

You can not watch the news,
it doesn't mean it's not happening.
— Fran Lebowitz

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

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Spring bridge lifts along the Chicago River underway

Boating season is about to start up and it's time for the city's annual bridge lifts to allow the boats to leave their winter moorings.

The Chicago Dept. of Transportation [CDOT] started with the raising of 27 bridges from S. Ashland Ave. to N. Lake Shore Dr. Last Saturday

Each year, in the spring and fall, CDOT raises the movable bridges along the Main and South Branches of the Chicago River on a twice-weekly schedule on Saturdays and Wednesdays to accommodate recreational boats traveling to and from their storage yards. During these "boat

runs," the bridges are typically raised one at a time, with each bridge lift taking an average of 8-12 minutes.

While a bridge is in the upright position, traffic is temporarily halted. Drivers may use alternate routes or wait until the bridge is lowered. CDOT reminds all motorists to stay alert, follow posted signs and signals, and use caution near bridge lifts to ensure the safety of crews working on site.

The Spring 2025 schedule will include lifts on April 23, 26 and 30. May 3, 7, 10, 14, 17, 21, 28 and 31. June 4, 7, 11, 14, 18, 21 and 25.

Hoisting will close down Grand Ave. this weekend

This Friday, April 25 through Sunday April 27, W. Grand Ave. in River North will be closed while a 500-ton crane will be hoisting a chiller to the roof at 330 W. Grand Ave. That work will require a full

street closure.

This lift will take place from 9 a.m. Friday through 8 p.m. Sunday. For more information call John Mooncotch Jr. or Royal Crane at 708-774-2087.

One dead, another injured after car crashes into hotel

One person is dead and another injured after a Chevy SUV crashed into the Peninsula Chicago Hotel, 108 E. Superior St., in the Streeterville neighborhood on April 19.

The Cook County Medical Examiner's Office identified the dead man as 40-year-old Emmanuel Carter. He and another 40-year-old man in the SUV travel-

ing eastbound on Superior St. lost control and struck the building around 2:42 a.m., police said.

The 40-year-old man was transported to Northwestern Memorial Hospital in critical condition. The other man was pronounced dead at the scene, police said. Police are still investigating the cause of the crash.

Fern Hill passed through Committee on Zoning

The deal was never really in doubt. The plans for Old Town Canvas at LaSalle Dr. and North Ave. are moving forward after receiving approval from the Committee on Zoning on April 15.

The proposal continues to divide and tear at the Old Town neighborhood, as broad swaths of the community fought against the high density project. They're still fighting against the project. Indeed, this newspaper continues to receive local feedback almost daily from those area residents still in the fight.

The project has been in development for several years, with developer Fern Hill facing intense opposition by area neighbors due to its location, height and density. The 36-story high-rise will go up at the front doorstep of the Old Town Triangle Historic District that mostly features lower density living.

First settled by German immigrants in 1850, Old Town is popular with architecture buffs who come to admire its Victorian-era buildings, quaint streets and shops. The Old Town Canvas's

design plan is wildly out of character for the community.

In the 1940s, a renewal of community concern brought about one of the nation's earliest neighborhood revitalization efforts, which helped preserve this area's narrow tree-lined street and distinctive low-density architectural character.

Until recently, local politicians and relevant City of Chicago departments worked to preserve the historic character and charm of the Old Town Triangle. The one entity that may face the most consequence from the zoning decision is the political future of local Ald. Brian Hopkins [2nd], who in the end basically gave Fern Hill everything they first asked for over two years ago, to the general dismay of many of his constituents.

The new tower will replace a one-story Walgreens at North and Wells designed by renowned architect Stanley Tigerman, along with its adjoining surface parking lot to the east. The giant project will span the entire block from LaSalle to Wells.

The tower will rise 36 stories and reach a height of 379 feet at 1600 N. LaSalle Dr. A seven-story brick-clad podium will anchor the development. This base will include a space on the corner for a new Walgreens store. The residential portion will include 349 units.

As part of the negotiated concessions, Fern Hill will undertake \$1 million in roadway changes around the site that will narrow roadways, create curb cuts, block egress and add new congestion. Those changes will include taking away a roadway for new bus lanes, adding signaling for turning lanes, creating car-share drop-off zones, and building concrete roadway barrier curb bump outs designed to block vehicle egress.

The developer must also secure a new grocery tenant for the former Treasure Island on Wells St. within 3.5 years. Yet there presently is no signed grocery lease, no named tenant, and no binding commitment to procure a long-term grocery store tenant, just a

PASSED see p. 12

City supports two downtown residential conversion plans

On April 17, the City provided taxpayer money and political support for two Loop commercial to residential conversion proposals.

City Council approved a 345-unit conversion project for 12 floors of the historic Harris Trust and Savings Bank building, 111 W. Monroe St.

The property will be converted from office space to 345 mixed-income residential units through up to \$40 million in Tax Increment Financing [TIF] assistance and other incentives approved by City Council April 17.

The \$179.2 million Prime Group and Capri Interests LLC project will repurpose approximately 315,000 square feet of upper-floor commercial space for the new residences.

TIF support will be provided from the LaSalle/Central TIF district. Additional City support includes Low-Income Housing Tax Credits and Historic Tax Credits.

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

In March, the Commission on Chicago Landmarks recommended the building's designation as an official City landmark. Anticipated to be introduced to City Council this spring, the designation would align with the building's adaptive re-use.

168-unit LaSalle St. residential conversion

Five floors of the landmark Continental and Commercial

building, 208 S. LaSalle St., will be converted from office space to 168 mixed-income residential units through up to \$26 million in TIF assistance and other incentives approved by City Council.

The \$100 million Prime Group project will repurpose approximately 180,640 square feet of upper floor commercial space for the new residences.

TIF support will be provided from the LaSalle/Central TIF district. Additional City support includes Low-Income Housing Tax Credits and Historic Tax Credits.

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

Rat birth control: Birds digesting poisoned rats in their urban diet

New approach to rat control protects pets and urban wildlife

BY JANE LAWICKI

In Chicago's ongoing war on rats, this summer the 43rd Ward will test "rat birth control" in a four-block area of Lincoln Park that will be monitored by scientists.

"The City's use of rodenticide (rat poison) is neither the most effective approach nor is it the safest for other mammals and birds natural to our lakefront community," said Ald. Timmy Knudsen [43rd].

Working with the Lincoln Park Zoo, Chicago Bird Alliance [CBA], Streets and Sanitation, and others, the year-long pi-

lot will introduce birth control pellets in special containers that only rats can enter. Cameras will observe and record behavior to be studied by Lincoln Park Zoo's Wildlife Disease Ecologist Maureen Murray and her team.

"We have developed a method of monitoring rats non-invasively using wildlife cameras in specialized housing, that we call 'RatCams,'" Murray explained. "The 'RatCams' enable us to collect data on the number of adult and juvenile rats per night based on their body size. We use that information to estimate the local population of rats on the block. We expect that the number of rats, and in particular the number of juvenile rats, will decrease over the trial as

fewer rats are reproducing."

The contraceptives, set at a level for the body weight of a rat, would not provide sufficient birth control to be effective should a dog or other animal get into the pellets.

The contraceptives, set at a level for the body weight of a rat, would not provide sufficient birth control to be effective should a dog or other animal get into the pellets.

"To be extra cautious, we will not be placing feeders on any blocks adjacent to parks or other green spaces," Mur-

ray added. "The pellets will be contained in feeding stations that exclude animals larger than rats (which includes squirrels, because rats can enter holes smaller than a squirrel can.) We will actively monitor the feeding stations with cameras to make sure other animals are not routinely accessing the pellets."

"It's delicious food for the rats but they're eating birth control," explained Myriam Renaud, a member of the CBA's task force, resident of Lincoln Park, and professor of Health Care Ethics at DePaul Univ. Eventually, they stop having babies and the birth rate of rats decline."

RAT see p. 12

This is no Netflix rom-com, just a full-fledged urban catastrophe



By Thomas J. O'Gorman

Due to some problems with my old ticker I don't travel as I used to. In the past I was always in the air swooping off to favorite places. Cozy neighborhoods in Dublin, London, Paris and good old Rome.

But since my recent hospitalizations I think I've unintentionally lost the will to travel.

Christmas in Vienna was my last big journey with my friends the Mednicks, Ben and Stacey, of Annapolis, and their fabulous daughters, Anna and Jackie. Anna graduates from Colgate this Spring. And that makes me feel aged.

But I think what really put me off travel by air was the chaos, congestion and disorder at Heathrow and Vienna Airports. Even though I was traveling British Air First Class, that didn't really make movement through the airports very healthy. At least not until I reached the Champagne Bar in the First Class Lounge in Heathrow heading home.

Recently my travel yearnings were returning, at least for Dublin. A short trip there now seems needed, to console Dublin on the loss of dear Rosie O'Neill. So I'd better sell some paintings, other-

wise I'll be flying back in coach.

I'm not sure what is worse about the airport chaos we all experience. Is it the rudeness and bizarre behavior of fellow passengers? Or the sheer mismanagement of airport patterns of travel, and getting where you're supposed to be on time. Or the disorder of the lines and the invasive searches.

Or do I just no longer have any social patience or travel grace?

It reminds me of all I can no longer tolerate here in the drama of Chicago's urban chaos. You know, the one caused by the ineptitude of Mayor "Teachers' Pet" Johnson and his bush league staff hiding the truth of city disasters under the bushel basket of secretive blunders, oversized salaries and pathetic appointments.

Such pointless mayoral mismanagement seems a tragic joke in a City once the talk of the nation for our strength of order and fiscal genius. The phrase heard across the nation today: "At least we're not as bad as Chicago."

The mayor's recent handiwork at the Chicago Park District [CPD] is a case in point. Johnson's appointment of 35th Ward Ald. Carlos Ramirez-Rosa, who became CEO on April 1, sums it up.

The three-time elected alderman is now supposed to build on the achievements of his predecessor CEO Rosa Escareno who resigned. Withdrawing from public life, it is said.

Ramirez-Rosa, apparently, plans to run the CPD as if it was a sturdy, fine-tuned arm of a well-financed prosperous city. He's promising all sorts of equitable, energized CPD programs to ensure all neighborhoods feel the fairness and largesse of Mayor Johnson's ability to get blood from a turnip.

What "bill of goods" has CEO Ramirez-Rosa been fed to think his efforts shall be bankrolled? With what?

Of course his real first task, now, is coping with the tent cities that Mayor Johnson seems unable, or unwilling, to resolve. Fix that boondoggle of a park issue and you might be worth your new inflated salary.



Tent city in Gompers Park, 4222 W. Foster Ave.

Photo courtesy Jamie Kelter Davis

Time once was when he who controlled the parks was happy to pay the piper. That's because since former parks chief Ed Kelly became mayor and the CPD gave birth to the another Ed Kelly (no relation) of the 47th Ward, the parks were often the tail that wagged the dog. I don't trust our "dine and dash mayor" to pay for what he has already consumed. Where's all this cash stored? The Mayor's treasure room?

