that was taken in River North. And, one block south, they found the freshly-hijacked SUV, according to Chicago police radio transmissions. It is unclear if the concealed carry holder's gun was still in the vehicle.

Uber driver carjacked at gunpoint in the Loop; same crew robbed 11 people

An Uber driver was carjacked at gunpoint on Wacker Dr. in the Loop overnight. Chicago police believe the crime was committed by the same

'Anti-fascist' protester damaged purses worth \$16,000 at Mag Mile Gucci store

A New York City man is holed up at the Cook County jail today, accused of causing \$16,000 in damages to the Gucci store, 900 N. Michigan Ave. His defense attorney said he was participating in an anti-fascism demonstration.

Todd Fine, 42, is charged with felony criminal damage to property in connection with the incident, which unfolded around 1 p.m. March 27.

Prosecutors said he entered the luxe retailer and walked down the aisles, knocking purses and bags to the floor. He refused to leave and threatened to come back every day to break the store's windows, Assistant State's Attorney Sarah Dale-Schmidt said. It was all caught on video.

Purses worth \$16,100.01 were rendered "unable to be sold," according to a Chicago police report.

Fine's assistant public defender, Tressa Palcheck, said he is a Harvard Univ. graduate who's now studying

group that carried out nearly a dozen robberies on April 1.

The Uber driver told police he was in his car on the 100 block of W. Wacker when four men, all armed with guns and wearing masks, confronted him around 3:20 a.m. He said the crew put at least one handgun to his face and ordered him out of his Audi A3.

Chicago police working in the Central 1st District surveillance room told officers via radio that the hijacking was caught on video. The footage showed the group arriving in a white Hyundai Tucson.

Less than 10 minutes before the carjacking, CPD's hijacking information center told officers in the Central District over the radio that a white Hyundai Tucson used in 11 armed robberies on Saturday had been spotted in the 100 block of N. Clark St.

Chicago police found the Hyundai abandoned in an alley behind the first block of N. State St. on April 2.

Two of Saturday's holdups occurred in the Loop, and another unfolded at the intersection of Michigan and Chicago avenues in the heart of the Magnificent Mile.

Chicago police have responded to similar waves of robberies recently. Officers arrested two people who ran from a stolen car that was used during a spree across River North, Wicker Park, and the West Loop on March 30. The department has not announced any charges, though.

Other waves were reported on March 20, 22 and 27. Police are also investigating three robbery sprees that targeted 7-Eleven stores in the area. Those crimes occurred on March 27, 29 and 31.

Chicago police released a community alert about the robbery spree later on Saturday. In it, detectives linked all of these crimes to the same group and said the offenders, which they described as three or four Black males between 18 and 22 years old wearing dark hoodies, dark pants, and dark ski masks.

Gunmen shoot at off-duty cop in North Center, violent armed robbery reported nearby

Two gunmen opened fire on an off-duty Chicago police officer in North Center on April 2, according to a CPD source. The officer was not injured, and he did not fire back. An armed robbery occurred less than a mile away shortly after the incident, so detectives are working to see if there are links between the cases.

Regarding the shooting, a Chicago police spokesperson said a 54-year-old man was walking westbound in the 2200 block of W. Montrose when two men stepped out of a dark-colored vehicle with handguns around 4:27 a.m.

The offenders fired shots toward the victim and ran into nearby Welles Park before getting picked up by the car, which headed south on Lincoln



Todd Fine (inset) is charged with felony criminal damage to property.

"history and fascism" at the City Univ. of New York. He's been in the school's doctorate program for seven years, she said.

Calling Fine an "activist" for the "Washington Street Advocacy Group," Palcheck explained that "this was part of a First Amendment demonstration against Gucci's partnership with a crypto organization which has

fascism ties."

"OK, well, the First Amendment doesn't allow individuals to damage other people's property," countered Judge Barbara Dawkins.

She ordered Fine to pay a \$1,500 bail deposit to get out of jail and return home to New York to await trial. As of Wednesday morning, Fine has been unable to do that.

Ave. Officers who responded to the scene said the off-duty cop pulled his gun out but did not fire any shots. Investigators found one of the offenders' handguns lying next to the street.

CPD did not specifically say that the victim was an off-duty Chicago police officer, but documents reviewed by this reporter show that he joined the force in 1997.

About 10 minutes later, a man and woman were robbed in the 1900 block of W. Byron, just off Lincoln Ave. They were standing outside a dark-colored sedan when four men emerged from the vehicle with handguns, the police spokesperson said.

One of the gunmen hit the 22-year-old male victim in the head with a handgun as the group took the victims' property, according to police. The woman, age 23, was not injured.

Area Three detectives are investigating both crimes.

Chicago police have been trying to get a handle on a month-long wave of armed robbery sprees, including one on April 1. In that spree, armed men emerged from a white Hyundai Tucson to rob 11 victims at gunpoint in about an hour, including a man in the 1900 block of W. Montrose and another man in the 3600 block of N. Lincoln.

Man carjacked North Side driver while on electronic monitoring and juvenile parole

Prosecutors say a man on bond for allegedly possessing a stolen motor vehicle and on juvenile parole for armed robbery carjacked a driver on the North Side last week.

Julius Willis was ordered held without bail during a bond hearing before Judge Barbara Dawkins. That's quite a change from the \$500 he paid to get out of jail after prosecutors charged him with driving a stolen car on Feb. 6.



Julius Willis

During that hearing, Judge Kelly McCarthy ordered Willis to stay in the house from 7 p.m. to 7 a.m. and to wear a court-operated ankle monitor to keep track of his whereabouts.

"Good luck to you, sir," McCarthy told Willis after issuing her order. "Don't pick up any new cases, alright?"

On Monday, Willis did pick up a new case for allegedly carjacking a man who was waiting to pick someone up in the 2600 block of W. Devon around 8:20 p.m.

Surveillance videos showed Willis walking across the street and opening the driver's door while pointing a gun at him, prosecutor Sarah Dale-Schmidt said during his bail hearing. Willis allegedly pressed the gun

against the driver's body, grabbed his coat, and demanded his money. The victim handed over the cash and got out of the car.

Willis allegedly pushed him out of the way and drove off with the car.

