

You don't save a pitcher for tomorrow.
Tomorrow it may rain.

— Leo Durocher

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

insideonline.com

Verizon closes flagship store, Mag Mile takes another body shot

It's a very daunting and depressing time for North Michigan Ave. landlords these days. Stagnating storefront businesses, tourists and conventioners with cash-filled pockets hard to find, rioting youths and criminal activity up and down the boulevard, commercial vacancies, dropping real estate prices and foreclosures, investors walking away from recent purchases that are now under water.

Between the troubles downtown, and the lingering effects of the misguided government-imposed economic lockdown during the pandemic, Chicago's Mag Mile can't catch a break.

And now, with the coming departure of the two-story Verizon flagship store at 840 N. Michigan Ave., and the move by H&M, every single storefront across from the Water Tower Place mall is now empty.

The Golden Goose that was the 800-Block of N. Michigan Ave.

is laying few golden eggs these days.

Last week Verizon closed its big store on the Magnificent Mile, joining the parade of retailers that have left Chicago's most important shopping strip, reports Crain's Chicago. When Verizon opened their store in 2014, it was their largest store in the nation.

The wireless carrier closing on March 17 was just the latest blow for the Mag Mile. Multiple retailers, including Gap, Uniqlo and Banana Republic have left, and few new tenants are moving in to take their place. Right now the retail vacancy rate on N. Michigan Ave. hovers around 30%.

Down the block, Brookfield Property Partners sold their 117,400-square-foot retail building at 830 N. Michigan Ave. for a future high-rise last summer after losing all its tenants.

The Water Tower Place has been struggling ever since Macy's fled in 2021. MetLife, the Mall's

lender, took over the property late last year when the most recent owners walked away, handing over the keys in lieu of a foreclosure action.

Crain's reports that the Rye, N.Y.-based Acadia Realty Trust has taken a loss of nearly \$51 million on their 87,100 square-foot 840 N. Michigan Ave. property. They've made no announcement of any future plans for the property. Finding any new tenants to fill such a large, multistory space would be a major challenge in a commercial real estate market that may already be headed into a market crash.

According to Crain's, Acadia paid \$144 million in 2014 for an 88% stake in 840 N. Michigan. An Acadia joint venture is carrying a \$73.5 million mortgage on the property that matures in Feb. 2025, according to the REIT's recent annual report. The venture valued the building at \$80.9 million at the end of 2022.

Lightfoot aims to cement pension policy legacy

'The city is for the most part, better off than four years ago'

BY YVETTE SHIELDS
Illinois Bond Buyer

Chicago Mayor-elect Brandon Johnson will inherit a healthier fiscal landscape than previously expected, according to an updated forecast Mayor Lori Lightfoot unveiled that raises near-term surplus projections and trims projected gaps in the coming years.

The 60-page Mid-Year Budget Forecast, released April 18 by the city, provides a broad view of the city's fiscal landscape, offers the incoming mayor a roadmap to maintain the city's upward ratings momentum, and prods him to stay on that path by directing the surplus to cover supplemental pension contributions in coming years.

Whether Johnson will follow Lightfoot's recommendations and stick with her policies and executive orders that the forecast is built around remains to be seen as he looks to fund his agenda.

"We're delivering this up on a silver plate, continue to work, stay the course, and things will continue to shine bright for the city of Chicago," Lightfoot said during a fiscal discussion with Chief Financial Officer Jennie Huang Bennett, Budget Director Susie Park, and Comptroller Reshma Soni, hosted by the Executives' Club of Chicago.

The updated forecast raises the final 2022 surplus to \$555 mil-

lion and projects a \$143 million surplus this year. It lowers the projected gap in 2024 to \$85 million, \$124 million in 2025, and \$145 million in 2026. The city is currently operating on a \$16.4 billion all-funds spending package including a \$5.4 billion corporate fund.

Lightfoot intends to sign an executive order directing the surplus

Lightfoot intends to sign an executive order directing the surplus dollars toward supplemental pension contributions of \$241 million next year, \$215 million in 2025, and \$186 million in 2026 while also sending \$5 million annually to bolster existing the operating liquidity fund which is part of various reserve accounts that total \$1.1 billion.

dollars toward supplemental pension contributions of \$241 million next year, \$215 million in 2025, and \$186 million in 2026 while also sending \$5 million annually to bolster existing the operating liquidity fund which is part of various reserve accounts that total \$1.1 billion.

"This one-time money will help build a bridge toward the structural revenues expected from the casino in 2027," the report reads.

Next year's project gap marks a low for the city. Lightfoot inherited an \$800 million hole when

Rahm Emanuel left office in 2019 as the city was still absorbing rising pension contributions - known as the ramp - to reach an actuarially based level.

If the new city administration and City Council use structural fixes over one-time measures to close the 2024 gap then the 2025 hole falls to just \$39 million and the 2026 shrinks to \$21 million, according to the report.

The city's budget forecast last summer warned of a \$127 million hole this year, which was closed by the time Lightfoot unveiled her budget plan; and a \$474 million gap in 2024 and \$554 million in 2025. The city trimmed \$113 million off the 2024 gap and \$76 million off the 2025 deficit in an update posted in a December bond offering statement.

The rosier picture stems mostly from higher-than-expected income taxes, personal property replacement and personal property lease taxes, and mirrors what the state and other local governments are seeing, according to fiscal watchdogs. That's the case at least for those that used conservative revenue estimates anticipating a recession hitting earlier in the year.

The report anticipates a mid-year recession. Watchdogs say that while the upswing is in line with other governments, the new

PENSION see p. 12

Bank hosting safety seminar

The 2023 summer of violence is off to a quick start after the mob actions downtown and at 31st St., and now Wintrust Bank Old Town is hosting a free public safety and situational awareness seminar 5:30 p.m. Tuesday, May 2 in their bank Atrium, 100 W. North Ave.

Police officers from the 18th District and workers from the Chicago Office of Emergency Management and Communications will provide tips and precautions that may help

attendees identify, prevent and react to potentially dangerous situations in the community.

Reservations are requested by May 1 by calling Amy Lemar at 312-291-2918 or writing alemar@wintrust.com.

Last year several mob actions emanating from North Ave. Beach spilled into the Gold Coast and Old Town, in the vicinity of the bank, so this may help people from becoming a victim during the next mob scene.

Police launch investigation into lack of police response to couple attacked by mob, page 3

Two men with serious criminal records committed armed robbery inside River North garage

BY CWBCHICAGO

Prosecutors released new details about the April 21 armed robbery inside a River North parking garage during a bail hearing for the two men accused of committing the crime.

Judge William Fahy held Duran Gladney, 30, and 52-year-old Mitchell Davis without bail at the end of the hearing on April 22. Davis, who has previous convictions for attempted murder and home invasion, faces a possible life sentence if convicted, prosecutors said.

As the two victims waited for an elevator inside the garage at 540 N. State around 12:30 a.m., Gladney, Davis, and a third man who remains at large emerged from a nearby stairwell with handguns, prosecutor Sarah Dale-Schmidt said.

Davis pointed a gun at one man, who lives in the building, and went through his pockets, taking three phones, more than \$1,000 in cash, and three key fobs, Dale-Schmidt alleged.

Gladney allegedly pointed a gun with a green laser sight at the other man, causing the victim to drop the groceries.

As the third offender fumbled with a drum magazine, trying to insert it into his handgun, the first victim pushed Davis and ran, according to Dale-Schmidt.

She said the man only got about seven feet away before Davis fired a shot at him. Davis and Gladney chased the man on foot, but he managed to get to a garage attendant to seek help.

The second victim ran to a higher garage floor and called 911.

Responding Chicago police officers blocked the garage's access points moments before Gladney pulled up to an exit in a car with Davis in the rear passenger seat,

Dale-Schmidt said. The cops allegedly found one gun under each seat they were sitting in.

Investigators recovered the first victim's key fobs from the car. They also found the third offender's drum magazine lying on the garage floor with live bullets scattered about.

Dale-Schmidt said Davis was convicted of attempted murder, home invasion, and armed robbery in 1997 for forcing victims to lie on the floor, demanding money, and shooting one victim who struggled with him.



Mugshots of Mitchell Davis (left) and Duran Gladney (right).

Ten months after he was paroled in 2002, he committed another home invasion, she said. He works as a barber and in home construction, according to his lawyer.

Prosecutors charged him with armed habitual criminal, armed robbery with discharge of a firearm, and attempted robbery with a firearm.

Gladney has six felony convictions, including two gun charges, robbery, and manufacture-delivery of heroin, according to Dale-Schmidt. His defense attorney said he works full-time at an auto assembly plant.

He's charged with armed robbery with a firearm, attempted robbery with a firearm, and unlawful use of a weapon by a felon with a previous conviction. Prosecutors expect to add an armed habitual criminal charge soon.

Assuming an office of fumbling uselessness and political naïveté



By Thomas J. O'Gorman

I've never been prouder to be an American.

Thanks to the invention of television.

Sausage Egg McMuffins.

The D-Day Landing on Normandy.

Muskets on Lexington Green where our Revolution began.

The life and wisdom of Thomas Jefferson.

The elegant intelligence of Franklin D. Roosevelt.

The achievements of the Kennedy Space Center.

The genius of Leonard Bernstein.

The healing and safety of Salk's Polio Vaccine.

The genius of the airplane, the automobile assembly line of Henry Ford and President Eisenhower's highways.

Toe-tapping Broadway shows.

The thugery and elegance of the New York Times.

The hearings and prosecution of the Watergate break-in.

Cocktails in Palm Beach.

All the Presidents of the United States (except one). Mark Twain, Ernest Hemingway, Upton Sinclair, John Steinbeck, Harper Lee, Toni Morrison and Maya Angelou.

Ralph Lauren and American Country Club fashion.

West Coast Oysters, a Grey Goose Martini and the frivolity of a Hot Dog.

The effectiveness of American Government.

I need to embrace these foundational elements of being American. We all do. Especially with the lights

getting turned on in Westminster Abbey. If only they could just pull the plug.

The Coronation of 1953 was a wonder to see. I viewed it downtown, on a big screen with cousins. I was five years old.

The Coronation of 2023, in comparison, is a gross embarrassment.

Royalty never appeared so useless or a waste.

Britain's Head of State never looked so out of date. Anachronistic. Vulgar.

The royal family has never seemed more dysfunctional or emotionally in the wrong business.

You see, poor King Charles III had parents that did not especially like him.

