

There is nothing wrong with America that cannot be cured with what is right in America.

— William J. Clinton

INSIDE-BOOSTER



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

insideonline.com



(Top) Ann Sather owner Tom Tunney and restaurant manager, Clara. Photo by Bob Zuley

Ann Sather restaurant will relocate to Division St.

Belmont Ave. location to close in late June

BY RONALD ROENIGK

There are restaurants and dining places that become family favorites because they earn it, one bite at a time. Places that become multi-generational magnets, drawing their loyal customers in during good times and bad.

Whether it was for the 6 a.m. sunrise breakfast after a night of carousing around town with friends, or the place of respite and reflection after the death of a friend or family member; or perhaps a solo visit to recover from a failed romance, Sather's was a place to go when time stood still. When a gnawing appetite took over and you didn't want to - or

couldn't - cook.

For many people in Chicago, one of those places has always been Lake Views' Ann Sather Restaurant.

In the 1940s, a vivacious career woman named Ann Sather decided that what she really wanted to do was own and run a restaurant. Her restaurant. A place where people could come for generous homemade meals, warm hospitality and know the moment they came in the door they went from being a customer to becoming a friend.

So, in 1945, when the Swedish owners of a restaurant located on

SATHER see p. 12

Zoo kicks off summer Memorial Day weekend

Summer programming at the Lincoln park Zoo starts this weekend with the Memorial Day Weekend Summer Kickoff, May 22-25.

This free and family-friendly celebration features zoo programming for guests of all ages. During this four-day Summer Kickoff weekend, guests can enjoy rides and attractions, including the Ferris Wheel, Endangered Species Carousel, Lionel Train Adventure, Mini Disco Race Car ride and Giant Fun Slide.

Visit the Zoo, 2001 N. Clark St., from 10 a.m. to 5 p.m.

Then after hours on Friday, May 22, the Zoo will host Adults Night Out Block Party. This adults-only event kicks off the summer with an evening of mini-golf and games, a live DJ, rides, food and drinks for purchase, complimentary face painting, and animal chats with zoo experts, plus after-hours access to the zoo.

You must be 21+ to participate, and the cost is \$20 to \$25.

Cadillac returns to Chicago

Jack Carter Automotive Group breaks ground on new flagship dealership at North / Elston



Carter Cadillac of Chicago conceptual rendering. Courtesy Nicholas Family of Companies

The corner of North and Elston is about to get a brand new car. Thousands of them actually... there is a new Caddy dealer setting up shop on one of the most busy and visible corners of the North Side.

Joseph Nicholas Construction [JNC], in partnership with Jack Carter Auto Group, on May 15 announced it has broken ground on Carter Cadillac of Chicago, a new dealership at 1400 W. North Ave., part of the former Lincoln Yards project.

The new facility will be the brand's third flagship store in the world, after locations in Manhattan, and Los Angeles. Carter Cadillac of Chicago is expected to open in late 2027.

Earlier this year, Jack Carter Auto Group announced it selected JNC to build Carter Cadillac

of Chicago on the vacant lot at the corner of North Ave. and Besly Ct. The development will include a two-story showroom and a six-level parking garage with 490 spaces for inventory and customer parking.

The dealership opening "is a meaningful step toward accelerating business development in the city," said Ald. Scott Waguespack [32nd], who spoke at the groundbreaking. "With Cadillac and other companies poised to drive job creation and broaden economic opportunities, we value the ongoing commitment to collaborating

with the business community and cultivating partnerships that will fuel long-term growth for Chicago."

Based in Calgary, Alberta Canada, Jack Carter Auto Group is a large independent retail automotive dealership group that operates in locations across Canada and the U.S.

Known for its extensive experience in auto dealership construction, JNC was recommended to Jack Carter, founder of Jack Carter Auto Group, by Cadillac

CADILLAC see p. 12

Avid bowlers sue Lucky Strike for ruining pastime

Timber Lanes bucks the trend by remaining loyal to community

BY BOB ZULEY



In Sept., 2023, Bowlero Corp. acquired the upscale bowling brand Lucky Strike. Lucky Strike subsequently rebranded its corporate identity to Lucky Strike Entertainment in late 2024.

Private equity investors and hedge funds have invaded many community features that we once took for granted including health care outlets, cannabis clinics, daily newspapers and locally-owned neighborhood veterinarians. Now, you can add bowling alleys to your list.

Bowlero, the largest bowling company in the world, with 17 alleys in the Chicago area alone, has grown rapidly in recent years. Fueled by private equity groups, the investors' expansion has ruined the beloved pastime while its ancestors and executives pull in massive profits, avid bowlers say.

In Sept., 2023, Bowlero Corp. acquired the upscale bowling brand Lucky Strike. Lucky Strike subsequently rebranded its corporate identity to Lucky Strike Entertainment in late 2024. It changed its stock ticker from BOWL to LUCK.

The all-cash transaction was valued at \$90 million.

Lucky Strike at Wrigleyville, 1027 W. Addison St., and the Lucky Strike Chicago, 322 E. Illinois St., are two of the 17 bowling centers around the Chicago area. They brand themselves as upscale boutique entertainment zones promoting expansive game arcades, gastropub eating, darts and drinks.

Oh, and bowling is an aside. At the Wrigleyville site, the venue features eight bowling lanes. The Illinois St. venue features 18 lanes.

The remainder of the Lucky Strike venues are suburban, featuring large alleys with expansive parking lots. So aside from the loud music and flashing lights, they stand ready for future expansion or awaiting residential housing developments.

Now, a collection of avid bowlers has filed a class-action lawsuit accusing the private equity-backed Bowlero corporation of a "multiyear anticompetitive scheme to consolidate bowling centers," which has led to skyrocketing prices, and degrading lane quality.

It has also led to "the veritable

destruction of the decades-old pastime of bowling in America," according to court documents reviewed by the Lever and reported in Jacobin.

The lawsuit, filed in Washington-state federal court, charges Bowlero with violating federal antitrust laws as it bought up hundreds of bowling alleys around the country in its "quest to become the 'Starbucks' of bowling." (Bowlero, now rebranded as Lucky Strike Entertainment, did not furnish a statement.)

One longtime local neighborhood bowling alley is bucking the trend to sell out and has been bought by a longtime bowler in a deal that will keep the historic Timber Lanes open to community

BOWLERS see p. 12

Searching for those great anchors of your past



By Thomas J. O'Gorman

It's likely a function of aging, but whenever my younger sister and I are together we wind up talking about the past. The lucky advantages we had. We speak kindly, but unvarnished, about our relatives, our childhood neighbors, the nuns who taught us and our own selves. Our quirks, secrets, eccentricities and foundations for our current adult lives.

We have lots of laughs. She has a terrific memory. I forget more details than she. Although I edit the x-rays more than I forget.

During one recent conversation I brought up her childhood refusal to ever eat butter. She still doesn't eat it.

Not to be outdone, she recalled that never in my life did I ever eat peanut butter. Still don't.

We laughed and laughed at the length of time we have each refrained from our least appealing foods. After the full length of our lives we still haven't ever given in. It's funny but also intense. We got serious trying to find the source of our individual phobias. Nothing concrete. Just some guesses at the long lost rationales.

Then my sister recalled that at some point in childhood, my favorite thing was making tents.

Pitching them in our backyard. On the front lawn. On the front porch. In front of our tiny television. In the bedroom. In my large closet. Under the dining room table. I was like a Bedouin camping in the desert, only I was camping all over the house. And I wasn't ever a Boy Scout.

I hadn't thought of my tent-building in years.

Building a tent was simple and easy. Cotton sheets or Irish wool blankets were the perfect materials. Thin ropes and clothes pins were essential. Outside the house, tree branches added a special nuance to the construction. Then there was the issue of flooring. Easily resolved if I could get my hands on a quilt that provided the best material.

I wondered if these two childhood activities, my boycott of peanut butter and my favored disposition for tents, sprang from the same childhood psychological endeavor.

Nothing my mother did could get me to embrace peanut butter. She always bought peanut butter downtown at the Stop & Shop on Randolph St. Homemade. Top of the line. Concocted before the customer's eyes. I still wouldn't touch it.

But give me some sheets or a blanket and a bag of clothes pins and I was like Frank Lloyd Wright. This odd relationship with tent-construction may be the root for my Chicago architecture passion and love of our world-class designs.

The tents were never an outreach to camping. The allure of a camping trip held no charm for a city boy.

The tents were also little libraries filled with books, writing materials, crayons, drawing pencils and sketch pads. Visitors were welcome but no nonsense was permitted. Tents were centers of hospitality and relaxed living. No roughhousing. Having a collection of maps handy added a level of serious intentionality.

When the tent was al fresco you could have a lovely lunch out in nature. My grandmother kindly brought tea to the tent with some of her homemade scones.

I think my revulsion of peanut butter was a path for me from childhood into my passion for food, cooking and a critique of 1950s American food. Tuna salad and egg salad were frequently served in the tent.