About four hours later, Willis was in the car's front passenger seat when the vehicle sped away from Illinois State Police troopers at more than 100 mph, according to Dale-Schmidt. Troopers eventually stopped the car and removed the driver, but Willis slid behind the wheel and tried to drive away with the car again, Dale-Schmidt said.

Chicago police officers recognized Willis from surveillance video of the hijacking.

Dale-Schmidt said Willis was adjudicated delinquent in 2022 for unlawful use of a weapon, in 2020 for unlawful use of a credit card, and in 2019 for theft. He was given a sentence of 1-1/2 years for the armed robbery with a firearm case that he's on juvenile parole for.

His public defender said he goes to church often and helps his pastor feed the homeless. A Lake View High School graduate, Willis is studying brick masonry at Malcolm X College, according to his lawyer.

Chicago man gets 2 years for 'flash mob' raids of Ulta Beauty stores

A man has been sentenced to two years for participating in a series of shoplifting raids at Ulta Beauty stores that cost the popular cosmetics store more than \$11,000 in lost merchandise.

Jaheim Jackson, 20, pleaded guilty to four counts of felony retail theft and received four concurrent two-year sentences. But, after receiving the state's 50% good behavior discount and other credits, he only spent five days in prison.

Prosecutors said Jackson and three women entered the Ulta store at 3015 N. Clark in Lakeview a couple of days after Thanksgiving 2021, but they were all asked to leave because Jackson wasn't wearing a COVID mask. They all returned to the store within an hour and loaded baskets with merchandise from the fragrance department, prosecutors said. The group allegedly walked out with \$8,500 worth of goods.

When Chicago police pulled over a car that a witness saw leaving the scene, Jackson was behind the wheel with Ulta merchandise lying on the back seat, prosecutors alleged. Cops said they could identify Jackson as one of the shoplifters because the store's security cameras recorded him not wearing a mask during the group's initial visit.

Armed robbery crew struck 10 times in about an hour

BY CWBCHICAGO

Yet another wave of armed robberies rolled across Chicago on April 1. It started in the Loop around 5:45 a.m. and ended just over an hour later in Lincoln Park. At least 11 victims were robbed in 10 separate incidents as the group of three or four gunmen traveled across the North Side in a stolen Hyundai SUV, stopping to rob victims along the way in North Center, Avondale, Lakeview, and Albany Park.

In general, the victims told police that two or three males exited the white SUV and robbed them at gunpoint on the streets and sidewalks. Some victims said the group placed guns to their heads and necks, according to preliminary reports.

The robberies began around 5:45 a.m. when the crew held up a victim near a bus stop at Michigan and Adams in the Loop. That victim described the group's getaway car as a white Hyundai SUV with a broken rear passenger win-

dow covered with a towel. Other victims and witnesses would describe seeing a similar car.

According to preliminary information:

- The group robbed a woman on the corner of Dearborn and Monroe as she walked to work around 5:45 a.m.

- A white SUV pulled in front of a woman at the intersection of Michigan and Chicago avenues around 5:48 a.m. Three men, all carrying guns, placed the gun to her neck and took her wallet, phone, and purse.

- Around 6:12 a.m., a man was robbed outside Starbucks, 1900 W. Montrose, by three men who fled in a white Hyundai SUV.

- Moments later, three or four men robbed a man of his backpack, which contained a laptop, in the 3600 block of N. Lincoln.

- Four men robbed a husband and wife at gunpoint in the 4300 block of N. Albany around 6:30 a.m.

- Another robbery occurred in the 4100 block of N. Sacramento

around 6:33 a.m.

- At about 6:40 a.m., three men jumped out of a white SUV in the 3500 block of N. Spaulding, pulled guns on a woman, and tried to rob her. But she managed to get away, and nothing was taken.

- The group moved back across the river to rob a man at gunpoint in the 3100 block of N. Damen at 6:47 a.m. That victim told police that two men who got out of a white SUV put guns to his head and took his shoulder bag and phone.

- Three minutes later, another man was targeted in the 1000 block of W. Wellington

- Just before 7 a.m., three armed men robbed a man of his passport, phone, and backpack in the 2300 block of N. Lakewood in Lincoln Park.

Police reports reviewed by this reporter showed that the victims generally described the group as masked Black males who appeared to be in their teens.

Run to Remember, support Team Blue for Bauer

The Chicago Police Memorial Foundation is hosting Run to Remember 8 a.m. Saturday, June 17, in honor of former Police Commander Paul R. Bauer.

Cmdr. Bauer had served with the Chicago Police Dept. for 32 years and served as commander of the 018th District.

Cmdr. Bauer was shot and killed in Feb. 2018 while attempting to arrest a subject who had just run from other officers near the James R. Thompson Center, a state government office building.

The subject fled from the officers. Cmdr. Bauer, who was in the area for a meeting, observed the subject at the government building and attempted to stop him in a stairwell. The subject opened fire, killing Cmdr. Bauer.

The subject was taken into custody moments later.

The man was convicted of Bauer's murder and on Oct. 28, 2020, was sentenced to life in prison without the possibility of parole.

Chicagoans can help raise money for Chicago Police Families in need and also honor the memory



Former Police Cmdr Paul R. Bauer.

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Ald. Hadden circulates false claims about crime reporting, refuses to set the record straight

BY CWBCHICAGO

Ald. Maria Hadden [49th] circulated false information about a CWBChicago news report on social media March 29. Her chief of staff refused to correct the posts even after being provided with detailed evidence that the alderman was wrong. A recently-elected member of the Rogers Park 24th District Police Council circulated Hadden's false information online, too. They have not removed or corrected their post, either.

Usually, things like this are worked out with a message or a phone call. Unfortunately, Hadden's office and the new police council member, Veronica Arreola, don't appear to be interested in setting the record straight. So, we'll do that now.

On March 29, a little after 4 a.m., this reporter posted a brief report about a 20-year-old woman who Chicago police said had been grazed by a bullet in the 1300 block of W. Columbia. Here's the relevant part of what we published:

"A 20-year-old woman suffered a graze wound to her back when shots rang out as she entered her Rogers Park apartment building overnight, Chicago police said. The victim is a student at Loyola Univ., according to her social media accounts. The woman was walking up the stairs of the

building in the 1300 block of W. Columbia when shots were fired outside around 1:01 a.m., Chicago police said. At least one of the bullets flew into the apartment building, and the woman suffered a minor injury to her back, police said. Chicago Fire Dept. personnel treated her at the scene, but she was not transported to a hospital."