His monarchical mother never could allow herself the freedom to share the inside workings of the monarchy with him. Incapable of sharing, she hid her papers, duties, functionality, nuanced political skills and her book of "how-to-do-it" secrets from her bumbling, unloved, thick-headed heir.

So much for planning for the future.

Waiting until she was dead and he was 74 years old seems like the perfect solution to assuming an office of fumbling uselessness and political naïveté.

And then there are the thoughts about Charles III, himself. The creepy husband, cheater spouse, screwy dad, mumbler, old-foggy, faux environmentalist, awash in golden robes, two crowns, and his heartbroken dysfunctional family.

He couldn't even keep his extended relatives from using racial invectives about his own daughter-in-law. The bi-racial American.

But that's ok because his long-adulterous, horse-faced wife will now be transformed. Showered in diamonds and her own bejeweled crown and tiaras. How do you like that mama?

Can't you just feel the working class British reborn in such a spectacle? The Tony Blair Labor Party must want to pass gas.

The only appropriate response is



Do you embrace the Crown, or the American ingenuity Sausage Egg McMuffin?



to simply cover your eyes with your hands. Shield your face.

I recommend that same posture when the ghost of the late Princess of Wales, Diana Spencer, appears and attempts to cast fire down on Charles III's parade in the Abbey.

So much for the most elite family in the land. The ubiquitous House of Windsor. They can't even stand next to each other on the palace balcony. So Harry, the Duke of Sussex, leaves his Duchess at home in California. But William, now the Prince of Wales, apparently can still keep his girlfriend, the Marchioness of Cholmondeley, to the side but within arms reach, having made sure she had a prime seat for the crowning.

But not to worry. The King promises that he is "modernizing" the monarchy.

Presumably removing it from the chaos and mayhem of eras now out of date.

Like Kings and princes who cheat on their wives.

Fathers who betray their children. Or colonies who want to rethink the concept of Commonwealth.

The problem is one that the long reign of monarchs always creates. A 70-year reign is mind-boggling. It shouldn't be a surprise that the two longest monarchs were both women. Queen Elizabeth II and her great-great grandmother Queen Victoria who ruled 1837 to 1901.

They of course were followed by the catastrophes of their aged bumbling heirs. And a topsy-turvy history of world disasters.

Anyone who has ever read any history of the House of Windsor knows that they are not a friendly crowd. Not much hugging. With rare private displays of any royal affection. That's because emotions

are unwittingly seen as a danger to the human potential.

Affection is still shared like a cold bath. Shriveling the human condition. Sent off to prep schools just a step above prisons, academic learning seems to have come as a torture to them. The equivalent of pulling out a toe nail.

When parents stick around into their 90s, you'll always be a child. To be corrected. Admonished. Distrusted. No matter how old you are.

A lot of demons will process up the Abbey aisle as King Charles III moves to his throne and the sacred Stone of Scone.

Perhaps his unhappy siblings and cousins who get a balcony place to stand, will be able to enjoy the occasion thinking that long reigns are most often followed by short reigns. Begetting that wondrous cycle of many Kings over a period of few years.

One thing is for sure, those young Britons who work hard to prepare for achievements and careers in finance, science, politics and medicine have little time for the emotion-numbing antics of old geezers wrapped in diamonds, perpetuating the flim-flam that they are the Head of State.

Do they really need an earthly king to celebrate the opening of a chain of grocery shops, piazza parlors or a national health system that cannot deliver adequate health care?

Does having the foolish character of a hereditary Head of State make reviving the sad socialistic character of bad government for Britain mend their shattered economy?

In the past the mistaken philosophies of kings and queens of

England often were responsible for their untimely removal.

The British obsession with their white race, Protestant prayers and hymns, rigid political conservatism and unbending class system among the population, is supposed to make them all happy English peasants. But now it no longer appears to have stood the test of time. When Queen Elizabeth entered her tomb, all British royals changed addresses.

Mistaken politics took Britain out of the European Union. A move that ushered in the need to be even more focused on standing alone without true allies in the Modern Age. What shame that has begot.

Isolated and alone, not needing the assistance of others, appears to be business as usual for the Brits, from King to publican. A tragic drama to watch played out. And one of high embarrassment easily discovered.

Americans, take wide comfort in the Stars and Stripes, our protection against the madness of kings, as Jefferson was deeply convinced. And the American courage that comes to us, today, can be seen in the simplicity of a Sausage Egg McMuffin, or in the vocal belting out of the lyrical theme from "Hello Dolly."

CHICAGO TEENS: Urban youth amass across the city armed and dangerous. TV news moves to protect their news crews. Glad the recent mayor-elect can inspire Chicago youth to mayhem. It's begun. Call out the National Guard.

COUPLE OF LOCALS: Irish violinist **Patricia Treacy**, (Mrs. **Mark O'Malley**), in Ireland played for President **Joe Biden** at the Windsor Bar in Dundalk, Co. Louth, their mutual home town. Huge honor. Lunch with the president icing on the cake. Glad the British press is having hysteria over the president's true Irish roots.

OFFICE see p. 8

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Chicago police launch internal investigation after couple says cops drove past during mob attack

BY CWBCHICAGO

The Chicago Police Department is launching an internal investigation after a couple that was attacked and robbed by a mob of people during last weekend's "large group" incident in the Loop told media outlets that Chicago police officers drove right past them as the attack was in progress.

A woman who witnessed the crime said a CPD unit literally drove around her as she tried to get them to help the victims.

CWBChicago first published video of the attack on April 17. It quickly went viral, with over 15 million views on Twitter alone as of April 19, when the victims and the witness stepped forward to tell their stories.

Ashley Knutson, 20, and her boyfriend, Devontae "DJ" Johnson, 22, said they were looking for a place to eat after shopping in the Loop when they encountered a group of people on the sidewalk in the 100 block of N. Wabash. Johnson lives in Chicago and Knutson was visiting from North Carolina.

"We were trying to walk through the crowd, and I was holding his hand and he was walking in front me," Knutson told NBC5 News on April 18. "First they shoved him, and then they ended up shoving me too."

"I said 'DJ! I just got pushed,' and he turned around and said 'don't put your hands on her,'" Knutson said. "And as soon as he said that, everything went crazy."

"They were kicking and punching me and I just had to get to defense. Can't do much when there's like 20 people on you," DJ told ABC7 News.

By the time it was over, the couple had been robbed of their phones, shoes, and wallets.

While the couple was being attacked, Lenora Dennis stepped out of Macy's across the street and couldn't believe her eyes.

"In the 45 years I've lived in this city and ALL of the things I've seen AND experienced living on every side of this city. Last night was one of the most DISGUSTING, DEPRESSING, RIDICULOUS displays I have ever witnessed," Dennis wrote on Instagram on April 16. "I watched a mob of hooligans attack and viciously BEAT an interracial couple on Wabash, I watched several, at least 5, police cars drive by while this attack was in progress. I watched teenage children jump on the hoods of people's cars, smashing windshields and causing several thousands of dollars of property damage."

"The desk sergeant at the 1st District told me to MY face that this is happening because @Brandon4Chicago was elected and he IS the wrong person to get a handle on this situation. I felt like I was watching the city devolve into complete and utter chaos like the Joker was finna pop on the scene," she continued.

Dennis accompanied her post with a video of the attack she recorded from across the street.

"I literally went in front of a police car that I saw coming, like literally stood in front of their car, and I was like 'stop! There's people over here getting assaulted,' and he looked, there were four police officers in the car. The driver looked, and he just cut a path and drove around me,"

Dennis told NBC5 on April 18.

The couple confirmed Dennis' story about police officers not stopping to help.

"[The police] almost had to avoid the collision to get past us, but they just drove by the incident in the middle of the street," Ashley said on Fox News.

"PARENTS, UNCLES, AUNTS, BROTHERS, SISTERS, COUSINS...Is this your relative(s)? Is this your ward out here...randomly assailing people in the streets? Was your child downtown yesterday? I'm all for getting to the ROOT cause of the problem but right now, we are going to have to do something swift and immediate...possibly civil right infringing to get this under control," stated Lenora Dennis.

"Cops drove right by it. Acted like they didn't see anything," DJ added.

"They were going to kill that young man," Dennis recalled in an interview with WGN. "They were stomping his head into the concrete."

On April 19, a Chicago Police Dept. spokesperson said an internal investigation into the allegations is underway.

Dennis drove the couple to the Central 1st District Police station to file a report, then to the Univ. of Illinois Hospital for treatment. And she gave them money so they could get shoes and have emergency

cash.

DJ's eye was still blackened and blood-shot as he gave the on-camera interviews. He said he has back and shoulder injuries.

In her Instagram post on Sunday, Dennis called for action: "PARENTS, UNCLES, AUNTS, BROTHERS, SISTERS, COUSINS...Is this your relative(s)? Is this your ward out here...randomly assailing people in the streets? Was your child downtown yesterday? I'm all for getting to the ROOT cause of the problem but right now, we are going to have to do something swift and immediate...possibly civil right infringing to get this under control."

Chicago police said 15 people were arrested during Saturday's hours-long incident in the Loop. No one has been charged with attacking the couple.

Party like it's 1969

Flashback Dance Party set for May 9

If you remember bell bottoms, then you're old enough to attend the first Flashback Dance Party at Atmosphere Bar, 5355 N. Clark St., on Tuesday, May 9. It's a first for Atmosphere and Edgewater Village Chicago, which is inviting those who enjoy dancing or listening to music from the '60s to the '80s.

The free event is geared to older adults and will be from 6:30 to 9 p.m. There will be fun music videos, lots of people watching and socializing. No live music but a DJ will "spin platters"

PARTY see p. 9

Local projects submitted for federal taxpayer funding

Three community projects have been submitted for taxpayer funding consideration in appropriations bills for the upcoming fiscal year.

Those proposed projects include \$750,000 for the Boys & Girls Clubs of Chicago - Pederson McCormick Accessibility Improvements Project, 4835 N. Sheridan Rd.,

The project will provide for the installation of a new elevator and ADA-accessible ramp at the club. These improvements may ensure that this facility can be safely utilized by all members of the public, as the front and back entrances are currently only accessible via large staircases.

Indian Boundary Park, 2500 W. Lunt Ave., has requested \$1 million for a rehabilitation project that will provide for significant updates and fixes to Indian Boundary Park. Planned fixes include a

new playground, ADA accessible paving, site amenities including park benches, and landscaping.