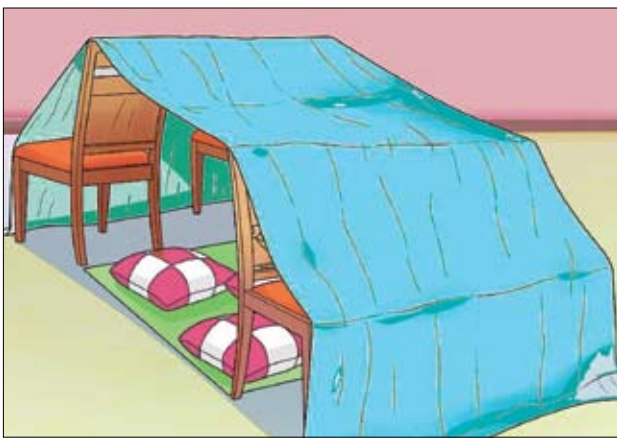
We all have a piece of our childhoods we have forgotten or lost. Perhaps this is a good time to rediscover it? It may be something that actually shaped who you would later become. We are

for reading remains and has made you a great teacher for others.

Perhaps growing up in an angry household of people at war with each other, with little understanding or peaceful conflict resolution, makes you a great listener today.

Maybe you grew up helping your dad mow the lawn, rake the leaves and tend to the plants. Could that be the source of your green thumb and why you grow such magnificent botanicals around your home?

Your childhood is a big part of what formed the person you are today.



Chicago has never needed more urgently such people of heart, courage, sacrifice, kindness and respect. We need our neighbors to be strongholds of friendship, justice and peace. And our political leaders need to be motivated with unabashed integrity and intelligence.

Chicagoans need to look out for one another and let the wisdom we carry from the past restrengthen us by the goodness and sacrifice of the present.

All of us can lift the city's profile for happiness and liberty.

So, sort through your past to find those home runs and double plays tucked away in your childhoods. The par golf round, ripe tomatoes or that ragged copy of Tom Sawyer, To Kill a Mockingbird, or Treasure Island. Go out to dance as though nobody is watching.

Search for the great anchors of your past and help them ripen in the present. Search for the people and characters that filled your youth, growth and the adventures of your lifetime. Even if it's hidden under a backyard tent.

NEW AIC EXHIBIT: Korean Treasures just opened at the Art Institute of Chicago and it brings together incredible works spanning more than 2,000 years of Korean art and history. Chicago is one of only two places in the U.S. where this exhibit is

stopping. The pieces come from the personal collection of **Sam Sungus'** longtime chairman **Lee Kun-Hee**, who spent decades building one of the most significant collections of Korean art in the world.

MOSAIC ANNUAL: Each year, the Chicago Cultural Alliance recognizes an individual for their extraordinary impact on our city. This year they will present **Lisa Yun Lee** with the 2026 Cultural Champion award. Lee is a cultural activist and the executive director and chief curator of the National Public Housing Museum. The Alliance will also present this year's two Outstanding Community Leaders - **Michael Takada** and **CW Chan**, June 9, at Epiphany Center for the Arts, 201 S. Ashland Ave. This year's recipient of the Cultural Investment Award is **The John D. and Catherine T. MacArthur Foundation**.

QUANTUM CAMPUS: IBM promises 750 full-time jobs at South Side Quantum Campus, in South Deering. The company agreed to create the jobs in exchange for an estimated \$19 million in state tax credits to build a computing hub on the planned quantum campus. It also pledged to hire graduates of a new City Colleges program. But will those jobs be at risk from AI once the ink dries on their agreement?

BIKE LANES RETHINK: Brighton Park residents have the right idea demanding City leaders take away the recent new concrete privileged bike lanes and concrete pedestrian islands in their community with powerful protests. Too many concrete barriers is part of the City Hall's new plan for some kind of segregation. Folks, this is how our political leadership is dividing us into our camps. Segregation is either good

SEARCHING see p. 9

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City phasing in new building standards for home builders

BY JASON COULOMBE

The Neighborhood Building Owners Alliance [NBOA] hosted Commissioner of the Chicago Dept. of Buildings Marlene Hopkins and Managing Deputy Cmsr. Grant Ullrich May 13 to present on Phase Three of the Chicago Construction Codes Modernization Initiative.

According to Hopkins the phase is part of the “cut the tape” initiative which she said will help development and safety.

“Phase three represents a major step forward in modernizing how we develop supporting housing growth, innovation, sustainability and economic development,” Hopkins said.

Ullrich presented the changes in the phase in four categories.

The first is “building more homes,” one major change for new five story residential buildings involves stairwells.

According to Ullrich, exterior stairs were limited to four story buildings; the code change allows for five stories to now have them but they will need to be non-combustible.

In 2025 16% of all multi-family homes built were five stories, he said.

There will be the authorization for use of interlocking stairways, two stairways that wrap around each other and are thus separated. He said it provides more ways to evacuate and for first responders to get in. A sprinkler system will be required.

For refurbished homes, which Ullrich said was 17% of new homes built in 2025, there will be provisions to make it easier to look into conversions.

“Breathe better,” is the phase focused on improving air quality in buildings.

Ventilation exhaust requirements are being changed to more closely align with international standards.

“This code will be moving us much more in line with expectations of how people build elsewhere and hopefully make it easier for designers, builders and everyone else involved in the process,” he said.

New buildings are going to be pushed away from the current method of doors with an undercut clearance gap on them and will also need to match newer air filtration standards, said Ullrich.

Energy saving measures will also be implemented.

The energy model will be similar to the National models and save money, which could potentially be as much as \$7000 for a single family home, Ullrich said.

Requirements to be “electrification ready” will also take place, which means having roofing and structure for solar power.

Ullrich said if the phase goes through, and are codified, the requirements are expected to start Dec. 1, 2026.

Rideshare drivers pushing for unionization

The power and control over Chicago’s rideshare industry could shift dramatically if an effort by car drivers to unionize is successful. The mostly unnoticed assassination of Chicago’s licensed Taxi industry means tens of thousands of Chicagoans are now highly dependent on their ride share apps.

Hundreds of rideshare drivers from every corner of Illinois this week are heading to Springfield to watch the final stretch of the legislative session in the State Capitol on Wednesday, May 20. In the balance is an effort to unionize.

Union organizers and rideshare drivers will rally to lobby legislators about their need for legislators to pass the Illinois Transportation Network Driver Labor Relations Act (Rideshare Drivers’ Union Bill).

Today, rideshare drivers generate \$7.7 billion in annual economic output and contribute more than

\$518 million in combined state and local tax revenue each year. These numbers reflect the essential role drivers play in keeping urban communities and the local economy moving. Being able to hail a car on your phone is a dependency that is as addicting as any drug. And the withdrawal symptoms should the networks

Drivers were called outside contractors, and had few of the rights and protections afforded to other workers.

ever go away, would be severe.

For years, independent contractor rideshare drivers have powered Illinois’ transportation economy in communities across the state by taking people to work, school, and medical appointments, ensuring they arrive safely and on time. And that industry was mostly controlled by a few out of state

tech bros.

Drivers were called outside contractors, and had few of the rights and protections afforded to other workers.

This effort should be watched closely by those who count on Uber and Lyft as their primary mode of transportation. If the legislation is passed, it would position Illinois as a national leader in rideshare worker protections by guaranteeing them the freedom to collectively bargain and establish industry standards. The unionization drive also means the drivers will have the right to strike, leaving customers standing on the roadside hoping an extremely rare empty taxi cab comes along.

One should note that the taxi cab industry has their own app called Curb. One can easily hail a taxi and be picked up by a driver who is properly licensed and insured, and has been required to take classes before getting that

license. Plus, taxis have a regimented auto maintenance check up schedule, helping to ensure your safety.

“You think Chicago, you think of Blackhawks, Bulls, Cubs, and you think of Billy Goat. You think of cheeseburger, you think of Billy Goat.”
— Sam Sianis



“...It was therapeutic to empathize with everyone and get to meet people in the same situation.”

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Online Schedule 2026

Series	Day	Time	Dates
1	Wednesday	9:30 AM - 11:30 AM	Jan. 14, 21, 28, Feb. 4, 11, 18
2	Tuesday	8:00 AM - 10:00 AM	Feb. 24, March 3, 10, 17, 24, 31
3	Thursday	6:00 PM - 8:00 PM	April 2, 9, 16, 23, 30, May 7
4	Wednesday	9:30 AM - 11:30 AM	June 10, 17, 24, July 1, 8, 15
5	Tuesday	8:00 AM - 10:00 AM	Aug. 4, 11, 18, 25, Sept. 1, 8
6	Monday	6:00 PM - 8:00 PM	Oct. 19, 26, Nov. 2, 9, 16, 23

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Young buyers ask, 'when will 5% mortgages return?'



The Home Front

by Don DeBat

Cash-squeezed first-time home buyers probably are scratching their heads and asking: when will mortgage rates fall back to an affordable 5% interest rate again?

Home-loan rates have been volatile and unpredictable in 2026. This type of roller-coaster activity in "Mortgageland" makes it hard to predict when to buy a house, and schedule a move to get the kids in school by September.

