

To know what you know
and what you do not know,
that is true knowledge.

— Confucius



Century of Progress. Courtesy of Payton Chung

Art Deco tower part of \$64M Loop deconversion deal

A new 28-story condo deconversion plan is afoot at 182 W. Lake St. as Chicago-based Golub & Co. bought out their former partner Affinius' stake in the 293-unit Art Deco apartment building known as Century Tower.

The deal is valued at \$64 million. The partners first purchased the property in 2018 for \$60 million.

This deal appears to be a double down by Golub in the downtown Chicago apartment market, where they have suffered painful financial losses on office investments. Most recently that includes the Burnham Center, 111 W. Wash-

ington St., which was seized out of foreclosure earlier this year by developer Mike Reschke. Other Golub multifamily deals haven't turned out well, including the recent sale of a Gold Coast apartment property.

Still this deal is the second largest apartment building sale on Lake St. this year, following the \$126 million sale of the 42-story, 332-unit tower at 73 E. Lake in February.

The building was designed in 1929 and completed in 1930; at the time of its completion, it was

DECONVERSION see p. 12

Shortage of homes sparks buyer frenzy

BY DON DEBAT
The Home Front

Is a shortage of million-dollar-plus home listings in the posh neighborhoods of Lincoln Park and Old Town sparking a buying frenzy?

There is such a dearth of luxury existing-homes for sale this year that the market resembles a dry beach with few scattered pebbles, and not many attractive waves for wealthy house hunters to ride. As a result, prices are soaring.

A first-quarter 2026 Baird & Warner report disclosed that there is such a crisis-level listing shortage that the median price of a detached single-family home has

skyrocketed above the clouds—up +102.5% to a whopping \$3.15 million, reported Mary Jo Nathan of Baird & Warner. That median price is double what it was a year ago.

“Between January and March of this year, 30 single-family homes in Lincoln Park and Old Town have sold at prices ranging from \$1.2 million for a worker's cottage to \$6.5 million for a luxury urban estate,” noted veteran broker Sara Benson, president of Benson Stanley Realty based in Lincoln Park.

“In the current market, ‘asking price’ is merely a suggestion,” said a broker with Jameson Sotheby's International Realty. “Sales prices are routinely 10% over the list price when multiple offers are present.”

Benson said two mansions sold and closed for over \$6 million in the first quarter of the year. And, three luxury homes sold and closed at more than \$4 million. “Fourteen more posh homes in the neighborhood have sold and closed at prices over \$3 million,” Benson said.

The top first quarter 2026 sale price was \$6.5 million for a home on “Mansion Row” at 1964 N. Burling St. Nearby, another mansion at 1722 N. Burling St. sold for \$6.05 million.

Near North/Gold Coast prices in clouds

The Near North/Gold Coast recorded a space-shuttle median price of \$3.65 million, soaring

PRICES see p. 4

Mag Mile has good jeans

Leasing rebound after Levi's, American Eagle sign leases

Two well-known blue jean brands have signed leases for spaces on Michigan Ave. American Eagle is taking 14,182 square feet, while Levi Strauss signed a lease for roughly 9,000-square-feet.

The denim retail giants hope to open in the summer of 2027.

American Eagle Outfitters will combine with Aerie and Offline by Aerie storefronts under one

roof at 600 N. Michigan Ave., while Levi Strauss signed a lease for a two-level space at 663 N. Michigan Ave., relocating from a nearby space, according to Co-Star.

The two announcements add to a string of recent retail leases on the Mag Mile north of the Chicago river after a multiyear slump that followed the Black Lives Matter riots and looting of 2020, followed by the government-imposed pandemic lockdown that was a major contributor to the cratering of downtown real estate.

Brad Downs, American Eagle's senior director of real estate, told CoStar that the location will rank as the company's fourth-largest retail space, after three larger flagships in New York City. He attributed the timing in part to the return of pedestrians in the area.

Other big deals have been announced for Michigan Ave., including a 60,000-square-foot Candy Hall of Fame; a large Harry Potter-themed store; a lease signed with interactive games

JEANS see p. 12

One paroled, one convicted: The disparate paths of two 2023 River North garage robbers

BY STEVEN DAHLMAN
Loop North News

Mitchell B. Davis spent two years filing motions and demanding a “speedy trial” to outmaneuver the courts. Yet, while Davis fought the system, his accomplice, Duran K. Gladney, had already pleaded guilty, served his time, and was paroled April 3 – weeks before Davis's next post-trial hearing.

Following a two-year legal saga marked by numerous delays and procedural maneuvers, the second of two suspects has been found guilty of a violent 2023 armed robbery in a River North parking garage.

The conviction followed months

of Davis representing himself and filing dozens of motions in what appeared to be an effort to challenge the court's authority and the State's readiness for trial.

Violent encounter in River North

The case began in the early hours of April 21, 2023, in the parking garage of Grand Plaza Apartments near N. State St. and W. Grand Ave.

According to prosecutors, a 48-year-old man and a 32-year-old man were waiting for an elevator when Davis (then 53) and Gladney (four days from his 31st birthday), both armed with handguns, emerged from a stairwell.

Davis allegedly went through

one victim's pockets, taking \$1,000 in cash, three mobile phones, and three sets of key fobs. When the victim attempted to flee, Davis fired a handgun at him, though the man was not struck.



Mitchell B. Davis

Chicago Police officers quickly blocked the garage's exits and apprehended Davis and Gladney as they attempted to drive out of the facility. Inside their vehicle, officers recovered two firearms and the victim's stolen key fobs.

Different paths for accomplices

While Gladney pleaded guilty in late 2023 and, on Jan. 2, 2024,

started serving a 10-year sentence for armed robbery at Pinckneyville Correctional Center – later at Sheridan Correctional Center – Davis chose a more confrontational legal path.

Facing a potential life sentence as an “armed habitual criminal” due to a violent record – including a 1997 conviction for attempted murder and home invasion – Davis sought to have his case dismissed multiple times. He argued that his “speedy trial” rights were violated, despite the court granting the state extensions to process DNA evidence



Duran K. Gladney

and video discovery.

Gladney, meanwhile, was released from Sheridan on April 3, 2026, to serve the remainder of his sentence under supervision. His projected discharge date is Oct. 3, 2027.

“Playing the system”

The timeline of the case shows a defendant familiar with the legal system's levers. In July 2023, Davis fired his public defender to proceed pro se, specifically to demand an immediate trial before the state had completed its DNA analysis.

Judge Wadas warned Davis at the time that proceeding without

ROBBERS see p. 12



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What to do with our vacant office space?



By Thomas J. O'Gorman

Many of us are enchanted by videos that show the transition of old cabins, barns, cottages, or even buses, railcars or ships.

Seeing the broken-down vehicles or damaged residences brought back to life is exciting. Watching a boat brought back from long years as a rustbucket is uplifting. The restoration to what appears to be a useless commodity or ruined building, abandoned airplane or a once storybook cottage, transformed and reborn by hard-working, skilled enthusiasts.

Wear and tear, corrosion and overgrowths all seem to disappear when confronted by the energy and skills of the people who commit themselves to fixing what's broken, neglected or wrecked.

Neither jungles, oceans or alpine snows are able to prevent these transformations by the those unafraid of hard work, showing off their skilled use of drills, electric saws, hammers, wrenches, pliers or glass cutters.

A reconstruction often takes place at locations where life, the economy, water and wild overgrowths obliterate the landscape, often brought about by conflicts, social change and cultural transitions.

Locations rural or urban. Some are small portions of urban dwellings, maritime enterprises, or rundown remnants of past failures and successes, providing wondrous architectural glory.

One area of creative fascination is the applications of the simple, but transformative additions of enhanced architectural functionality. The reconfiguring of interior and exterior walls, the creative redesign of window space, the use of more modern functional materials to refashion design frames for each project, as well as the inclusion of more simple structural transformation in the surrounding landscapes.

This is especially true in the rehab of natural wood products like flooring, window framing and re-imaged roof designs. All these have a powerful affect on the aesthetics of the transformations unfolding in the projects' scope.

Each restoration has the added advantage of modern materials and utilitarian elements, both an economic and an aesthetic benefit. Restoration should also further enhances the historic quality, bringing architectural elements back to life.

Bringing a cottage, historic dwelling, mountain lodge or urban apartment building back to life is as much about functionality as it is economic wisdom.