Jewish Community Center, 3003 W. Touhy Ave., has requested \$750,000. This money will facilitate installation of a new artificial turf field and open-air pavilion in addition to a splash pad. These improvements will provide accessible outdoor recreational options for members of the local community.

The Joseph Brenemann Elementary School, 4251 N. Clarendon Ave., has requested \$1 million. The project will facilitate outdoor fixes at the school. Planned improvements include installation of an artificial turf soccer field and the associated stormwater systems underneath, in addition to concrete containment curbs, lighting, and associated electrical work.

North Side home sales inching back to pre-pandemic levels



The Home Front

by Don DeBat

Chicago's North Side housing market—on a respirator gasping for air since late 2020—is breathing again.

The market began 2023 much as it ended 2022, with first-quarter sales down by roughly one-third when compared to the pandemic-fueled buying surge that shaped the market from mid-2020 until the second half of 2022, according to the Chicago North Side Market Report.

North Side home sales totaled 1,683 units during the first quarter of 2023, which was -32.5% less than in the same period last year, noted Mary Jo Nathan, bro-

ker in Baird & Warner's North Center office at 4037 N. Damen Ave., and author of the report.

During the final quarter of 2022, sales in the North Side market were down a hefty -34.2% from the comparable period in 2021.

However, home prices showed greater resilience. The median price of all attached and detached sales came in at \$380,000 for the first quarter, a minimal dip of only -1.1% compared to the same quarter in 2022.

The quarterly Chicago North Side Market Report tracks sales of single-family and attached homes in the neighborhoods of Edgewater, Lake View, Lincoln Park, Lincoln Square, Near North Side, North Center, Rogers Park, Uptown and West Ridge.

"Rather than comparing the current market to the 2020 pandemic sales boom, it makes more sense to look at the years just before that when we had low interest rates but a greater inventory and

less pressure on buyers," Nathan said.

"First-quarter home sales on the North Side averaged 1,730 units in 2019 and 2020, just before the pandemic, which is 2.8% more than in the first quarter this year," Nathan noted.

"That seems like a more realistic yardstick against which to measure what we're seeing this year," she said. "And I believe even that decline would be largely eliminated if there were more homes on the market."

The inventory of homes for sale at the end of March was just 1,656 units, which is -27.3% less than one year earlier.

"The continuing shortage of listings has encouraged multiple offers for many properties," explained Nathan. "Attached listings were down -30.1% from a year ago, while detached listings, though still scarce by pre-Covid standards, had a welcome increase of 19.2%."

Center at -19.4%.

The steepest sales drop was in Lincoln Park at a whopping -57.1%, while both Lake View and Lincoln Square saw sales plummet -50% from a year ago. Sales fell -40% on the Near North Side and -37.5% in Uptown.

As for median prices, the picture was more mixed, with gains in five areas and declines in four. Lake View led with an increase of 9.3% to \$1.529 million. Lincoln Square prices rose a solid 8.2% to \$1.1 million.

On the Near North Side and Gold Coast median prices rose 5.3% to \$2.5 million. In Lincoln Park prices rose 3.8% to \$1.65 million. Edgewater eked out a gain of 0.2% to \$977,000.

In Uptown, the single-family median price plummeted -18.5% to \$885,000. In Rogers Park prices fell -12.2% to \$553,000, while they slipped -10.6% in West Ridge to \$380,000, and -7.4% in North Center to \$1.25 million.

North Side Median Prices First Quarter 2023

	Median Price	% Change
Edgewater		
Detached	\$977,000	+0.2%
Attached	\$245,000	0.0%
Lake View		
Detached	\$1,529,000	+9.3%
Attached	\$391,250	+5.0%
Lincoln Park		
Detached	\$1,650,000	+3.8%
Attached	\$490,000	-7.5%
Lincoln Square		
Detached	\$1,100,000	+8.2%
Attached	\$332,500	+12.3%
Near North		
Detached	\$2,500,000	+5.3%
Attached	\$410,000	-9.5%
North Center		
Detached	\$1,250,000	-7.4%
Attached	\$512,000	+4.0%
Rogers Park		
Detached	\$553,000	-12.2%
Attached	\$188,000	-2.1%
Uptown		
Detached	\$885,000	-18.5%
Attached	\$265,000	-8.1%
West Ridge		
Detached	\$380,000	-10.6%
Attached	\$150,000	-3.2%
Total North Side		
Detached	\$1,062,500	-11.5%
Attached	\$356,750	+0.5%

Lake View's median rose 5% to \$391,250, while in North Center the median of \$512,000 was up 4%. Edgewater's median was unchanged at \$245,000.

Medians were lower in five areas, noticeably on the Near North Side and Gold Coast, which is the largest attached market. There the median slipped -9.5% to \$410,000. Uptown recorded a -8.1% decline to \$240,000, and Lincoln Park, at \$490,000, was down -7.5%.

Elsewhere, the median in West Ridge fell -3.2% to \$150,000, and in Rogers Park it slipped -2.1% to \$188,000.

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

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Single-Family Homes

Sales of single-family homes across the North Side tumbled an amazing -34.9% in the first quarter to only 149 units, and the median sales price plummeted -11.5% to \$1,062,500. The time it took to find a buyer for homes sold during the quarter was 91 days, up from 86 days a year earlier.

Single-family sales activity receded in eight of the nine community areas that make up the North Side Market, with Rogers Park registering an increase of 37.5% to 11 sales, while adjacent West Ridge recorded the smallest sales decline at -6.9%. Two other areas saw declines of less than 20%, Edgewater at -16.7% and North

Condos and Townhouses

The attached home market—which consists primarily of townhouses, co-ops and condominiums—recorded 1,534 units sold during the first quarter of 2023. That hefty -32.2% decline compares with average first-quarter sales of 1,552 attached homes from in 2019 and 2020—a 1.1% difference.

The median price of an attached North Side home rose 0.5% for the quarter to \$356,750, while average market time fell 10 days to 94 days.

Attached-home median prices rose in three of the nine North Side neighborhoods. Lincoln Square posted a 12.3% gain to \$332,500.

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Call Bird Collisions Monitors if you find a baby bird or a nestling



A Fledgling is fully feathered, mobile and alert but cannot fly.

BY PETER VON BUOL

According to scientists affiliated with the Bird Conservation Network, a coalition of 21 area conservation organizations, each spring Chicago and Northeastern Illinois hosts more than 100 species of nesting birds across habitats which include urban and rural grasslands, shrub-lands, wetlands and woodlands.

During nesting season (April to June), it is not uncommon for Chicago residents to find young birds on the ground, either as a nestling or a fledgling. Nestlings are baby birds which still should be in their nest. Fledglings are young, fully feathered birds but that are too big for their nest. While both are vulnerable to predators, Annette Prince of the Chicago Bird Collision Monitors says should one be located, the appropriate responses are different.

“Unless it is a type of bird which uses a basket nest, such as robins or finches, it is really difficult to locate a nestling’s nest. Sometimes, you can put a robin or a finch in its own basket nest and its parents will find it and continue to feed it. These birds use nests that resemble little baskets or cups. Mourning doves have pretty spindly nests, so you can almost never find them.”

The best advice she says is to call either the Bird Collision Monitors at 773-988-1867 to arrange help for the nestling or to call a local wildlife rehabilitation center such as Willowbrook Wildlife Center in Glen Ellyn at 630-942-6200).

Willowbrook Wildlife Center is the largest wildlife center in Illinois and each year cares for about 3,000 birds.

“Cook County and the city of Chicago don’t have a rehab facility, unfortunately. You can call a suburban facility or you may be able to get referred to a small private rehab facility,” Prince added.

Nestlings do not have complete feathers and show many areas of bare skin. Their eyes may not have opened and they do not stand or hop well.

If one is able to successfully return them to a nest, one should continue to monitor the nestling and its nest from a distance to see if parents return. Despite folklore, bird parents do have strong parental instincts and do not abandon a nestling that has been picked up by humans, according to the Chicago Bird Collision Monitors www.birdmonitors.net.

Following our own instincts, it might seem to be advisable to give a nestling food and water but Prince advises against both.

“As long as the nestling is warm and protected, it isn’t really a life and death situation. It is really important for [well-meaning] people not to try to feed the baby. The first instinct is he must be starving. His mom’s not here, right? It is [actually] far better for them not to eat something than to be given something that’s either bad for them, or chokes them. Baby birds eat and swallow differently. They can get food and water in their lungs right away after they use water. Birds get all their moisture from the food that they eat. Juicy worms and the fruits that they get fed have water in them.

They can’t swallow. When people try to give them water with a dropper, they just gush a bunch of water into their mouths. Nine times out of 10, that water goes into their lungs and they get pneumonia, and die.”

“So just wait until the next morning or until someone can come to transfer that baby bird. He’s okay so long as he is warm and protected,” Prince added.

According to Prince, other than mourning doves and owls, breeding season has just begun locally and other than those two types, there are not yet hatchlings.

“People will need to get ready for them. Right now, if you do see a little bird on the ground, it’s a migratory bird that has been hurt. Even though it looks small, it’s still an adult. There’s a certain crossover point in May, when we started seeing baby birds,” Prince said.

This is when birds are starting on their nest. The other birds that have babies right now are owls because they lay their eggs in February.

When fledglings begin to appear, later in the spring, their fully fledged appearance but inability to fly can cause a lot of confusion. Often, they will be perched on the sidewalk or on the ground. Fledglings have not been abandoned by their parents. Too large for their nest, they resemble adult birds but are at a stage where they are still being cared for by their parents.



Nestlings do not have complete feathers and show many areas of bare skin. Their eyes may not have opened and they do not stand or hop well.

“At the end of May and into June, we will start seeing fledglings,” Annette Prince said, who said it is very important for pet owners to keep their pets indoors or on a leash.

As long as a fledgling is fully feathered, mobile, and alert, if it shows no bleeding, disfigurement or injured body parts, or displays no signs of weakness, it should be left alone. Before humans introduced predators such as cats and dogs, at this stage they were not really vulnerable. They just were not yet able to take off for flight.

“At the end of May and into June, we will start seeing fledglings,” Prince said, who said it is very important for pet owners to keep their pets indoors or on a leash.

“These little birds used to be pretty safe hopping around during the daytime but now we’ve got dogs and cats, which are not natural predators. And there’s a huge number of baby birds being attacked during the daytime because they’re not able to escape from dogs and cats which aren’t really natural predators for these little guys,” Prince said.