Looking at Freddie Mac's rate archives, interest rates in 2026 decreased for four straight weeks until the U.S. and Israel attacked Iran at the end of February. Then, rates increased for five straight weeks. Finally, mortgage rates fell for four consecutive weeks in April and early May.

Now, with the interest rate-quarterback—Federal Reserve Board chairman Jerome Powell—about to step down, experts are reviewing his eight-year scorecard. An inescapable part of Powell's legacy will be the post-pandemic inflation surge, when consumer prices rose by a four-decade high

of 9.1% in June 2022.

Overall prices are now 27% higher than just before the pandemic six years ago, a staggering change for a country that had experienced little inflation for generations. Prices rose just 10% in the six years before the pandemic.

Today, groceries are 30% more expensive than six years ago, after they rose just 3.6% in the six years preceding COVID. So, how does a would-be home buyer fit a 6%-plus mortgage into that budget?

A look back to 1968

Long-term mortgage rates were about 6% in 1968, when this writer began working as a financial reporter for the Chicago Daily News.

"Kid, do you know anything about mortgages?" asked Albert Jedlicka, the paper's award-winning real estate editor. My reply: "My folks have a 5% mortgage on our three-flat in Old Town, which they purchased in 1948. I think the loan was provided by the Polish National Alliance."

In 1973, when I purchased my first home for \$28,000 in the Irving Park "Villa" neighborhood, First Federal Savings & Loan granted my young family a \$18,000 mortgage for 30 years at around 7.5% interest.

During my reporting career, I have seen mortgage rates soar



Jerome Powell's term as Chair of the Federal Reserve concluded on May 15.



over the moon to 18.63% during the recession of 1981, and fall back to 11.75% by 1985. Then, I purchased a vintage home for \$140,000 in the Sauganash neighborhood on the Northwest Side and obtained a 30-year mortgage at 11.75% from Cragin Federal Savings & Loan. A few years later, I refinanced that loan with a 7.75% interest rate for 15-years at Cragin Federal.

In the late 1980s, I authored a best-selling book titled: "The Mortgage Manual," that sold 50,000 copies. The book explained the intricacies of the mortgage market and gave would-be borrowers information on all the popular choices for financing a home.

Remember 3% home loans?

"Gen-X" and Millennial" borrowers still remember a few years ago when a home buyer could lock in a 30-year fixed-rate mortgage at 3% interest or less. Many people became accustomed to rates that were in the 3% range in 2020 and 2021.

Thirty-year fixed-mortgage interest rates ended 2020 at a rock-bottom 2.65%—the lowest level in the Freddie Mac survey history, which began in 1971. Home-loan rates set new record lows an amazing 16 times in 2020, and tens of thousands of homeowners refinanced.

Mortgage rates may continue to be volatile, but historically analysts say buyers are actually in a much better spot than they may think.

Mortgage Rates Inch Down

On May 14, mortgage rates ticked down a bit, reported Freddie Mac's Primary Mortgage Market Survey. Benchmark 30-year fixed-rate loans nationwide averaged 6.36% down from 6.37% week earlier. A year ago, 30-year fixed loans averaged 6.81%. Fifteen-year fixed-rate mortgages averaged 5.71%, down slightly down from 5.72% a week earlier. A year ago, 15-year fixed loans averaged 5.92%.

A rate increase can feel frustrating for potential home buyers, especially when it looks unlikely that the 30-year rate will drop—and stay—in the affordable 5%-range.

However, my five decades of reporting on the housing market and mortgage rates have taught me that current interest charges aren't as bad as they might seem.

The sub-3% rates during the peak and the aftermath of the COVID-19 pandemic make rates in the mid-6% range feel high. But if you evaluate longer-term trends, today's mortgage rates actually are not bad.

Rates decreased over the past year

According to Freddie Mac data, the national average 30-year mortgage rate is down nearly one-half of 1 percentage point since early May of 2025. A year ago, the rate was 6.76%, and now, the rate is 6.36%. The average 15-year rate is down more than a quarter of 1 percentage point since early May last year. Going into May of 2025, it was 5.92%.

"Stable rates can encourage buyers who have been on the fence to move forward, helping to support a steady, gradual housing market," said Matt Vernon, head of consumer lending at Bank of America.

Freddie Mac started tracking interest rates in April 1971, so analysts have mortgage data from more than 55 years to eye-ball.

When we calculate the average 30-year fixed mortgage rate since 1971, the average is 7.69%. That's 1.33% higher than today's benchmark rate. So, when we look at historical mortgage rates, today's rates are better than they might seem.

Apart from the COVID-19 pandemic, the 30-year fixed rate has only fallen below 3.5% a handful of times since

Freddie Mac started tracking rates in 1971, and it's never stayed that low for weeks or months on end.

The highest weekly 30-year rate to date is 18.63%. This occurred in October of 1981, during a recession. That year, the average annual rate was 16.64%.

Not only are today's mortgage rates low compared to last year, but they're low when we look at rates from over 50 years. So, there shouldn't be as much gloom in Mortgageland.

Putting rates into focus today

Mortgage rates may be higher than home buyers would like, but they look much better when you view the bigger picture. If you're planning on buying a home in 2026, analysts say borrowers should ask themselves the following key questions:

- Can you afford to buy a house, regardless of today's rates? Analyze everything from the down payment to monthly mortgage payments. On Chicago's North Side, elevated home prices and a limited number of for-sale listings continue to be the primary drivers of affordability challenges, according to John Irwin, veteran broker with Baird & Warner.

- Will interest rates fall this year? Since the last Federal Reserve Board meeting in April, economic experts have predicted that the central bank will not cut the federal-funds rate much in 2026. This is one signal that mortgage rates won't fall before the end of the year.

- If rates stay above 6% this year, why should you waste your time trying to outsmart the real estate market? Make your decision based on what your family can afford, and whether your lifestyle would be better with the benefits of homeownership, not on whether home-loan rates are a few basis points lower one week or the next.

The Freddie Mac survey reported that 30-year fixed-mortgage interest rates ended 2020 at a rock-bottom 2.65%—the lowest level in history.

Archives of the Federal Housing Finance Board show long-term mortgage rates in the 1960s were about 6%, not much higher than the Great Depression of the 1930s, when lenders were charging 5% on five-year balloon loans.

Nearly six decades ago, between 1963 and 1965 borrowers could obtain a mortgage at 5.81% to 5.94%. Between 1971 and 1977, the now-defunct Illinois Usury Law held rates in the 7.6%-to-9% range.

In the early 1980s, runaway inflation caused home-loan rates to skyrocket into the stratosphere. According to Freddie Mac, benchmark 30-year mortgage rates peaked at a jaw-dropping 18.63% in Oct. 1981 during that recession, which lasted a few years.

MORTGAGES see p. 5

Public transportation topic of next Levy senior meeting

The Northeast Levy Center Village will be holding their next virtual meeting via Zoom starting at 9 a.m. Wednesday, May 27.

The guest speaker will be Katie Garrity, a licensed clinical social worker and a Mobility Outreach Coordinator for the Regional Transportation Authority [RTA]. She will be presenting on accessibility features on fixed route public

transportation, RTA Fare Programs, ADA Paratransit, and the Taxi Access Program.

In addition, the RTA's free Travel Training Program will be discussed along with how to plan an accessible trip in Chicago.

The Zoom meeting ID is 886 8091 2480 and the passcode is 142325. To call into the presentation dial 312-626-6799 and use the same ID and passcode.

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Letter to the Editor

Chicago taxpayers deserve an honest public discussion

Bob Zuley's May 13 article on Illinois' Long-Term Affordable Housing Assessment Classification [LAC] deserves close attention. The proposed Fern Hill-Emanuel partnership development in Edgewater shows why. While framed as an affordable housing incentive, the law can substantially reduce the effective property tax burden on large new developments for decades.

In Chicago, a common real estate rule of thumb is that stabilized property taxes approximate roughly 2% of market value annually. Under the LAC structure, qualifying projects could effectively pay only about 24% of normal property taxes during their first 10 years and roughly 40% over 30 years. In practical terms, that means a major development that might otherwise generate close to \$100 million in property taxes during its first decade could avoid or defer roughly \$75 million under the LAC structure.

That reduced contribution does not disappear. Local governments still impose their tax levies, meaning the burden shifts onto the rest of the property tax base — homeowners, small businesses, and fully taxed properties. And in a world of declining commercial property values and falling assessments, that pressure increasingly falls on ordinary taxpayers, not the developers receiving the subsidy. This begins to look less like targeted housing policy and more like a long-term tax windfall, with no obvious recapture mechanism if developers later realize substantial profits through sale or refinancing. These incentives are becoming too one-sided.

Meanwhile, neighborhoods are still expected to absorb the added density, congestion, infrastructure demands, and permanent physical changes these projects bring. The Fern Hill-Emanuel proposal in Edgewater is not just a housing debate. It is also a tax policy debate. Chicago taxpayers deserve an honest public discussion about who benefits, who pays, and whether these long-term incentives have gone too far.