Since the mayor is already in President Trump's doghouse, the CPD will be lucky to have swimming pools this summer to even tinkle in.

Now gilding the 35th Ward lily, the mayor has appointed Cook County Board Cmsr. Anthony Quezada to fill the Logan Square neighborhood post.

Nice that the Mayor could further continue to surround himself with Cook County intellectuals to sustain his vibrant disaster of what's left of his mayoral term of office. This is bound to ensure further destruction to Chicago's hope for an alternative of thought in our Marxist City Council.

Will any of this help to implement adequate housing for human beings forced to live in tents? What's gone wrong in the Mayor's plan to remove the tent cities and get people into sufficient housing?

Advocacy Groups appear to be paralyzing the mayor in continuing to remove residents of the tent cities. Especially along Lake Shore Dr. in Uptown and in Gompers Park where the removal begun in February has been halted. It started on the coldest day of the year. Issues have flared since, particularly over city policies, resource allocation, and the needs of the homeless population.

But with no real leadership skills the mayor now drags the issues out. Without solution. Talking it to death, as another summer of carefree camping arrives.

Residents of Gompers Park neighborhoods are enraged because that tent city has spilled over into the community's little league field, and in Uptown the

parents are steaming at the AYSO soccer field north of Lawrence Ave.

The trash, drug detritus and residue from tent city residents is making use of neighborhood parks dangerous. Is the mayor that weak of a leader that he is incapable of actually supporting local longtime neighborhood residents? Is he that powerless in the face of the tent city advocates groups?

Just surmising the trickle-down theory of inept politics, where the triple play of Escareno to Ramirez-Rosa to Quezada, is no Tinkers to Evers to Chance. Looks like the mayor is making all the moves, but now has a backup plan to blame Ramirez-Rosa.

Of course this mass disorganization, RMS Titanic-style, reminds me of the chaos and bedlam of my last visit to the confused disaster of Heathrow at Christmas time. This is no Netflix rom-com. But a full-fledged urban catastrophe.

Only Mayor Johnson, who's earned his failing grade as Chicago's most inept and dysfunctional mayor in our history, could invent the brutal horror of this problem with an easy fix.

This is a city that already owns roughly 8,800 vacant lots. Can't we move those homeless encampments out of our parks and set them up in those lots? Do we have to have the tent campers taking over our beloved parks? Our parks have 11 p.m. curfews, how about we enforce that well-established rule?

Johnson has more than matched the tragic chaos of airport travel. I think a one-way ticket for him is the answer.

RIOT FEST: Riot Fest will remain in Douglass Park for at least another three years after agreeing to increase its funding contributions to the West Side Park. The three day music extravaganza is scheduled for Sept. 19 to 21.

RESERVATION SCALP-

ING: After the House's approval, Illinois now waits for the Senate's vote on the Restaurant Reservation Anti-Piracy Act as California, Nevada, and Florida consider similar policies. The Illinois House takes a gig swing against reservation scalping. Do not use these services, they're hurting our favorite restaurants.

SWING BATTER: Wrigley Field's best new ballpark food, introducing a rotating menu as well as juiced baseball doughnuts, jibaritos, and ranch bombs for the 2025 season.

WGN NEWS: Paul Lisnek, WGN-TV political and legal analyst, received the 2025 Alumni Achievement Award from the College of Liberal Arts and Sciences at the Univ. of Illinois in



Paul Lisnek

Urbana, only the 3rd Communications major to ever receive the award. In addition, Paul was honored on April 22 with the Chicago Alumni of the Year Award from the university, and in addition to his WGN-TV Political Report Show, Paul's new theater and arts based program called "Behind the Curtain," premiered on April 5.

JAMES BEARD FINALISTS: In Chicago it's Galit for Outstanding Restaurant. Kumiko for Outstanding Bar. Best Chef Great Lakes Region named **Noah Sandoval** of Chicago's Oriole Restaurant and **Thai Dang** of HaiSous top chefs. While winners will not be named until June, the finalists list, which is wide, creates huge commotion, and rightly so. The award has the influence and attention of high end foodies who are already besieging named people and places for reservations.

CATASTROPHE see p. 8

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Pot gold rush is on in SW Michigan, Illinois bleeding customers

BY SHEILA SWANN

A look at the license plates in the dozen parking lots by Exit 1 off I-94 in Southwest Michigan is all one needs to see to understand that the Chicago pot industry is, well... going to pot. Illinois is literally getting pummeled due to price shoppers making solid consumer decisions that go to the very essence of free-market capitalism.

There is an Acapulco Gold-rush going on in New Buffalo, MI, and this year that is costing Chicago and Illinois many, many millions in lost dope deal sales.

Any and all Chicagoland prices shoppers are these days getting in cars and heading for the border, as the law of supply and demand on commodities has won again. More supply always equals lower prices, and Michigan is flush with supply.

There are over a dozen new recreational marijuana dispensaries that have opened up recently just north of the Indiana/Michigan line and they're being inundated by customers from Illinois and Indiana who save money by getting high on their neighbors stash.

These are not tiny shops with no car parking like those on the North Side of Chicago. They're custom-built suburban box stores with large parking lots, and the lines were long and out the door last weekend when this reporter went to investigate. As soon as one pulls off the highway the proof is self-evident. Every single parking lot was full, every space was taken at almost every store. People were double parking in the streets.

License plates showed that many of these people had driven over from Illinois (and Indiana, Kentucky and Iowa), but almost none were from Michigan. Michigan has a glut of product which has driven prices down, leaving Illinois' over-priced and over-taxed dope dying in their jars.

Dope that costs \$100 in Illinois today costs under \$10 in Michigan. Those who want to underwrite a weekend get-away vacation this summer could do so by bringing home 'souvenirs' for friends and neighbors, with a delivery fee added.

Such are the consequences of legalizing, and normalizing drug use. Who doesn't like a good deal?

On April 19, the lines of customers were out the door at every dispensary. It was the day before the 420 pot holiday, and Chicago and Illinois easily lost many millions of dollars in sales last weekend.

We admit that this was a random sampling on a known pot holiday. So this reporter, upon her return to Chicago, also stopped at Dispensary 33 in Andersonville, and there was no line. There was only one customer standing at the counter.

The economic boom in Southwest Michigan is dramatic, perhaps similar to what the Old West may have experienced when gold was discovered 'in them thar hills,' or when oil fracking exploded. They can't build marijuana stores fast enough in New Buffalo. There are over a dozen

stores operating now, and over 50 building applications pending in the three counties that make up Southwest Michigan. The pot sale boom in Southwest Michigan is spreading to the nearby towns of Grand Beach, Bridgman and Three Oaks, and other towns and villages further down the road.

Dope that costs \$100 in Illinois today costs under \$10 in Michigan.

The tax dollars taken from Illinois go toward Michigan area schools, roads and neighborhoods. Local entities and tribes can spend these dollars however they deem fit for their needs.

The trickle-down effect on the local economy is evident too. Any carpenter, framer, drywall, tiler or parking paver who needs work is finding it in Southwest Michigan. Frankly, what they may need most of all right now are a



People were lined up around the buildings of seven dispensaries, parking lots overflowing, for better priced marijuana products.



few good traffic cops to manage all the stoners coming and going from busy parking lots.

The Harbor County News reports that New Buffalo Township Board Supervisor Michelle Heit has concerns about traffic in and out of some dispensaries. "We have been getting calls about that, the amount of cars that are lined up." She complimented the Berrien County Sheriff's Office that "diligently works to keep

the safety of [the area's residents] their top priority."

The amount of money that those small Southwest Michigan municipalities (New Buffalo has about 1,700 permanent residents) and counties received in February from the state in adult-use marijuana tax revenue for 2024 sales topped \$6.17 million. That's up from the combined \$4.6 million received for 2023; and the \$3.5 million distributed for 2022. It's

easy to see tax revenue doubling that in 2025.

And as if our bankrupt city and state needed more bad news, the loss of tax dollars has to be astronomical. Illinois is hemorrhaging in every way possible — missed pot sale taxes, missed sales taxes, food, beverages, and even missed gas taxes from Illinois residents filling up in Indiana where gas is

POT see p. 4



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Eviction townhall April 30

Registration is now open for the hybrid 2025 Chicago Evictions Town Hall 9:30 a.m. April 30. Guests may attend the hybrid townhall in person at The Chicago Community Trust, 33 S. State St., or virtually via Zoom, on April 30. The panel will begin at 10 a.m. and run for one hour.

The meeting will focus on the importance of eviction diversion programs in preventing homelessness from legal aid, public policy, and data analysis perspectives. Guests will hear directly from a renter about their determination to avoid eviction and remain housed.

To register visit <https://secure.qgiv.com/for/law-centerforbetterhousing/event/2025evictionstownhall/>.

Meeting on financial planning basics April 26

The Budlong Woods Library is hosting Financial Planning Basics: An Overview of the Financial Planning Process at 5630 N. Lincoln Ave., 11 a.m. Saturday, April 26.

Guests will dive into the heart of financial freedom by building private wealth with this interactive workshop led by Ronald Lawless from the Assoc. of Financial Educators.

This workshop covers the fundamentals of savings, investments, and risk management. Engage in practical exercises, gain expert insights, and leave with a clear action plan to navigate your financial journey towards stability and prosperity. The meeting is open to the public.



by Don DeBat

The Home Front

Wandering into the dark mist of 2025, home buyers and mortgage seekers were perplexed, wondering what the future holds.

Despite threats of international tariffs, a roller-coaster stock market, mortgage interest rates still hovering near 7%, and property taxes spiraling upwards, North Side home buyers ignored all the negative headlines and continued to sign purchase contracts.

“The market surprised us! March 2025 existing home sales on the North Side increase by a solid 8.4% compared with March of 2024,” reported Realtor John Irwin of Baird & Warner, Inc. “This is rather amazing when you consider March 2025 inventory levels continued to drop 23.8% compared with March of 2024.”

Year-to-date for sale existing-home listings are currently running 22.4% lower than the same period in 2024, which was a record year for low inventories, Irwin said.

“Large open-house turnouts and multiple-offer contracts continue on new listings as a result,” noted Irwin, co-author of the April North Side Market Analysis, with Jackie Lafferty of Baird & Warner. The analysis covers four key areas: Near North-Gold Coast, Lincoln Park, Lakeview

and North Center. These are neighborhoods where people still choose to live in, unlike vast swaths of the West and South Sides.

If the market continues to move on its current trajectory, Irwin believes we will continue to see multiple offers and rising home prices until inventory levels can begin to catch up to demand.

Owning a North Side home is still a good hedge against inflation.

On April 17, Freddie Mac’s Primary Mortgage Market Survey reported that benchmark 30-year fixed home loans rose to 6.83%, up from 6.62% a week earlier. A year ago, lenders were quoting 7.1% on 30-year loans.

“The 30-year fixed-rate mortgage ticked up but remains below the 7% threshold for the 13th consecutive week,” said Sam Khater, Freddie Mac’s chief economist.