If a fledgling is in a dangerous area and threatened by predation, they can be

BIRD see p. 9



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Police Beat...

Consultant gets 57-months for bribing city official

A consultant has been sentenced to more than four and a half years in federal prison for offering and providing bribes to City of Chicago officials in an effort to benefit his clients.

Roberto Caldero, 70, of Chicago pleaded guilty to one count of wire fraud in Sept., 2022. Caldero admitted in a plea agreement that in 2016, he offered and arranged for bribes to be provided to a City of Chicago alderman and a Chicago Public Schools employee in exchange for them taking official actions to benefit Caldero's clients, who were seeking a custodial services contract at CPS, an honorary street name designation in Chicago, and the renaming of a parcel of property believed to be a Chicago Park District park.

The benefits Caldero offered the CPS employee included the prospect of future employment, champagne, discounted event space for a family event, and admission to an annual benefit for a museum. To influence the alderman, Caldero arranged for campaign contributions to be made to political organizations affiliated with the alderman or his ward. Unbeknownst to Caldero, the alderman was cooperating with the FBI.

U.S. District Judge Steven Seeger sentenced Caldero to 57-months on April 14.

Two girls, ages 13 and 15, robbed women in the Loop twice

Two girls, ages 13 and 15, robbed women in the Loop on Tuesday and Wednesday evenings before Chicago police caught them at the 79th Street Red Line CTA station last night. The girls are each charged with two counts of robbery and one count of aggravated battery causing great bodily harm.

CPD said the pair pushed a 26-year-old woman to the ground in the 100 block of W. Madison around 8:36 p.m. Tuesday and took her phone.

On April 19, they returned downtown, attacking and robbing a 30-year-old woman in the 100 block of W. Jackson a little after 7 p.m., according to police.

Cops arrested the girls at 79th St. around 7:40 p.m., but it's unclear how officers tracked them down so quickly.

Officials did not release any other details about the girls because they are juveniles.

Uptown shoplifter pinned by livestreaming black belt pleads guilty

Christopher Cruz, the North Side man who went viral when a black belt jiu-jitsu instructor put him in a pretzel hold on the floor of a Chicago convenience store last summer, has pleaded guilty to misdemeanor battery and shoplifting charges in the case, court records show.

Cruz also pleaded guilty to two more serious charges from separate incidents, resulting in a probation sentence.

"Hey, hey, homie. Let me go, man, homie," Cruz begged as 3rd-degree black belt Jiu-Jitsu instructor Idris Redzovic, who had him twisted into an unnatural shape on the floor of 7-Eleven, 1532 W. Lawrence, last June.

"He assaulted a 7-Eleven employee, so I jumped in and took him to the ground and did a gift wrap hold, which is taught in the art of Jiu-Jitsu," Redzovic explained. He teaches the art at Supreme Jiu-Jitsu Chicago.

"What are you, Russian? Syrian?" Cruz asked as Redzovic streamed the incident on Facebook.

"I'm Bosnian," Redzovic replied. "We're Bosnian homies!" Cruz suggested.

"You're a Bosnian nothing," countered Redzovic.

Chicago police said Cruz "took a fighting stance" with a store employee, and prosecutors charged him with retail theft and misdemeanor battery. He had a stolen motor vehicle case pending at the time.

About three weeks later, police arrested Cruz again after he went to Advocate Illinois Masonic Medical Center for treatment of a medical condition, and hospital staff allegedly found an unloaded firearm in his backpack while inventorying his property.

Now, Cruz has put all of that behind him.

He pleaded guilty to the retail theft and battery charges in exchange for a 60-day sentence, which was satisfied by time served, according to court records.

Separately, he pleaded guilty to aggravated unlawful use of a weapon and possession of a stolen motor vehicle in exchange for a sentence of two years probation from Judge Shelley Sutker-Dermer, records show. The gun case is eligible for dismissal if he completes the probation program successfully, a filing by Cruz's defense attorney said.

Man cut off ankle monitor, burned it, went AWOL while on house arrest for allegedly mugging 81-year-old

A Chicago man accused of battering and robbing an 81-year-old man in the Loop went AWOL, cut off his electronic monitoring bracelet, and set it on fire, prosecutors alleged April 19.



Tarrese Dunmore

Tarrese Dunmore, 20, is now back in custody and facing an additional felony charge of escape.

Dunmore posted a \$2,500 bail deposit to

be released on electronic monitoring on March 2, about three weeks after prosecutors charged him with robbery and aggravated battery.

Those charges stem from allegations that he ran up behind an 81-year-old man and grabbed his bag as the victim walked out of a restroom at Target, 1 S. State St.

Prosecutors said the senior struggled with Dunmore, who allegedly shoved the octogenarian to the ground, took his property, and tried to run away.

But Target security officers detained Dunmore and held him until Chicago police arrived. The store's security cameras recorded it all, officials said.

During his February bail hearing, a prosecutor said Dunmore told arresting officers something to the effect of "all I did was push him."

Last Tuesday, five weeks after he was placed on electronic monitoring, the Cook County sheriff's office learned that Dunmore was no longer at the sober living facility where he was required to stay, prosecutors said.

Investigators tracked his ankle monitor to the area of Roosevelt and Wabash, but they couldn't find him. The next day, they lost communication with the device.

This week, the sheriff's investigators contacted Dunmore's father, who arranged for Dunmore to turn himself in. Once he was back in custody, prosecutors said, Dunmore told the sheriff's staff that he cut the ankle monitor off with a knife and burned it with his lighter.

His public defender said on April 18 that Dunmore was "dealing with staff harassment" at the sober living facility.

Dunmore was held without bail for violating bond in the robbery case. Judge Susana Ortiz ordered him to pay an additional \$4,000 bail deposit for the electronic monitoring charge.

Robbers are using a dating app to lure men into robberies

A small group of offenders is using a dating app to lure men into a robbery trap on the Northwest Side, Chicago police said in a new community alert April 23. At least two men fell victim to the crew in separate incidents this month.

Both men arranged to meet with a woman via the app. But when they arrived at the rendezvous spots, the woman robbed them at knifepoint and forced them to transfer money to her accounts, police said.

One man was robbed after meeting the woman in the 3200 block of W. Olive in Hollywood Park around 2:15 p.m. on April 14. Police said the woman who robbed him was between 20 and 23 years old with straight black hair. She stands 5'-7" tall and weighs 180 to 200 lbs.

The other man was robbed by a man and woman when he arrived for a meet-up in the 4300 block of W. Addison around 6 p.m. on April 15. Police said the male offender is White, between 47 and 53 years old, 5'-9" tall, and weighs 220 lbs. The woman is Hispanic, 26 to 28 years old, with curly black hair. She's about 5'-6" tall and 120 lbs, according to the police.

Anyone with information about the crimes can contact detectives at 312-746-7394 regarding crime pattern P23-5-025.

Proberty tax bribes

The owner of a Chicago-area fence installation company, along with two Cook County Assessor's Office [CCAO] employees, have been charged in a bribery scheme.

As noted within the indictment, from approximately February to November 2017, Robert Mitziga, 65, owner of Fence Masters, Inc. is alleged to have conspired with an executive of another company (Company A), Basilio Clausen, 51, of Crown Point, IN, who was employed by the CCAO as a residential field inspector, Lumni Likovski, 47, of Burbank, who was employed by the CCAO as a director of taxpayer services, and Lavdim Memisovski, who was employed by the CCAO as a commercial group leader, to bribe the CCAO employees in return for reduced property assessments for properties owned by Fence Masters and Company A. Mitziga has also been charged separately with bribing Clausen, Likovski, and Memisovski; Likovski has been charged separately with accepting a bribe as a public official.

Memisovski was charged separately by information on July 6, 2022 for conspiring to accept bribes. He pled guilty to having engaged in a bribery



An Instagram image of "Livia Lightning", part of a robbery note involved in the case, and IG chat messages Pedersen allegedly had with an FBI tipster.

North Side man robbed two banks, bragged about it in Instagram chats

A North Side man faces federal bank robbery charges for allegedly holding up two banks this month and bragging about it to a friend on Instagram. Chicago police arrested Dylan Pedersen, 22, minutes after he allegedly robbed an Edgewater bank April 6, the day after his Instagram buddy gave the FBI copies of their chats, according to a federal complaint.

Pedersen first robbed Chase Bank, 5134 N. Clark, by handing the teller a demand note around 1:31 p.m. on April 6, FBI Special Agent Ward Yoder wrote in the complaint. The teller gave him about \$410.

"You'll never believe what happened this week," Pedersen, using the screen name "Livia Lightning," allegedly DMed his Instagram friend.

"What happened" came the reply. "I walked into a bank And I robbed it It was nuts" he replied.

"Lol no way prove it." Livia Lightning sent a picture, apparently of a robbery note, and admitted that he "only got about 380" after he "gave 50 to a homeless guy."

Late on April 11, the Instagram friend, referred to in Yoder's complaint only as "Individual A," called the FBI's National Threat Operations Center to report that Dylan Pedersen admitted to robbing a bank in an Instagram conversation.

Individual A said Pedersen began messaging them in March, sent a picture of his passport, and mentioned that he lived in Chicago, the FBI complaint said.

The tipster, who asked if they'd get a reward for reporting Pedersen, said they Googled "Chicago bank robberies" after receiving Pedersen's messages and found his picture, according to the FBI agent. They provided investigators with screenshots of the chats, a robbery note, and Pedersen's passport the next day.

But before the FBI could finish their investigation, Pedersen allegedly robbed Byline Bank, 5342 N. Broadway, the very next day. The teller gave him \$1,600 and a GPS tracker, the FBI

scheme with the owner of a Chicago area construction company from 2016 to 2019.

Mitziga's company, Fence Masters, and Company A had properties in Cook County that were being re-assessed by CCAO. The two companies appealed the re-assessed values of their properties to the CCAO. As agents of the CCAO, Clausen, Likovski, and Memisovski accepted bribes from Mitziga and the Company A executive in the form of golf outings, food, and drinks. In exchange, Clausen and Likovski circumvented the regular system of random assignment of appeals to route the appeals to Memisovski, who reduced the assessed values on the properties.