Tim Carew
Old Town

MORTGAGES from p. 4

Rates finally fell below 10% in April 1986, and then bounced in the 9%-to-10% range during the balance of the 1980s. Nearly 26 years ago—in Aug. 2000—when some of today's Millennial borrowers were still in diapers, lenders were quoting 8.04%.

Between 2002 and 2011, rates bounced in the 4%-to-6% range. They inched into the 3%-to-4% range until 2020, when they fell into the rock-bottom 2%-bracket.

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.

We all have a role in identifying, preventing, and reporting elder abuse.



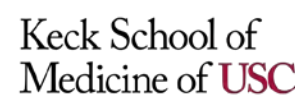
Signs of elder abuse:

- ✓ Decisions about an older person's life are not in their best interest
- ✓ Sudden changes in behavior
- ✓ Unusual changes in spending or money management
- ✓ Unexplained physical injuries
- ✓ Unexplained sexually transmitted diseases
- ✓ Unhealthy or unsafe living conditions

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 City of Chicago Senior Services -
 Call I & A at 312-744-4016 or
 email: aging@cityofchicago.org



This material was completed for the National Center on Elder Abuse situated at Keck School of Medicine at the University of Southern California, in partnership with the National Association of Area Agencies on Aging, and is supported in part by a grant (No. 90ABRC000101-02) from the Administration for Community Living, U.S. Department of Health and Human Services (HHS). Grantees carrying out projects under government sponsorship are encouraged to express freely their findings and conclusions. Therefore, points of view or opinions do not necessarily represent official ACL or HHS policy.

Police Beat...

Robbery crew kidnaps some victims, empties bank accounts in River North, Wrigleyville, Boystown

An armed robbery crew is targeting victims and, in some cases, kidnapping them at gunpoint in some of Chicago's most popular nightlife districts, including River North, Wrigleyville, and Boystown, according to Chicago police. At least 12 victims have been targeted since April 5, with robbers stealing their phones and draining their bank accounts through financial apps.

In each case, victims were approached by the robbers, who took their phones and other property by force or at gunpoint. After stealing the phones, the offenders used them to conduct unauthorized financial transactions, police said. In four of the incidents, victims were forced into the crew's vehicle and driven around while the group carried out fraudulent banking transactions on their phones.

CPD said the earliest robbery linked to the pattern occurred in the 100 block of W. Ontario St. at 12:35 a.m. April 5.

Four of the robberies occurred in the 3500 block of N. Clark St. in Wrigleyville: at 12:22 a.m. April 22; 11:30 p.m. May 2; 1 a.m. May 3; and 10 p.m. May 4.

Two occurred in the first block of W. Hubbard St.: at 2:30 a.m. April 26 and between 1 a.m. and 3 a.m. on May 10.

CPD also linked the robbery crew to holdups in the 200 block of E. Ohio St. on April 18 between 3:30 a.m. and 3:45 a.m.; the 3700 block of N. Broadway on April 23 at 9:30 p.m.; the 600 block of N. Dearborn St. on April 26 at 2:30 a.m.; the 600 block of N. Wabash Ave. on May 3 at 3 a.m., and on the 400 block of N. Clark St. 1 a.m. May 8.

The police bulletin described the robbers as up to three Black males standing between 5'-6" and 6'-5" and weighing 140 to 210 pounds. They used a dark-colored SUV, a silver four-door sedan, and a dark-colored four-door sedan in some of the robberies, police said.

Anyone with information about the crimes can contact Area Three detectives at 312-744-8263 or submit an anonymous tip at CPDTIP.com, referencing crime pattern #P26-3-015.

CBP intercepts 269 fire conversion switches and suppressors

U.S. Customs and Border Protection's Anti-Terrorism Contraband Enforcement Team at Chicago's international air cargo facilities and officers at the International Mail Facility in Chicago last month stopped shipments containing weapons modification devices.

During April, Chicago CBP stopped a total of 107 shipments

carrying various parts used to modify weapons to either make them fully automatic or suppress the sound made by a gunshot. Of those 107 shipments, 100 concealed a total of 255 pistol automatic fire conversion switches, and seven contained a total of 14 suppressors.

All the seizures were from China and were heading to various locations throughout the U.S.

"Our frontline CBP officers continue to exercise vigilance in all mail environments; and their inspectional experience coupled with an exercise of keen observational techniques resulted in these seizures," said Acting Director of Field Operations Michael Pfeiffer. "These illicit attempted importation of weapon modification devices pose a danger to our communities."

Pistol automatic fire conversion switches are illegal devices, to use or possess, which convert standard semi-automatic handguns to fully automatic. It allows the user to pull and hold the trigger to fire the maximum amount of ammunition. These devices can be ordered online or made by 3-D printers. Suppressors, or silencers, are muzzle devices controlling the sound when a gun is fired. Suppressors are legal in Illinois and 41 other states.

Man gets 9 years for Immigration fraud, child porno

A Chicago man has been sentenced to nine years in federal prison for engaging in immigration fraud, possessing child pornography, and committing tax fraud.

Jose Gregorio Sosa Cardona operated Delta Global Solutions, Inc., which assisted individuals in applying for asylum, immigrant visas, and other immigration benefits.

From 2020 to 2024, Sosa Cardona conspired with others to knowingly provide false information to the U.S. Citizenship and Immigration Services on behalf of his foreign national clients who were seeking immigration benefits.

Among other things, Sosa Cardona fabricated foreign law enforcement reports and other documents to falsely corroborate his clients' asylum claims. He also falsely represented himself as a licensed attorney to clients and the federal government when, in fact, he was not an attorney and was not authorized to represent applicants in U.S. immigration proceedings.

A court-authorized search of Sosa Cardona's electronic devices in 2024 turned up approximately 2,877 photos and videos of minors engaged in sexually explicit conduct. Sosa Cardona also filed fraudulent individual tax returns and failed to pay taxes withheld from his employees' pay for the calendar years 2020 to 2023, causing a loss to the IRS of approximately \$316,000.

Sosa Cardona, 41, pleaded guilty in Nov. 2025 to one count of conspiracy to defraud the United States, one count of possession of child pornography, and one count of tax fraud. U.S. District Judge Sunil R. Harjani imposed the nine-year prison sentence during a May 7 hearing in federal court in Chicago.

Boy, 14, violently carjacked 75-year-old woman downtown

A 14-year-old boy violently carjacked a 75-year-old woman downtown May 12, only to be caught about an hour later by Chicago police.

The victim was in a parking lot in the 500 block of W. Taylor St. when the boy pushed her to the ground, battered her, and stole her silver Ford Escape around 2:15 p.m., according to a preliminary CPD report. EMS transported the woman to Stroger Hospital for treatment.

Meanwhile, CPD began tracking her car using the city's network of license plate readers and caught up with the carjacker in the 1400 block of S. Central Park Ave. shortly after 3:30 p.m., according to police. He reportedly had the woman's car keys in his possession when officers took him into custody.

CPD said the boy is charged with aggravated vehicular hijacking of a victim older than 60. No further details are available about him because he is a juvenile.

Chicago man brought loaded gun to federal courthouse hoping to get arrested

Federal authorities say James Lake, Jr. set a goal for himself for May 11: Get arrested. And he allegedly accomplished his goal by taking a loaded pistol, 29 rounds of ammunition, and a couple of knives to the federal courthouse security checkpoint in downtown Chicago.

"I don't wanna cause any trouble," Lake allegedly told a security officer stationed at the metal detectors. "I just wanna get arrested."

Mission accomplished, James.

In a criminal complaint, an ATF agent said Lake walked into the Dirksen U.S. Courthouse at 219 S. Dearborn St. carrying a bookbag and approached the security checkpoint around 7:40 a.m., saying he wanted to turn himself in.

When a security officer asked whether he had any probation or parole violations that would warrant the U.S. Marshals detaining him, Lake advised that he just wanted to be arrested.

The officer then asked whether there was anything in the bookbag worth knowing about.

"Yes," Lake allegedly replied, "there's a gun in there and some other stuff."

Security personnel put the bag through a magnetometer and saw what appeared to be a firearm, according to the ATF agent's complaint. A search of the bag allegedly turned up a loaded Llama .380 caliber semi-automatic pistol along with 23 additional live .380 caliber rounds stuffed inside a white sock, a box cutter, and a sheathed jack knife. A U.S. Marshals Service inspector took Lake into custody.

The federal complaint said Lake has a 1993 narcotics conviction that prohibits him from legally possessing firearms. He is charged with being a felon in possession of a firearm.

Left behind by burglary crew, repeat felon gets federal prison time for carrying gun during Lincoln Park break-in

[caption: Narveal Raggs, inset right, the gun he tossed onto the building, and a video image of his failed attempt to get into a getaway car as police arrived. Courtesy U.S. District Court files, Chicago Police Dept.]

When Chicago police rolled up on an attempted smash-and-grab burglary at a Lincoln Park liquor store in Nov. 2024, the crew escaped in multiple getaway vehicles. But they left one man behind. Now, that man, who was on parole at the time, is headed to federal prison for carrying a gun during the heist.