With a plan for what will occur when the job is done, we uncover the highest goal of all restoration... how people can live and thrive in such a restored space.

All this begins with the site itself, in desperate need. It makes a difference if the site is an old airplane, tugboat, 19th century woodland hut or an apartment in a vintage co-op. Will the site be small and aesthetically contained, filled with books and a wood burning stove? Will it be a forest treehouse, a one-room arboretum with a compact kitchen of antique appliances, a bathroom of just basic functionality with a bedroom for one great bed loaded with antique blankets against the winter snows to snuggle against?

Restoration is more than just a remodeling job for the idle rich. It in fact offers a life lesson not only in aesthetics, but in politics and urban planning as well. How many urban mayors are competent enough to bring creative, newly restored home dwellings to families and seniors?



Mayor Richard J. Daley was a genius of Chicago growth.

What would be the best way to reinvent housing on a grand scale upon the urban landscape that is functional, dignified and respectful of past achievements?

Chicago is trying to walk that walk now with remaking our cratering downtown central business district. We have got to get this right.

We must all support fresh ways to live.

Turn that school bus into a ranch house, that tree house into a family home, and that former Fortune 500 corporate HQ skyscraper into urban apartments.

Keep your eyes peeled to the fix-up reels and rehab transitions which will inspire us all into great restored designs, one project at a time.

GABINSKI DIES: The friends and family of former 32nd Ward Ald. **Terry Gabinski** are mourning after he passed

away on April 8. Many North Siders may remember Ald. Gabinski from his time serving in the City Council from 1969 until his retirement in 1998. Prior to becoming Alderman, he was a math and chemistry teacher, and held different roles in the City Council and Democratic party, including vice mayor, committeeman, and chairman of committees from 1988 to 1998.

REQUIEM AETERNAM: **Janet O'Donnell Murphy**, a woman of deep Chicago leadership, endless compassion, resolute faith and invigorated American life, died April 7 in hospice at 83.

A native of Dorchester, Boston, MA, she was well-suited for her eastern Irish roots. After all, she was the youngest of eight children. Janet lived a full and vibrant life shaped by curiosity, generosity, and a deep love of family.

Her most brilliant years were formative, bringing her to Morocco with the Peace Corps, where she shaped a most courageous career in international social work that remained, forever, deeply a part of



Terry Gabinski



Janet O'Donnell Murphy

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This newspaper vs Sudler Property Mngt.

Inside Publications has hired legal representation to defend ourselves in Sudler Property Management's defamation suit against this newspaper.

But lawfare costs money, and we don't have a lawfare budget. So we are now appealing for your help, and donations.

Below is a link to a GoFundMe page that we established to help raise funds to fight this case in the Cook County Circuit Court.

The page is titled "Your Friendly Neighborhood Newspapers."

We would appreciate you sharing this link with anyone in your network who might like to help out their friendly neighborhood newspapers.

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her soul. It moved her to help create the ground pinning of Chicago's relationship to the nation of Morocco in the Sister Cities Outreach, helping to engage the world with American sensitivity.

Along with her devoted husband of 45 years, the prestigious Chicago attorney **Thomas Murphy**, Janet brought wit, warmth and wisdom to a cold world, and embraced all in the delight of a Dorchester spirit of sparkling Irish mirth.

NEW NUNCIO: Pope Leo XIV has appointed a new Papal Nuncio (Ambassador) to the United States following the retirement, at 80, of **Cardinal Christophe Pierre**. Next up is **Archbishop Gabriele Caccia**, an Italian diplomat, as the new Apostolic Nuncio to the U.S. Previously serving as the Permanent Observer of the Holy See to the United Nations since 2019, Italian diplomat.

FAIS ATTENTION: The Alliance Française de Chicago presents its Gala, *Biarritz: Le Bal*, at the Four Seasons Hotel Chicago on Saturday, May 9, honoring distinguished civic and cultural leaders.

LOOKINGGLASS: Writer and performer **Eileen Byrne** brings her acclaimed one-woman play *Running with Coffee* to Chicago for two performances only, presented at Lookingglass Theatre Company's Water Tower Water Works. Following successful runs in the Chicago suburbs and New York City, this intimate and deeply human solo performance will be presented 7 p.m. Saturday, May 16, and Sunday, May 17 at 1 p.m., on stage in the Lookingglass lobby in the historic Water Tower Water Works, 163 E. Pearson St.

RAIN: Last week's rains reminds us that flooding is one of the biggest risks to our transportation system. It impacts all forms of transportation. About a third of the region's highway miles and roughly half of its bus and train stops are at high or very high risk from flooding. Look around folks, it is being made worse by all the concrete barriers the city is putting up to segregate our roadways. They're creating flood zones that never existed before, as water gets trapped behind concrete berms, islands and barriers, and can't find an escape

VACANT see p. 8

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INSIDE
is published every Wednesday
by Inside Publications

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Chicago, IL 60660
(773) 465-9700

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City owed at least \$8 billion, but doesn't know how to collect

BY BOB ZULEY

An 82-page report issued April 16 by Chicago Inspector General Deborah Witzburg claims the city is missing out on at least \$8 billion in uncollected debt owed by everyday residents and visitors to our city.

Going back to the 1990s and through the mayoral administrations of Richard M. Daley, Rahm Emanuel, Lori Lightfoot, and Brandon Johnson, the city's Finance Dept. struggles to keep up with ever growing debt but hasn't found any way to make scofflaws pay up.

In fact, city debt has increased by another \$1 billion under Brandon Johnson's care. The IG's report found the city "lacks foundational management tools" to reduce the mountain of debt, Witzburg concluded.

"The City is in dire financial straits," Witzburg warned. "We simply cannot operate without

a clear view of this mountain of uncollected debt which is at least \$8.1 billion high. Comprehensive management, an accurate accounting of collectible City debt, and an equitable plan for appropriate collections could dramatically improve the City's fragile financial footing."

But it's impossible to determine the full scope of debt because "no City department has knowledge or management oversight of all debt owed to the City, and the City may therefore be unable even to quantify the total outstanding debt," Witzburg's office found.

The outstanding debt consists of fines, fees, business taxes, unpaid parking tickets, red-light camera violations, speeding tickets, and ambulance bills.

Some of the debt will never be recovered as it's tied to businesses that have dissolved, people who have died, or criminals who may have absconded.

For the sake of comparison,



City Hall, 121 N. LaSalle St.

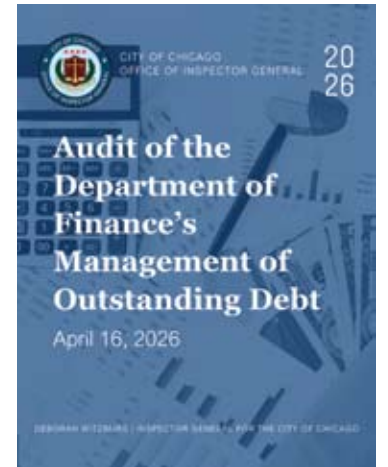
Photo by Bob Zuley

the adopted 2026 budget for the City of Chicago is \$16.6 billion, passed by the City Council late last December, to fill a \$1.19 billion deficit.

Collecting the outstanding debt owed the city would halve the entire city budget.

"Owing money to the City dis-

proportionality impacts economically vulnerable residents, who may live in communities where fines and fees are highly concentrated and correlate with higher levels of poverty," according to the OIG. "Without comprehensive debt management, the City is poorly situated to plan and imple-



I.G.'s Report on City's Outstanding Debt. Courtesy OIG

ment equitable debt collection strategies."

A spokesperson for Mayor Johnson said, "We vehemently disagree with any suggestion the City lacks a clear plan for debt management and collection. The City's overall debt load has already been established and an organized, deliberate, effective and equitable approach to collecting debt owed is being implemented."

City Council approves Third Phase of Lathrop Homes

BY PETER VON BUOL

The Chicago City Council on April 15 approved a funding package for the third phase of the redevelopment of the Chicago Housing Authority's [CHA] Julia C. Lathrop Homes and construction is now anticipated to begin sometime this summer.

This package includes issuance of \$100 in Multi-Family Mortgage Revenue Bonds, the execution of a Tax Increment Financing [TIF] Redevelopment agreement for \$40 million (of which \$36.5 would be moved over from the Addison South TIF). The porting of the TIF funds to Lathrop means that local taxpayers are being forced to help pay to rehab city and CHA-owned property.