The sources for our report were an alert published by the Chicago Police Dept. on its Media Major Incident Notifications [MINS] site and the woman's social media accounts, including her Instagram and her LinkedIn profile. At 9:54 a.m., Hadden posted a statement on her Facebook page, and shared it with a Rogers Park news page stating CWBChicago had published "incorrect information."

Contrary to Hadden's post, CWBChicago's reporting never said the woman had been shot in the shoulder. Their story has always said that the Chicago Police Dept. said the woman received a graze wound to her back and she was treated at the scene by the fire department.

That's from the police depart-

ment's official statement.

The CWBChicago's story did not say the woman was a Loyola Univ. student as Hadden claimed.

The report states that the woman's social media accounts said she is a student at the school.

During a phone call with Hadden's office March 29, a woman who identified herself as Hadden's chief of staff told CWBChicago's managing partner that she believed we added the part attributing the Loyola india media accounts after Hadden's Facebook post.

By saying that, she implicitly agreed that citing the social media accounts is a pertinent part of the report — one that proves Hadden's post to be false. She needed a way to make Hadden's statement true, and the only way for that to happen would be to accuse us of revising the story.

Hadden claims "no one was struck." The Chicago Police Dept. said a woman was grazed. Hadden said we reported that the victim was a Loyola student. We reported that that's what her social media said.

Hadden said Loyola Univ. police were at the scene and "confirmed that the previously reported information was incorrect." But Loyola police aren't handling the case. Chicago police are.

We contacted Loyola's press office to learn exactly what the school's police department told Hadden. They did not respond. For the heck of it, this reporter called Loyola's registrar's office for "directory information" to see if the woman is an active student. The school refused to say.

The woman who identified



Ald. Maria Hadden [49th]

REFUNDS from p. 5

Visit the assessor's website: www.cookcountyassessor.com, or call 312-443-7550 to find comparable properties or start the appeal process. The Assessor is now working through the appeals process for 2022 where the North Suburbs are being re-assessed.

A taxpayer can file with the Cook County Board of Review (312-603-5542) or www.cookcountyboardofreview.com and

later with the Illinois Property Tax Appeals Board (217-785-6076), or www.ptab.illinois.gov. Or, call Michael Griffin, an expert tax-assessment lawyer, at 312-943-1789.

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.

herself as Hadden's chief of staff said she would give our managing partner's phone number to Hadden. Hadden has not called.

As for Veronica Arreola, the newly-elected member of the newly-formed Rogers Park District Police Council, a group that is supposed to "build mutual trust" between police and the community, we'd suggest that misinforming the public about a police matter is not a good way to start.

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ISSUES from p. 2

of France. Even canceling the King of England's visit this week. How do citizens resolve such political disasters? Where's liberate? Egalite? Fraternite?

No Chicago mayoral vote based on emotions will remove the critical Chicago issues from which there is no escape.

Is it safe to walk on Chicago's streets?

Why are big name corporations leaving Chicago in large numbers? Why is capital fleeing this chaos?

Why is the American legal system failing to protect Chicago's citizens from violent crime? Why are there few deterrents to capital crimes in the Cook County courts?

The confounding issues spill over into the everyday unfolding of our lives, our comforts and even our abilities.

The recent election doesn't resolve the issues. Just who is going to lead Chicagoans into areas where resolutions are possible? Areas filled with pain and disillusion. But those are the early steps towards solving our great crisis. No matter who Chicago's mayor is. The discovery of success is not guaranteed. But there is no resolution without it.

So perhaps our present post-election discomfort should be expected. Encouraged even. Even if we have the colonoscopy blues. Or are stretching to slalom with broken edges.

FIELD MUSEUM: Art Institute-style shenanigans now appear to be underway to result in

dismissal of long-standing volunteers at the Field Museum in exchange for paid workers.

GO CUBS: The Levy Center at Damen and Lawrence will have a guest speaker at their Wednesday, April 26, meeting. At 9 a.m. **Mike Lufrano**, VP of Community Affairs for the Chicago Cubs, will be pitching their efforts (and investments) to help the team succeed, and promoting their year-round special events lineup.

CSO: **Katy Clausen**, manager of school and family programs for the Chicago Symphony Orchestra gave the most touching talk at the League of the CSOA meeting last week. She spoke of how much children from around the city reacted to their first exposure to the most beautiful music on earth. **Bonnie McGrath**, **William Ward** and **Mimi Duginger** seen listening attentively at CSOA.

CHARLES THE LAST: Is the pathetic House of Windsor showing itself to be more cruel and dysfunctional in the anticipation of the coronation of **Charles III**?

GOOD START: From a highly comic debutante ball to the heart-pounding spectacle of lucha libre, it's an epic inaugural season for new Goodman Theatre Artistic Director **Susan Booth**. In her first line-up as creative head, she offers familiar voices in eight plays plus the 46th annual production of *A Christmas Carol* and the 19th New Stages Festival. Break a leg.

JAPANESE LEGACY: The Japanese American Service Committee is hosting their Spring fundraiser May 18 at Artifact Events in Ravenswood. The social service agency will be on the move soon, leaving their Clark St. location, selling the large site to Black Ensemble Theater across the street. The evening's festivities will raise funds to provide important social services and educational opportunities for all ages while preserving and sharing Japanese American history and culture with their Legacy Center. Their new home will be in West Ridge, near Hollywood and California. JASC was founded in 1946 to serve the 20,000 Japanese Americans who made their way to Chicago after losing everything -- property, homes, family -- to be interned in American concentra-

INSIDE PUBLICATIONS



Kristine Zeilbauer Kinder, Richard Weinberg and Kathy Wolter Mondelli.



Julie Harron and Kathleen Swien.



Bruce DuMont



Maria Pappas, Greek Archbishop Metropolitan Nathanael (Symeonides) and Alexi Giannoulas.



Paul Hansen and Barb Bailey at LePiano with Sherrill Bodine, Lauren Leib Cavanaugh, Julia Jacobs, Irene Mohica, Jeanae Paul and Chad Willetts.

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Death in Lawyerland. Oh my!

Big finance plus money laundering equals death, especially in the private elevators of big Chicago law firms.

See *The Dead One Complicates* at: donniesyellowballbooks.com

THE DEAD ONE COMPLICATES

tion camps during WWII. JASC helped resettle the poor souls and provide them with resources once they were released.