Narveal Raggs, 27, pleaded guilty to illegal possession of a firearm by a felon and received an 80-month sen-

\$10,000 reward offered for man wanted in fatal Lake Shore Dr. shooting

Nearly three years after a woman was fatally shot near McCormick Place, Cook County Crime Stoppers says police have identified a suspect and are offering a \$10,000 reward for information that leads to his arrest.

The crime-fighting group announced the reward May 12 as it publicly identified Edgar Silva, also known as "Fat Boy" and "Lil Debo," as the suspect in the July 30, 2023, shooting at 2701 S. Lake Shore Dr. Crime Stoppers did not explain how investigators identified Silva as a suspect.

Chicago police previously said 37-year-old Nancy Padilla and a 26-year-old man were heading north around 8:08 p.m. when the driver of a 2015 Nissan sedan cut them off. After one of the victims honked at the other driver, the offender pulled alongside the victims' Volkswagen and opened fire, according to information police released after the shooting.



Edgar Silva and Nancy Padilla.

Padilla was struck in the neck and died from her injuries. The man who was with her suffered a graze wound to his back and declined medical attention, police said.

Crime Stoppers said anyone with information can provide anonymous tips by calling 1-800-535-7867 or visiting CPDTIP.com. According to the group, tipsters are not required to provide their names. Instead, they will receive a confidential code number to claim the reward if their information leads to an arrest or indictment.

tence from U.S. District Judge Virginia M. Kendall, officials announced.

Raggs and several unidentified accomplices attempted to break into Lakeside Food Wine and Spirits, 2601 N. Halsted St., in the early morning hours of Nov. 15, 2024. Chicago Police officers responded quickly to a 911 call about the break-in.

When officers pulled up, prosecutors say, two getaway cars sped away in opposite directions on Halsted, leaving Raggs stranded. He took off on foot, ducking into an alley behind the store and throwing a loaded Glock 19 semiautomatic pistol onto the roof of a nearby one-story building, where officers later recovered it, prosecutors said. Surveillance video and body camera footage captured the entire incident.

When cops found Raggs about six minutes into the chase, he wasn't wearing shoes. They asked what he was doing there.

"Just chilling," he replied. Officers later recovered a jacket and gloves he had discarded nearby.

The pistol he ditched was no ordinary handgun, prosecutors say. It had been fitted with a "switch" device that converted it to fire multiple rounds with a single trigger pull, effectively making it a machine gun. The weapon also had an extended magazine.

Court filings say the gun had been reported stolen in Sacramento, California, in February 2024 and, according to federal ballistics data, had been linked to two separate Chicago shootings in July and August of that year. Prosecutors noted there was no other evidence connecting Raggs to those shootings.

Federal prosecutors also alleged in sentencing documents that Raggs had not simply lapsed back into criminal behavior after one failed break-in. They said surveillance footage and police reports from the Calumet City Police Department and the Chicago Police Department connected him to at least two other armed burglaries in the days before the Lincoln Park incident.

On Nov. 12, 2024, a group of masked, armed men allegedly broke into City Food Market in Calumet City, attaching a chain to an ATM and yanking it out of the store with a Jeep. Two days later, on November 14, 2024, a similar crew allegedly broke into Fairplay Foods in Chicago, pointing firearms at an employee before pulling a second ATM from the store the same way.

Prosecutors say a masked offender matching Raggs's build and wearing similar clothing appeared in surveillance footage from both scenes. He was not charged in those cases.

Raggs has a lengthy prior record, which prosecutors argued warranted a sentence at the high end of the federal guidelines range of 70 to 87 months. Court filings detail a string of gun-related arrests and convictions dating to 2016, including convictions

for being an armed habitual criminal and reckless discharge of a firearm stemming from a 2018 shootout outside an East Beverly barbershop.

He had been released from state prison onto parole in Jan. 2024, 10 months before the Lincoln Park burglary attempt, prosecutors noted.

Police say ATM thieves have struck 25 times in three weeks

An overnight burglary crew has ripped through Chicago neighborhoods for nearly three weeks, smashing into businesses and hauling away ATMs and cash registers in a crime spree that has stretched from Lakeview and Irving Park to Auburn Gresham and Grand Crossing, according to a new Chicago police alert.

Detectives say the group has struck at least 25 businesses since April 20, often moving quickly from one target to the next in the early morning hours. On some nights, the crew hit four or five businesses before sunrise, according to the bulletin.

Police said four to five offenders typically targeted closed businesses by breaking windows, forcing open doors with pry bars, or ramming vehicles through storefronts. Once inside, they stole ATMs and cash registers containing cash before fleeing in waiting vehicles.

Since the burglaries began on the West Side on April 20, detectives have linked the crew to break-ins at the following locations: 5100 block of W. Madison Ave. April 20 at 4:15 a.m.; 4900 block of W. Madison Ave. April 20 at 4:47 a.m.; 7600 block of S. Chicago Ave. April 23 at 4:21 a.m.; 2400 block of W. 47th St. April 29 at 5:21 a.m.; 3500 block of S. Damen Ave. May 2 at 5:17 a.m.; 3200 block of S. Halsted St. May 3 at 5:34 a.m.; 4100 block of N. Pulaski Rd. May 7 at 3:20 a.m.; 2400 block of N. Clark St. May 7 at 3:30 a.m.; 1100 block of W. 18th St. May 7 at 4:38 a.m.; 3500 block of W. 26th St. May 7 at 4:54 a.m.; 3700 block of W. Fullerton Ave. May 8 at 2:18 a.m.; 4100 block of W. 31st St. May 8 at 3:20 a.m.; 8100 block of S. Ashland Ave. May 8 at 3:35 a.m.; 4300 block of S. Wentworth Ave. May 8 at 5:10 a.m.; 3600 block of S. California Ave. May 9 at 5:38 a.m.; 3300 block of S. Halsted St. May 9 at 6:13 a.m.; 3600 block of S. California Ave. between 6:30 p.m. May 9 and 11 a.m. May 10; 2500 block of W. Chicago Ave. May 11 at 2:40 a.m.; 2500 block of N. Halsted St. May 11 at 3:20 a.m.; 3800 block of N. Southport Ave. May 11 at 3:25 a.m.; 4100 block of W. 47th St. May 11 at 4:20 a.m.; 4900 block of W. 47th St. May 11 at 4:20 a.m.; 600 block of W. 31st St. May 13 at 5:29 a.m., and on the 300 block of W. 31st St. May 13 at 5:30 a.m.

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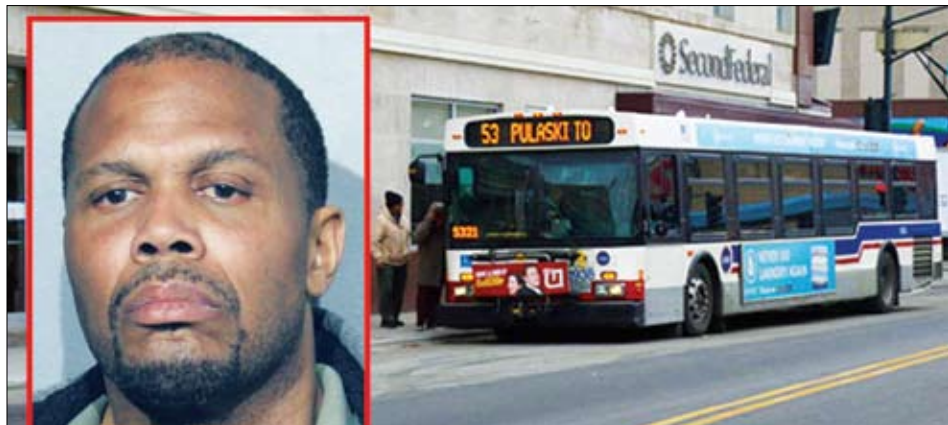
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Man with 12-inch knife and 60 former arrests, hijacked CTA bus until driver bailed out downtown



Lavell Fields (inset) hijacked a CTA bus on May 13.

BY CWBCHICAGO

A CTA bus driver with only six months on the job was hijacked by a passenger wielding a 12-inch knife who forced her to drive across the city until she seized an opportunity to bail out of her driver's window on the Near North Side May 13, prosecutors said.

Prosecutors said Lanell Fields, 51, held the 57-year-old driver captive for nearly an hour before she made her escape just after 3 a.m. near Clark and Delaware.

It started simply enough: The driver was nearing the end of her shift, heading north on Pulaski Rd., when she picked up Fields shortly after 2 a.m. He walked to the back and sat down, joining about four other passengers, prosecutors said.

About 20 minutes into the ride, the driver noticed Fields was waving a large knife and the other passengers took notice, too. The driver pulled over and most of the riders got off. Prosecutors said she left the doors open for a while, hoping Fields would leave on his own. He didn't.

With the remaining passengers gone, prosecutors said Fields moved to the front and sat directly behind the driver for about 30 minutes, wielding the knife, yelling at her, and ordering her not to open the door for any other passengers. Then he directed her off her route entirely, demanding she turn east on Belmont.

"You better turn this bus," he allegedly said while holding the knife.