John Irwin and Jackie Lafferty of Baird & Warner.

“At this time last year, rates reached 7.1% while purchase application demand was 13% lower than it is today, a clear sign that this year’s spring home-buying season is off to a stronger start.”

On April 17 the average rate on a 15-year fixed mortgage was 6.03%, up from 5.82% a week earlier. A year ago at this time, the 15-year FRM averaged 6.39%.

The survey is focused on conventional, conforming, fully amortizing home purchase loans for borrowers who place a 20% down payment and have excellent credit.

Details on the survey follow:

- Median-home prices. March 2025 median-home prices rose a whopping 9.2% compared with March 2024. Three of the four neighborhoods reported increases,

with Lakeview posting the only decrease at -4.9%.

“With record low inventories, home prices are expected to spike,” Irwin predicted. “However, unlike the suburbs and other large cities across the country, Chicago prices have remained relatively low for the past few years.”

- New listings. March 2025 new listings were down 10.5%

that went under contract in March 2025 rose 1.4% compared with March of 2024. Near North-Gold Coast and Lakeview reported and increase, while Lincoln Park decreased. There was no change in North Center.

Homes priced over \$2 million and between \$500,000 to \$1 million reported increases while homes priced under \$500,000 and between \$1 million and \$2

North Side median pricing, March 2025 compared with March 2024

Neighborhood	Price Point	Change
NEAR NORTH-GOLD COAST	Under \$500,000	+16.9%
LINCOLN PARK	\$500,000 to \$1 million	+18.0%
LAKEVIEW	\$1 million to \$2 million	+12.9%
NORTH CENTER	Over \$2 million	-4.9%

compared with March 2024. Near North-Gold Coast and Lincoln Park new listings reported decreases, Lakeview new listings were flat and North Center new listings were up 3.1%.

When looking at March 2025 new listings by price point, only mid-priced homes from \$500,000 to \$1 million had a slight 1% increase over March 2024. The other three price points had decreases ranging from 13.5% to 15%.

- Inventory supply. The Near North Side-Gold Coast, which traditionally has the highest monthly

inventory supply, dropped a hefty 29.1% to 3.9 months of inventory. The other three neighborhoods have a month’s of supply of inventory of between 1.3 to 6 months of inventory. “Seven months is considered the dividing line between a buyer’s market and a seller’s market,” Irwin said. “The current inventory supply is historically low.”

- Home sales. Transactions rose 8.4% in March 2025 compared with March 2024. Three of the four of our neighborhoods reported decreases and only Near North-Gold Coast had a decrease of -8.4%.

Homes priced over \$500,000 reported increases while lower homes priced under \$500,000 reported decreases.

- Units under contract. Homes

million had decreases. “It should be noted, that the homes that went under contract in March will probably close in April giving us an indication of next month’s home sales,” Irwin said

Crystal-ball gazing

“With the current turmoil at the national and local levels, events continue to unfold. This makes it impossible to predict with certainty how our local real estate business will be affected,” Irwin said.

“One thing that is certain is that the market needs a major influx of inventory, but many home owners are still reluctant to let go of their current 3%-plus interest loans on their current homes,” Irwin said.

“Political and economic uncertainty along with perceived or actual rising crime rates are also keeping sellers on the sidelines,” he said.

So, the dark mist cloaking the 2025 housing market may likely continue.

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.

POT from p. 3

under \$3 a gallon, before returning to Illinois with their neighbor’s pot. All because people are price shopping, trying to evade Illinois’ high taxes and artificially high costs. Seems the laws of economics don’t care much about all of Illinois’ well-intended - if not delusional - plans to cut up the bounty from their legal dope dealing industry. It’s anyone’s guess as to how much the state is also now losing from the sale of Dorito’s, Ding Dongs, Slim Jim’s, Cheez-Its, beer and pop that Illinois’ pot smugglers are consuming while filling up on that \$2.97/gal. gas in Gary, IN.

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Brookdale Lakeshore up for sale, Lake View senior building may leave tenants in a lurch

Few things are more stress-inducing than a move to a new home. Imagine doing that at the age of 110.

That is exactly what Edith Smith is contemplating after the news that Brookdale Lakeshore is being sold. Ventas, a Chicago-based healthcare real estate investment trust and current owners of the building, listed the 14-story senior living facility at 3121 N. Sheridan Rd. in the Lakeview neighborhood for sale. The sale is being marketed as a potential rental apartment conversion.

Smith lives in a modest single-room apartment at Brookdale Lakeshore, after moving from Bethany Retirement Community, 4950 N. Ashland Ave. Now she may have to move again. Smith celebrates her 111th birthday this July. She was born July 14, 1914, two weeks before the start of World War I.

Last December, Brookdale Senior Living announced plans to

not exercise its right to extend the term of its master lease with Ventas under the existing lease renewal terms. The decision affects 120 senior living communities.

That resulted in Ventas offloading the 256-unit Lake View East property. Brookdale Senior Living is letting their lease expire. Oddly, the building is still being marketed for new tenants, with rents of \$2,735 a month, stating "Your monthly costs at Brookdale Lake View will vary depending on room type and the level of care needed."

"We have consistently said that we view lease maturities as an opportunity to position the Company for future success and to further drive shareholder value, depending on current and expected cash flow performance of the leased portfolio," said Brookdale President and CEO Lucinda "Cindy" Baier in a released statement. "Given historical and expected future cash flow performance of



Brookdale Lakeshore, 3121 N. Sheridan Rd., will not be renewing their lease.

this portfolio, we expect that non-renewal will be more positive to Brookdale from a cash flow standpoint beginning in 2026 and will be more beneficial to our shareholders."

Brookdale operates an independent and assisted living community in the building, but it is

declining to renew its lease as part of a broader exit from dozens of similar properties across the country, according to Crain's Chicago.

The listing offers buyers the opportunity to convert the building into market-rate apartments. Occupancy in the submarket hit

a record-high 95.8% as of March, with rents rising 4.6% year-over-year, according to Crain's.

The building is one of 11 being sold by Ventas after Brookdale opted not to renew its master lease for 55 senior living communities. Ventas is reportedly retaining the remaining 44 properties.

The Sheridan Road listing is the only Chicago-area property being offered for sale.

Residents report to this newspaper that Brookdale is not informing its sales staff to inform incoming residents of their Jan. 1 2026, departure deadline.

The tower was built in 1950, and has not traded hands in over 25 years. It last sold in 1998 for \$16.8 million to Provident Senior Living Trust, which was acquired by Ventas in 2005.

At an average of 566 square feet, the units are smaller than standard apartments.

You may be owed money for overpaying property taxes up to 20 years ago

BY MARIA PAPPAS

Our office is managing about \$122 million in potential refunds for property tax overpayments going back 20 years that we are eager to send back to property owners. But determining who's entitled to a refund isn't simple.

Most overpayments occurred because more than one person paid the same tax bill. Reasons why duplicate payments were made include both the property owner and the property owner's mortgage company paid the property tax bill; Both spouses paid the property tax bill without telling the other; or two or more mortgage companies, banks or title companies paid the same taxes during a property purchase or refinancing.

You may be entitled to a refund even if you bought or sold your property long ago. The law allows refunds for duplicate payments made as many as two decades ago. So even if you've moved, you're still entitled to that refund if you overpaid.

Ella McWilliams recently learned she'll be receiving a refund after learning there was a substantial overpayment back in 2004 when both the title company and the mortgage company made payments. Also, McWilliams made smaller overpayments in 2007, 2008 and 2009. But they add up. In all, McWilliams is owed just under \$1,350.

McWilliams told the story of her \$1,346 refund as a guest on my "Black Houses Matter" radio show which airs at 11:30 a.m. every Monday on WVON-AM 1690.

"I guess God put it in my heart to call and I did," said McWilliams.

Employees in my office helped the 79-year-old widow file the paperwork she needed to apply for her refund. She filled out a form labeled, "Refund Application: Duplicate & Overpayment." The form can be filed electronically and is available online at cookcountytreasurer.com.

After providing contact information, you may be asked to submit proof of payment. We require documentation to ensure that refunds are issued to only those who made the overpayment. It also helps prevent people attempting to file fraudulent claims from obtaining refunds.

The documents must show that you paid the taxes for the tax year and installment when the overpayment occurred. The type of documentation depends

on how the payment was made.

- If you paid cash, a copy of your receipt serves as proof of payment.

"I had no idea I was going to be talking to the right people and getting what I needed to be done. But I got it done and I thank you all so much for that," said Ella McWilliams.

- If you paid by personal check or business check, a copy of the front of the canceled check used to pay the taxes or a copy of the monthly bank statement showing the corresponding check number and payment amount is needed.

- If you paid online at cookcountytreasurer.com, you'll need a copy of your bank statement showing the transfer of funds to

the Treasurer's Office or a copy of your credit card statement showing payment.

- If a mortgage company paid the taxes, you can provide a copy of the IRS Form 1098 indicating taxes were paid for the tax year in question.

In McWilliams' case, she had to provide proof that she made the property tax payment back in 2004 when the largest overpayment was made.

"I had no idea I was going to be talking to the right people and getting what I needed to be done.

But I got it done and I thank you all so much for that," said McWilliams.

Visit cookcountytreasurer.com to find out if you are owed a share of more than \$100 million in overpayment refunds. But you can only get refunded for payments going back 20 years, so don't delay.



Maria Pappas

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Police Beat...

18 lbs. of horse tranquilizer seized in Chicago

Customs and Border Protection [CBP] officers assigned to the Anti-Terrorism Contraband Enforcement Team at an air cargo facility in Chicago seized three shipments containing the deadly sedative Xylazine on April 12.

All the shipments were arriving from China and were headed to three different residences, one in Cleveland, and two in Philadelphia. The three packages were examined as they contained unknown powders requiring further testing. Officers used a handheld elemental isotope analysis tool to identify the powder. The tool was able to positively identify the powder as Xylazine.

Used by veterinarians as a sedative for large animals, xylazine is being increasingly found mixed with opioids like fentanyl and heroin, often with deadly results. Both the Food and Drug Admin. and the Drug Enforcement Admin. have issued warnings about xylazine, also known as "tranq."

In addition to the inherent danger of overdose, this substance is not an opioid and does not respond to Narcan. There is no known antidote which would counter overdose effects. No arrests were announced in connection with the seizure.

"Drug traffickers are persistent in their attempts to smuggle sedatives such as xylazine into the U.S., however, through our hard work and vigilance we will continue to intercept these dangerous substances at our port of entry before they can harm our communities,"

said LaFonda Sutton-Burke, Director of Field Operation, Chicago field Office.

Man murdered on Lincoln Park sidewalk, two suspects sought

Police are looking for two suspects after a man was shot and killed on a Lincoln Park sidewalk April 16. It happened around 9:20 p.m. in the 800 block of W. Lill.

A local resident reported hearing one gunshot, seeing a flash, and then hearing someone yell, "Let's get out of here." Two people ran from the scene.