CHICAGO FOOD: Two French restaurants coming to Fulton Market. La Serre and Bar La Rue, will have separate entrances but share a kitchen in the building at 820 Fulton Market St.

WHO'S WHERE: **Kathy Wolter Mondelli** white tie and tails at the Ritz with **Richard Weinberg** and **Kristine Zeilbauer Kinder**... **Tom McDonald** and **Sacred Heart's Meg Steele** in Erie, WI, at Holy Hill Shrine... **Zurich Esposito** photoing the stunning architectural sculpture, "Desert X," in Palm Desert by **Torkwase Dyson**... Law lady **Paula Borg** doing the Luminary Tea at the Art Institute on the trail of **Salvador Dali**... **Jen Kramer** ran in the Shamrock Shuffle... **Julie Harron** and birthday girl pal **Kathleen Swien** lunching at RL... Happy 37th trip around the sun **Whitney Reynolds**... **Marci Rubin's** proposal was accepted by the American Psychology Association for a second poster presentation platform at APA Impact 2023 Washington, D.C. Convention center... **Gardenia Hung** celebrating Greek Independence Day in Chicago... Popping the question, the future **Mr. and Mrs. David Gorecki**, to the joy of Aunt **Kathy Taylor**... Arctic Explorer and attorney **Brendan O'Connor** in the seats for the Chicago Symphony performance

of film scores by famed musician **John Williams**... Birthday joy to **Lauri Baker Lawlor**, my cousin whom I love... **Elissa Tenny**, president at School of the Art Institute, is set to retire... **Edward Gardner**, the Soft Sheen founder and philanthropist has died... Happy birthday **Pasquale Dominic Gianni** gathered with mom, **Nina Mariano** and pal **Shelley Howard**... Inside the Beltway's **Bruce DuMont** enjoying the "best sub sandwich in Chicago" at Fontana's in Little Italy... **Brian White** and **Jim Kinney** open the doors to their fabulous LSD home for fresh Spring dinner with **Peggy Snorf**, **Janet and Rodger Owen**, **Melissa Babcock** and **Cynthia Olson**... **Dan Kirk** riding high in the saddle near the Great Pyramid... WGN Radio lawyer, **Karen Conti**, at **Joey Mondelli's** LaScarola twirling pasta... **Paul Hansen** and **Barb Bailey** at LePiano with familiar pals **Sherrill Bodine** and **Lauren Lein Cavanaugh**, **Julia Jacobs**, **Irene Mohica**, **Jeanae Paul** and jazzman **Chad Willetts**... RL's **Peter Axelsen's** new paintings are stunning... Judge (ret.) **Rhoda Sweeney** and husband, **Fred Drucker**, boarded the aircraft carrier the USS Midway while in San Diego... **Maria Pappas** and **Alexi Giannoulas** with His Eminence **Metropolitan Nathanael (Symeonides)** of Chicago the Union League Club breakfast... **Rose O'Neill** back from Palm Beach and the annual

Irish Georgian Society event at the Brazilian Court Hotel where she dined with **Kay Krehbiel**, **Bridget Flanigan** and **Michael Kerrigan**.

ONE MAN SHOW: Chicago's **Adam Umbach** is the first artist to exhibit in the new one man show opening April 20 at the new Cavalier Gallery in Chelsea near the Hi-Line in Manhattan. He is a son to me and his career is meteoric.

PALM BEACHERS: Run don't walk to see New York artist **Adam Handler's** work on view at Palm Beach Modern + Contemporary. He has a new large-scale painting and new Punk Ghost bronze sculpture on view with @madelynjordonfa. Stop by Booth F6 and say hi.

NEW LOGO: **Jeff and Stephanie Leese Emerich** building on visit to Japan designing new logo for ServiceSpeaks with a Master Japanese Calligrapher. There is magic between the pen and paper.

THREE RINGS: The Ringling Brothers, Barnum and Bailey circus returning to Chicago for first time since 2017, six performances Nov 3-5, at All State Arena, Rosemont. No elephant though. We'll miss them the most.

In this game of baseball, you live by the sword and die by it. You hit and get hit. Remember that. -- **Alvin Dark** tog515@gmail.com

Letters to the Editor

Don't forget the red-light cameras

Two aspects of the "cash cow" story [March 29] about speed cameras need to be addressed:

One aspect of the story should not be in the story, because it is irrelevant. The article seems to be implying that members of the Black and Hispanic communities are being unfairly targeted.

That is simply bringing politics into the discussion. The only people targeted by the speed cameras are speeders, not members of any group.

The second aspect is one that was totally left out of the story, which makes the story incomplete at best. More likely it was not in the story because it was not considered in the original study. If that is the case, it probably makes most of the conclusions about the

speed cameras and accidents invalid.

In addition to speed cameras, many of the same locations have red-light cameras as well. While speed cameras can't be "fixed" to give out tickets unfairly, red-light cameras can be "fixed." The yellow caution lights at traffic signals are frequently altered to be very short, dangerously short, as the signal is changing from green to red. This helps the city give out more tickets and is no doubt the cause of many of the accidents attributed to the speed cameras as drivers either suddenly accelerate to make the light or jam on the brakes to stop at the last second.

Roger Weissenberg
Chicago

Giving up on this lakefront project

In the middle of the [March 29, Will lakefront experience a revival?] article is this paragraph: "Prior to the development of Chicago as a metropolis, Mother Nature provided the shoreline protection with her dunes, wetlands and swamps. Those natural barriers have been replaced by concrete and giant limestone blocks."

The wording could be misleading to some. First, the personification of nature imbues it with all the characteristics of human actors, such as intent and purpose. Second, the shoreline landforms are called "protection" and "barriers."

I'm a strictly-science person here.

These landforms and ecosystems are the result of the local supplies of water, unconsolidated sediment including sand and larger-sized particles, wind and water currents, the slope of the land under the water, and living plants and animals and other creatures which formed these ecosystems. The protection they provide to inland areas is inadvertent.

I've given up on this lakefront project. Every proposal being discussed includes adding more landfill. That's what the settler colonists have been doing here, ever since they dumped fire debris in the lake after the 1871 fire. They refuse to respect the natural shoreline and find safety and protection by backing away from the water more.