The driver complied, and Fields grew more aggressive, ordering her to go faster and blow through red lights and stop signs, prosecutors alleged. When the driver did stop, he allegedly became agitated, demanding she "hit the gas" while brandishing the knife. Between outbursts, according to prosecutors, Fields alternated between swinging the knife, going quiet, and rambling incoherently.

Through it all, the driver was quietly working her own plan. Prosecutors said she hit a panic button and sent messages to CTA dispatch alerting them to what was happening. She also unbuckled her seatbelt and cracked open her driver's side window,

laying the groundwork for her escape.

A CTA supervisor learned of the hijacking and drove to intercept the bus at Clark and Delaware. When the bus rolled up to the intersection shortly after 3 a.m., the driver spotted him. She stopped, threw open the doors, and jumped out the window. The supervisor picked her up, and Fields stepped off the bus and ran, prosecutors said.

Officers searched the area and initially detained the wrong person. Then a 911 call came in that led police to Fields, and both the driver and the CTA supervisor identified him as the assailant. Prosecutors said he had a large knife that matched the one he was seen wielding on CTA surveillance

footage.

Cook County records show Fields accrued more than 60 arrests over the past 26 years, including 18 felonies. His convictions include narcotics-related charges in 1999, 2003, 2004, 2006, and 2019; escaping electronic monitoring in 2006; attempted residential burglary in 2008; looting in 2022; two burglaries in 2024; and a felony criminal damage charge that was reduced to a misdemeanor last month.

Judge D'Anthony Thedford detained Fields on charges of aggravated armed kidnapping, aggravated assault with a weapon against a state employee, and aggravated unlawful restraint.

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Get Behind the Vest fundraiser June 24

Join Ald. Brian Hopkins [2nd] and Committeeman Tim Egan for their June 24 fundraiser supporting Get Behind the Vest, hosted by Mario Stefanini.

The event will be held from 4:30 p.m. - 6:30 p.m. at Mario's Table, 21 W. Goethe St.

Individual tickets are \$200 each. Reservations are due by June 23 and can be made by calling 312-642-2299, or at office@aldermanhopkins.com.

This is their 5th Annual Get Behind the Vest event. Since

2022, they have raised over \$250,000 (approximately 400 life-saving vests for our policemen and women).

A vest is not bulletproof forever. It wears out. It breaks down. It needs to be replaced every five years. At \$500 or more per vest, in addition to other equipment and uniform expenses, the costs can quickly add up. Your donation ensures that every police officer out there protecting you is protected.

POLICE BEAT from p. 6

The offenders were described as four to five Black males wearing black clothing and masks.

Investigators said the crew has used a variety of vehicles, primarily SUVs, including Jeep Grand Cherokees, Dodge Durangos, and Kia Sorentos.

Anyone with information is asked to contact Area One detectives at 312-747-8380, Area Two detectives at 312-747-8273, Area Three detectives at 312-744-8263, Area Four detectives at 312-746-8253, or Area Five detectives at 312-746-7394. Anonymous tips can also be submitted at CPDIP.com under crime pattern #26-CWP-014A.

Viral video of Loop cop brawl comes with a catchy story

A video circulating online of a Chicago police officer wrestling with a man in the Loop has picked up a tidy narrative along with it: the man thought the officer was a security guard, swiped his phone, and found out the hard way he had picked the wrong target.

It's a compelling story, but it's not what happened, according to a CPD report documenting the man's arrest, which came less than two weeks after he was arrested on the same block in an unrelated narcotics case.

Instead, the report says the confrontation began around 2 p.m. May 4 when a 33-year-old man flagged down a Chicago police officer who was returning from traffic court in a marked squad car. The man told the officer that 36-year-old Brandon Mickens had just slapped him in the face and pointed Mickens out as the alleged attacker standing in the 300 block of S. State St., according to the



Mugshot of Brandon Mickens (inset) and a stillshot from a video of a CPD officer grappling on a sidewalk.

arrest report.

The officer got out of his squad car and approached Mickens, then tried to detain him by grabbing his shirt while radioing for on-duty officers to respond, the report said. Mickens allegedly pulled away and ran, triggering a struggle that was captured on video and later spread online.

As the two grappled on the sidewalk, a witness flagged down a CPD mass transit unit and told officers that another officer was "getting attacked" down the street, according to the report. Those officers responded and helped take Mickens into custody.

The CPD report said the original officer suffered scratches to his face and arm, along with a swollen wrist. Mickens was charged with felony aggravated battery of a peace officer and misdemeanor counts of battery and resisting arrest. It was his second arrest on that same block in less than two weeks.

On April 24, officers assigned to a CPD surveillance team allegedly saw

Mickens making hand gestures they suspected were related to narcotics sales and noticed he had a clear bag containing a pill in his pocket. Upon detaining him, the cops recovered three suspected ecstasy pills, according to police. He was charged in that case with possession of a controlled substance and soliciting unlawful business.

During a hearing following his latest arrest, Judge Ankur Srivastava detained Mickens for violating pre-trial release conditions in the narcotics case. Court records show Mickens was twice convicted in 2022 of being a felon in possession of a firearm and received consecutive prison sentences of three years and four years.

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Rogers Park Township Real Estate For Sale

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<p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2005-SD1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-SD1</p> <p>Plaintiff, -v- MUHAMMAD S. MOUSAVI, NASREEN S. MOUSAVI, DYCK-O'NEAL, INC., CACH, LLC, STATE OF ILLINOIS, NEW RIDGE VILLAGE CONDOMINIUM ASSOCIATION</p> <p>Defendants 25 CH 1310 6432 N. RIDGE BOULEVARD APT 3C CHICAGO, IL 60626</p> <p>NOTICE OF SALE</p> <p>PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on July 21, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 24, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:</p> <p>Commonly known as 6432 N. RIDGE BOULEVARD APT 3C, CHICAGO, IL 60626</p> <p>Property Index No. 11-31-401-098-1064</p> <p>The real estate is improved with a condominium. The judgment amount was \$58,570.77.</p> <p>Sale terms: If sold to anyone other than the Plaintiff, 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.</p>	<p>The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.</p> <p>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).</p> <p>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.</p> <p>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</p>	<p>identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.</p> <p>For information, contact The sales clerk, LOGS Legal Group LLP Plaintiff's Attorneys, 2801 LAKESIDE DRIVE, SUITE 207, Bannockburn, IL, 60015 (847) 291-1717 For information call between the hours of 1pm - 3pm. Please refer to file number 25-102418.</p> <p>THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE</p> <p>You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales.</p> <p>LOGS Legal Group LLP 2801 LAKESIDE DRIVE, SUITE 207 Bannockburn IL, 60015 847-291-1717</p> <p>E-Mail: ILNotices@logs.com Attorney File No. 25-102418 Attorney Code. 42168 Case Number: 25 CH 1310 TJSC#: 46-1182</p> <p>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.</p> <p>Case # 25 CH 1310 13287316</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION WINTRUST BANK, N.A.</p>	<p>Plaintiff, -v- MYA BANKS, KELSEY COURT CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS</p> <p>Defendants 2025CH08374 6814 N ASHLAND BLVD UNIT 1C CHICAGO, IL 60626</p> <p>NOTICE OF SALE</p> <p>PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on March 3, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 22, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:</p> <p>Commonly known as 6814 N ASHLAND BLVD UNIT 1C, CHICAGO, IL 60626</p> <p>Attorney File No. 11-31-226-034-1008</p> <p>The real estate is improved with a residence.</p> <p>Sale terms: If sold to anyone other than the Plaintiff, 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.</p> <p>The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>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</p> <p>THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL</p>
<p>60606-4650 (312) 236-SALE</p> <p>You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales.</p> <p>CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300</p> <p>E-Mail: pleadings@il.cslegal.com Attorney File No. 14-25-05133 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2025CH08374 TJSC#: 46-541</p> <p>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.</p> <p>Case # 2025CH08374 13287180</p> <p>202020 -----</p> <p>131313 -----</p> <p>60606 -----</p>	<p style="text-align: center;">Legal Ads DBA Public Notices.</p> <p style="text-align: center;">We'll Run Your Ad</p> <p style="text-align: center;">For 3 Consecutive Weeks</p> <p style="text-align: center;">For Only \$150.00.</p> <p style="text-align: center;">Call 773-465-9700</p>		