CPD said a 28-year-old man was found on the sidewalk with a gunshot wound to his chest. He was pronounced dead at Advocate Illinois Masonic Medical Center at 9:58 p.m.

The witness described the suspects as a Black male standing about 5'-11" tall, wearing a gray or white hoodie over his head, and a heavysset Black female, about 5'-8" tall, wearing a navy hoodie.

Wednesday's shooting is the first of the year for Lincoln Park, which had three shootings in 2024. The neighborhood had no shooting victims as of this date in 2023, 2022, 2020, and 2019. There were two at this point in 2021.

Man shot, suspect detained at Uptown residential hotel

A suspect is in custody after a man was shot April 17 inside an Uptown residential hotel.

Officers responding to calls of shots fired in the 4900 block of N. Kenmore around 1:40 a.m. found the 45-year-old victim on a sidewalk with gunshot wounds to both legs.

Investigators determined that the shooting occurred in the common area of a nearby flophouse. Bullet fragments, casings, shattered glass, and blood were found there.

Police located a suspect in a room at the hotel. They took him into cus-

tody and recovered a firearm from a drawer.

CPD said the victim was in serious condition at Advocate Illinois Masonic Medical Center. He is the first person shot in Uptown this year, compared to three at this point in 2024 and 2023. The neighborhood had six victims at this point in 2022.

Face-tatted mugger took musician's \$10,000 violin on the CTA, Chicago police say



Timothy Johnson

At first glance, Timothy Johnson doesn't appear to be a violinist. But, perhaps we shouldn't judge a book by its face tattoos. He is, nonetheless, charged with robbery for allegedly taking a musician's custom-made \$10,000 violin on the Blue Line train in the Loop April 11.

Musician Cyrus Spurlock, 22, was riding the train to Wicker Park when he got mugged at the Clark-Lake station around 9 p.m., officials said. CPD released pictures of the violin a couple of days ago, but the police have not said if they have recovered the instrument.

They have, however, charged 39-year-old Johnson with the robbery. More details about the case are expected to be released when Johnson appears for a detention hearing this afternoon at 26th and California.

According to CPD records, Johnson was arrested on charges of assaulting a transit employee at the Logan Square Blue Line station on February 28. He pleaded guilty on March 21 in exchange for a 30-day sentence, according to court records.

Man charged with kidnapping, battery of infant in Edgewater



Nickolas Watts

Nickolas Watts, 19, of the 12100 block of S. Elizabeth St., has been charged with multiple felony counts of Aggravated Kidnapping - Inflict Harm, Aggravated Battery of a Child, Child Abduction, Domestic Battery and Violating an Order of Protection after being arrested April 18 in Edgewater.

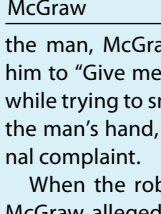
Watts was arrested by the Chicago Police Dept. at 12:44 p.m., in the 1000 block of W. Glenlake Ave. He was identified as the offender who, approximately 20 minutes earlier, battered an 18-year-old female, then kidnapped and battered a one-month-old female in the 1100 block of W. Granville Ave.

The offender was quickly placed into custody and charged accordingly.

'I need a new phone' explains man accused of trying to rob CTA passenger of a phone

A man accused of trying to punch and rob a CTA passenger of their phone in Wrigleyville allegedly offered an explanation to officers who stopped him minutes later: "I need another phone."

Terrance McGraw, 24, was on pretrial release for criminal damage when he allegedly tried to punch a 45-year-old man who was seated on a Red Line train near Addison around 5 p.m. April 8.



Terrance McGraw

Standing over the man, McGraw allegedly ordered him to "Give me your f*****g phone" while trying to snatch the device from the man's hand, according to a criminal complaint.

When the robbery attempt failed, McGraw allegedly ran to the back of the train screaming and kicked out the rear train window.

CPD officers just happened to be doing a security check at the Addison station platform when the train pulled to a stop. Several people waved the officers down to report that someone was attacking passengers on the train, a CP report said.

The victim identified McGraw as the would-be robber and the police stopped him on the platform, the report explained.

When the cops asked McGraw what was going on, he allegedly explained, "Someone just took my phone. I need another phone."

In addition to being charged with attempted robbery, McGraw faces a felony criminal damage charge for allegedly kicking out the train window, valued at \$3,433.89.

Judge John Hock detained McGraw pending trial.

Suburban man charged with anti-Semitic hate crime attack on DePaul campus



Adam Erkan (right) and a surveillance image of one of the suspects.

Prosecutors have filed hate crime charges against a Hoffman Estates man, saying he was one of the individuals who attacked DePaul Univ. students who expressed support for Israel last year.

Video cameras allegedly recorded Adam Erkan, 20, arriving on DePaul's Lincoln Park campus in a vehicle about an hour before the Nov. 6, 2024 attack. Prosecutors said he subsequently put on a ski mask and approached a student who was wearing a pro-Israel shirt and carrying a sign inviting people to "talk about Israel with an [Israel Defense Forces] soldier" outside the school's student center, 2250 N. Sheffield.

After a lengthy conversation, one of Erkan's companions knocked Long unconscious, prosecutors said April 17. Another DePaul student stepped in, and Erkan allegedly pulled him off and pushed him to the ground.

In a recently filed lawsuit against DePaul, student Max Long claims he suffered a concussion in the attack and Michael Kaminsky alleges he suffered a broken wrist during the incident.

Chicago police investigators determined that Erkan arrived at the school in a car owned by his father, who subsequently identified his son in surveillance images, according to prosecutors. CPD also released surveillance images last November of two suspects wanted in connection with the incident.

Prosecutors asked Judge James Costello to detain Erkan to await trial on two counts of hate crime and two counts of aggravated battery causing great bodily harm. The judge agreed.

Erkan has no criminal history.

Uber driver charged with sexually abusing passenger on North Side is 'a risk to every woman'

A rideshare driver has been detained as a "risk to every woman" after prosecutors accused him of sexually abusing a female passenger he picked up at a North Side bar.

The woman ordered a ride after leaving a bar on Jan. 25 and 26-year-old Uber driver Basel Alwai accepted the job, prosecutors say.

Alwai asked the woman to sit in the front seat instead of the back and then canceled the ride in the Uber app, according to a detention petition filed by the state. He proceeded to make unwanted advances, grabbing the woman's thighs and kissing her whenever the vehicle stopped, the

petition stated.

After asking the woman if she wanted coffee, Alwai pulled into a 7-Eleven parking lot at 1532 W. Lawrence and locked the doors. Prosecutors said he



Basel Alwai

again kissed the woman forcibly and groped her even as she tried to move his hands away.

He's also accused of locking the doors so she could not get out of the car and taking her phone so she could not call for help. Prosecutors said he put his number in her phone, then gave it back and asked her to call him to set up a date.

Judge Deidre Dyer granted the state's detention petition, calling the alleged behavior an "opportunistic crime" that "is a risk to every woman."

Alwai is charged with unlawful restraint and aggravated criminal sexual abuse during the commission of another felony.

Double-shooting in Edgewater linked to hookah lounge with a history of shootings: alderman

A double shooting in Edgewater this weekend followed an argument between patrons of a hookah lounge, the local alderman says. The city is now considering enforcement action against the business. Almost two years ago, a man was shot and killed as he left the same hookah lounge at closing time, an incident that a North Side alderman said was "not the first shooting to take place outside this business."

Around 2 a.m. April 13, officers on patrol radioed that witnesses reported a large altercation had just occurred in the 1200 block of W. Devon. Moments later, the officers reported hearing gunfire nearby.

The cops found two shooting victims at the scene: a 31-year-old man shot in the abdomen and a 29-year-old man who was shot in the torso and hip, according to CPD. Both were taken to St. Francis Hospital in Evanston.

On April 14, Ald. Leni Manaa-Hoppenworth [48th] said the altercation that preceded the shooting involved patrons of Samah Hookah Lounge, 1219 W. Devon.

In July 2023, a 30-year-old man was shot and killed as he left the lounge. A woman was also injured during the shooting.

At the time, the alderman for the nearby 49th Ward, Maria Hadden, said other shootings had also been linked to the business.

"In 2023, our office worked with Samah Hookah Lounge, CPD, and [Business Affairs and Consumer Protection] to put a Nuisance Abatement Plan in place," said Manaa-Hoppenworth. "This legally binding plan requires specific actions to reduce harm and promote public safety in accordance with city ordinances. Since 2023, inspections and enforcement of the plan have been ongoing."

The alderman said she is "actively evaluating and pursuing all available tools for enforcement with CPD and BACP. If warranted under the law, we will proceed with a summary closure of the establishment."

Migrant robbed woman at gunpoint in Streeterville just 3 days after getting off electronic monitoring

A Venezuelan migrant is facing armed robbery charges after he allegedly robbed a Streeterville woman at gunpoint just three days after being released from electronic monitoring in a different case.

Judge Deidre Dyer ordered Edmonds Peraza Cortez, 25, detained as a safety risk while he awaits trial on a charge of armed robbery.

A 41-year-old woman told police that she was outside her building in the 400 block of E. Illinois when Cor-

tez pulled his Divvy bike in front of her and displayed a gun.

The woman said she heard the gun click as Cortez demanded, "Money! Money!"

Instead of taking money, Cortez made off with the woman's iPhone, Lululemon bag, and electric scooter, according to a Chicago police report. Prosecutors said the holdup was caught on video.



Edmonds Peraza Cortez

Shortly after the robbery, police pinged the woman's phone to the 600 block of W. Hubbard, the report said. When they arrived there, Cortez saw them and immediately dipped into a nearby tent, according to the report.

The officers arrested him after the victim identified him as the robber.

Court records show Cortez has generated five other criminal cases in the past year. He's currently awaiting trial on a charge of reckless conduct and possessing a replica firearm. Prosecutors said he was just taken off electronic monitoring on April 8 after the state dropped a narcotics case against him.

Prosecutors also dropped all of the other cases he has faced: two retail thefts and another narcotics charge.

Investigation launched after at least 5 garages burn in Lincoln Park

At least five garages burned April 16 in the Lincoln Park neighborhood and investigators are now working to determine how the blaze started.

The Chicago Fire Dept. declared a "still and box," bringing extra resources to the alley between the 2000 blocks of Dayton and Fremont around 3:15 a.m. Garages on both sides of the alley were fully engulfed in flames.

While firefighters tackled the flames, CPD officers went door-to-door, waking residents and advising them to exit their homes, just in case the fire spread.

Ultimately, no residents were displaced and no injuries were reported. However, CPD said "several" vehicles were damaged. A fire department spokesperson said the fire was essentially out by 4 a.m.

—Compiled by CWBChicago.com

Police are asking for your old phones

The 19th District Police office is collecting used cell phones to donate to people in need of a way to call 911, including seniors and survivors of domestic violence. To donate, drop off your phone at the 19th District station at 850 W. Addison or reach out to the CAPS office at 312-744-0064.

The police are also launching two brand new safety initiatives. First, they're going door-to-door encouraging businesses and residents to register their security cameras with CPD. This does not give the police access to your footage, but it will help them quickly identify where cameras are located, the direction they face, and who to contact if an incident occurs.