Jean SmilingCoyote
West Ridge

People should be able to choose how they live—and end their life

It is almost National Healthcare Decision Day (April 16), a day focused on educating the public about advanced care planning, and encouraging people to talk to their family and friends about their end-of-life wishes. On this day, I am reminded that here in Illinois we are not afforded the full scope of options at the end of life.

Currently authorized in 11 jurisdictions, medical aid in dying is reserved for mentally capable, terminally ill adults who have been given six months or less to live. Where available, people can request access to medical aid in dying through their physician, and must be able to self-ingest the medication if they seek to peacefully end their suffering. Polls show that the majority of Americans, regard-

less of location, gender, religion, or political party, believe it should be an option.

Residents of Illinois should be able to choose how they live - and when the time comes, what support they want when they are nearing the end their life. This private, personal decision should be accessible to all, with the support of one's medical team and loved ones.

Lawmakers in Springfield must listen to their constituents, and stand up for terminally ill Illinoisans. Please let your representatives know that you support medical aid in dying as an option for those facing a terminal diagnosis.

Sandy Corona

The Election Day quiz

Think Chicago's elections are over? Think again. First let's take a short quiz.

1. When does voting end?

A) April 4 B) April 5 C) April 18

2. When will they stop counting votes?

A) April 4 B) April 5 C) April 18

3. How long will they accept mail in ballots?

A) April 4 B) April 5 C) April 18

The correct answer to each question is - C - April 18. Really.

By law any ballot postmarked by election day must be counted as long as it arrives by April 18.

So there's still time to steal the mayoral and aldermanic elections.

The Chicago Board of Elections sent out over 100,000 ballots and postmarked the return envelopes March 27.

So any ballot mailed before, on or after April 4 with a March 27 postmark must be counted by law.

So any eager political supporter can go door to door this week and

ballot harvest, and send in ballots after election day!

And which two groups have a list of all voters sent a mail in ballot? And which two groups have a whole week paid vacation, courtesy of Chicago's taxpayers this week?

If you answered "the lazy, corrupt, incompetent public sector freeloaders of the Chicago Teachers Union and the Service Employers International Union," then you are correct.

And what have you won?

Increased violent crime, more failing schools, ever growing property taxes and a new City Income Tax.

So if some patronage worker comes to your door asking for your mail in ballot, don't give 'em the ballot. Give 'em the boot.

If you let them steal your vote, they'll steal a lot more.

Mike Sullivan
Avondale

RENTAL from p. 3

large number of investor-owned units," said Friedman. "That always hurts individual condo owners. It's less attractive to owners when 40-50% of the units in the building are renters."

Chicago's market stability is another reason deconversion deals are more popular in the area. The projected annual rate of return is higher than other metros because even as the market softens, rents remain steady enough to maintain decent margins.

POLICE BEAT from p. 6

Investigators arrested Jackson again about a week later after they connected him to an earlier raid at an Ulta store in suburban Berwyn. Prosecutors said the thieves took fragrances worth \$2,865 that time.

During Jackson's first bail hearing, a judge allowed him to get out of jail by posting a \$500 bail deposit. But a different judge handled his second hearing, and she saw things differently.

"The alleged value of the goods that were taken was \$2,865," Judge Maryam Ahmad said after hearing allegations about the Berwyn case. "With that amount in mind, bail is set in the amount of \$30,000-D."

"That's ... That's \$3,000?" Jackson stammered in a stunned tone.

"You need \$3,000 to be released from custody, Mr. Jackson," the judge

confirmed. A so-called "D bond" requires a 10% deposit for release.

"I'm not going to be able to be bonded out!" Jackson whined.

"You need \$3,000 to be released from custody, Mr. Jackson," Ahmad repeated as she asked prosecutors to name Jackson's next court date.

"I can't make that bond."

"Mr. Jackson, should someone post your bond, your next court date is Dec. 8," Ahmad continued.

"Post bond today?" Jackson asked. "But that's too much."

"Good luck, sir," Ahmad said as she moved on to her next case.

On the bright side, those days he spent in Cook County jail were subtracted from the year he could have spent inside Stateville Correctional Center. Illinois Dept. of Corrections records show he checked into the prison on March 16 and left on March 21. He will be on parole until mid-September.

— Compiled by CWBChicago.com



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Notice of Public Sale
THE LOCK UP SELF STORAGE at 1930 N Clybourn Ave, Chicago, IL 60614 will sell the contents of the following units to satisfy a lien to the highest bidder on 04-25-23 by 11:00 AM at WWW.STORAGE-TREASURES.COM. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit #133 Barton Faist Unit #416 Hot Property

Notice of Public Sale
East Bank Storage, located at 429 W. Ohio St, Chicago IL (312/644-2000), is opening lockers 2719A (Barbara Broadhurst), 4568X (Unison Consulting), 4524X (Elbert Hatley), 8219A and 7161SM (The Wine Guide, LLC), for public sale on April 25, 2023, at 3:00 p.m. Cash only.

Notice of Public Sale
East Bank Storage located at 730 West Lake Street, Chicago, IL, 312-876-2000, is opening lockers: 4105G- Fields, Dennis 5345X- Fields, Dennis 6220Y- Fields, Dennis 6250W- Fields, Dennis 6350X- Garces, Alexander 1060H- Hecyk, Angela 4090B- Johnson, Bradford 6820L- Mantu, Musa 8173SM- Merlyn, Jose 4045D- Peterson, Nick 7740C- Rasmussen, Andrea 7600L- Rigali, Robert 6240W- Sender, Scott 8193SM- Swan Mecham, Rose 2001X- Thompson, Marcus 4405B- Vaughn, Maya I 8180SM- Vaughn, Maya I for public sale. This sale is to be held on Tuesday April 25, 2023, at 2:00PM. Cash payments only.

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Rogers Park Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. Plaintiff,

KAROL C. NOBLE-WARR, CORNERSTONE MAN-OR CONDOMINIUM ASSOCIATION Defendants 2022 CH 10542 2302 W FARWELL AVE. APT 2 CHICAGO, IL 60645

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on February 6, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 10, 2023, 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 2302 W FARWELL AVE. APT 2, CHICAGO, IL 60645 Property Index No. 11-31-117-028-1006 The real estate is improved with a condo/townhouse.

Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same

Real Estate For Sale

Identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiffs 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. CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: pleadings@ilcslegal.com Attorney File No. 14-22-08101 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2022 CH 10542 TJS#C#: 43-727

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 10542 13216963

050505 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 Plaintiff,

DEVON BANK, AS TRUSTEE, UNDER TRUST AGREEMENT DATED JANUARY 11, 1996 AND KNOWN AS TRUST NUMBER 6245, 7306 N. WINCHESTER CONDOMINIUM ASSOCIATION A/K/A 7306 NORTH WINCHESTER CONDOMINIUM ASSOCIATION, STATE OF ILLINOIS Defendants 22 CH 8746 7306 NORTH WINCHESTER AVENUE UNIT 501 CHICAGO, IL 60626

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on January 20, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 2, 2023, 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 7306 NORTH WINCHESTER AVENUE UNIT 501, CHICAGO, IL 60626 Property Index No. 11-30-408-076-1049 The real estate is improved with a condominium. The judgment amount was \$139,113.88.

Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential

Real Estate For Sale

real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, contact The sales clerk, LOGS Legal Group LLP Plaintiff's Attorneys, 2121 WAUKEGAN RD., SUITE 301, Bannockburn, IL, 60015 (847) 291-1717 For information call between the hours of 1pm - 3pm. Please refer to file number 22-097035.

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. LOGS Legal Group LLP 2121 WAUKEGAN RD., SUITE 301 Bannockburn IL, 60015 847-291-1717 E-Mail: ILNotices@logs.com Attorney File No. 22-097035 Attorney Code. 42168 Case Number: 22 CH 8746 TJS#C#: 43-296

NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 22 CH 8746 13216623

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

Real Estate For Sale

COUNTY DEPARTMENT - CHANCERY DIVISION ASSOCIATED BANK, NA Plaintiff,

-v.- TYLER C. DOWNES, PARK CASTLE CONDOMINIUM ASSOCIATION Defendants 2022 CH 03447 2448 W GREENLEAF AVE UNIT 2448-2 AKA UNIT 2W CHICAGO, IL 60645

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on February 2, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 4, 2023, 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 2448 W GREENLEAF AVE UNIT 2448-2 AKA UNIT 2W, CHICAGO, IL 60645 Property Index No. 10-36-213-006-1052 The real estate is improved with a condo/townhouse.

Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

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

Real Estate For Sale

foreclosure sales.

For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiffs 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. CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: pleadings@ilcslegal.com Attorney File No. 14-22-02970 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2022 CH 03447 TJS#C#: 43-537

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 03447 13216439

292929 -----

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

-v.- SHANNON M. FASSETT, BRIAN A. FASSETT, US BANK NATIONAL ASSOCIATION Defendants 19 CH 12687 CONSOLIDATED WITH 11 CH 003638 2951 W. JARLATH ST. CHICAGO, IL 60645

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on January 23, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on April 25, 2023, 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 2951 W. JARLATH ST., CHICAGO, IL 60645 Property Index No. 10-25-332-019-0000 The real estate is improved with a single family residence.

The judgment amount was \$650,702.60. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes

Real Estate For Sale

levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 372345.

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.

HEAVNER, BEYERS & MIHLAR, LLC 601 E. William St. DECATUR IL, 62523 217-422-1719 Fax #: 217-422-1754 E-Mail: CookPleadings@hsbattys.com Attorney File No. 372345 Attorney Code. 40387 Case Number: 19 CH 12687 CONSOLIDATED WITH 11 CH 003638 TJS#C#: 43-300

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 12687 CONSOLIDATED WITH 11 CH 003638 13215859

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Real Estate For Sale

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

-v.- PATRICIA J. SIMPSON, 3500 LAKE SHORE DR. COOPERATIVE APTS., INC, THE NORTHERN TRUST COMPANY, BMO HARRIS BANK, NATIONAL ASSOCIATION, Defendants 19 CH 12926 3500 N. LAKE SHORE DR., PH17 CHICAGO, IL 60657

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on June 29, 2022, and Amended Nunc Pro Tunc on November 1, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 3, 2023, 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 3500 N. LAKE SHORE DR., PH17, CHICAGO, IL 60657 Property Index No. 14-21-112-010-0000 (all underlying land)

This sale is for a personal property interest via Cooperative Shares in 3500 Lake Shore Drive Cooperative Apts., Inc.

The judgment amount was \$1,401,355.13. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the cooperative shares pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the cooperative shares arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to 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 Stock Certificate for 950 Shares of Capital Stock of 3500 Lake Shore Dr. Cooperative Apts., Inc. after confirmation of the sale. The property that is the subject of the property lease 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),

Real Estate For Sale

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 HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 395734.

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.

HEAVNER, BEYERS & MIHLAR, LLC 601 E. William St. DECATUR IL, 62523 217-422-1719 Fax #: 217-422-1754 E-Mail: CookPleadings@hsbattys.com Attorney File No. 395734 Attorney Code. 40387 Case Number: 19 CH 12926 TJS#C#: 42-2431

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. 13217147

050505 -----

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

-v.- GIULIO PALMA , CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED OCTOBER 1, 2014 AND KNOWN AS TRUST NUMBER 8002363886 Defendants 2022 CH 08250 3851 NORTH HERMITAGE AVENUE CHICAGO, IL 60613

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on January 9, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 1, 2023, 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 3851 NORTH HERMITAGE AVENUE, CHICAGO, IL 60613 Property Index No. 14-19-214-003-0000 The real estate is improved with a single family residence. The judgment amount was \$1,059,050.17. 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

Real Estate For Sale

accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, contact MANLEY DEAS KOCHALSKI LLC Plaintiff's Attorneys, ONE EAST WACKER, SUITE 1250, Chicago, IL, 60601 (312) 651-6700. Please refer to file number 22-011557.