North Township Real Estate For Sale

Real Estate For Sale	Real Estate For Sale	Real Estate For Sale	Real Estate For Sale
<p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION WILMINGTON SA VIN GS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-A</p> <p>Plaintiff vs. LORA DROBETSKY; RESIDENCES AT RIVER EAST CENTER CONDOMINIUM ASSOCIATION; CITIBANK, N.A.; UNKNOWN OWNERS; AND NONRECORD CLAIMANTS</p> <p>Defendant 24 CH 4931 CALENDAR</p> <p>NOTICE OF SALE</p> <p>PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercountry Judicial Sales Corporation will on June 29, 2026, at the hour 11:00 a.m., Intercountry's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate:</p> <p>P.I.N. 17-10-223-033-1079.</p> <p>Commonly known as 512 N. McClurg Court #1109, Chicago, IL 60611.</p> <p>The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 189.5 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE</p>	<p>ILLINOIS MORTGAGE FORECLOSURE LAW.</p> <p>For information call Sales Department at Plaintiff's Attorney, Lavelle Law, 1933 North Meacham Road, Suite 600, Schaumburg, Illinois 60173. (847) 705-7555. WSF vs. Drobetsky INTERCOUNTRY JUDICIAL SALES CORPORATION intercountryjudicialsales.com 13287462</p> <p>202020 -----</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION LAKEVIEW LOAN SERVICING, LLC</p> <p>Plaintiff, -v- CHRISTOPHER KYLE WHITE, 474 NORTH LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION</p> <p>Defendants 2025CH06664 474 NORTH LAKE SHORE DRIVE APARTMENT 2011 CHICAGO, IL 60611</p> <p>NOTICE OF SALE</p> <p>PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on March 11, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 15, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:</p> <p>Commonly known as 474 NORTH LAKE SHORE DRIVE APARTMENT 2011, CHICAGO, IL 60611</p> <p>Property Index No. 17-10-222-007-1053; 17-10-222-007-1699</p> <p>The real estate is improved with a multi unit high rise condominium.</p> <p>Sale terms: If sold to anyone other than the Plaintiff, 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.</p>	<p>The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiff's Attorneys, 333 West Wacker Drive, Suite 1820, Chicago, IL, 60606. Tel No. (312) 346-9088.</p> <p>THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL</p>	<p>60606-4650 (312) 236-SALE</p> <p>You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales.</p> <p>MCCALLA RAYMER LEIBERT PIERCE, LLC 333 West Wacker Drive, Suite 1820 Chicago IL, 60606 312-346-9088</p> <p>E-Mail: pleadings@mccalla.com Attorney File No. 25-217811L_1254912 Attorney Code. 61256 Case Number: 2025CH06664 TJSC#: 46-620</p> <p>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.</p> <p>Case # 2025CH06664 13286635</p> <p>131313 -----</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION PNC BANK, NATIONAL ASSOCIATION</p> <p>Plaintiff, -v- CHARLES E STARKEY, MINDY S STARKEY, THE ST. JAMES CONDOMINIUM ASSOCIATION</p> <p>Defendants 2025CH08027 455 WEST SAINT JAMES PLACE APARTMENT 201 AND 202 CHICAGO, IL 60614</p> <p>NOTICE OF SALE</p> <p>PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on March 4, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 8, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described</p>
<p>60606-4650 (312) 236-SALE</p> <p>You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales.</p> <p>Property Index No. 14-28-320-033-1002 and 14-28-320-033-1003</p> <p>The real estate is improved with a brown brick, multi unit high rise condominium.</p> <p>Sale terms: If sold to anyone other than the Plaintiff, 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.</p> <p>The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiff's Attorneys, 333 West Wacker Drive, Suite 1820, Chicago, IL, 60606. Tel No. (312) 346-9088.</p> <p>THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL</p>	<p style="text-align: center;">Legal Ads DBA Public Notices.</p> <p style="text-align: center;">We'll Run Your Ad</p> <p style="text-align: center;">For 3 Consecutive Weeks</p> <p style="text-align: center;">For Only \$150.00.</p> <p style="text-align: center;">Call 773-465-9700</p>		



Herbie Hancock.
Courtesy Michael Buckner



Irene Michaels and Arny Granat.



Mellody Hobson and George Lucas.



Nicole Hollander



Alfredrick Hughes

SEARCHING from p. 2

or bad, it's not both. Concrete barriers means everyone must stay in their own lane, no crossing over the concrete Berlin Wall barrier.

So now the City is re-adding parking spaces and changing traffic patterns along some sections of the Brighton Park corridor as community groups call for all concrete bike lanes to be removed. Maybe our North Side Aldermen will step outside their elitist bubbles and get the message after destroying Clark St., and not trade those 40 parking spots on Catalpa in Andersonville for more concrete segregation.

PEGASUS: Pegasus Theatre Chicago announces Obie Award-winning play "In the Continuum" by **Danai Gurira** and **Nikkole Salter**, directed by Producing Artistic Director **ILesa Duncan**. "In the Continuum" runs May 14 - June 14, at Chicago Dramatists, 798 N. Aberdeen.

TIMBER: Wrecking crews are set to begin next month to demolish parts of the Lincolnwood Mall, though some larger stores like Old Navy and Victoria's Secret will remain open until the end of the year. Located on the border of Chicago and Lincolnwood, the mall opened in 1990 and served generations of shoppers.

'THE PEOPLE'S ART': The Lucas Museum of Narrative Art in Los Angeles has unveiled its long-awaited inaugural exhibitions, which were curated by the Star Wars director **George Lucas** himself, reports the LA Times. The collection, belonging to Lucas and his wife, Chicagoan **Mellody Hobson**, will feature manga, comics, and children's stories, or as Lucas has called it, "the people's art." Lucas tried some years ago to locate the museum in Chicago, but it was not given the green light, rejected due to the proposed lakefront location.

JAZZ DAY: **Herbie Hancock** and 'wingman' **Kurt Elling** turned the International Jazz Day finale into a love letter to Chicago. The show at the Lyric Opera House, streamed globally,

included an appearance by **Gov. JB Pritzker**, a performance by **Buddy Guy**, a tribute to **Quincy Jones** and remarks read on behalf of **Pope Leo XIV**.

JET FUELED: United Airlines has cut more than 100 daily flights at O'Hare following the FAA mandate.

RAMBLER HERO: Loyola great **Alfredrick Hughes**, a 1985 All-American, died at 63. Hughes, a Chicago native who played at Robeson before arriving at Loyola in 1981, was a three-time Midwestern Collegiate Conference Player of the Year.

PAX: **Diane O'Keefe Dunne** RIP at 85, mother of 15 children, a longtime resident of Beverly, a religious education specialist... widow of my friend, the gentle **John O'Keefe** and recent widow yet again of **Pat Dunne**. Always embraced the chaos of life holding the hand of the Divine, the mystery of redemption, St. Barnabas and motherhood.

BAD: **Michael Jackson's** stageworn **Bill Whitten** Swarovski crystal-studded glove is now up for auction. The right-handed glove features over 800 hand-set Swarovski crystals and was famously worn during the 1984 Victory Tour. You know you want it.

CARTOONS: Chicago's own **Nicole Hollander**, cartoonist who channeled wit and feminist ideas through her 'Sylvia' comic strip, dies at 86, farewell friend.

PAINTER: Pioneering post-war German painter **Georg Baselitz** has died at age 88.

WHO'S WHERE: **Libby Lamb Lucas** and husband, **Larry Lucas**, were at Churchill Downs... **Jeffrey** and **Stephanie Leese Emrich** in NYC doing six plays in five days including **Nathan Lane's** "Death of a Salesman"... **Jack** and **Sandy Goggin** dined at Il Girasole with former law partner **Greg Furda**, now of Durango, CO, loving the food and the paintings... Gibson's Steakhouse, Chicago's iconic eatery just celebrated its 37th anniversary... **Bobbi Panter** and **Matt Arnoux** with **Doc** and **Jennifer Sutton Brieva** at Benetti House

Bar... **Bunny Frum** and **Kathy O'Malley Piccone** celebrated their pal's birthday when an army of social beauties joined Jennifer Sutton Brieva's at Ada... **Mary Claire Scorsone Moll** with husband **Ken Moll** at their villa on the Mediterranean island of Sardinia at Villasiemus... Songstress **Irene Michaels** was at the Metropolitan Museum of Art with husband **Arny Granat** for the Met Gala, a tough ticket to get... Dublin Barrister **Bernard Dunleavy** taking in the mesmerizing collection at London's Tate Gallery... Happiest of birthdays to Chicago's most enduring newsmen CBS2 star, Chief Correspondent **Jay Levine**.

CONDUCTOR: **Rich** and **Kathy Daniels** back from a great trip down South culminating in Rich guest conducting the Louisiana Philharmonic Orchestra at the Orpheum Theatre in New Orleans.

WEST SIDE: Guide and local resident **Eduardo Arocho** leads tours of the Puerto Rican Cultural Center in Chicago. Explore the history of his West Side neighborhood through the public art dis-

played along the six blocks of Division St. and in Humboldt Park.

ROBOTS: ChiTownBio is hosting Science After School 4 p.m. Thursday, May 21, a free event for high school students aged 15+ at their lab, 6634 N. Clark St. It will be an hour of exploration, experimentation, microscopy, and students designing projects for their robotics tool. Students will come to experiment and learn and depart with knowledge they can share with family and friends -and goodie bags, too. If you know of a teen that might be interested, share the info with them.

FEES: **Terrie Simmons**, founder and CEO of Strategic Exceptions Professional Consulting, writes to us in support of state lawmakers repealing the Interchange Fee Prohibition Act before it goes into effect July 1. Terrie says it could make tipping harder, and people might be required to tip in cash instead. When tipping becomes less convenient, people usually tip less, which directly hurts workers who rely on those tips. Unfortunately it seems people have forgotten how to use

cash. Remember, as George Bailey said in It's a Wonderful Life, "It comes in pretty handy down here, bub."