Police question woman after hit-and-run driver kills construction worker on LSD, crashes two more times

Police are questioning a woman in connection with a hit-and-run crash that killed a road construction worker on Lake Shore Dr. near Belmont on April 21, according to a law enforce-



A Chicago police sergeant arrests Pedersen (top). An FBI image (bottom) shows the person who robbed the first bank after they changed clothes during their getaway. Images courtesy U.S. District Court records; FBI

agent wrote. Chicago cops took him into custody in the 1300 block of W. Berwyn a few minutes later.

He had changed clothes, but the threads he wore during the robbery were in his backpack along with the cash and tracker, the complaint said. The robbery note appeared to be the one he shared with Individual A on Instagram.

ment source.

Kenneth Hernandez, 45, was working with a repaving crew in the 3100 block of N. Lake Shore Dr. when a motorist swerved and struck him around 10:50 p.m., a Chicago police traffic crash report said.

A witness told police that Hernandez was standing outside a street sweeper near the center divider when a black Volvo swerved into the construction zone and struck him, the report said.

The driver did not stop and continued heading north, but Chicago learned the car's license number and began tracking it, the source said.

A black car bearing the same license plate was involved in a minor hit-and-run crash near Irving Park and Clarendon in Uptown shortly after the fatal collision, the source added.

Police finally located the vehicle shortly after 1 a.m. when it was in-

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Police data shows 12% of Chicago's shoplifting arrests last year were made at one downtown store

BY CWBCHICAGO

The New York Times reported that nearly a third of all shoplifting arrests in the Big Apple last year involved just 327 people. So, we decided to see how that compares to our fair city.

Believe it or not, we found virtually identical results: One-third of shoplifting arrests in Chicago last year involved 195 people who were arrested at least twice for retail theft in 2022.

But the thing that we found really interesting is this: of the 1,499 shoplifting arrests in Chicago last year, 12% of them were made at Macy's on State St.

We pulled our data from the Chicago Police Department's arrest database. It's possible that some of the names in the database are aliases used by repeat arrestees, but there's no way to identify them from the details CPD provides publicly.

While New York City statistics show that their top shoplifters were arrested an average of 18.34 times, the average repeat offender in Chicago had only 2.54 arrests. And the person arrested most often for shoplifting in Chicago last year, 38-year-old Demarcus O'Conner, was taken into custody "just" eight times. He was arrested on shoplifting allegations again in January, but that doesn't count since we're only looking at arrests made last year. The outcomes of the allegations filed against O'Conner were not immediately available.

But the data indicates that shoplifting arrests in the city were made at a little more than 500 stores, and nearly one-third of the city's retail theft arrests occurred in just nine stores, with the Macy's flagship at 111 N. State St. leading the way.

In fact, the Macy's store on State St. had about as many arrests as the entire Jewel-Osco chain, the police records show. (The Jewel-Osco in Rogers Park, 1763 W. Howard St. suffered the most arrests with 64.)

The city's Nordstrom and Nordstrom Rack outlets combined for the third-most arrests among companies.

For companywide calculations, we did not include any addresses with fewer than four arrests, so the actual totals may vary slightly from what you see above.

The tallies for individual stores and chains suggest that some stores are taking a hands-on approach to shoplifters, fighting above their weight. Like Nordstrom, a company with

'Call the police. They aren't going to catch me,' says serial shoplifter minutes before cops nab him

A serial shoplifter taunted a Walgreens employee as he walked out of the Boystown store with hair and skin products he didn't purchase on April 17: "Call the police. They aren't going to catch me."

In fact, Chicago police did arrest Donte Elbert a few minutes later, and he's now charged with stealing those products and shoplifting from a nearby Target store 11 times since December.

Starting on Dec. 8 and as recently as April 17, Elbert stole merchandise worth \$2,293.82 during a string of thefts from Target, 3204 N. Clark St., Assistant State's Attorney Victor Aberdeen said during a bail hearing April 18.

Among the products he shoplifted were 15 bath towels, three blankets, laundry detergent, dish soap, and at least 75 bottles of liquor, Aberdeen said.

Around 9 a.m., a Target employee warned Elbert that he was not allowed in the store, but the 36-year-old allegedly ignored them and stole two bedsheets from the home goods department.

Also on April 17, Chicago police responded to a theft in progress call at Walgreens, 3201 N. Broadway, and met with a store employee who showed

them a picture she took of Elbert as he stole \$179.80 worth of hair and skin products, according to Aberdeen.

"Call the police. They aren't going to catch me," Elbert told her as he marched out the door, Aberdeen said.

He was proven wrong a few minutes later when Chicago cops found him inside Taco Bell, 920 W. Belmont, about a block from the Target store.

Aberdeen said Elbert was convicted of two burglaries in 2018 and was found guilty of aggravated kidnapping with bodily harm in 2005. He's now charged with 12 counts of felony retail theft and misdemeanor trespassing.

An assistant public defender who represented Elbert said he is homeless and has been trying to get into shelters, but he couldn't find one with room.

Judge Ankur Srivastava ordered him to pay a \$100 bail deposit to be released on electronic monitoring. The judge also signed an order for Elbert to receive alternate housing services while on bail.



Donte Elbert

FBI seeks more victims after Chicago man charged with producing child pornography via Snapchat

BY CWBCHICAGO

Federal prosecutors in Chicago have charged a man with producing child pornography in the city, and the FBI is asking the public to help them identify additional victims.

A federal indictment against 46-year-old Michael Ramos released on April 20 accuses him of using social media to convince four minors to provide him with sexually explicit videos and pictures between May 2022 and January.

He's charged with four counts of production of child pornography and one count of possession of an electronic device containing child pornography.

After the U.S. Attorney's office released the indictment, the FBI Chicago field office asked for help identifying other victims.

The agency said Ramos used



Michael Ramos

several Snapchat accounts to commit the crimes. They are: michaelramos197, myislandmylove, damikey, damikey77, lizziedu49, young-goddess1, tony2tooth, johnnybreal, fukuall007, damikey007, crystal_ebk, and l05tsoul.

The agency asked anyone who believes they know someone victimized by Ramos to call the FBI at 1-800-CALL-FBI or MICHAELRAMOSVICTIMS@FBI.GOV. Responses are voluntary, and the victims' identities will be kept confidential, the FBI said in a media release.

Federal authorities did not say where Ramos lives in the city. Some court records indicate that he has been in the Lincoln Square and Ravenswood areas as recently as January.



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relatively few locations but high arrest totals.

On the other hand, the numbers suggest other companies with many more locations are taking more passive approaches to the problem.

So, what about Walmart? The nation's biggest retailer made waves last week when it announced plans to close four of its Chicago locations. But the com-

pany denied that crime and theft were "major drivers" in its decision.

For what it's worth, CPD's data shows five Walmart locations in Chicago had more than three shoplifting arrests last year. Two of them are closing. The other two stores that are closing, 4720 S. Cottage Grove and 2844 N. Broadway, had three arrests and one arrest respectively.

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OFFICE from p. 2

BLUEBLOOD HISTORY: **Todd S. Davis** at Hotel Zachary, where they have just reimagined the bar and lounge space, now renamed Alma, after his great grandmother **Alma Conant Davis**. Many people were involved with the project, **Crane Kenney, Eric Nordness, Stephanie Poquette** and others who turned out for the opening. Todd really has historic Chicago credentials.

CHICAGO DANCE: **Ken Norgan** at Chicago's Auditorium Theatre for the American Ballet Theatre with choreographer **Jessica Lang's** "Zig Zag" ballet being the highlight of the evening. **Helen Melchior**, major sponsor of the program, welcomed Lang back to Chicago, along with **John Walcher, Judie Green, Rich Regan, Jocelyn Stoller, and George Jewell**.

OLD GRANDEUR: The grand mansion built for members of the **Swift Meat-packing Family** in Lake Geneva, WI, was sold in October for \$17 million. It has now been torn down. How sad.

KOREAN ART: County Treasurer **Maria Pappas** showcasing artwork from Korean artists from Illinois and New York in her office through May 10. Pappas hosted an opening April 19 where over 40 pieces of artwork from 28 artists were put on display. The exhibition is sponsored by the Keumisil Cultural Society. One of the pieces on display is an impressive collage of 200 tea bags each carefully hand painted and mounted on a black

canvas. The artist, **Jooseal Lee**, studied art in Seoul, Korea and New York and has had her artwork on display at museums throughout the U.S. Artist **Hee Kyung Yoo** used natural and direct dye on recycled dryer sheets that were stitched together creating impressive "Feast of Color" collages.

EARTH DAY: In celebration of Earth Day, the Old Town Triangle and Lincoln Central associations teamed up to beautify Ella Jenkins Park. More than 50 people volunteered for the event on April 22. Support also came from Boy Scout Troop 79 who lent their hands to dig a water run-off trench around three large Ash trees, which will allow for landscaping and mulching without dirt and soil run-off onto the sidewalk. Volunteers will be planting hostas, groundcover, and grasses throughout the park in spaces that were bare. The Park sits at the corner of Wisconsin and Sedgwick, one of the main entry points of the Old Town Art Fair. **Ella Jenkins** is a former resident of the area and has been celebrated by the DuSable Museum of African American History. She was a recipient of the Lifetime Achievement Award at the 2004 GRAMMYS and has been recognized by many other prestigious organizations. **Leah Marshall**, one of the Earth Day co-chairs shared, was pleased to see the community rally behind this effort. "This is what being a part of a community is all about."

THE CABIN: Writer and publican, **Sherrill Bodine**, gathered her offspring, **Nora Bodine, Kate Huff, Heidi Bodine Anderson** around her at her GHQ, The Cabin at Old Irving, for a reunion at mom's bar, now that's an invitation.

WHO'S WHERE: **Adam Umbach** off to Nantucket for pre-sales before his one man exhibition in Manhattan at Cavaleri Gallery down in Chelsea... **Beth Harvey Preston** in Rome doing a bit of everything with her boys, like finding yourself googling "how to use a strange Italian espresso pot" in your Airbnb very early in the morning... **Jim Kinney** and **Brian**

INSIDE PUBLICATIONS



Bethany Florek with friends including Whitney Reynolds, Bobbi Panter, Julia Jacobs and Lauren Lein Cavanaugh.



Patricia Treacy and Pres. Joe Biden.