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 312-651-6700 E-Mail: AMPSP@manleydeas.com Attorney File No. 22-011557 Attorney Code. 48928 Case Number: 2022 CH 08250 TJS#C#: 43-239

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 08250 13216642

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION FREEDOM MORTGAGE CORPORATION Plaintiff,

-v.- STEVEN PETRITIS, 3440 LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION Defendants 2022 CH 04815 3430 N LAKE SHORE DR. 7J CHICAGO, IL 60657

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on January 31, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 2, 2023, 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 3430 N LAKE SHORE DR. 7J, CHICAGO, IL 60657 Property Index No. 14-21-307-047-1065

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, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same

Real Estate For Sale

identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiffs 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. CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: pleadings@ilcslegal.com Attorney File No. 14-22-03308 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2022 CH 04815 TJS#C#: 43-566

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 04815 13216415

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION COMMUNITY LOAN SERVICING, LLC F/K/A BAYVIEW LOAN SERVICING, LLC Plaintiff,

-v.- GRZEGORZ G KAZMIERCZAK, IWONA KONCZAK, THE 450 BRIAR PLACE CONDOMINIUM ASSOCIATION Defendants 17 CH 02869 450 BRIAR PLACE, UNIT 11D CHICAGO, IL 60657

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on January 31, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 1, 2023, at The Judicial Sales Corporation, One South W

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Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION TIAA, FSB Plaintiff, -v- DAVID KARIOTIS, RIVER EAST CONDOMINIUM ASSOCIATION Defendants 22 CH 07905 512 N MCCLURG COURT UNIT 4609 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 February 8, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 10, 2023, 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 512 N MCCLURG COURT UNIT 4609, CHICAGO, IL 60611 Property Index No. 17-10-223-033-1483 The real estate is improved with a residential condominium. The judgment amount was \$224,412.79. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN

Real Estate For Sale

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 HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 1652638. 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. HEAVNER, BEYERS & MIHLAR, LLC 601 E. William St. DECATUR IL, 62523 217-422-1719 Fax #: 217-422-1754 E-Mail: CookPleadings@hsbattys.com Attorney File No. 1652638 Attorney Code. 40387 Case Number: 22 CH 07905 TJS#C: 43-659 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 22 CH 07905 **13217018** 050505 ----- 292929 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION THE HUNTINGTON NATIONAL BANK Plaintiff, -v- RUTA GAIZUTIS, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, GOLD COAST CONDOMINIUM ASSOCIATION Defendants 2022 CH 09980 71 EAST DIVISION STREET, UNIT 502 CHICAGO, IL 60610 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on January 31, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 1, 2023, 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: Unit Numbers 502 and East 56, in the Gold Coast Condominium, as delineated on a survey of the following described real estate: Commonly known as 71 EAST DIVISION STREET, UNIT 502, CHICAGO, IL 60610 Property Index No. 17-03-200-080-1008

Real Estate For Sale

The real estate is improved with a condominium residence. The judgment amount was \$45,721.80. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact MANLEY DEAS KOCHALSKI LLC Plaintiff's Attorneys, ONE EAST WACKER, SUITE 1250, Chicago, IL, 60601 (312) 651-6700. Please refer to file number 22-010749. 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 312-651-6700

Real Estate For Sale

E-Mail: AMPS@manleydeas.com Attorney File No. 22-010749 Attorney Code. 46928 Case Number: 2022 CH 09980 TJS#C: 43-679 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 09980 **13216186** IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION FIFTH THIRD BANK NATIONAL ASSOCIATION; Plaintiff, vs. OXFORD BANK & TRUST AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 15TH DAY OF FEBRUARY 2019, KNOWN AS TRUST NUMBER 1927; UNKNOWN BENEFICIARIES OF TRUST AGREEMENT DATED THE 15TH DAY OF FEBRUARY 2019 KNOWN AS TRUST NUMBER 1927; 111 EAST CHESTNUT CONDOMINIUM ASSOCIATION; JULIE LEO-POLD; UNKNOWN OWNERS AND NONRECORD CLAIMANTS; Defendants, 21 CH 5553 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on Tuesday, April 25, 2023 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. 17-03-225-078-1283. Commonly known as 111 East Chestnut Street Unit 40C, Chicago, IL 60611. 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 The Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates, P.A., 1771 West Diehl Road, Naperville, Illinois 60563. (630) 453-6925. 6722-188447 INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com **13215745** IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK) AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2001-4 Plaintiff,

Real Estate For Sale

-v- JACQUELINE SMITH, YVONNE FINCH FKA YVONNE SMITH, AMERIQUEST MORTGAGE COMPANY, THE CITY OF CHICAGO, CAPITAL ONE, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO CAPITAL ONE, FSB, UNITED STATES OF AMERICA-DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE, CAPITAL ONE BANK (USA), N.A. FKA CAPITAL ONE BANK, 111 EAST CHESTNUT CONDOMINIUM ASSOCIATION, DISCOVER BANK Defendants 10 CH 00492 111 E. CHESTNUT, UNIT 45G 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 December 7, 2017, an agent for The Judicial Sales Corporation, will at 10:30 AM on April 21, 2023, 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: Unit 4500-G in the 111 East Chestnut Condominium, as delineated on a survey of the following described real estate: Commonly known as 111 E. CHESTNUT, UNIT 45G, CHICAGO, IL 60611 Property Index No. 17-03-225-078-1333 The real estate is improved with a residential condominium. The judgment amount was \$526,328.43. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. 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,

Real Estate For Sale

the right to redeem does not arise, there shall be no right of redemption. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 126842. 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. HEAVNER, BEYERS & MIHLAR, LLC 601 E. William St. DECATUR IL, 62523 217-422-1719 Fax #: 217-422-1754 E-Mail: CookPleadings@hsbattys.com Attorney File No. 126642 Attorney Code. 40387 Case Number: 10 CH 00492 TJS#C: 43-932 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 # 10 CH 00492 **13215778** 222222 ----- **Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00. Call 773-465-9700**

ELECTION from p. 1

careers in self-service... er, public service. City Council found independence, pushing back on a pretend authoritarian mayor's attempts to crack down on aldermanic prerogative. It didn't work and so Lightfoot left the cookie jar open and undefended.

And more than ever, outside dark money from various political PAC's, non-governmental organizations, fellow politicians, and mysteriously funded non-profit organizations came into play. Voters have been complaining about there being too much funny money in politics, and now that cash is trickling down to some of the entry level campaigns. For legitimate political contenders, money comes quick and fast, but always with strings attached.

Among the tightest aldermanic races was the one in the 43rd Ward, where recently appointed Ald. Timmy Knudsen faced off with Brian Comer, lifetime resident of Lincoln Park.

43rd Ward

And it looks like Knudsen pulled it off. The two were the last to survive the six-way race in February to represent the ward covering Lincoln Park and a portion of the Gold Coast after three-term incumbent Ald. Michele Smith retired early.