While they will be drawing taxpayer money out of the TIF, as a municipal corporation, the CHA is generally exempt from paying property taxes on its property, so they have never contributed any funds to the Addison South TIF.

The legislation also authorizes the city to transfer Illinois Afford-

able Housing Tax Credit proceeds generated by the sale of these tax credits to the project.

These units will be spread across one newly constructed building and seven rehabbed buildings. Three buildings will be demolished, and the powerhouse will be rehabilitated which is critical to securing the historic tax credits required for the project. This includes structural repairs and repointing and rebuilding of the smokestack. The interior will be built out by a future tenant once identified. Other amenities include landscaped courtyards and off-street parking," according to the city's Dept. of Housing.

Eventually, Lathrop will have a total of nearly 800 total rehabilitated apartments. Similar to the previous two phases, this phase of Lathrop will be a mixed-income, multi-family development, and will create a total of 309 additional residential rental units in eight buildings. These include 61 units which will be marketed as market-rate residential rental units with no income or rent re-

strictions.

The development will have 248 units for low-and moderate-income households earning up to and including 80% of the Area Median Income.

Currently, the plan includes two parking lots containing about 101 parking space accessible to all residents. That number, however, may be reduced in the future.

"After construction completion, such parking lots and/or certain parking spaces therein may be eliminated or repurposed in accordance with the applicable planned development for the Property," according to the legislation approved by the City Council.

During the redevelopment, three existing buildings - 2742-48 N. Hoyne Ave.; 2706-40 N. Hoyne Ave. and 2620 N. Hoyne Ave. - are scheduled for demolition. A new building is scheduled to be built at 2742-48 N. Hoyne Ave.

Opened in 1938 by then-First Lady Eleanor Roosevelt, the more than 35-acre riverfront housing

development was built as one of the city's first public housing projects. Lathrop's original housing units consisted primarily of two-story brick row-houses but also included a mix of three-story and four-story apartment buildings.

A high-rise senior apartment building overlooking the Chicago River was added in the 1960s and an apartment building alongside the Damen Ave. bridge is a new addition.

Lathrop's original buildings all have a prominent architectural pedigree. Architects include prominent local architects including Robert S. De Golyer, Hugh M.G. Garden, Thomas Tallmadge, Vernon Watson, E.E. Roberts, Charles White and Hubert Burnham. Due to its historic and architectural significance, the property was added to the National Park Service's National Register of Historic Places in 2012.

In 2010, Lathrop Community Partners was selected by

LATHROP see p. 8



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PRICES from p. 1

+35.2% over the first quarter of 2025, Baird & Warner reported.

In North Center, another hot North Side neighborhood, single-family median prices catapulted +18.2% to \$1.74 million over the year-ago first quarter, according to Baird & Warner.

"In March, home-listing inventory plummeted more than 30% across all segments compared with March of 2025, and new offerings remain significantly below a year ago," noted veteran Baird & Warner broker John Irwin, co-author of the April 2026 "Chicago North Side Market Report" with broker Jackie Lafferty.

The Irwin-Lafferty report analyzes sales, listings and prices in the Near North/Gold Coast, Lincoln Park/Old Town, Lakeview and North Center neighborhoods.

"Mid-market priced homes and listings in Lincoln Park saw the largest pullbacks in March, with transactions in North Center showing the most strength in the marketplace," Irwin observed. "However, median prices continued to increase, despite a sales dearth."

Besides a shortage of listings, lofty home-loan interest rates also haunted the early 2026 market. On April 16, Freddie Mac's Primary Mortgage Survey reported that average benchmark 30-year fixed home loans nationwide were at 6.30%, down slightly from 6.37% a week earlier. A year ago, 30-year loans averaged 6.83%.

Supply shrinkage in 1st quarter

In the first quarter of 2026, Baird & Warner reported that

combined sales of single-family homes and attached residences were down -14.5% from the results posted one year earlier.

Only 1,494 properties changed hands, according to data from Midwest Real Estate Data [MRED], the regional multiple listing service. The 1,027 listings on the market at the close of the first quarter were -24.7% fewer than at the same point last year.

North Side first quarter median prices

The median price of detached single-family homes on Chicago's North Side in the first quarter of 2026 hit \$1.55 million, up 9.9% from the first quarter of 2025, according to a report by Baird & Warner. The median price of attached residential units—condominiums, co-ops and townhomes—was \$425,000, up 4.9% from the year-ago quarter.

Prepared quarterly by Nathan of Baird & Warner's North Center office, 4037 N. Damen Ave., the broader quarterly "Chicago North Side Market Report" tracks sales of single-family and attached homes in 11 neighborhoods—Edgewater, Lake View, Lincoln Park/Old Town, Lincoln Square, Near North/Gold Coast, North Center, Rogers Park, Uptown and West Ridge.

"The first-quarter median-home sales price for the 11 North Side neighborhoods climbed a modest +2.3% to \$450,000, but that is a somewhat deceiving result reflecting the shifting mix of home sales," Nathan explained.

INSIDE PUBLICATIONS
"Single-family homes accounting for just 7.8% of first-quarter transactions, compared with 9.7% a year earlier."

Because those homes generally sell at much higher prices than attached homes across the North Side, the shift in the mix of sales away from single-family homes will hold down any increase in the median sales price even when home prices are broadly trending upward.

Days on market shorter

Along with rising home prices, the average time it took for a home sold during the quarter to go under contract was shortening, averaging 59 days compared to 72 days a year earlier.

"The housing supply shortage remains a thorny issue with no easy solutions in sight," noted Nathan. "The fact that political leaders at both the national and state level are making efforts to address it underscores the impact it's having across the country, but the problem seems especially acute on the North Side."

People seeking to sell their current home and purchase a new one can't sell until they find a replacement property, or "they run the risk of ending up with no place to live," says Nathan.

Analysts also note that thousands of existing home owners are not going to market because they prefer to hang on to their below market 3% to 4% mortgages.

Condos and townhome sales

Sales of North Side condominiums, co-ops and townhomes fell -12.7% for the quarter to 1,377 units, while the median sales price rose 4.9% to \$425,000. Average market time decreased by 12 days to 58 days.

Sales activity rose in three North Side neighborhoods. Lincoln Square had the largest gain, up 29.3% on 53 sales. Other communities posting increases were Edgewater, up 8.3%, and Uptown, which gained 4.2%.

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1964 N. Burling St. sold for \$6.5 million.



1722 N. Burling St. sold for \$6.050 million.

Meanwhile, the Near North/Gold Coast, the city's largest market for condos and co-ops, saw sales fall -17% to 467 units, which resulted, at least in part, from a -28% drop in the Near North/Gold Coast listing inventory.

The median sales price for condos increased in five neighborhoods, with three of those seeing double-digit gains. They were: West Ridge, where the median was up 25% to \$220,000; Uptown, which gained 11.7% to \$335,000, and Edgewater, where the median rose 10.6%. The other gainers were Near North/Gold Coast, up 8.1% to \$465,000, and North Center, up 3.3% to \$600,000.

Among the four neighborhoods where the median condo prices declined, only Lincoln Square saw a significant shift, with its median falling a hefty -21.5% to \$335,000. The median price also slipped -2% in Lincoln Park/Old Town to \$669,950, -2% in Rogers Park to \$240,000 and -1.2% in Lake View to \$449,000.

Single-family home sales

Overall North Side single-family homes sales fell -31.2% in the first quarter to 117 units. The median sales price increased 9.9% to \$1.55 million—the second highest ever recorded for this market segment.

Average time on the market for all North Side homes that sold

during the quarter was 74 days, 23 days less than during the first quarter last year.

"Sales were down or flat in all North Side neighborhoods except Edgewater, where the increase was just one additional sale," Nathan said.

"Except for Lincoln Park/Old Town, which had 25 single-family listings at the end of the quarter, none of the North Side neighborhoods had more than 12 single-family properties listed at that point, and most had 10 or fewer."

With so few homes changing hands, it also wasn't surprising that median prices bounced around, with double-digit increases and declines quite common.

In addition to Lincoln Park/Old Town, Near North/Gold Coast, and North Center, other median-price gainers were West Ridge, up 17.3% to \$610,000, and Lincoln Square, up 5% to \$1.005 million.

On the flipside, the median price fell a hefty -14.4% in Uptown to \$1.425 million, and -13.2% in Edgewater to \$1.05 million. Prices declined -11.1% in Rogers Park to \$642,500, and -9.6% in Lake View to \$1.853 million.