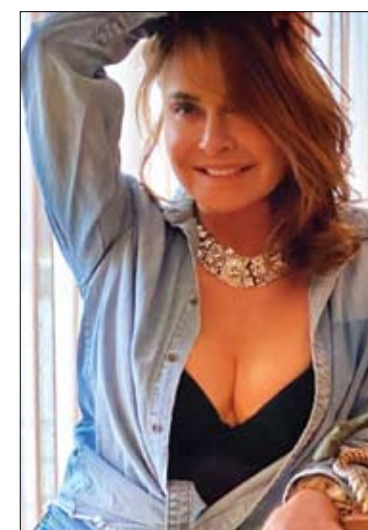
Sean Eshaghy



Sherrill Bodine, Nora Bodine, Kate Huff and Heidi Bodine Anderson.



Chicago Symphony Orchestra brass quintet: John Hagstrom, David Griffin, Michael Mulcahy, Gene Pokorny and Esteban Batallán.



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White at Twin Anchors loving the BBQ, but careful not to dance... **Julia Jacob's** son **Michael** is making her tennis-proud. He was just named "Player of the Match..." **Paul Hansen** having a deeply moving and haunting visit to the 1,000 year old cliff dwellings at Montezuma Monument National Park with his sister **Peggy Pettit Remis** near Sedona, AZ, where much of the family is gathering to celebrate the wedding of my nephew. Amazing country... Chicago Cuts' **David Flom** at Tortuga Music Festival, Fort Lauderdale, FL... **Whitney Reynolds** feasted for her birthday to a remarkable luncheon at Ralph Lauren Bar & Grill with **Bethany Florek, Bobbi Panter, Julia Jacobs** and **Lauren Lein Cavanaugh** among those at the table... **Dr. Rose Gomez** in town at Midtown Athletic Club... Skibborean Eagle editor **David Caldwell** in Palma de Mallorca, Spain... Legendary restaurateur **Gordon Sinclair** praising Netflix series "Beef"

as extraordinary TV. Brilliant... **Rhonda J Liesenfelt** lunching at Della Santina's in Sonoma, CA... **Maria Pappas** traveling through her homeland in Greece, one goat at a time... **Doug Van Tress** in Tecumseh, MI in time to witness the explosion of daffodils spread out everywhere, saying his father planted thousand on thousands over the years... Congrats to **Richard Robin** for winning the Senior Golf Championship at Tamarisk Country Club in Palm Desert, CA. Wife **Linda Robin** is so proud... Congrats to **Tom Stoll** and **Kelly Marie** on their engagement... A treat to run into at Greek Islands lunching with his nephew... **Lindy Fleming McGuire** with sweet daughters, **Brooke** and **Eleanor**, on a sunny vacation... **Jane Justic** with grandsons... **Sean Eshaghy** getting his soccer team in motion for Spring... **Eamonn Cummins, Pennie Taylor** and **Sam Taylor** at **Joe Shanahan's** saloon... Oooh-La-La **Paula Borg** is in Paris at the Hotel Lutetia and her men folk are loving it... **Gabriel Nieves** ran the Boston Marathon... Mayor **Shelley Howard** feasts with son, **Shaun Howard, Dennis Donn, Fernando Asturrizaga** and **Jim Costos** in the balmy spring... **Kathy Wolter Mondelli** just concluded filming on "Chicago PD" season 10... Tufano's Italian on Vernon Park Place was ripe with Chicago celebrities, not least of which was **Jay Doherty**, currently in federal court, bobbin' and weavin' trying to let out the truth of a cherished life for others, and expunging the selective truth of haphazard judgments, I'm with Jay...

Irene Michaels released her first original single, "I Like Rain." Chicagoans know the impact of the Irene Michaels sound. Always rich, deep and filled with promise. Her fans can only imagine what's coming.

GOODMAN THEATRE: Performances of The Cherry Orchard are underway. Don't miss your chance to experience this "classic but modern play" adapted and directed by Tony Award-Winning Director **Robert Falls**. Get tickets at Goodman.

CHRISTIES: **Steve Zick**, Christie's Auction House's man about town, was delighted to host a gathering at the Arts Club to celebrate the collecting legacy of **Alan** and **Dorothy Press**, a legendary Chicago couple who assembled an in-depth survey of works by **Ruscha, Guston, Ken Price, Matisse, Degas** and classic examples of B&W photography. Press and **Goldberg** family members gathered along with family friends, local curators, advisors and Expo visitors to admire highlights of the upcoming May sales in New York.

CSO: The CSO Chamber Music series, a Chicago Symphony Orchestra brass quintet performs classical brass favorites complemented with new-era chamber compositions that showcase their signature sound. Reserve free tickets today at cso.org/csochamber4.

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— *Lalah Delia*

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HIT PARADE: On April 7th,

Guest House annual fundraiser May 11

The House Always Wins 2023 is the highly anticipated return of the Guest House's fundraiser with casino entertainment on Thursday, May 11, at The Walden, 2145 W. Walnut St. Lisa Fielding, WBBM Newsradio's Afternoon Anchor, will serve as this year's special guest celebrity MC. This event will have a 1920's Great Gatsby feel, wonderfully contrasted by the modern venue at The Walden.

In a typical year, Guest House, 1933 W. Polk St., supports more than 700 families and delivers more than 12,000 nights of service. Length of stay is determined by a patient's needs, with no minimum or maximum. Guest

House offers the care of the community, reducing the stress that families can feel when facing a medical crisis, especially if treatment requires them to be away from home.

Ellie Dumas of Northern Trust and Kevin Howard of AstraZeneca are the recipients of the 2023 Jane Reich Volunteers of the Year award for their dedication and service to guests of the organization. At the fundraiser, Founder Jane Reich will reveal the plaque with their names displayed in the Community Room at the Guest House.

Dumas and Howard were given their actual awards at a special reception at the Guest House on

Tuesday, April 11. To purchase tickets and learn more, visit www.guesthousechicago.org. Proceeds from this event will help ensure that medical patients of all ages, all diagnoses, inpatient and outpatient, can obtain temporary lodging when they need to stay close to the hospitals in Chicago.

Guest House's hospital partners include Rush Univ. Medical Center, Stroger Hospital of Cook County, UI Health, and UChicago Medicine.

Guest House also has program partnerships with the Road Home Program for veterans and their families at Rush, the American Cancer Society, and the Gift of Hope Organ & Tissue Donor Network.

Bryant joins staff at Admiral

The Admiral at the Lake recently named Dyon Bryant as the Director of Human Resources. Dyon is their new people-centric human resources leader who has several years of experience across a variety of industries. She is focused on creating a more inclusive and diverse workforce.

Bryant will look strategically at how the Admiral at the Lake community can create opportunities for learning and development, training across departments, and finding more transparent ways to share policies and practices for employees. Her role will also provide leadership in employee relations, organizational development, performance management and more.

"As the Director of Human Resources, I can make sure we are supporting staff who have such a critical mission to humanity," said Bryant. "I'm excited to apply my human resources skill set to support the aging services field and all those impacted by it."



Dyon Bryant

For Dyon, her commitment to the aging services field is personal. When searching for a senior living community with her grandmother, she learned what was involved in finding the right place for your loved one to age with dignity and respect. After this experience, she considered what was truly important to her and found herself drawn to the work of The Admiral.

Letter to the Editor

Will city expand bike lanes?

Now that Brandon Johnson is about to take his post in City Hall, his minions are dreaming of unlimited power. Will some of those minions be eco-fringe bike people? You know, the ones that fly on private jets, drive SUV's own multiple domiciles, and want to push the rest of us onto bicycles.

But what is a bicycle? And who can use the bike lanes? Just city residents? What about suburbanites? Will they have to pay a fee? Is this the start of a new Wheel Tax?

Will bicyclists have to buy a City Sticker? State License plates? Show proof of Insurance? Do tricycles pay an extra tax for the third wheel? Do bicycles with training wheels pay extra? Do unicycles get a rebate? What about kids' bikes? Do they pay? Big wheels? Scooters? Skateboards?

Are battery-powered bicycles eligible to use bike lanes? Or do

cyclists consider that "juicing" like Sammy Sosa in baseball?

Can it have rubber tires? Rubber manufacturing pollutes the atmosphere and depletes the ozone. Didn't City Hall crack down on the pedicabs? Were they not eco-friendly?

What if a motorcycle identifies as a bicycle? Can it use the protected bike lanes? Try to stop the gals on Harleys who lead the Pride Parade every year, then call us from the emergency room and let us know how that turned out.

What if a Ford F-350 wants to transition into a bicycle? Can it use those bike lanes too?

Will the police department set up sobriety checkpoints for bicyclists?

What happens if I get bike-jacked? Will States Attorney Kim Foxx refuse to prosecute bike-jackers like she refuses to prosecute carjackers?

Will certain streets ban cars for bikes? Like Milwaukee, Elston and Clybourn avenues? Bike the Drive everyday?

No more car caravans for politicians. They all must bike. A tandem bicycle for the Mayor, his chauffeur and bodyguards.

Will the new 911 Mental Health Social Worker Emergency Responders patrol on bicycles? Who will administer the program? A City Council committee with a commissioner, deputy commissioner, associate and assistant commissioners, General foremen, foremen and hundreds and hundreds of new employees? Which Labor Union will have that jurisdiction? Teamsters, machinists or pipe-fitters?

Mike Sullivan
Avondale

BIRD from p. 5

moved to a safer location such as a nearby bush, ground cover, or tree branch. If relocated in the same area, its parents will find it and will continue to provide care. It is important for humans to continue to monitor the situation, if they have moved a fledgling.

While it is best to simply keep an eye out for these young fledged birds, if it is suspected its parents have disappeared, Prince advises to call either her organization or to call a wildlife center.

"We don't want to kidnap [the young bird]. Some people believe it is better if they are brought to a wildlife center. But, it's not natural. It's far better for them to be able to grow up in the wild with their parents. If you get a recording, leave a message stating the time, your name, a number where you can be reached, and the location and condition of the bird you have found," said Prince.

Not only will local birds ben-

efit from cats and dogs being kept indoors or on a leash, other wildlife will also benefit. Right now, it is a vulnerable time for local wildlife. This is the time of the year when there's baby bunnies, squirrels and baby birds. May, June and July are critical times when they're most vulnerable to being attacked by an unnatural predator that really cause a lot of

burden and wildlife injury and death. It's really just a couple of months when young animals, and birds are on the ground.

"We really appreciate how they can make a big difference in protecting young animals and birds. [Unfortunately], there's a significant loss of songbirds to dogs and cats that are left unattended," said Prince.

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PARTY from p. 3

by Diana Ross, Cher, Tina Turner, Michael Jackson and many other singers and groups.