Chicagoland faces extreme public transportation cutbacks

Transit agencies face \$770M fiscal cliff by May

BY BOB ZULEY

Yes, that is the cliff you see on the horizon. And you're right, it is approaching quite fast.

Chicago and the collar counties covered by the RTA public bus system face a \$770 million budget shortfall which will result in extreme public transportation cutbacks – an estimated 60% reduction of services by the CTA – unless Illinois legislators do something to resolve this by the end of May to address the budget gap.

Cutbacks in bus and train service would be implemented in 2026. The federal bailouts for public transportation are over. Chicago must now pay its own fare.

This is an issue surely to transcend political differences and

any other demographic argument given. Public transportation by bus, train, and paratransit service is a vital necessity to students, seniors, workers, revelers, appointment seekers, and everyday people seeking to move from point A to point B.

The way for everyday travelers to remedy this dilemma is to either start hitchhiking, or contact your local state senator and/or state representative and tell them that you depend upon our region's public transportation system and you expect them to quickly resolve this issue.

People's Lobby Director Miguel Molina-Ventura recently spoke at a DuPage County Public Transit Listening Session. He said his organization supports the Metropolitan Mobility Authority Act which would consolidate the four Chicagoland transit agencies into a single bureau.

"That's why we're fighting for

The way for everyday travelers to remedy this dilemma is to either start hitchhiking, or contact your local state senator and/or state representative and tell them that you depend upon our region's public transportation system and you expect them to quickly resolve this issue.

what we call equitable revenue sources," Molina-Ventura said. "We want to ensure that corporations pay their fair share of taxes. We want to ensure that accountability [for] the agencies ... We can hold them accountable for the lack of care and safety when

they're not doing it, and they're not fulfilling their responsibilities."

Of course corporations will only serve as a pass-through tax collector, passing any new transit taxes they're tagged with on to their customers, so in the end, all additional funds needed to balance transit agencies budgets will fall to the taxpayer if the CTA users themselves cannot sustain the systems.

And in essence, this may be a simple supply and demand issue. With many today working from home, and others preferring their own cars or car share services, there is just not enough demand to sustain the current supply of public transit presently available.

Some of the local members of the General Assembly most active in resolving this mess, State Sen. Ram Villivalam, Rep. Kam

CUTBACKS see p. 10

Letter to the Editor

Hardly a Pyramid

A few days ago, just like Thomas O'Gorman [April 16], I happened to be in the vicinity of Jackson Park. I went there not to admire the Obama Presidential Center but to enjoy the beautiful blooming cherry trees and Japanese Garden just across the street. I joined a lovely group of people for hanami (picnics and viewing of cherry blossoms).

The serenity of hanami was opposed by the monstrosity of the unfinished Center. Completely out of scale, out of place and ruining the views in every direction. Ugly and ominous like something from a Harry Potter story or Zdzisław Beksiński painting - hardly a Great Pyramid of anything (sorry, Tom).

I say, throw a tarp or a few corrugated metal sheets for a roof over it and turn it into a jail for corrupt politicians of Chicago. Maybe they can enjoy the hanami from a distance -and hey, they won't see the ugly Center.

Donna Kosiba
Lake View

Write a Letter to the Editor at insideonline.com

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Neighboring states claim Chicago 'sanctuary' laws incentivize illegal immigration, 'spills' burden onto others

BY JONATHAN BILYK
Cook County Record

The so-called "Sanctuary" policies of Chicago and Illinois shielding illegal immigrants from federal immigration enforcement have created a system that incentivizes illegal immigration to the U.S., violating the principles of the nation's founding charter and placing a heavy burden on the entire country, and must be ordered to end, a coalition of 23 states have said in court.

On April 8, attorneys general from nearly two dozen states filed a brief in Chicago federal court in support of a legal action from the Trump administration, seeking a court order forcing the state of Illinois, the city of Chicago and Cook County to comply with federal immigration law and allow local government and police agencies to again cooperate with federal immigration authorities seeking to deport criminal illegal aliens.

"Many States still (rightly) worry that so-called sanctuary policies in a minority of States will incent illegal immigration that affects all States," the coalition wrote in their brief. "That risks the welfare of everyone, including lawful citizens and legal aliens, and it breaches the bargain the Constitution itself struck."

The brief was authored by the office of Ohio Attorney General Dave Yost. Others signing the brief include the attorneys general of Indiana, Iowa, Missouri, Alabama, Alaska, Arkansas, Florida, Georgia, Idaho, Montana, Nebraska, North Dakota, Oklahoma, South Carolina, Tennessee, Kansas, Louisiana, Mississippi, Texas, Virginia, West Virginia and Wyoming.

The brief comes as a federal judge is considering a motion from Illinois Attorney General Kwame Raoul to dismiss the lawsuit brought by the Justice Dept. [DOJ] under President Donald Trump.

Filed in February, the lawsuit seeks to block Chicago, Cook County and Illinois from continuing to enforce their so-called "Sanctuary" laws and ordinances.

Those include the state's so-called Way Forward Act and TRUST Act, as well as Chicago's "Welcoming City" ordinance and its equivalent enacted by Cook County.

The lawsuit particularly took aim at provisions in those laws and ordinances which generally forbid local and state police from cooperating with federal immigration enforcement efforts.

The provisions, for instance, stop police and correctional officials from honoring requests from immigration officials to hold illegal immigrants convicted of any crime, including violent crimes, until immigration officials can pick them up to remove them from Illinois and the U.S.

All of the targeted measures

were enacted in recent years by the Democrats who dominate Springfield and Chicago, with the stated goal of protecting illegal immigrants from deportation by directing state and local agencies to no longer cooperate with federal immigration authorities.

In the lawsuit, the DOJ asserts state and local officials are using their local laws to effectively thumb their noses at federal immigration law.

In response, Illinois quickly filed a motion to dismiss. In that filing, Raoul did not deny directly the DOJ's accusations. Rather, Raoul has argued states like Illinois have the constitutional authority to complicate federal agencies' immigration enforcement tasks, if they so desire.

"... Yes, Illinois's choice may 'frustrate' implementation of 'federal schemes,' like the current federal executive's (President

INCENTIVIZE see p. 10

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Old Town Art Fair needs volunteers

The Old Town art Fair is seeking volunteers to work the event June 15 and 15.

They are also seeking a few more Gate Captains to ensure smooth running of the Gates all day. They have half-day day Gate Captain shifts.

To volunteer write to the Art Fair at volunteer@oldtownartfair.org.

Glenwood Art Fest seeks vendors

The Glenwood Avenue Arts Fest in the Rogers Park neighborhood is seeking vendors.

Artist applications are now being accepted for the Glenwood Avenue Arts Festival, which will run Aug. 15-17.

The Art Fest will showcase the work of over 130 artists and more than two dozen music and dance performances, as well as live arts demonstrations, an activities area for kids, and open studios.

Attendees can browse and buy artwork from over 130 local and visiting artists spanning all genres, from traditional woodworking and ceramics to digital drawing and avant-garde mixed media. To apply visit <https://gaaf2025.artcall.org/>.

CATSTROPHE from p. 2

NBC: Reporter **Allison Rosati** welcomed back to the NBC newsroom after some weeks absent trying to get beyond her serious condition of Shingles. She was stunned by the response of the NBC staff who flooded her with love and heartfelt support.

FABULOUS ART: 6 p.m. May 2, August House, 2113 W. Roscoe, will show the vibrant world of **Sheri Lynn Smith** also known as “Creme Sheri,” at her solo art exhibition, “When I See, When I Hear, I Draw... Musical Muses and Others.” Not to be missed.

CHICAGO DANCE: **Frank La Marca** celebrated the 40th anniversary of Giordano Dance Chicago—a performance that honored life, light, and legacy, beautifully capturing the bond between a mother and son. Fittingly, he brought my own mother, **Marianna La Marca**, as his date at Harris Theater.

CH-CH-CH-CHANGES: From **Dave Gallagher**. Sorry to report that after 26 years, and a new owner (who purchased the club in fall 2023) Davenport’s in Wicker Park is “changing direction” and has abruptly cancelled all live acts (some of whom may not even know yet as was the case with Tony winner **Levi Kreis**). “I had a 20-plus year association with this gem doing my sold-out concert there last fall and doing press for local cabaret acts, says Gallagher. “I was then hired by owners **Donna** and **Sue** to do those duties for some big name acts that came in (**Jane Olivor** and **Debby Boone**) starting my long association with Broadway and concert star **Karen Mason**.

INSIDE PUBLICATIONS

They notified Karen (not even directly) four weeks before her show and two days after she did a TV taping for her Chicago shows, that they were “changing directions.”

TRAINS: In a one-time performance, at 6 p.m. May 15, Chicago composer and sound artist **Lia Kohl** will present the premiere of her latest composition “Music for Union Station,” a chamber work responding to the Great Hall of Chicago’s central train station. Inspired by the historic space’s expansive acoustics, and an ongoing interest in the mundane and profound possibilities of sound, Kohl free concert offers a soundscape for intentional audiences and train passengers alike. Stop by. Kohl has presented work and performed at the Art Institute of Chicago, the Museum of Contemporary Art Chicago, the Walker Art Center, and Chicago Symphony Center.

NEW GERMAN: Berlin’s culture senator, **Joe Chialo**, will become Germany’s Culture Minister in the country’s forthcoming, new government, reports Berliner Zeitung. Chialo, a member of the center-right Christian Democratic Union party, faced controversy for a proposed funding clause last year, requesting artists who receive public support to commit themselves against antisemitism, as defined by the International Holocaust Remembrance Alliance.

WHO’S WHERE: **Stefanos**, Chicago’s best host has returned from Greece and is back on duty at Greek Islands on Halsted. Retirement wasn’t for this gracious gentleman. This is happy news... Cubs legend, 83-year-old **Ronnie “Woo-Woo,”** is struggling through a serious health challenge but hopes to return to Wrigley... Cabaret star **Denise Tomasello** has released a photo of herself with British singing icon **Engelbert Humperdinck** all cozy and cuddly... Congrats to longtime political challenger and grassroots leader, **Jacky Grimshaw**, upon recognition of her influence and authority with issues of climate and her reception of a 2025 “Climate Action Hero Award”... **Jeff** and **Stephanie Leese Emrich** find love, of the **Robert Indiana** style, on display in NYC’S MOMA Museum... **Karen Zupko** and **Mr. Mike** at an official tea ceremony in Japan where you properly slurp the last sip in appreciation, Who knew?... **Brian** and **Kathy Byrnes** back in Grand Beach after an extended Dublin R&R following Portugal holiday... **Debi Catanacci** and **Sherrill Bodine** aboard an oceanliner off Portugal... **Jane Justic** just returned from Amsterdam, seen dining at Il Girasole on Western Ave. with **Tom Ryan** and **Charlie Krelevich**... **Dan Balanoff** hanging with **Paul Rosenfeld**, 47th Ward Committeeman... **Mark Olley** at Wrigley cheering on the Cubs... Congrats to **Maria Shriver** celebrating “I AM MARIA” being No. 1 on the New York Times Bestseller List... **Neil Sheehan** had a great lunch at Auberg du Pont de Collonges, **Paul Bocuse**’s restaurant outside of Lyon... Congratulations to young **Margaret Kenny**, daughter of former U.S. Ambassador to Ireland **James** and **Margaret Kenny** on her recent marriage... **Dr. Rose Gomez** taking a sea voy-



Denise Tomasello and Engelbert Humperdinck.