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

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The City News Cafe was back open for business mere hours after a stolen car crashed through their front window.

Fifty boxes of truffles killed in crash

Many North Siders heard about the high speed chase and crash that occurred early on April 15 at The City News Cafe on Cicero near the six-way intersection at Irving Park Rd.

They were closed at the time so no customers or employees got hurt.

If you've never been there, know that it is an oasis of ink and paper, with the requisite supplies of coffee, tea and sweets, lively conversation at cozy tables, and even livelier music on weekends.

It's a real deal, serious newspaper and magazine store, operated by Donna Kosiba. It is the kind of store every neighborhood used to have, until tech bros and the Internet broke everything.

The City News Cafe carries just about every magazine and newspaper worth reading... including this newspaper. The cafe moves about 300 of our newspapers every week. We love this place.

Last week our newspapers were delivered the day prior to the 4:30 a.m. crash.

The crash happened during a pursuit

with Chicago police who were on patrol when they saw a black Kia run a red light. The car matched the description of a Kia that had been reported stolen.

As police tried to pull the driver over, it sped off, then lost control and crashed into the City News Cafe facade. Two of the crooks fled, while two others were tossed from the car, lying injured on the sidewalk. Police arrested all four of the perps.

We exchanged emails with Kosiba and she told us the place was a mess, but that she was hard at work cleaning it up. "There is a lot of damage, we were cleaning up the whole day, but we never closed. What broke my heart was about 50 boxes of truffles that landed in the garbage," she said. Due to the force of the crash, "shattered glass traveled halfway through the store. It ruined and broke everything - including the truffles that were blown away and crashed everywhere."

But she said, "We will persevere!"

They were open later that day. They boarded up the broken windows, "so it

looks a bit on edge but we're bound and determined to remain open seven days a week and our usual 8 a.m.-8 p.m.," she said. "I didn't cancel any of our events - music must go on!"

"It was very busy today with people dropping by and checking on us all day. A local artist wants to do a mural on the boarded up plywood. I had so many offers of donations and fundraisers, especially from musicians who've played here over the years... I refused them all, it just wouldn't be right to exploit the situation, it does not feel right."

"It was very busy today with people dropping by and checking on us all day. A local artist wants to do a mural on the

boarded up plywood. I had so many offers of donations and fundraisers, especially from musicians who've played here over the years... I refused them all, it just wouldn't be right to exploit the situation, it does not feel right."

She is busy replacing the stock, and truffles - which she makes - and she says it feels like "it's Christmas all over again." That is, she's busy working, not partying.

So we encourage our readers to stop in and pick up a free copy of this newspaper, and a cup of coffee or pastry, which is not free. And comeback for some truffles at Christmas time.

So that their names will go down in infamy, here are the crooks who took out the cafe's façade: Marcos Osorio, 26, of the 3600 block of W. Montrose Ave.; Guillermo Reyes, 22, of the 4000 block of N. Ashland Ave.; Kassandra Ramirez, 23, of the 2300 block of W. Foster Ave., and an unknown male Juvenile, 17, whose identity was not released, and whom we hope will choose better friends in the future.

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Police Beat...

Gunman robs bank near Mag Mile, escapes on CTA

A man robbed a bank at gunpoint near the Magnificent Mile last week, leaving his clothes behind in a nearby alley, according to Chicago police dispatch records and surveillance video. Now, the FBI is offering a reward for information that leads to his capture and conviction.

At about 9:40 a.m. April 13, the man walked into PNC Bank at 873 N. Rush St. carrying a duffel bag and displaying a black pistol, according to a CPD report and surveillance footage. He made his way toward the bank's safe, though it was not immediately clear how much money, if any, he walked away with.

After the robbery, officers used surveillance cameras to track the suspect's movements and determined he boarded a southbound Red Line train and exited at Cermak, according to the report. CPD officers found some of his clothing in an alley near the bank.

The FBI's Chicago Field Office is now offering a reward of up to \$1,000 for information that leads directly to the man's arrest and conviction. Tips can be called in to 312-421-6700.

Man behind infamous 2017 Facebook torture case arrested again, this time for robbery at Loop CTA station

In a town like Chicago, a crime has to be pretty horrific to warrant its own Wikipedia page and draw the attention of Barack Obama.

But Tesfaye Cooper and three accomplices managed to achieve both of those tasks when they kidnapped an 18-year-old White



L-R: Mazi Pearson and Tesfaye Cooper.

man with special needs in 2017 and tortured him in a hate crime they livestreamed on Facebook.

When Cooper pleaded guilty, Judge William Hooks revealed at sentencing that he had met with the victim's family and they had gone out of their way to make sure support services would be in place when Cooper got out of prison.

"They're interested in making sure ... that there are some resources that are available that will help you," Hooks said, according to a Sun-Times report published in 2018. "To make you understand that hatred is not something that is going to be a possibility for you when you get out."

Then again, maybe it is a possibility.

Cooper, 30, was arrested April 8 afternoon shortly after he and an accomplice chased down, attacked, and robbed a bicyclist on the Clark-Lake CTA station mezzanine, court records show. Perhaps coincidentally, the victim was a White man.

Also charged in the attack is Mazi Pearson, a 33-year-old man who had active warrants for failing to appear in four pending felony cases.

In a detention filing, prosecutors said a 48-year-old Cicero man waved at Pearson and Cooper as he passed them on his bike near Clark and Lake streets around 1:30 p.m. Pearson and Cooper responded to the man's wave by claiming to be "GDs," slang for Gangster Disciples, and chasing the victim into the Clark-Lake station, according to the filing.

Once inside the station, the victim paid his fare while Cooper and Pearson chased him through the turnstile and backed him up against the mezzanine elevator, prosecutors said. With the victim cornered, Pearson allegedly punched him in the shoulder. A CPD report said Cooper approached the victim at the same time with a closed fist and tried to strike him while Pearson spat in the man's face.

Pearson allegedly tossed the victim's bike over the turnstile and walked out with Cooper, taking the bike with them. A CTA security guard witnessed the robbery, prosecutors said.

The victim called 911 with a description of the robbers. Arriving officers saw Cooper and Pearson run out of a nearby building as they were arriving at the scene, according to the detention petition. Pearson surrendered on the spot and the cops recovered the victim's bike about 25 feet away in a flower bed. Another set of officers arrested Cooper about a block away.

Prosecutors said Pearson was carrying ten bags of suspect heroin and four bags of suspect cocaine when he was arrested. All four of his pending felony cases involve allegations that he shoplifted from Macy's in the Loop, according to court records. He stopped showing up for court in those cases in November. Warrants have been active since then.

Cooper is charged with robbery. Pearson is charged with robbery and two counts of possessing a controlled substance. Judge Luciano Panici, Jr. ordered both men held pending.

15-year-old charged in downtown robberies tied to Maserati-driving crew

A second juvenile has been charged in connection with one of the robberies tied to a Maserati-driving crew that ran rampant through downtown in March, striking repeatedly, often in broad daylight.

The crew has gone quiet since CPD announced that a 17-year-old boy had been charged in connection with two

of the holdups, leaving at least three accomplices still on the streets.

Now a second suspect has been charged, a 15-year-old who was arrested Monday at the Cook County Juvenile Justice Center, a detail that suggests he has other legal problems beyond this case.

Like the 17-year-old, the boy was part of the team that robbed two men, ages 25 and 47, in the 400 block of W. Erie St. in River North around 6 a.m. March 17, CPD said. The victims were standing on the street when a dark-colored vehicle pulled up, several men climbed out, produced firearms, and demanded their property at gunpoint, according to a CPD spokesperson. The offenders fled northbound on Kingsbury St. No injuries were reported.

Both juveniles are charged with two counts of armed robbery with a firearm.

About 30 minutes before the Erie Street robbery, four armed men confronted a man in the 1200 block of W. Flournoy St. on the Near West Side, a neighborhood the crew had not previously targeted. The men struck the victim in the head with one of their firearms and took his wallet and phone before fleeing in a black SUV, according to a preliminary CPD report. The injured man walked to a nearby home and knocked on the door, asking the resident to call for help. CPD previously linked the Flournoy and Erie incidents in a community alert.