While the race was tight, Knudsen won with about 51.6% of the vote.

Knudsen never got to warm his new seat as the election battle fired up immediately after he was appointed by Lightfoot. The race quickly became one of the most expensive in recent history, with one candidate spending \$750,000... to lose.

Knudsen ended up with 27% of the primary vote to Comer's 24%.

Though Lincoln Park once had lower crime rates, both candidates made public safety a top campaign issue.

Both candidates made supporting the Chicago Police Dept. a campaign stance.

Knudsen suggesting to install more security cameras in the ward, and Comer pushing a plan to recruit DePaul Univ. grads to work for student loan relief.

The Illinois Realtors super PAC has spent heavily to support Knudsen, despite his vote to keep Mayor Lightfoot's plan to link property tax levies to inflation, in a ward suffering from very high taxes.

46th Ward

Further north, in the 46th Ward, despite a bad last couple weeks, Angela Clay pulled it off, taking over 55.8% of the vote.

Over the years, North Side political elders have seen a lot of races break late for odd reasons, but few can top how bad things went for Clay and her mysterious business shenanigans and ethical issues that exploded on her last week. Self-inflicted wounds to be sure.

Her really bad press came at the worst time, right before the vote. Failure to comply with ethics filings that are required for all candidates is something one deals with early in an election effort, not in the last week.

Campaign managers and party bosses used to vet potential candidates for such landmines, and it's hard to believe Clay's supporters didn't see this coming.

But in the end, it didn't seem to matter. Clay is in.

During the six-way primary contest in February, Clay finished with 36% to Kim Walz's 26%. So she handily won the primary and general elections.

Former Ald. James Cappleman was pushed into runoffs in 2015 and 2019, winning by narrow margins. Politics in the 46th Ward has always been a bit wild, favoring the renegades, reformers and outsiders over the decades.

This time outside super PACs, which are supposed to be barred from coordinating with candidates, spent heavily on mailers and ads aiming to help Walz and stop Clay, painting her as a hard left, anti-cop radical; while Walz marketed herself as supporting police, seeking to bolster patrols in a community that does have a long history of criminal behavior.

That wasn't enough.

Affordable housing was a campaign issue too, as it is in just about every North Side ward. Uptown has a higher concentration of renters than the city at large, and roughly half of 46th Ward's renters are cost-burdened.

48th Ward

Moving further north, in the 48th Ward, the race was very tight. But Leni Manaa-Hoppenworth took the race with 51.9% of the vote.

In the primary, Manaa-Hoppenworth

and Joe Dunne emerged victorious in a 10-person primary field to replace the retiring Ald. Harry Osterman and represent large swaths of Uptown, Andersonville, and Edgewater.

Dunne finished with 26% of the primary vote to Manaa-Hoppenworth's 23%, but in the general election that lead flipped, for Manaa-Hoppenworth overtaking Dunne.

Manaa-Hoppenworth ran as a true progressive in the race, earning the endorsement of Brandon Johnson. She frequently used identity politics, offering her race, gender and sexual choices as reasons to vote for her.

Dunne was backed by Osterman and many of the city's major labor organizations, former Gov. Pat Quinn and outgoing state Rep. Greg Harris, and he positioned himself as more pragmatic and moderate.

But it wasn't enough.

WORKS from p. 1

“People who want to report crimes and walk into the police station are met with minimal space, nauseating smells, and children running, sleeping, and playing throughout the entire lobby.”

This reporter and a freelancer visited the station several times recently. We can confirm the conditions are as the officer described them, although the smells were hit-and-miss.

We asked the mayor's office and CPD about the situation on Monday.

In a statement, city officials said they are “working to coordinate safe passage for all new arrivals.”

“When asylum seekers arrive at city facilities like Chicago Police Districts, a shelter placement request is immediately made

Neither was the Illinois Realtors and Get Stuff Done super PACs who spent freely in the 48th Ward in both the primary and general election. Campaign watchdogs and savvy voters frequently complained to this newspaper, concerned that all the outside cash was eroding their confidence in the electoral system this year.

As it was in every other community, crime and punishment was a critical issue, but it didn't drag down Manaa-Hoppenworth who was positioned as the anti-cop candidate.

Dunne, works for developer Bickerdike Redevelopment Corp., and said he was for maintaining naturally occurring affordable housing. He called for property tax reform to reduce costs for homeowners and renters, and supported raising the real estate transfer tax to fund homeless services.

through 3-1-1. Once the request is made, the city works with community partners to transport the individuals and families to a shelter once space is available,” said the city's statement.

“This humanitarian crisis remains fluid, we have been working tirelessly to connect new arrivals with much needed assistance and support. We will continue to work with our local and community leaders to support those in need.”

But the officer we spoke to said the situation at the Central District station has been going on since February, and “no one seems to care.”

Update April 4: On Monday afternoon, several hours after CWB Chicago asked the mayor's office and CPD about the situation, the Salvation Army relocated the families.

PROJECT from p. 1

erbate that situation. The Lincoln Square commercial area had an existing roughly 1600-parking spot shortage, and two new high density buildings will add a massive new amount of density. The second project is a 65-unit mixed-use development at 4715 N. Western that will have only 18 parking spots for its residents, commercial tenants and retail customers.

The commercial parking lot that has served the commercial district at that location for over 50 years at Leland and Western was gifted to Boston-based developer The Community Builders [TCB]. TCB was gifted about \$20 million in taxpayer funds, and ownership of the parking spaces, for the project as well.

High-density, low-parking buildings like those going in now on Western Ave. tend to draw in a great deal of service vehicle traffic to area streets due to the lack of unit-owners owning their own cars. City

planners and developers claim that these residents will use shared car services, public transportation, bikes and scooters to move about the city.

But by not providing off-street parking, what's generally not stated is that those residents tend to draw in delivery vehicles in large volume [think Lyft, DoorDash, UberEats, UPS, FedEx, Amazon, Uber and USPS]. The delivery vehicles serving these new high density buildings, and their vehicle-free residents, are some of the city's most frequent double-parkers.

If double parked vehicles become the norm at Western and Leland - an area that already suffers from daily gridlock - the area's congestion would grow even worse.

NORTH BRANCH from p. 1

will be done through financing debt. For more information on NBS, visit northbranchworks.org.



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