Allison Rosati



David Hockney



Maria Shriver



Dave Cocagne



August House

age on a Seabourn cruise out of Barcelona with friends, stopping at several places she’s not traveled to before like the Alhambra and Marrakech... Condolences to actor **Colin Farrell** and family on the death of their dear father, **Eamon Farrell**, a true Dubliner and former famed Irish footballer... **Joey Majumdar** had a wonderful tea with **Irene Michaels** talking about his journey to India, Paris and Thailand, and going to the Cannes Film festival at the end of May... met **Adam Mockler**, the Gen-Z reporter everyone’s talking about, living and working just upstairs of Il Girasole... **Eamonn Cummings**, **Pennie Taylor** and **Justin Edge** getting refreshed at **Joe Shanahan’s** GMan Tavern... Christie’s **Steven Zick** up to his elbows in Evanston with rhododendrons.... **Flavia** and **Christopher Magdalan** had a true culinary experience at Le Cirque in NYC at the chefs table highlighting all their past chefs including **Daniel Boulud**... Mourning the passing of the fabulous British actress, **Jean Marsh**, Rose, the Maid from “Upstairs, Downstairs.”

WHO?: **Zak Starkey**, the drummer son of **Ringo Starr**, has been terminated after almost two decades as a bandmate by the legendary rockband, The Who.

PARIS ART: **David Hockney** conquers Paris with a historic retrospective. Now through Aug. 31, the Fondation Louis Vuitton, 8 Av. du Mahatma Gandhi, 75116 Paris, presents an extraordinary exhibition dedicated to the painter. Over 400 works spanning seven decades, one of the most influential artists of the 20th and 21st centuries.

GREEN IN RED: A North Dakota jury’s award of \$660 million to the developer of the Dakota

Access Pipeline is casting doubt on the fiscal survival of Greenpeace, who may now be in the red, raising questions on whether their activism is free speech or criminal incitement? Greenpeace interim executive director **Sushma Raman** claims that the trial and jury verdict was an effort by corporations to “stifle dissent.”

PALACE LIVING: Many months ago a stunning mansion on Burling St. in Lincoln Park sold for \$15.25 million — or almost \$35 million off its original asking price — the identity of the buyers has been a well-guarded secret, until now. **David Cocagne**, CEO of Vermilion Development, and his wife, purchased a mansion in Lincoln Park, setting a record for the city. Meanwhile, multi-billionaire **Ken Griffin** took a loss of \$16 million in selling his two floors at No. 9 Walton St. Yes, these days Chicago’s 1%ers are taking haircuts every day selling their properties.

FINALLY: Some small canvases (one per table) of an individual Sunflower I painted for Il Girasole.

Never ascribe to malice that which is adequately explained by incompetence.

-- Napoleon Bonaparte

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ILLINOIS PRESS

Raymond Joseph Capitanini RIP

Friendly neighborhood newspaper deliveryman and 'Mayor of Lincoln Park'

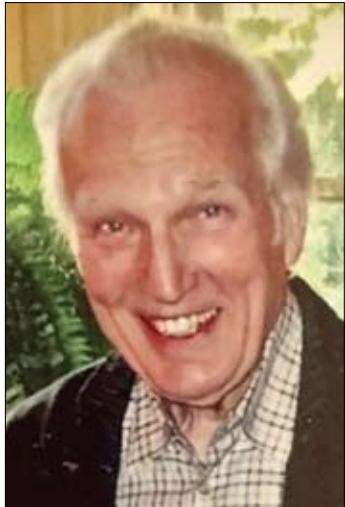
In business, "the last mile" refers to the final stage in the delivery process, where goods or services are delivered from a logistics hub to the end customer. It's the part of the journey that directly impacts customer satisfaction and is often the most time-consuming and intimate stage with face to face interactions.

This newspaper and parts of Lincoln Park just lost a distinct logistics hub, a friend and neighbor, with the passing of Raymond Joseph Capitanini.

Capitanini delivered satisfaction each week to readers of the Skyline newspaper in Lincoln Park. He was this newspaper's most senior newspaper delivery crew member. Capitanini passed away on April 10, at the age of 89.

Known affectionately as the "Mayor of Lincoln Park," he touched countless lives through quiet acts of generosity and steadfast support for neighborhood programs.

Curiosity fueled much of Raymond's daily life. A voracious reader of newspapers and magazines across a wide range of topics, he often clipped articles or made photocopies to share with friends and neighbors—fostering thoughtful conversations wherever he went. For several years he received 60 copies of the local Skyline newspaper weekly, delivered to his fashionable front door, where he took it upon himself to distribute them throughout his community as part of an ongoing dialogue with those around him.



Raymond Joseph Capitanini

Born on July 28, 1935, in Chicago to Italian immigrant parents Alfredo and Ada Capitanini, Raymond was the third child and a proud son of the city he helped shape through his enduring commitment to hospitality, culture, and community.

A graduate of Fenwick High School and the Univ. of Notre Dame, Raymond carried with him a deep respect for tradition and education throughout his life. These values became the cornerstone of his remarkable journey—one grounded in family legacy and civic spirit.

As a second-generation restaurateur, he embraced his heritage with unmatched passion. Working alongside his brother Frank and sister Ave, Raymond played a pivotal role in transforming the Italian Village restaurant into a nationally celebrated dining destination. Under his leadership, the restaurant became known not only for its exquisite cuisine but also for one of the most renowned wine cellars in the country—drawing seasoned connoisseurs and curious newcomers alike.

Raymond's philosophy on service was both simple and profound: "Hot food, hot plate; cold food, cold plate." This guiding principle shaped every aspect of the Italian Village experience and remains central to its operations today. Through his vision and dedication, the restaurant welcomed countless luminaries over the years—including Luciano Pavarotti, Marcel Marceau, Barbra Streisand, Todd Rundgren and Frank Sinatra—not just for its culinary excellence but for the warmth that radiated from Raymond himself.

Beyond his contributions to hospitality,

Raymond was a passionate supporter of Chicago's vibrant cultural landscape. For over six decades, he held season tickets to both the symphony orchestra and opera house—his unwavering patronage helping sustain institutions that defined his beloved city. He also lent consistent support to local theaters and museums, reinforcing his lifelong commitment to enriching community life through art.

A devoted fan of the Chicago Cubs, Raymond's love for his hometown team culminated in a cherished memory: attending the World Series games in 2016 with his brother Frank—a dream fulfilled after decades of loyal fandom.

Raymond's appreciation for beauty extended into nature as well. His home garden was a perennial highlight on Lincoln Park's annual garden walk—a lush reflection of his refined aesthetic and love for outdoor elegance.

Raymond also brought joy wherever he went—especially when music played. Always the life of any gathering, he delighted guests young and old with impromptu dancing that often ended with an unforgettable round of push-ups.

He is survived by his sons Fuad Abidinovic (Rozalija) and David Anderson (Sarah); nieces Gina Capitanini and Lisa Capitanini; nephews Frank Capitanini (Trish) and Alfredo Capitanini (Pamella); grandchildren Genaro Abidinovic (Jasmina) and Andrea Cehaic (Arnes); along with many grandchildren and great-grandnieces and nephews who continue to carry forward his legacy.

Capitanini lived a life rich in flavor—both literally and figuratively—and leaves behind a legacy steeped in tradition, generosity, curiosity, and joy. In lieu of flowers, donations appreciated to The Lurie Research Center at Northwestern Hospital through Wings to a Cure.

Rosenwald legacy to be honored at Jewish Historical Society



Julius Rosenwald

Jewish Neighborhood Development Council of Chicago and Chicago Jewish Historical Society will honor the legacy of Julius Rosenwald at 7 p.m. Tuesday, May 27 in the Petty Auditorium of the Skokie Public Library, 5215 Oakton Ave., to commemorate Jewish-American Heritage Month.

The event will feature a showing of "From Sears to Eternity: The Julius Rosenwald Story," by Beverly Siegel, a 30-minute documentary recounting Rosenwald's spectacular rise to success at the turn of the 20th Century as he built Sears Roebuck into America's leading mail-order catalogue.

A photo exhibit chronicling Jewish West Rogers Park, the longest-standing Jewish community in Chicago history, will be on display.

The show, which premiered in 2001, explores the impact of Rosenwald's Jewish faith on his philanthropy, the founding of the Museum of Science and Industry, his impact on Chicago's Jewish community, and his historic contributions to the lives of Black Americans.

Following the screening, a presentation will be made on a nationwide campaign that is currently underway to create a national park memorial for Julius Rosenwald, the first such honor to be bestowed upon a Jewish American, to commemorate his nearly 5,000 schools for Black children in the rural South.

Admission is free, but space is limited and reservations are advised. For more information and reservations, contact Ellen@jndcchicago.org.

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Old Town Art Fair unveils first-ever commissioned poster for 75th year



Local artist Chuck Meyers (right) and the 2025 Old Town Art Fair commissioned poster.

The beloved Old Town Art Fair [OTAF] has unveiled its first specially-commissioned poster to celebrate the Fair's landmark 75th Anniversary, taking place June 14-15.

Featuring the work of local artist Chuck Meyers, who has been a local full-time painter for 23 years and exhibited at the Old Town Art Fair for over 10 years, Soaring Around Old Town is a portrait of the Old Town Triangle created from multiple drone photography sessions throughout the neighborhood.

Meyers' work is inspired by his fascination by the transportation, alleys, and side streets that make Chicago distinctly recognizable.

Established in 1948, the OTAF is one of Chicago's oldest juried art fairs and one

of the first fine art fairs of its kind in the country. Each year, the OTAF selects an existing work by an exhibiting artist for its commemorative poster.

Soaring Around Old Town is the OTAF's first commissioned work for a poster and joins a colorful history of collectible posters.

Organized by the non-profit Old Town Triangle Assoc., the OTAF will take place, rain or shine, Saturday and Sunday, June 14 and 15. Proceeds from the fair go directly back into local schools, arts, and cultural programs in the area, including historic and architectural preservation clubs; the Menomonee Club; and the Old Town Triangle Association.

This year's Fair hopes to be the most festive in its 75-year history, attracting over

230 artists from across the country plus live music and an array of classic Chicago food and beverages, and the return of self-guided Garden Walks in over 50 gardens in the Old Town Triangle neighborhood.

Annually, the OTAF introduces artists to an estimated 30,000 art lovers over the course of the event.