The crew's activity stretches back at least to early March. Police say victims were robbed in the 300 block of E. Chicago Ave. at 5:25 a.m. on March 8, and in the first block of W. Walton St. at 4 a.m. March 15. In those cases, victims lost high-end watches, jewelry, purses, clothing, and wallets. In at least one instance, police say, the offenders deliberately rear-ended a victim's car as a ruse to get close to them.

One of the more brazen incidents linked to the crew occurred at 4:40 p.m. March 16 in the 100 block of E. Chestnut St. A 64-year-old man had just stepped out of his vehicle when a black SUV, possibly a Maserati, pulled up carrying four males. Three of them got out, displayed rifles and handguns, and took the man's wallet, a high-end watch, and a bag that, according to a preliminary police report, contained firearms. The crew then turned their weapons on two bystanders, a 58-year-old woman and a 47-year-old man, though they left without taking anything from them. Camera footage showed the SUV heading north on Rush St. before circling back to Chicago Ave. and driving south on Lake Shore Dr.

Man sentenced to 25 years for providing support to ISIS

A Chicago man has been sentenced to 25 years in federal prison for conspiring to provide material support to the Islamic State of Iraq and al-Sham [ISIS] by using social media to encourage attacks on ISIS's enemies and recruit ISIS members.

Ashraf Al Safoo was a leader of Khattab Media Foundation, a sophisticated online organization that swore allegiance to ISIS and created and disseminated threats and ISIS propaganda on social media and other online platforms.

Al Safoo and other members of Khattab created and posted pro-ISIS videos, articles, essays, and infographics at the direction of, and in coordination with, ISIS. Much of Khattab's propaganda promoted violent jihad on behalf of ISIS, which has been designated by the U.S. government as a foreign terrorist organization.

In one posting, Al Safoo encouraged Khattab members to post pro-ISIS information "to cause confusion and spread terror within the hearts of those who disbelieved." In another posting, Al Safoo wrote, "Work hard, brothers, edit the issue into short clips, take the pictures out of it and

publish the efforts of your brothers in the pages of the apostates. Participate in the war, and spread terror, the [Islamic] State does not want you to watch it only, rather, it incites you, and if you are unable to, use it to incite others."

Many of Khattab's postings included images of violence, celebrations of terrorist attacks and mass shootings in the U.S., and encouragement for "lone wolf" attacks in western countries.

Al Safoo, 41, has been in federal custody since his arrest in Chicago in 2018. After a bench trial last year in U.S. District Court in Chicago, U.S. District Judge John Robert Blakey found Al Safoo guilty of conspiracy to provide material support to a foreign terrorist organization, conspiracy to transmit threats in interstate commerce, conspiracy to intentionally access a protected computer without authorization, providing material support to a foreign terrorist organization, and intentionally accessing a protected computer without authorization. Judge Blakey imposed the 25-year prison term during a April 15 hearing in federal court and ordered that it be followed by ten years of court-supervised release. The sentence was announced by Andrew S. Boutros, U.S. Attorney for the Northern District of Illinois.

Cops bust ATM burglary crew, seizing 7 guns

A Chicago Police Dept. effort to bust an ATM burglary crew paid off with three arrests April 17 and the recovery of seven guns, ATMs, and piles of cash, officials said.

The operation began with multiple CPD units monitoring police radio channels for overnight burglary calls, according to a police press release. At approximately 3:25 a.m., four burglars smashed a window at a business in the 3500 block of W. Fullerton Ave., stole an ATM, and fled in what investigators later determined was a stolen vehicle. A community tip helped identify the car.

About an hour later, at 4:24 a.m., the same vehicle surfaced in the 2500 block of N. Halsted St. in Lincoln Park. Video evidence showed multiple burglars breaking into a business and leaving with an ATM.

At approximately 5:30 a.m., officers responded to a burglar alarm in the 3600 block of W. 26th St., where the same intruders had stolen an ATM and a cash register.

Working with the ATF, officers tracked the crew's movements and conducted surveillance, ultimately arresting two juveniles, ages 16 and 17, in connection with the burglaries, police said. Both were charged with three felony counts of burglary and one misdemeanor count of criminal trespass to a vehicle.

A search warrant executed at a property in the 7800 block of S. Cornell Ave. turned up seven firearms, three of which were fully automatic, according to CPD. Investigators also recovered two damaged ATMs from previous incidents, cash, cash register drawers, burglary tools, and vehicle reprogramming devices that can be used to steal cars.

An 18-year-old man who lives at that address, Avion Moore, is charged with three counts of unlawful use of a machine gun and four counts of unlawful use of a weapon, police said. Moore is expected to appear for a detention hearing April 18.

Detectives are still working to identify additional members of the crew.

Founder of Urban Prep Academies embezzled school money, tried to cover it up

Timothy King was once celebrated as a "Hero of the Year" by People magazine after every Black male graduate of the Chicago charter school network he founded, Urban Prep Academies, made their way into college. On April 14, a federal grand jury indicted King

on charges that he stole more than \$103,000 from the school network and then deleted financial records in an attempt to obstruct a federal investigation.

King, 59, used his authority as a signatory on Urban Prep's JPMorgan Chase bank account to funnel school funds directly to his personal American Express credit card, prosecutors allege, transferring approximately \$54,414 from the account between May and Dec. 2021 and another \$49,419 between March and May 2022.

After King received a federal grand jury subpoena in June 2022, he took steps to impede the investigation, according to the allegations. On Aug. 9, 2022, he logged into Urban Prep's donor management system and deleted records of three donations totaling \$50,000 that he had purportedly made to the organization.

Urban Prep was founded around 2002 by King and a group of Black community leaders with a focus on providing quality college prep education for Black males living in underserved neighborhoods. The network operated three campuses before Chicago Public Schools revoked its charter due to allegations of misconduct in 2023.

King is charged with two counts of federal program theft and obstruction.

Judge: man who 'tried to set an entire train car on fire' is 'not a good candidate' for electronic monitoring

A Cook County judge has detained a man after determining that he is "not a good candidate" for electronic monitoring because he "tried to set an entire train car on fire." Quentin Williams, 38, is accused of setting multiple fires aboard a CTA Blue Line train in the Loop and threatening passengers with a box cutter, according to court records.

CPD officers responded to the Jackson Blue Line platform at 5:48 a.m. March 24 after receiving a report that someone was threatening people with a knife. A CTA employee identified Williams as the offender, but no victims or additional witnesses remained on scene when officers arrived. Police detained him on a nearby stairwell.

Prosecutors said Williams has a prior felony conviction for stabbing a random person in the leg with a box cutter on a CTA train.

While officers were still investigating, multiple CTA riders told them that Williams had just set items on fire inside a train car. Prosecutors said Williams had been riding the Blue Line when he entered an occupied railcar and used a lighter to ignite four packages of adult diapers and a cardboard Pampers box. Most of the materials burned out on their own, but prosecutors said he relit the box and diapers before exiting the train.

A passenger stomped out the remaining flames before they could spread further. A CTA train operator who entered the car with a fire extinguisher and reported seeing Williams holding a lighter. The incident was captured on CTA surveillance cameras, and part of it was also recorded on a cellphone video.

According to a CPD arrest report, Williams allegedly asked officers, "You wanna know why I burned the train?" adding that he was carrying a box cutter because "Mother*****s robbed me three weeks ago on the train."

Judge Rivanda Doss Beal granted the state's detention petition, citing the danger of the allegations Williams is charged with attempted arson, criminal damage to property, and reckless conduct.

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Facial recognition helped cops identify mystery gunman who nearly killed 7-Eleven clerk in Loop

BY CWBCHICAGO

The gunman who shot and nearly killed a downtown convenience store clerk last month was identified through facial recognition technology linked to the Illinois Secretary of State database, prosecutors said April 16. It's the latest case solved using the technology, even as state lawmakers move to bar Illinois law enforcement from using it.

The 31-year-old victim had worked at 7-Eleven, 191 W. Adams St., for about six years when Jaquell Hayes, 30, entered the store on March 12 and began stealing over-the-counter medication, prosecutors said. The cashier intervened, and Hayes allegedly threatened him before leaving.

Hayes returned the next day and threatened the clerk while reaching toward his waistband, prompting the victim to tell him to leave, prosecutors said. When Hayes refused, the clerk used bear spray in an attempt to defend himself, something he had never done before. Hayes exited the store.

The clerk moved from behind the register to lock the revolving glass doors to keep Hayes from reentering. As he approached the entrance, he saw Hayes standing directly outside the door, pulling out a handgun and firing multiple shots through the glass door, according to prosecutors.