If you like rock 'n' roll, can still do The Twist or might enjoy singing along with the music of your youth or watching others dance, you're welcome to attend. No reservations are needed, bell bottoms and tied-dyed optional.

Free books, treasure hunt at Edgewater Library

Friends of the Edgewater Library invites locals to participate in an advantageous adventure at the Edgewater Branch Library this week in celebration of National Library Week, this week.

Stop at the branch, 6000 N. Broadway, and take a new book from the cart near the circulation desk on the first floor. The books, for middle grade readers, young adults and adults, were generously donated by Women & Children First bookstore.

While you're at it, pick up a Treasure Hunt form at foelchicago.org and answer a few straightforward questions about the valuable resources inside the library. Completed forms should be returned to the circulation desk by 5 p.m. on Saturday, April 29.

There will be a drawing from

among those who correctly answer the Treasure Hunt questions. You could win one of four \$25 gift cards to these local businesses: Lickity Split, Lost Larson, Rewired Café, or Women & Children First. Completed forms also may be submitted by emailing info@foelchicago.org.

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Rogers Park Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION NATIONSTAR MORTGAGE LLC Plaintiff, -v.- DANIELA SANCHEZ, 7227 NORTH RIDGE CONDOMINIUM ASSOCIATION, ELENA DUMITRESCU, UNKNOWN HEIRS AND LEGATEES OF ANA RICHARDS, UNKNOWN OWNERS AND NONRECORD CLAIMANTS, THOMAS P. QUINN, AS SPECIAL REPRESENTATIVE FOR ANA RICHARDS (DECEASED) Defendants 2022 CH 08252 7227 N RIDGE BLVD, 1B CHICAGO, IL 60645 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on February 6, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 2, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 7227 N RIDGE BLVD, 1B, CHICAGO, IL 60645 Property Index No. 11-30-323-065-1004 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. 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. For information, examine the court file, CODILIS &

Real Estate For Sale

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.tjisc.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. 14-22-05981 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2022 CH 08252 TJSJC#: 43-1040 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 08252 **13218427** 262626 ----- 191919 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, -v.-

Real Estate For Sale

BRITNEY L. WORCH, SHMUEL C. WORCH Defendants 2022 CH 04836 2636 W. ESTES AVENUE CHICAGO, IL 60645 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on February 17, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 19, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 2636 W. ESTES AVENUE, CHICAGO, IL 60645 Property Index No. 10-36-205-025-0000 The real estate is improved with a single family residence. The judgment amount was \$200,039.00. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes

Real Estate For Sale

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

Real Estate For Sale

LASALLE STREET, SUITE 3650, Chicago, IL, 60602 (312) 541-9710. Please refer to file number 22 9562. 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.tjisc.com for a 7 day status report of pending sales. JOHNSON, BLUMBERG & ASSOCIATES, LLC 30 N. LASALLE STREET, SUITE 3650 Chicago IL, 60602 312-541-9710 E-Mail: ilpleadings@johnsonblumberg.com Attorney File No. 22 9562 Attorney Code. 40342 Case Number: 2022 CH 04836 TJSJC#: 43-789 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 04836 **13217756** 121212 -----

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Lakeview Township Real Estate For Sale

Real Estate For Sale

262626 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET BACKED CERTIFICATES SERIES 2007-4; Plaintiff, vs. UNKNOWN HEIRS AND LEGATEES OF MAREN KARRAS AKA MAREN ANDONIA KARRAS AKA MARINA KARRAS AKA MARINA ANDONIA KARRAS; HOLLYWOOD TOWERS CONDOMINIUM ASSOCIATION; JOANNE RIMKUS; DEMETRA KARRAS JAKEMAN; ROBERT KARRAS; KIMBERLY KARRAS; THOMAS KARRAS; WILLIAM P BUTCHER AS SPECIAL REPRESENTATIVE FOR MAREN KARRAS; UNKNOWN OWNERS AND NONRECORD CLAIMANTS; Defendants 19 CH 13848 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on Monday, May 22, 2023 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate: P.I.N. 14-05-407-017-1414. Commonly known as 5701 North Sheridan 10 Q, Chicago, IL 60660. The mortgaged real estate is improved with a condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g) (4) of Section 9 of the Condominium Property Act. Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection. For information call The Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates, P.A., 1771 West Diehl Road, Naperville, Illinois 60563. (630) 453-6925. 1396-188242 ADC INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com **13217815**

Real Estate For Sale

IS' condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g)-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiff's Attorneys, One North Dearborn Street, Suite 1200, Chicago, IL, 60602. Tel No. (312) 346-9088. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.tjisc.com for a 7 day status report of pending sales. MCCALLA RAYMER LEIBERT PIERCE, LLC One North Dearborn Street, Suite 1200 Chicago IL, 60602 312-346-9088 E-Mail: pleadings@mccalla.com Attorney File No. 20-061951L Attorney ARDC No. 61256 Attorney Code. 61256 Case Number: 2018 CH 04935 TJSJC#: 43-845 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. **13217959**

Real Estate For Sale

chaser 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.tjisc.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. 14-22-06802 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2022 CH 10130 TJSJC#: 43-337 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 10130 **13218103** 191919 -----

Real Estate For Sale

and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g)-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876 THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.tjisc.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. 14-21-03053 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2021 CH 04677 TJSJC#: 43-1441 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 # 2021 CH 04677 **13217761**

Real Estate For Sale

IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 3550 N LAKE SHORE DRIVE, UNIT 508, CHICAGO, IL 60657 Property Index No. 14-21-111-007-1090 The real estate is improved with a condominium. The judgment amount was \$194,462.86. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g)-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact JOHNSON, BLUMBERG & ASSOCIATES, LLC Plaintiff's Attorneys, 30 N. LASALLE STREET, SUITE 3650, Chicago, IL, 60602 (312) 541-9710. Please refer to file number 22 9278. 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.tjisc.com for a 7 day status report of pending sales. JOHNSON, BLUMBERG & ASSOCIATES, LLC 30 N. LASALLE STREET, SUITE 3650 Chicago IL, 60602 312-541-9710 E-Mail: ilpleadings@johnsonblumberg.com Attorney File No. 22 9278 Attorney Code. 40342 Case Number: 2022 CH 02386 TJSJC#: 43-1369 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 02386 **13217420**

Real Estate For Sale

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on February 16, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 17, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 6166 NORTH SHERIDAN ROAD, APT 2J, CHICAGO, IL 60660 Property Index No. 14-05-210-024-1009 The real estate is improved with a residential condominium. The judgment amount was \$120,254.21. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g)-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact MANLEY DEAS KOCHALSKI LLC Plaintiff's Attorneys, ONE EAST WACKER, SUITE 1250, Chicago, IL, 60601 (312) 651-6700. Please refer to file number 22-008201. 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.tjisc.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. 22-008201 Attorney Code. 48928 Case Number: 2022 CH 07464 TJSJC#: 43-846 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 07464 **13217496** 121212 -----

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Notice of Public Sale

East Bank Storage at 1200 W. 35th St., 773-247-3000, is opening lockers: 3F3502 (Tate, Latrice) 3E3408 (Robinson, Kimberly) 3F3538 (Laoye, Dayo) 4C4183 (Hristeva, Lilia) for public sale of miscellaneous items. This sale is to be held on Thursday, April 27, 2023, at 2:00 pm. Cash only.

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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 WABASH SUPERIOR 1 LLC, a Delaware limited liability company, Plaintiff, v. SYMMETRY TOWER/CHICAGO PROJECT OWNER, LLC, a New York limited liability company; CORBAN KAUAI CHICAGO LENDER, LLC, a Delaware limited liability company; UNKNOWN OWNERS & NONRECORD CLAIMANTS, Defendants. No. 19 CH 06588 Properties Located: 739 N. Wabash Ave.; 42 E. Superior Street; 44-46 E. Superior Street, Chicago, Illinois 60611 NOTICE OF SALE Sheriff's Sale No. 230020 PUBLIC NOTICE is given that pursuant to a judgment of foreclosure entered by the Court in the above cause on March 29, 2023, the Sheriff of Cook County, Illinois, through its Selling Officer, will sell the property described below to satisfy said judgment, as follows: (a) The name and address of the person to contact for information regarding the real estate is Jamie L. Burns, Levenfeld Pearlstein, LLC, 120 S. Riverside Plaza, Ste. 1800, Chicago, Illinois 60606. The telephone number is 312-346-8380. (b) The legal description of the real estate to be sold is as follows: PIN(s): 17-10-101-008; 17-10-101-009; 17-10-101-010; 17-10-101-011; and 17-10-101-012 Commonly known as: 739 N. Wabash Ave.; 42 E. Superior Street; 44-46 E. Superior Street, Chicago, Illinois 60611 (c) A description of the improvements of the real estate: non-residential property consisting of a three-car garage with storage above on Wabash (739 N. Wabash); a small parking lot on Wabash (737 N. Wabash); a three-flat with restaurant space (42 East Superior); multi-level (3) commercial space (44 East Superior) and multi-level mixed use space (46 East Superior) (d) The real estate will NOT be open for inspection.