Selected by a jury of local art professionals, including gallery owners, museum curators, and artists, the Fair features a dynamic mix of artists working across media, including paintings, sculpture, photography, printmaking, ceramics, glass, fiber, jewelry, and more. Over 700 artists apply each year for a coveted spot within the Fair.



Gregory J. Lindeman
Founder/Director

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CUTBACKS from p. 7

Buckner, Rep. Marcus Evans, or Rep. Eva-Marie Delgado, have not responded to questions most likely due to the Easter recess.

With Illinois being one of the highest taxed states in the nation, adding even more taxes to sustain empty trains and buses may be a difficult sell.

INCENTIVIZE from p. 7

Donald Trump's avowed commitment to conduct the largest mass deportation in American history," Raoul's office wrote in its March 4 response.

"But this frustration is not obstacle preemption when the 10th Amendment protects Illinois's sovereign right not to cooperate in the President's schemes."

While a federal judge considers Raoul's request, the other states have joined the fray on the side of the Trump administration.

In their new filing, the 23 state attorneys general - all Republicans - urged the court to block Illinois' "Sanctuary" laws and provisions and require the state to cooperate with federal immigration enforcement efforts.

In the brief, they note that at the time of the nation's founding, states agreed to hand over control of immigration and naturalization to the federal government. They argued this agreement, which was codified in the U.S. Constitution, means states are not free to enact policies which shield immigrants from federal policies with which those states may disagree.

They further noted courts have blocked states from again attempting to take on immigration enforcement if it would exceed federal law.

So, the 23 states argue, the inverse should apply to states which seek to ignore federal immigration law.

The states noted that under the

INSIDE PUBLICATIONS

administration of former President Joe Biden, lax immigration policies allowed millions of illegal immigrants to flood across the nation's borders. They noted this has imposed "staggering" costs across the country, which they said were "conservatively estimated" in 2023 at \$151 billion per year.

"That cost is disproportionately paid by the States and their political subdivisions, which now spend over \$115 billion on illegal immigrants each year, and should 'the fiscal burden of illegal immigration at every level and across nearly all aspects of life' - healthcare, education, housing, social welfare, and criminal justice," the attorneys general wrote.

The brief noted public school systems, health and hospital networks, and housing markets throughout the country have struggled to adapt to the rapid arrival of illegal immigrants in recent years.

And they echoed concerns expressed by the Justice Department about increases in crime nationwide as a result of the illegal immigration surge under Biden.

The brief noted public school systems, health and hospital networks, and housing markets throughout the country have struggled to adapt to the rapid arrival of illegal immigrants in recent years.

They asserted the Biden administration did little to address the problems until the months leading up to the 2024 elections, which were won by Trump, largely as a result of voters' concerns about the impacts of illegal immigration.

"The federal government is now course correcting, but De-

pendants (Illinois, Chicago and Cook County) seek to block those efforts by barring federal agents from accessing illegal aliens in State or local custody," the attorneys general wrote. "... The access bar protects criminal offenders from removal."

"When States like Illinois enact laws to encourage illegal immigration and shield illegal aliens from detection, all States pay the price - including the many like (the 23 states) that want enforcement of the national immigration laws," they wrote. "... One state's policy encouraging illegal immigration always spills over to other states. The immigration tsunami of 2023 forced those cities to make explicit what has always been beneath the surface - that encouraging illegal immigration imposes nationwide costs."

As of April 14, Raoul and Illinois had not yet responded to the 23 states' filing.

Rogers Park Township Real Estate For Sale

Real Estate For Sale

232323 -----
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. Banc Trust National Association, as Trustee for LB-Treehouse Series V Trust Plaintiff
 vs.
 Matthew P. Brown; Mortgage Electronic Registration Systems, Inc.; Guaranteed Rate, Inc.; 1441 West Farwell Condominium Association; Unknown Owners and Nonrecord Claimants Defendant
 24 CH 7777
 CALENDAR 58
 NOTICE OF SALE
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on May 19, 2025, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell to the highest bidder for cash, the following described mortgaged real estate:
 P.I.N. 11-32-121-021-1021.
 Commonly known as 1441 West Farwell Ave., Condo 4E, Chicago, IL 60626.
 The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information.
 For information call Sales Department at Plaintiff's Attorney, Sottile & Barile, LLC, 7530 Lucerne Drive, Suite 210, Middleburg Heights, Ohio 44130. (440) 572-1511. ILF2403015

Real Estate For Sale

INTERCOUNTY JUDICIAL SALES CORPORATION
 intercountyjudicialsales.com
IC3264147
 161616 -----
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Plaintiff,
 vs.
 SATESH B DAIBY Defendants
 2019 CH 00259
 1826 WEST PRATT BOULEVARD 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 July 9, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 12, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
 Commonly known as 1826 WEST PRATT BOULEVARD, CHICAGO, IL 60626
 Property Index No. 11-31-224-029-0000
 The real estate is improved with a tan concrete, two-story single family home, detached garage.
 Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate

Real Estate For Sale

taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
 Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
 IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
 You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
 MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiff's Attorneys, One North Dearborn Street, Suite 1200, Chicago, IL, 60602. Tel No. (312) 346-9088. THE JUDICIAL SALES CORPORATION
 One South Wacker Drive, 24th Floor, Chicago, IL

Real Estate For Sale

60606-4650 (312) 236-SALE
 You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
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 One North Dearborn Street, Suite 1200 Chicago, IL, 60602
 E-Mail: pleadings@mccalla.com
 Attorney File No. 21-07497IL_700922
 Attorney Code. 61256
 Case Number: 2019 CH 00259
 TJS#C#: 44-3263
 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 # 2019 CH 00259
IC263784
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP5 Plaintiff
 vs.
 SCOTT C. GLUMM, WOLCOTT COURT CONDOMINIUM ASSOCIATION Defendant
 24 CH 4431
 CALENDAR 60
 NOTICE OF SALE
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on May 13, 2025, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell to the highest

Real Estate For Sale

bidder for cash, the following described mortgaged real estate:
 P.I.N. 11-31-210-038-1013.
 Commonly known as 7001-17 N. WOLCOTT AVE. A/K/A 1846-52 W. LUNT, UNIT 7007-3 A/K/A 7007 N. WOLCOTT AVE., UNIT 3, CHICAGO, IL 60626.
 The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information.
 For information call Sales Department at Plaintiff's Attorney, Law Offices of Ira T. Nevel, 175 North Franklin Street, Suite 201, Chicago, Illinois 60606. (312) 357-1125. 24-00948
 INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com
IC263741
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2018-RPL3 Plaintiff
 vs.
 JOHN J. STAMOOLIS A/K/A JOHN STAMOOLIS, SHERWIN ON THE LAKE CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendant
 22 CH 5665
 CALENDAR 63
 NOTICE OF SALE

Real Estate For Sale

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on May 13, 2025, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell to the highest bidder for cash, the following described mortgaged real estate:
 P.I.N. 11-29-318-014-1028.
 Commonly known as 1205 W. SHERWIN AVE., UNIT 301, CHICAGO, IL 60626.
 The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information.
 For information call Sales Department at Plaintiff's Attorney, Law Offices of Ira T. Nevel, 175 North Franklin Street, Suite 201, Chicago, Illinois 60606. (312) 357-1125. 22-01516
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North Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION BMO BANK, N.A. Plaintiff,
 vs.
 BRETT M. SINGER, NORMAN J. SINGER, BETTY R. SINGER, THE BUDMAN BUILDING, LLC, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, EUGENIE TERRACE TOWNHOUSES CONDOMINIUM ASSOCIATION Defendants
 2022 CH 11684
 1715 NORTH WELLS STREET, UNIT 51 CHICAGO, IL 60614
 NOTICE OF SALE
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 20, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 2, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
 Commonly known as 1715 NORTH WELLS STREET, UNIT 51, CHICAGO, IL 60614
 Property Index No. 14-33-414-062-1051
 The real estate is improved with a condominium. The judgment amount was \$881,156.89.
 Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
 Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
 IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS

Real Estate For Sale

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 22-034401.
 THE JUDICIAL SALES CORPORATION
 One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
 You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
 MANLEY DEAS KOCHALSKI LLC ONE EAST WACKER, SUITE 1250 Chicago IL, 60601 312-651-6700
 E-Mail: AMPS@manleydeas.com
 Attorney File No. 22-034401
 Attorney Code. 48928
 Case Number: 2022 CH 11684
 TJS#C#: 45-897
 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 11684
 8232-952649
 232323 -----
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION MORTGAGE ASSETS MANAGEMENT, LLC Plaintiff,
 vs.
 MICHAEL A. IGNACIO, AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF ARTEMIO D. IGNACIO, MICHAEL A. IGNACIO, MARIA C. GORDON, THERESA JANE IGNACIO, RICHARD N. IGNACIO, UNKNOWN HEIRS AND LEGATEES OF ARTEMIO D. IGNACIO JR., LAKE POINT TOWER GARAGE CONDOMINIUM ASSOCIATION, UNITED STATES OF AMERICA - SECRETARY OF HOUSING AND URBAN DEVELOPMENT, LAKE POINT TOWER CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants
 2024 CH 00453
 505 NORTH LAKE SHORE DRIVE, UNIT 6512 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 10, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 12, 2025, at The Judicial Sales Cor-

Real Estate For Sale

poration, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
 Commonly known as 505 NORTH LAKE SHORE DRIVE, UNIT 6512, CHICAGO, IL 60611
 Property Index No. 17-10-214-016-1019
 The real estate is improved with a residence.
 Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
 Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
 Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption.
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
 IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
 You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

Real Estate For Sale

For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876
 THE JUDICIAL SALES CORPORATION
 One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
 You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
 CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300
 E-Mail: pleadings@il.cslegal.com
 Attorney File No. 14-23-06923
 Attorney ARDC No. 00468002
 Attorney Code. 21762
 Case Number: 2024 CH 00453
 TJS#C#: 45-887
 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
 Case # 2024 CH 00453
IC264224
 161616 -----
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Plaintiff,
 vs.
 MICHAEL TAURO, 30 EAST HURON CONDOMINIUM ASSOCIATION Defendants
 2024 CH 05851
 30 E HURON STREET UNIT 2010 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 October 16, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 5, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
 Commonly known as 30 E HURON STREET UNIT 2010, CHICAGO, IL 60611
 Property Index No. 17-10-104-037-1120
 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, in certified funds/wire transfer, is due within twenty-four (24) hours.