Both the victim and multiple 911 callers reported hearing between three and seven gunshots. The clerk was struck in his abdomen, arm, and five times in his upper back. Believing he was dying, the victim called 911, notified his employer, and called his girlfriend to say goodbye, prosecutors said in a detention filing. He survived, but suffered life-altering injuries.

Investigators recovered footage from a CPD surveillance camera that showed an unidentified man running eastbound on Adams St. toward LaSalle St. after the shooting. Detectives began looking at Hayes after he was identified as a possible match during a search of the Secretary of State's database, prosecutors said.

Investigators recovered three .45 caliber shell casings at the shooting scene, but they never recovered the firearm used in the



Jaquell Hayes and a video image from the shooting scene. *Courtesy Chicago Police Department, Citizen*

shooting. Prosecutors said Hayes has a valid Firearm Owner's ID card and has two guns registered to him, including a .45 caliber Glock.

Less than a week after the shooting, the victim identified Hayes in a photo lineup as the person who shot him. A witness also identified Hayes in a separate photo lineup on March 24, according to prosecutors.

Judge Antara Rivera granted the state's detention petition for Hayes, who is charged with attempted first-degree murder.

The case is the latest to hinge on facial recognition technology that a North Side lawmaker is trying to ban. Rep. Kelly Cassidy's bill would prohibit any local or state law enforcement agency in Illinois from accessing a facial recognition database and would bar agencies from sidestepping that prohibition by contracting the work to a third party.

The bill failed to advance out of the Illinois House Judiciary - Civil Committee before the body adjourned last month and was sent back to the Rules Committee. But it has picked up three new co-sponsors, all from Chicago - Rep. Kevin Olickal from the Far North Side, Rep. Lilian Jiménez of Humboldt Park, and Rep. Diane Blair-Sherlock of Villa Park - suggesting the effort is not finished.

We previously reported on dozens of violent crimes, many from the CTA, in which Chicago detectives developed critical leads by feeding surveillance images into facial recognition databases, frequently the dataset maintained by the Illinois Secretary of State.

Those cases included murders, rapes, robberies, and kidnappings.

Just days after that report, investigators used facial recognition to help identify Jose Miranda, the man accused of murdering Loyola University freshman Sheridan Gorman near Loyola Beach - a crime that occurred in Cassidy's own district.

Last week, Cook County State's Attorney Eileen O'Neill Burke pointed to facial recognition as one of the important tools used to fight crime on the CTA.

Cassidy dismissed CWB Chicago's detailed, case-specific reporting of murders, rapes, and robberies solved with the assistance of facial recognition as "anecdotes" and called it "curious that in discussing this issue, we hear about particularly heinous and troubling crimes, but nothing about people being misidentified by facial recognition technology and held for hours - if not days - based on system errors."

Supporters and critics of the bill agree on at least one thing: they've been unable to find an example of anyone being criminally charged in Illinois based on a potential facial recognition match without corroborating evidence.

Detectives use a match as a starting point to build leads, not as a basis for charges, said Tom Weitzel, the retired police chief in suburban Riverside. He called the technology "one of the most important investigative tools to come along in policing in 50 years" and said Cassidy's bill "doesn't regulate facial recognition - it destroys it."

The ACLU of Illinois supports the ban and acknowledges it would end law enforcement's use of the tool entirely. Some observers are pressing for a middle



A woman identified as Jane Loveless carries a shovel as a CPD officer tries to figure out what's going on. *Courtesy Chicago Critter*

'You're next'

Woman charged after Gold Coast shovel rampage goes viral

BY CWBCHICAGO

A Chicago woman is facing felony charges after a viral weekend video appeared to show her smashing the windshield of a Chicago police squad car with a shovel in the Gold Coast.

The footage, first shared by Chicago Critter, captures Jane Loveless, 24, standing next to a Chicago Police Dept. squad car in the middle of Dearborn Pkwy. on Wednesday, April 8, repeatedly slamming the head of a shovel into the front windshield as stunned officers moved in.

"OK," one of the officers is heard saying. "Now you're going to jail."

Officers had been dispatched around 2 p.m. that day to a criminal damage call in the first block of W. Division St. and were directed north on State St. to look for a suspect. Within moments, bystanders in the 1200 block of Dearborn Pkwy. flagged them down and reported that Loveless had stolen a shovel and used it to damage a nearby vehicle, according to a CPD report.

When officers approached her, she became agitated and walked

away, still carrying the shovel, the report said. The police attempted to de-escalate using time and distance techniques, which an officer later noted in their report were "unsuccessful."

In the video, an officer asks Loveless what is going on.

"You're next," she replies, walking with the shovel before perching herself on a window ledge.

The footage then cuts to her attacking the squad car. An officer eventually snatched the shovel from her hands and took her into custody.

Investigators determined that Loveless had also smashed the windshields of three other vehicles parked nearby: a 2026 BMW M440i in the 100 block of W. Elm St., a 2015 Chevy Equinox at 75 W. Elm St., and a 2024 Audi Q5 at 38 W. Elm St. Loveless later told the police she damaged the cars for an unknown reason, according to the CPD report.

Loveless is charged with four counts of criminal damage to property, three of which are felonies. Prosecutors did not seek to have her detained, and she was released by Judge James Costello.

path instead: codifying best practices, prohibiting arrests based solely on a facial recognition match, requiring officer training and certification, and mandating that biometric data belonging to anyone cleared as a suspect be purged within 72 hours.

An ACLU representative also acknowledged that the organization has found no examples of

anyone being criminally charged in Illinois based solely on a facial recognition match with no corroborating evidence, though he added that a lack of public reporting on how the tools are used makes it difficult to know the full picture.

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Architect talk April 29

The Chicago Architecture Foundation is hosting a discussion with Michael Murphy as he promotes the release of his book, "Our World in Ten Buildings," and reflects on milestone projects from his career.

The presentation will take place 6 p.m. to 7:15 p.m., Wednesday, April 29, at the Chicago Architecture Center Lecture Hall, 111 E. Wacker Dr. The ticket cost ranges

from \$10-\$15.

The book explores how the buildings shape human behavior, health, and society. Through his 10 personal, milestone projects—such as Rwanda's Butaro Hospital and the National Memorial for Peace and Justice in Montgomery, AL—the author reveals how intentional design impacts daily life, how we think, live and work, as well as politics, and social justice.

Birds and the Bees and brisket with ISC

If you've ever thought, "Ooh, what's that insect?" or "I should know what kind of tree that is," you should join the Illinois Science Council [ISC] for their "Identify Nature Social Night," 6 p.m. to 8 p.m. Wednesday, May 6 at District Brew Yards, 417 N. Ashland.

You don't have to be a nature nerd to love this.

The global event City Nature Challenge [www.citynaturechallenge.org] is an easy and fun way to engage with nature in the city. Anyone, anywhere can look for wild plants, animals, and other creatures between April 24-27. Snap pics and add your observations to www.inaturalist.org/projects/ and they'll automatically be included in the project.

Then join ISC at District Brew Yards with other citizen scientists where you can get a quick tutorial on how to use the iNaturalist app to identify things, and hang out enjoying the local brew and beef brisket.

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Liza Loza, Blase Foria and Lee Rosenthal.

VACANT from p. 2

route. It damages infrastructure and poses a particular risk to people, including those on bikes and scooters, and to outdoor workers who keep the system running.

FORTNIGHTLY: The Fortnightly of Chicago in the Gold Coast will hold their annual gala June 7, celebrating **Frances Macbeth Glessner** (1848-1932), an extraordinarily gifted woman. Her talents ranged from embroidery to silversmithing, and jewelry making to beekeeping. An accomplished pianist, she and her husband **John J. Glessner** were among the most devoted supporters of the Chicago Symphony Orchestra during the first four decades of its existence, regularly welcoming the leading musicians of the world into their home.

The evening will include the opportunity to tour the former home of **Bryan and Helen Lathrop**, an 1892 Georgian Revival masterpiece by McKim, Mead & White, which has served as the home of The Fortnightly since 1922, at 120 E. Bellevue Place. Glessner was an active member of The Fortnightly for more than 50 years and presented the organization with a beautiful silver sweetmeat dish she handcrafted in 1905, which will be on display.

A brief program will include a welcome from The Fortnightly's current president, remarks on Glessner and her impact on Chicago, and the presentation of the annual John and Frances Glessner Award to **Linda P. Miller**, immediate past president of Friends of Historic Second Church. Go buy a ticket.