Real Estate For Sale

(e) The time and place of the sale is as follows: June 1, 2023 at 1:00 p.m. in room LL06 of the Richard J. Daley Center, 50 W. Washington, Chicago, IL 60602. (f) The terms of the sale are "as is" for certified funds, requiring that the successful bidder deposit ten percent of the bid at the time of sale in certified funds and the balance with the sheriff or associate judge within twenty-four (24) hours of the sale in certified funds, plus interest at the statutory judgment rate and any unpaid portion of the sale price from the date of sale to the date of payment. (g) Title will be conveyed subject to all general real estate taxes which are or shall become a lien upon the real estate, but if not yet due, that may become due and payable, special assessments, applicable rights of redemption, encumbrances, easements and restrictions of record, if any. Dated: April 17, 2023 WABASH SUPERIOR 1 LLC Jamie L. Burns LEVENFELD PEARLSTEIN, LLC Attorneys for Plaintiff 120 S. Riverside Plaza, Ste. 1800 Chicago, IL 60606 (312) 346-8380 jburns@lplegal.com Firm ID: 57133 **13218479**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION FIFTH THIRD BANK NATIONAL ASSOCIATION; Plaintiff, vs. UNKNOWN SUCCESSOR TRUSTEE OF THE LUIS H. ROSSI, SR. REVOCABLE DECLARATION OF TRUST DATED OCTOBER 29, 2014; 175 EAST DELAWARE PLACE HOMEOWNERS ASSOCIATION; AMOS FINANCIAL LLC; UNKNOWN BENEFICIARIES OF THE LUIS H. ROSSI SR. REVOCABLE DECLARATION OF TRUST DATED OCTOBER 29, 2014; WILFREDO MIRANDA; ALMA ROSSI AKA ALMA CHAVEZ AKA ALMA CHAVEZ ROSSI; BRYAN ROSSI AKA BRYAN HERNANDEZ; UNKNOWN OWNERS AND NON-

Real Estate For Sale

RECORD CLAIMANTS; Defendants, 22 CH 6414 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on Tuesday, May 30, 2023 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate: P.I.N. 17-03-220-020-1374. Commonly known as 175 EAST DELAWARE PLACE, UNIT 6308, CHICAGO, IL 60611. The mortgaged real estate is improved with a condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g) (4) of Section 9 of the Condominium Property Act. Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection. For information call The Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates, P.A., 1771 West Diehl Road, Naperville, Illinois 60563. (630) 453-6925. 6722-184670 INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com **13218308**

262626 -----
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Snap and share a nature photo April 28

The Chicago Nature Challenge [CNC] is an annual global 'bioblitz,' where cities do a collaboration-meets-friendly-competition to work toward a common goal. The plan is for people to find wildlife wherever they are the weekend of April 28-May 1. Snap a photo (or record a sound), and upload it to the iNaturalist app. It can be any WILD plant, animal, or any other evidence of life found in your path. Interested in a quick nature tutorial? Join the plan to ID birds and bees with the Illinois Science Council [ISC] 6 p.m. to 8 p.m. Tuesday, May 2, at the Metropolitan Brewery Taproom, 3057 N. Rockwell St. ISC will gather at the brewery along the

Chicago River with other citizen scientists, get a quick tutorial on how to use iNaturalist, and hang while marking observations that occurred over the river and banks during the past weekend. BYO laptop or device to work on. The CNC started in 2016 as a competition between several U.S. cities, and has grown into an international event, motivating people around the world to find and document wildlife in their cities. The CNC is an annual four-day event where cities are in a collaboration-meets-friendly-competition to see who can gather the most observations of nature, find the most species, and engage the most people in the event.

POLICE BEAT from p. 6

involved in a single-car crash in the 2900 block of W. Lawrence in Ravenswood Manor. A woman who was allegedly driving the vehicle was taken into custody. No further details about her were immediately available. The Lake Shore Dr. crash report said the Volvo involved in the fatal hit-and-run is registered to a 48-year-

old woman with a home address in Grand Crossing. Investigators were working to build enough evidence to prove that the woman arrested at the Lawrence Ave. crash scene was behind the wheel when the car struck Hernandez and determine if she was involved in any other collisions. — Compiled by CWBChicago.com

PENSION from p. 1

administration must tread cautiously as revenues could sink in a recession.

In the report and discussion, the administration highlights the city's 13 ratings upgrades across credits, most notably Moody's Investors Service action last year that lifted the city's general obligation rating out from junk where it's sat since 2015. Three of its ratings carry a positive outlook.

"What the positive outlooks mean" is if the city continues along the path in place "it should expect to see further rating upgrades in 2023 and 2024. If the city doesn't see those rating upgrades at that point what it means is we've reversed course on fiscal stability," Bennett said during the discussion.

Johnson, who takes office May 19, has announced transition chairs but fiscal advisors and top-level cabinet members have not yet been named.

Market participants hope Bennett stays, but she has told members of the local public finance community that she is ready to move on after a long four years, with her concentration on completing several pending deals and other work that cements the administration's fiscal legacy.

Sources say Johnson's advisors would like Bennett to remain at least temporarily during a transition period. Bennett's name has also been raised in the financial community as a potential candidate for the executive director position of the Civic Federation of Chicago as it launches a search for a permanent successor following the unexpected death earlier this year of Lawrence Msall.

The forecast

"The city of Chicago is at a financial crossroads. The fiscal decisions of at least the last twelve years have halted the Chicago financial downturn and started the financial turnaround," the report reads which acknowledges steps taken by Lightfoot's predecessor Rahm Emanuel and his finance team took to begin shedding one-time fiscal measures and to overhaul pension funding that began a ramp up to an actuarial-based payments.

The fiscal blueprint lays out assumptions that provide a nudge for the new mayor to stick with. The forecast assumes statutory and supplemental pension contributions continue. It does not account for the impact on future payments that could result based on several pension bills that would increase benefits pending before state legislature.

"What is difficult for the city" is "having more burdens being placed on the city of Chicago, i.e. increased costs is very difficult," Bennett said.

Some recommendations could be a hard sell for the new mayor.

The forecast assumes the new mayor

sticks with the annual CPI property tax increase based on inflation that was adopted in the last budget. With revenues on the upswing and council members opposed to the hike heading into 2023, Lightfoot cut it from the budget proposal. It's expected to generate \$43 million to \$87 million annually in the future.

If Chicago had adopted annual increases instead of occasional big hikes, the levy would stand at about where it is now but the city could have avoided entering into asset leases, using reserves, and engaging in one-shots like scoop-and-toss debt restructuring and using debt to cover judgments and settlements.

Johnson pledged during the campaign to scrap the CPI hikes and to hold the line on property taxes.

The forecast also depends on Chicago Public Schools covering \$245 million of what amounts to a \$291 million responsibility for its non-teaching employees that participate in the city's municipal fund in the current budget. The city's payment totals \$976 million this year. The \$250 million it asked CPS to pay this year is up from \$175 million last year and the 2024, 2025, and 2026 projected gaps rely on CPS covering its full share which grows to between \$304 million and \$309 million annually.

The Chicago Teachers' Union has criticized the city for transferring the burden and Johnson, who is a former teacher and union organizer, has said that the city should continue to financially help CPS even as it moves to an elected board in the coming years.

The forecast also relies on ongoing declarations of tax increment surpluses of \$272 million annually and modest sweeps of old non-corporate fund accounts.

The out-year forecast assumes annual bond issuance of between \$683 million and \$840 million, sold at an assumed 5% interest rate that will raise debt service by \$35 million in 2024, another \$35 million in 2025 and then \$39 million in 2026.

The report pegs the need for structural fixes annually at \$100 million to \$150 million and urges the next administration to avoid using one-shots that would again build up the structural imbalance.

On the campaign trail, Johnson stressed his aim to structurally balance the city's books so that suggestion should go down easier than others.

On pensions, the report recommends that the city consider shifting from a payment formula that relies on actuarial assumptions to reach a 90% funded ratio in the coming decade, a step up from its old funding plan that set payments based on a percentage of employee contribution, to a formal actuarially determined contribution recommended by actuaries that targets 100% funding.

All four funds are paying an actuarially "calculated" contribution, but the city is still \$330 million short of funding in fiscal 2024, even with supplemental payments and \$606 million short based solely on the statutory payment.

"That contribution isn't enough to get to full funding," Bennett said.

The city's statutory payment rises from \$2.4 billion this year to \$2.7 billion in 2028. The city has \$33.7 billion of net pension liabilities with the funded ratios of its four funds ranging from 21% to 46%, for an average of 23%, the lowest among major cities.

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The forecast lays out a scenario whereby the city makes supplemental contributions of \$275 million next year, \$245 million in 2025, \$212 million in 2026, \$181 million in 2027, and \$150 million in 2028 which would hold growth of the net liabilities in check, tamp down payment growth, and reduce the need to sell off assets to meet annual benefit payouts after a bad investment year.

By making supplemental contributions, the city expects \$2.6 billion of savings over the course of its payment schedule that targets 90% funding in 2055 for police and fire and 2058 for the municipal and laborers' funds.

In addition to the supplemental payment next year, the city anticipates making a \$141 million payment to cover 2022 investment losses. An additional \$73 million above the statutory payment and a supplemental payment is expected in 2025 to cover this year's anticipated investment losses.

During Lightfoot's tenure, the city absorbed a \$1.3 billion hike in pension contributions and \$275 million to account for phasing out scoop-and-toss debt restructuring and has paid down \$747 million in debt.

The city's healthier finances and \$1.9 billion of federal COVID bailouts paved the way for \$8 billion in investments under three capital investment plans; the \$1.2 billion Chicago Recovery Plan; the \$4.5 billion Chicago Works capital plan; and, the \$2.2 billion Invest South/West that that investments in underserved corridors that relies on \$1 billion of city funds to lever-

age private and not-for-profit investments of \$1.2 billion.

The forecast anticipates the city's first casino that is in the works will generate \$200 million for pension contributions. The forecast for future budgets doesn't rely on future federal COVID-19 bailouts so the finance team contends there is no funding cliff. Park said the city's \$1.2 billion recovery plan spending could eventually add \$60 million to \$90 million to annual spending if Johnson sticks with it.

The city has bolstered reserves by 31% over the last four years with the total level this year at \$1.1 billion or 20% of 2023 operating expenditures. An operating liquidity fund that holds \$50 million in among the various reserve accounts and the forecast assumes \$5 million annual deposits.

"The city is for the most part, better off than four years ago," said Howard Cure, director of municipal bond research at Evercore Wealth Management LLC.

Cure offered praise for the supplemental contributions but liabilities remain a stress point and canceling those payments in the future would raise market concerns. Cure said he also hopes the new administration

doesn't resort to pension obligation bonds.

While the report offers suggestions, Cure said questions abound that he's watching closely over the path Johnson will take on potential changes to the city's recovery plan, and capital spending, and whether changes loom over where dollars are spent. The city's business appeal, downtown recovery, Johnson's tax proposals, and policies to deal with crime rates all loom large, Cure said.

Johnson has proposed \$800 million in new taxes that range from restoring the employee head tax on business, levying tax on financial transactions, taxing some commuters, and raising the property transaction tax on high end properties, imposing a jet fuel tax, and raising the hotel tax. Some he has backed down on and some that require state approval face opposition.

One warning flag for the city comes in the form of lost revenues post-COVID. The report warns that while some revenues have fully recovered or exceeded pre-COVID-19 pandemic levels, which is calculated at 2019 levels plus 3% annual growth, some lag including business licenses, permits and fees as well as parking tax, utility and vehicle fuel tax which are indicators of work-for-home activity and some tourism-based taxes.

They account for about \$192 million of total revenue potential for the city if they eventually return, but if not, the city must find replacement revenues or risk backsliding fiscally, Bennett said.



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