Real Estate For 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, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876
 THE JUDICIAL SALES CORPORATION
 One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
 You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
 CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300
 E-Mail: pleadings@il.cslegal.com
 Attorney File No. 14-23-07312
 Attorney ARDC No. 00468002
 Attorney Code. 21762
 Case Number: 2024 CH 05851
 TJS#C#: 45-835
 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
 Case # 2024 CH 05851
IC263818

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRPL TRUST 2019-1 Plaintiff
 vs.
 LORI M. QUINT A/K/A L. QUINT-DEMPESEY A/K/A LORI M. QUINT-DEMPESEY, MICHAEL C. DEMPESEY, FIFTH THIRD BANK, N.A., SUCCESSOR IN INTEREST TO CORUS BANK, N.A., PNC BANK, N.A., SUCCESSOR IN INTEREST TO MIDWEST BANK AND TRUST COMPANY, EMIGRANT BANK A/K/A EMIGRANT MORTGAGE COMPANY, INC., UNITED STATES OF AMERICA, STATE OF ILLINOIS, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendant
 20 CH 7488
 CALENDAR 60
 NOTICE OF SALE
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on May 12, 2025, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell to the highest bidder for cash, the following described mortgaged real estate:
 P.I.N. 14-29-417-009-0000.
 Commonly known as 1133 WEST LILL AVE., CHICAGO, IL 60614.
 The real estate is: single family residence. If the subject mortgaged real estate is a unit of a common interest community, the purchaser of the unit other than a mortgagee shall pay the assessments required by subsection (g-1) of Section 18.5 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information.
 For information call Sales Department at Plaintiff's Attorney, Law Offices of Ira T. Nevel, 175 North Franklin Street, Suite 201, Chicago, Illinois 60606. (312) 357-1125. 20-01830
 INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com
IC263674
 090909 -----
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Lakeview Township Real Estate For Sale

Real Estate For Sale

232323 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST 2005-9 MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2005-9, Plaintiff,

-v- JOHN LYDON, SPECIAL REPRESENTATIVE OF BRANISLAV ZURIC, DECEASED; STATE OF ILLINOIS; ILLINOIS HEALTHCARE AND FAMILY SERVICES; 4343 CLARENDON CONDOMINIUM ASSOCIATION; THE BOARDWALK CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS; CEDOMIR ZURIC; RADE ZURIC; RUMICA KRUSCIC; FRIDA MURKAS AK/A FRIEDA MURKAS; RADULE ZURIC; OLIVERA ZURIC; IVAN ZURIC; UNKNOWN HEIRS AND LEGATEES OF BRANISLAV ZURIC; STEFAN ZURIC, Defendants.

2023CH02935
4343 North Clarendon Avenue Apt 2202, 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 2/24/2025, an agent of Auction.com, LLC will conduct the auction in person at 12:00 PM on May 28, 2025 located at 100 N LaSalle St., Suite 1400, Chicago, IL 60606, and will sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 4343 North Clarendon Av-

Real Estate For Sale

enue Apt 2202, Chicago, IL 60613 Property Index No. 14-16-300-032-1044

The real estate is improved with a Condominium. The judgment amount was \$193,369.16 Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com, LLC. No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. (relief fee not required) The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

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

For information, contact Plaintiff's attorney: McCalla Rayer Leibert Pierce, LLC (312) 346-9088 please refer to file number 23-140561L.

Auction.com, LLC 100 N LaSalle St., Suite 1400 Chicago, IL 60606 - 872-225-4985 You can also visit www.auction.com.

Attorney File No. 23-140561L Case Number: 2023CH02935

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. 13262500

161616 -----

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

-v- DONNA TUNTEVICH, UNITED STATES OF AMERICA - SECRETARY OF HOUSING AND URBAN DEVELOPMENT, THE STATESMAN CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NONRECORD CLAIMANTS Defendants

2024 CH 05489

Real Estate For Sale

5601 NORTH SHERIDAN ROAD UNIT 14E CHICAGO, IL 60660

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on February 7, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 9, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 5601 NORTH SHERIDAN ROAD UNIT 14E, CHICAGO, IL 60660 Property Index No. 14-05-411-012-1083

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

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

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

Real Estate For Sale

to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption.

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

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

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

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

Real Estate For Sale

For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876

THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE

You can also visit The Judicial Sales Corporation at www.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@il.cslegal.com Attorney File No. 14-24-02455 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2024 CH 05489 TJS/C#: 45-476

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

Case # 2024 CH 05489
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Shred event Saturday

The 42nd Ward is hosting a Community Shred Day 10 a.m. to noon Saturday, April 26. The event will be held at the Ohio Place Dog Park located at 360 W. Ohio St. The event is free to the public.

Residents can access the Park from the intersection of W. Ohio St. and N. Kingsbury St. There is a limit of two boxes of waste per car.

Pickleball for pups April 26

A rally for pet rescues will be held noon to 3 p.m. Saturday, April 26 that will include a pickleball tournament.

Chicago Canine Rescue is hosting the tournament at SPF Lincoln Park, 1843 N. Halsted St., to raise funds for the pet rescue agency.

Whether you're a seasoned player or a casual competitor, this event is a way to have fun and support rescued dogs. The event guarantees at least four games per team, followed by sudden death elimination.

A \$100 donation secures a team slot. There will be prizes for the two top-performing pickleball teams, and a prize for the team who raises the most money for effort. For more information call 312-742-7726.

PASSED from p. 1

promise from a developer few locals trust.

With initial zoning approval now secured, the project only awaits final approval from the City Council before construction can begin. At this time, neither a total cost nor a completion timeline have been publicly announced.

Celebrate Benjamin Marshall Day with Soirée, walking tour, birthday reception

The City of Chicago has proclaimed Benjamin Marshall's birthday, May 5, as Benjamin Marshall Day in our city, celebrating and honoring 150 years of architect Benjamin H. Marshall's legacy.

The Society has planned several upcoming events to celebrate. A walking tour of E. Lake Shore Dr. will take place on 3:30 p.m. Sunday, May 4, and a celebratory Benjamin Marshall Birthday Party Reception, 2:30 p.m. to 4:30 p.m. Tuesday, May 6, at the Richard Norton Gallery and the Richard J. Abrahamson Collection located in the Merchandise Mart, 222 W Merchandise Mart Plaza Suite 14-119.

Festivities will conclude with "A Summer Soirée in White" on June 11 at the Crown Terrace of the Tribune Tower. All events require tickets available to purchase on Eventbrite.

The walking tour entitled "The Stories: Benjamin Marshall's 999 N. Lake Shore Dr., The Drake Hotel and all between," will be led by guide and historian of Chicago's Gold Coast Neighbors Assoc., Scottie Perry, who will entertain attendees with stories, elucidating the most illustrious residents of the Drive, past and present.

As a wink to Marshall's gifted eye for interior design, guests can wander through a special exhibit of the Abrahamson Collection of modern and mid-century art, furniture, and artifacts. Just next door, the Richard Norton Gallery's impressive 20th Century collection provides the backdrop for a celebratory 150th toast to the Father of the Gold Coast, architect and urban designer Benjamin H. Marshall.

The Benjamin Marshall Society's "A Summer Soirée in White" will raise funds to expand on the existing documentary that features Bill Kurtis and Chaz Ebert. The

reception will take place from 5:30 p.m. to 7:30 p.m. at the Crown Terrace of the Tribune Tower, 435 N. Michigan Ave., and will be catered by famed French Chef Didier Durand.

Benjamin Marshall was honored last October by the city which designated E. Lake Shore Dr. as Honorary Benjamin Marshall Way.

The Society is dedicated to honoring the treasures and architectural influence of this prolific classical architect. For more information, visit www.benjaminmarshall-society.com.

Marshall became a full-fledged partner at the architectural firm Marble & Wilson at the young age of 19, showcasing his extraordinary self-taught talent. Marshall founded his own firm, Marshall and Fox in 1905, after hiring MIT engineering graduate, Charles E. Fox.

Marshall was the visionary behind numerous iconic projects, including the prestigious E. Lake Shore Dr., the extant Edgewater Beach Hotel and the still existing Edgewater Beach Apartments at the north end of Lake Shore Dr., the Blackstone Hotel and the historic Drake Hotel. His work spanned from the sophisticated 1550 N. State Pkwy. luxury residence to the elegant South Shore Cultural Center.

His dedication to urban planning paralleled Burnham's vision for lakefront conservation, fundamentally shaping new ur-

ban Chicago.

His architectural legacy spans many classical genres, showcasing the Italian Renaissance grandeur of the Drake Hotel, the delightful pink fantasy of the Spanish Colonial Revival Edgewater Beach Apartments, the neo-classical Parisian splendor of the residential high-rise at 1550 North State Parkway, the Second Empire panache of the Blackstone Hotel on South Michigan Avenue, and the Mediterranean Revival elegance of the South Shore Cultural Center. From the north end of Lake Shore Drive to South Michigan Avenue, his work embodies a diverse range of styles, each a testament to his versatility and artistic vision.

Marshall also designed the ill-fated Iroquois Theater, where over 600 lives were lost in a devastating fire in 1903. The tragedy haunted him, influencing his later works, which often featured poured cement for added safety. The incident led to new public building regulations, including the requirement for all public doors to open outward.

Known for his "Great Gatsby" lifestyle, Marshall's social circle was filled with celebrities. He hosted lavish parties at his Wilmette studio/home overlooking Lake Michigan, with guests including Rudolph Valentino, the Ziegfeld Follies, Ethel Barrymore, Houdini, Fred and Adele Astaire, and Charlie Chaplin.

RAT from p. 1

For 10 years, Chicago has been named the "rattiest city in the U.S." by Orkin pest control company. New York, Los Angeles, and Boston are not far behind with millions spent each year on rodent control. Growing concern has also been on the intersection of rodenticide and wildlife. Flaco, the beloved owl who endeared himself to New Yorkers after escaping from the Central Park Zoo died in February of complications from digesting poisoned rats in his urban diet.

A similar story unfolded last year in Lincoln Park without the same level of media fanfare.

"I'm often in Lincoln Park and watch the birds," Renaud shared. "There was always a little crowd with cameras watching the family of owls, so it was easy to see them. The male hunts, the female stays with the owlet. First to go was the male, I knew something wrong when I saw a Facebook post with the owl standing in front of the tree. Next day he was dead at the foot of the tree."

She added that rodenticides were suspected as the poison was found in the blood through testing and it was confirmed that rat poisoning killed him.

"We all began to watch and were worried about the female and owlet. Next to go was the owlet, also in blood. And we

watched anxiously for the female, who stopped grooming herself.

"We became very attached to these creatures. These owls didn't have names like New York City's Flaco. These birds didn't have enough of a fan base to draw that attention to this issue," Renaud explained. These owls are so beautiful and it's such a tragic thing to happen."

Judy Pollack, CBA president, wrote in a recent blog, "The sad truth is that rat poison doesn't reduce rat populations. It can be lethal to any bird or mammal, including pets. Our local wildlife from owls and hawks, to squirrels, foxes, coyotes, raccoons, and opossums — is in danger. Consuming rat poison directly or through poisoned prey causes a slow, painful death to any animal that accumulates enough of it. This poison creates a toxic food web. It's just bad for people and animals alike."

With this in mind, the CBA initiated the effort to introduce the rat contraceptive pilot and approached Ald. Kundsén who approved the pilot program. The group is working to raise \$32,100 to cover expenses for the study including contraceptives. Lincoln Park Zoo will contribute the cameras and staff time and the contraceptive manufacturer, Wisdom Good Works, will donate the feeding stations.

For more information on the project, visit <https://chicagobirdalliance.org>.

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