WHO'S WHERE: Former



Frances Macbeth Glessner

New York City Mayor **Eric Adams** just became a citizen of Albania... **Blase Foria** and **Liza Loza** dined at Mart Anthony's with friend from the mid 60s from Rogers Park, **Lee Rosenthal**, now a Scottsdale, AZ resident... also from Rogers Park, **Paul Crosby** rehabbing from knee surgery, just bowled one of his best games in decades... restaurateur **Danilo** and **Annabelle Lenzi** dined at Piccolo Sogno... **Ciro Longobardo**, an owner/partner in Piccolo Sogno, visiting his wife and sons who have been in Fort Lauderdale... **Gov. JB Pritzker** ribbon-cutting in Brighton Park at the Neighborhood Council Service Center... **Dan Balanoff** getting some sun and shut-eye in Florida after a hectic, grueling Chicago campaign season... new co-chairs **Kathy O'Malley Piccone** and **Candace Jordan** had first FLAIR meeting at The Chicago Lighthouse, along with **Tracey Tarantino DiBuono**, the show's director... So delighted to run into wise politico **Dennis Hughes** at lunch. Just

minutes with him reinvigorates the mind and the soul of politics... so proud to see **Rory McIlroy** capture his second Masters, back-to-back, with mom and dad in attendance... Actor **Sung Kang**, from "Fast and Furious," stopped in at Twin Anchors in Old Town for their famous ribs while in town promoting his upcoming action film "Drifter"... Cook County Treasurer **Maria Pappas** enjoyed a balmy Greek Easter in Greece, breaking a few plates and singing ancient hymns.

EXPO: Film producer **Joey Majumdar** delighted that his good friend, **Sandarem Tagore**, the noted gallerist, filmmaker and artist, nephew of the famed polymath of the Bengali Renaissance (writer, poet, artist, and teacher) **Rabindranath Tagore**, could be in Chicago for the Art Expo at Navy Pier.

BOUL MICH: Looks like all is not quite lost. Chicago has a lot to celebrate with the Candy Hall of Fame at 830 N. Michigan Ave., leading the charge to revitalization on Michigan Ave. and beyond. Appears that the old Bonwit Teller site at Michigan and Pearson may have sweet days ahead. We'll soon see how much candy can bring in.

FRIEND: At Mart Anthony's on Hubbard, **Harold Buford** is an indispensable part of the fabulous restaurant there, where he manages the diners' autos, opens the doors with welcome, ensures women will be first in the doors, hails taxis, directs Uber pick-ups and makes sure hungry customers are well served, but best of all he is my friend... These kind of friends keep our world running.

In the midst of chaos, there is also opportunity. - Sun Tzu

tog515@gmail.com

LATHROP from p. 3

the CHA to serve as the master developer to design, build, operate, and maintain the multi-phase redevelopment of Lathrop. Originally, the partnership included not only Related Midwest and Bickerdike Redevelopment Corp., but also the now-closed Heartland Housing, which is in receivership and is no longer involved with Lathrop.

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Zoning chair impasse finally over, Villegas named to replace interim chair Lawson

BY BOB ZULEY

Since the beginning of 2026, business before the important City Council Zoning Committee had been stalled due to the lack of a chairperson. Now that impasse has ended with the selection of Ald. Gilbert Villegas [36th] to take the reins of the committee that approves development projects large and small.

The appointment was driven by members of the council's Black Caucus who agreed to back Villegas in exchange for one of their members to be placed in Villegas' former leadership position.

As part of April 14 dealmaking, Ald. Derrick Curtis [18th] succeeded Villegas as head of the Economic Committee.

The committee had been led by zoning's vice chair, Ald. Bennett Lawson [44th], since former-Ald. Walter Burnett [27th] retired from the council in July 2025.

Lawson was unique in his experience to lead zoning stemming his previous two stints as interim chair and serving as the zoning committee's chief of staff for four years prior to his elevation to the body.

Only an officially named Chair of Zoning receives the perks of the position such as control over staff hiring, a staff budget, and a coveted seat on the Chicago Plan Commission, the city's official rubber stamp for developments.

Lawson, who said he believed he had the votes to win before the meeting, left the meeting at its end but later released a statement congratulating Villegas, thanking colleagues who supported him and saying it's good that the committee finally has "a permanent chair with staff, resources and authority that the [city] deserve from this position."

Villegas is a Marine Corps veteran from the Northwest side who has been an alderman since 2015. Villegas thanked Lawson for his work and praised him as "just a wealth of knowledge," a paltry consolation for the Lakeview Alderman who will continue as zoning's vice chair after spending the majority of his freshman year at the helm.



Ald. Gilbert Villegas. Courtesy Cook County Democratic Party

Initiative targets reckless high-speed e-bikes and scooters as risks surge

The e-bikes and scooters are the terror of the North Side. Everyone has a harrowing tale of dodging an e-demon as a pedestrian, or narrowly missing crashing into one when driving along city streets.

Many of these e-bikes and scooters follow standard e-bike Class 1, 2, or 3 speed classifications. But with some modifications, they can reach speeds of 30, 40, or even 50 miles per hour, and are causing growing problems nationwide.

As a group, the e-mobility crowd may be some of the most egregious violators of the rules of the road. Reckless driving was the primary cause of accident-related deaths in 2023, accounting for 84% of the fatalities in Chicago. Some examples of reckless driving behavior include speeding and running stop signs or traffic signals. In 2024, reckless driving was reported as the primary cause of 1,254 accidents.

Electric mopeds, scooters, motorcycles, and dirt bikes with motors producing 1,000, 5,000, or even 10,000 watts can exceed 30 miles per hour. Often with just a bit of tinkering, some reach highway speeds of 65 mph or more. They're motor vehicles under federal law, subject to National Highway Traffic Safety Administration regulations, and should not be treated the same way as other e-bikes.

But let's be frank, despite pervasive and overt reckless driving, few e-bikes are ever pulled over and ticketed by Chicago police.

The worst part for Chicagoans is that the Chicago Dept. of Transportation seems to be encouraging the rogue behavior, pandering to their cause by creating the false illusion of safety by building concrete barriers and obstacles all over Chicago roadways. Barriers that many e-bikers - like car drivers - are crashing into.

Well, perhaps something may finally be coming of it statewide.

New legislation, which is hoping to improve safety on Illinois roadways by addressing the rise of reckless high-speed e-bikes and other unregulated micromobility devices, passed the Senate on April 15.

SB 3336 is a key component of the Illinois Secretary of State's "Ride Safe,

out clear safety standards. Many of these devices can exceed 50 mph - posing increasing risks to pedestrians, riders and drivers.

E-bikes and scooters are a boon to folks who don't have a driver's license, often teenagers. The current law is lightly enforced, and mandates that a person may operate a low-speed e-bike or scooter only if he or she is 16 years of age or older.

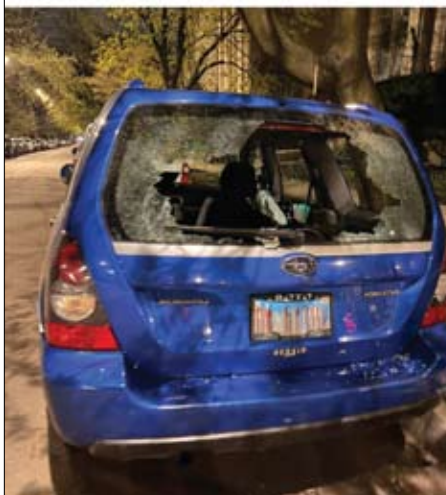
Many of these e-bikes and scooters follow standard e-bike Class 1, 2, or 3 speed classifications. But with some modifications, they can reach speeds of 30, 40, or even 50 miles per hour, and are causing growing problems nationwide.

A person who is less than 16 years of age may ride as a passenger on a low-speed e-bicycle that is designed to accommodate passengers if the operator is 18 years of age or older.

The bill, which also creates consistent statewide standards, builds on a broader effort that includes updated driver education, community-based enforcement strategies and a new public education campaign to ensure Illinois laws keep pace with rapidly evolving technology.

So far there has been no push in the city or state to license e-bike users, or make them plate their vehicles so they can be photographed and ticketed for traffic violations.

Andersonville Neighborhood N...
Nicole Richardson · 1h · @
A guy on a scooter just nailed the back of this car parked in front of St Gertrude's at Glenwood and Granville. He rode away after leaving a note but when I checked the note, there's no name, just a number that is hopefully real.
I have video of the guy and a picture of the note so feel free to contact me for that info. It's going to storm tonight so I tossed shoes from the back towards the front of the car.
I hope the owner sees this soon or someone on here knows them.



Last week in Edgewater this car was damaged by a man on a scooter who lost control of his scooter and crashed into the parked vehicle on Glenwood near Granville. The collision was witnessed by pedestrians.

Courtesy Nicole Richardson

Ride Smart, Ride Ready" initiative, which will establish a framework to regulate powerful electric devices that exceed current state definitions and operate with-

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Bill advances to prevent local governments from clearing homeless camps

BY JIM NIEDELMAN AND JIM TALAMONTI

Illinois state lawmakers might limit what can be done when it comes to managing the homeless. The state may soon restrict local governments from clearing homeless encampments from parks and other public spaces.

Chicago has already established a *laissez faire* approach to enforcing their own vagrancy laws and regulations, but the state is now on the verge of institutionalizing that policy.

Lawmakers are considering House Bill 1429 Amendment 3 which restricts local entities from removing homeless people from public places without three days notice, except in certain circumstances. The proposal would ban local governments from arresting or fining homeless people who are doing things like sleeping, eating or resting outdoors, or anything considered to be a life-sustaining activity.

“Individual complaints or public pressure may not be the sole factor and is not an allowable factor in determining imminent risk,” the bill text states. The measure also takes home rule power away from local governments that wish to regulate homelessness.

The homeless can be removed if they block access to property or present a risk to other people or themselves. But local governments would also be required to provide social services to anyone being removed if possible.

The Illinois House Housing Committee approved HB 1429 on April 15 by a vote of 11-4.

The bill amends the Bill of Rights for the Homeless Act. If enacted, it would prohibit the State or a unit of local government from creating or enforcing policies or ordinances imposing fines or criminal penalties against homeless people for occupying or engaging in life-sustaining activities on public property.

It would provide exceptions to maintain access to property or address risks to public health and safety. It creates a necessity defense for charges alleging violation of laws criminalizing life-sustaining activities while the individual was homeless. It would also limit the exercise of concurrent home rule powers, like those Chicago use.

Niya Kelly, of the Chicago Coalition to End Homelessness, said the state has gone further to engage with people living in encampments. “The policy that they have enacted was our original bill, and what we’re working with right now is an amendment that is based on the concerns of municipalities.”

Homelessness is a problem everywhere, and nobody’s figured out how to solve it. It’s also one of those ‘not in my backyard’ issues. People are sympathetic but don’t want it in their neighborhoods.

On the North Side, the biggest problem has established a foothold in Uptown, which has grappled with homeless campers in Lincoln and Clarendon parks, and in viaducts under Lake Shore Dr., for nearly two decades.

“It would seem to me that the smarter thing would be for these communities to actually invest in the emergency shelters and the beds that the homeless people need, so they’re not sleeping out in parks or other public places and not potentially posing a danger to other citizens,” said Democratic political consultant Dave Heller. “They have to spend the money, and they have to invest.”

Two charged with kidnapping, robbing man as he left Gold Coast bar, may have targeted other victims

BY CWBCHICAGO

A man kidnapped at gunpoint after leaving a Gold Coast bar last month caught an extraordinary break during the terrifying ordeal: prosecutors say he found a previous robbery victim’s cellphone inside his abductors’ SUV and secretly hid it so he could call for help when the chance came.

Now, two men are charged in that case and could face additional charges in a string of similar robberies.

Kareem Burnett, 50, and Lamont Gary, 51, are each charged with armed robbery and armed kidnapping in connection with the March 14 abduction and robbery. Judge Antara Rivera ordered both men detained pending trial.

Prosecutors said the 27-year-old victim was walking home from The Hangge-Uppe, 14 W. Elm St., shortly before 4 a.m., when a white SUV pulled alongside him. The passenger called him over, then lifted his shirt to reveal a handgun tucked into his waistband and ordered the man into the vehicle. The victim complied.

Once he was inside, the two men demanded his wallet, personal cellphone, and work phone, then ordered him to provide passwords for his phones and banking accounts, according to a detention filing.

The kidnapers proceeded to drive the victim to various ATMs to withdraw money. At one location, prosecutors said, they ordered him to empty his account, but the transaction was declined. They then drove to another bank drive-through and forced him to make additional withdrawal attempts, which also failed.

As the men became increasingly agitated while heading to a third location, the victim noticed an iPhone under the front

passenger seat, prosecutors said. He quietly grabbed the device and concealed it on his person.

The men eventually stopped at a 7-Eleven in River North and told the victim to go inside and withdraw cash from an ATM while they circled the block, according to



Mugshots of Kareem Burnett, left, and Lamont Gary.

prosecutors. But employees would not allow him inside the store. When he no longer saw the SUV nearby, he used the recovered phone to place an emergency 911 call, bringing Chicago police to the scene.

The next day, the victim discovered that someone had withdrawn \$324 from an ATM minutes after he was dropped off at the store, prosecutors said.

During the investigation, detectives learned one of the banks where the man’s withdrawal attempt failed was the Wintrust branch at 100 W. North Ave., a location tied to similar incidents, according to court filings. Police reviewed surveillance footage and saw a Lincoln MKT registered to Gary entering the lot at the same time the victim was brought there, prosecutors allege.

After obtaining a search warrant, detectives began tracking Gary’s vehicle and found that it regularly traveled through the same general area where the robbery occurred during early morning hours, ac-

ording to the detention filing.

At 4:23 a.m. March 21, one week after the robbery, Chicago police stopped the Lincoln for a traffic violation in the South Loop with Gary driving and Burnett in the front passenger seat, prosecutors said. The stop was captured on body-worn camera video.

Based on that information, investigators placed both men in separate photo lineups, and the victim identified Gary as the driver and Burnett as the armed passenger, according to prosecutors.

Detectives also searched the iPhone that the victim found during the kidnapping and determined it belonged to a man who was robbed on Feb. 28 after two men approached him outside The Hangge-Uppe, prosecutors said.

Authorities are also investigating another robbery reported at 1:15 a.m. March 7 near Division and Wells streets that allegedly involved the same Lincoln and two offenders. No charges have been filed in the Feb. 28 or March 7 incidents.

JEANS from p. 1

provider Urban Playground, and Japanese apparel giant Uniqlo is also returning. Those leases have all helped chip away at the existing high vacancy rate along the street, underscoring a broader uptick of flagship retail in one of America’s most visible destination shopping districts.

The Nike store may also be on the move. The sportswear brand is reportedly in discussions to relocate to a smaller, 40,000-square-foot space at 540 N. Michigan Ave., within the Shops at North Bridge. Their current space spans 57,000-square-feet.

DECONVERSION from p. 1

the tallest reinforced concrete building in the world. Its original tenant and namesake was Trustee System Service, a bank that specialized in consumer loans. The building was added to the National Register of Historic Places on Sept. 3, 1998.

In 2018, the deconversion of 182 W. Lake St. was the largest deal of its kind in Chicago. That was back before the COVID pandemic during a wave of condo deconversions. Deconversions are a real estate transition that take individually owned condo units in a building and convert them all into one apartment building, all owned and leased by a single landlord.

The sale is another in a long series of deals where sellers are taking losses in property value for downtown Chicago apartments, even as the city ranks at the top of the nation in terms of rent growth over the past few years, propelled by a shortage of new supply.

ROBBERS from p. 1

a lawyer would mean going to trial without seeing the evidence against him.

“Exactly,” Davis had replied.

However, the “speedy trial” gambit ultimately failed. DNA evidence recovered from one of the handguns matched Davis, and the court consistently denied his motions to dismiss. The docket remains filled with pro se motions, including petitions for Habeas Corpus and motions to dismiss the indictment, nearly all of which were denied.

Davis was found guilty of armed robbery, aggravated discharge of a firearm, and aggravated unlawful restraint. Mid-trial, the State dismissed the additional armed habitual criminal charge.

Davis continues to challenge the verdict. He has filed a motion for a new trial and a motion to reconsider the finding of guilty, arguing that the court erred by appointing counsel against his wishes and denying his speedy trial motions.

The next post-trial motion hearing is scheduled for May 13.

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