WRITERS FESTIVAL: The first and only U.S. museum dedicated to the history and impact of American writers has announced the complete programming schedule for the highly anticipated third edition of its American Writers Festival, a free event presented in partnership with Chicago Public Library on Saturday, June 6 from 10 a.m.-5 p.m. at the American Writers Museum, 180 N. Michigan Ave., and Sunday, June 7 from 10 a.m.-5 p.m. at Harold Washington Library Center, 400 S. State St. Visit <https://americanwritersmuseum.org/> for more information.

It is a newspaper's duty to print the news and raise hell.

- Wilbur F. Storey

tog515@gmail.com



This newspaper needs your help

This newspaper vs Sudler Property Mngt.

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

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

Below is a link to a GoFundMe page that we established to help raise funds to fight this case in the Cook County Circuit Court. The page is titled "Your Friendly Neighborhood Newspapers."

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

Visit: www.gofundme.com/manage/your-friendly-neighborhood-newspapers

Subscribing to this newspaper for online weekly issues for \$20 a year will also help. Visit www.insideonline.com Prefer to stay offline?

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Lakeview Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. Bank Trust National Association, as Trustee of LB-Igloo Series VI Trust Plaintiff vs.

Stephan T. Bakana; Eastwood by the Lake Condominium Association; Unknown Owners and Non-record Claimants Defendant 25 CH 6544 CALENDAR 62 NOTICE OF SALE

PUBLIC NOTICE IS hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on June 29, 2026, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate:

P.I.N. 14-17-215-029-1013. Commonly known as 811 West Eastwood Avenue, Unit 305, Chicago, Illinois 60640.

The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 189.5 of the Condominium Property Act. Sale terms: At Sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

For information call Sales Department at Plaintiff's Attorney, Sottile & Barile, LLC, 7530 Lucerne Drive, Suite 210, Middleburg Heights, Ohio 44131. (440) 572-1511. ILF2055026 INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com **13287421**

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2024-RPL2 Plaintiff, vs.

MICHAEL L. WARD, JR., 4132-4142 KENMORE CONDOMINIUM ASSOCIATION, ILLINOIS HOUSING AND DEVELOPMENT AUTHORITY Defendants 2025CH05629

4138 N KENMORE AVE., UNIT #38-2 CHICAGO, IL 60613 NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on March 12, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 15, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 4138 N KENMORE AVE., UNIT #38-2, CHICAGO, IL 60613

Property Index No. 14-17-401-073-1012 The real estate is improved with a condominium.

The judgment amount was \$357,101.87. Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

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

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. 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 CHAD LEWIS, ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC Plaintiff's Attorneys, 6400 SHAFER CT, STE 325, ROSEMONT, IL, 60018 (561) 241-6901. Please refer to file number 24-268209. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE

You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales. CHAD LEWIS

Real Estate For Sale

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E-Mail: ILMAIL@RASLG.COM Attorney File No. 24-268209 Attorney ARDC No. 6306439 Attorney Code. 65582 Case Number: 2025CH05629 TJSJC#: 46-652

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 # 2025CH05629 **13287242**

202020 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION CITIMORTGAGE, INC., Plaintiff, vs.

THOMAS WALLACE AKA THOMAS J. WALLACE; ANSLIE PARK CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS; Defendants. 2025CH09331

846 W. Ainslie St. Unit PC, Chicago, IL 60640 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 3/6/2026, an agent of Auction.com, LLC will conduct the Online Only auction at www.auction.com, with the bidding window opening on 6/8/2026 at 10:00 AM CDT and closing on June 10, 2026 at 10:00 AM subject to extension, and will sell at public sale to the highest bidder, as set forth below, the following described real estate.

Commonly known as 846 W. Ainslie St. Unit PC, Chicago, IL 60640

Property Index No. 14-08-413-044-1070

The real estate is improved with a Condominium. The judgment amount was \$57,293.81 Sale Terms: Full Sale Terms are available on the property page at www.auction.com by entering 846 W. Ainslie St. Unit PC into the search bar. If sold to anyone other than the Plaintiff, the winning bidder must pay the full bid amount within twenty-four (24) hours of the auction's end. All payments must be certified funds. No third-party checks will be accepted. All bidders will need to register at www.auction.com prior to placing a bid. 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 subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact Plaintiff's attorney: Diaz Anselmo & Associates, LLC (630) 453-6960 please refer to file number 6710-222606. Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 6710-222606 Case Number: 2025CH09331 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.

13286930

2025CH09331

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION FIFTH THIRD BANK N.A., Plaintiff, vs.

UNKNOWN HEIRS AND LEGATEES FOR PATRICIA M. MCKENNA; HUNTINGTON NATIONAL BANK SUCCESSOR BY MERGER TO D&N BANK; MARLBOROUGH CONDOMINIUM ASSOCIATION; DAMON RITENHOUSE AS SPECIAL REPRESENTATIVE FOR PATRICIA M. MCKENNA; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS; Defendants. 2025CH0281

400 W. Deming Pl, Unit 5K, Chicago, IL 60614 NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 10/30/2025, an agent of Auction.com, LLC will conduct the Online Only auction at www.auction.com, with the bidding window opening on 6/8/2026 at 10:00 AM CDT and closing on 6/10/2026 at 10:00 AM subject to extension, and will sell at public sale to the highest bidder, as set forth below, the following described real estate.

Commonly known as 400 W. Deming Pl, Unit 5K, Chicago, IL 60614

Property Index No. 14-28-318-078-1058

The real estate is improved with a Condominium. The judgment amount was \$233,274.28

Sale Terms: Full Sale Terms are available on the property page at www.auction.com by entering 400 W. Deming Pl, Unit 5K into the search bar. If sold to anyone other than the Plaintiff, the winning bidder must pay the full bid amount within twenty-

Real Estate For Sale

four (24) hours of the auction's end. All payments must be certified funds. No third-party checks will be accepted. All bidders will need to register at www.auction.com prior to placing a bid. 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 subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact Plaintiff's attorney: Diaz Anselmo & Associates, LLC (630) 453-6960 please refer to file number 6722-208807. Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985

You can also visit www.auction.com. Attorney File No. 6722-208807

Case Number: 2025CH00281

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. 8277-964724

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION NewRez LLC d/b/a Shellpoint Mortgage Servicing Plaintiff vs.

Wendi R. Walker; Unknown Owners and Non-Record Claimants; 6118 Sheridan Road Condominium Homeowners Association Defendant 25 CH 8921 CALENDAR 60 NOTICE OF SALE

PUBLIC NOTICE IS hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on June 16, 2026, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate:

P.I.N. 14-05-210-023-1079. Commonly known as 6118 N SHERIDAN, Apartment Unit 905, CHICAGO, IL 60660.

The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information call Sales Department at Plaintiff's Attorney, Marinos Law Group, PC, 2215 Enterprise Drive, Suite 1512, Westchester, Illinois 60154. (312) 940-8580. 25-04180 INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com **13286698**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION CARRINGTON MORTGAGE SERVICES LLC Plaintiff, vs.

RICHARD HAGOPIAN, UNITED STATES OF AMERICA - SECRETARY OF HOUSING AND URBAN DEVELOPMENT Defendants 2024CH0086

3636 N MAGNOLIA AVENUE CHICAGO, IL 60613 NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on May 16, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 10, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 3636 N MAGNOLIA AVENUE, CHICAGO, IL 60613

Property Index No. 14-20-125-022-0000

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

Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption.

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

Real Estate For Sale

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

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

For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876 THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE

You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.

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

E-Mail: pleadings@il.cslegal.com Attorney File No. 14-23-07721 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2024CH00086 TJSJC#: 46-993

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 # 2024CH00086 **13286617**

131313 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A. Plaintiff vs.

Victoria Rigney; Cornelia Manor Condominium Association; Rebecca Cutler as Independent Administrator of the Estate of John Edward Rigney, deceased; Unknown Heirs and Legatees of John Edward Rigney; Unknown Owners and Nonrecord Claimants Defendant 25 CH 4906 CALENDAR NOTICE OF SALE

PUBLIC NOTICE IS hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on June 15, 2026, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate:

P.I.N. 14-20-301-033-1005. Commonly known as 1512 W. Cornelia Ave., Unit 1, Chicago, IL 60657.

The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information call Sales Department at Plaintiff's Attorney, Codilis & Associates, P.C., 15W030 North Frontage Road, Suite 100, Burr Ridge, IL 60527. (630) 794-5300. 14-25-01630 INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com **13286592**

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

KATRINA MARKOFF, NEWTEK SMALL BUSINESS FINANCE, LLC, BREAKOUT CAPITAL, LLC Defendants 2024CH09160 consolidated with 2023D004196

3725 N MAGNOLIA AVE CHICAGO, IL 60613 NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on March 4, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 8, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 3725 N MAGNOLIA AVE, CHICAGO, IL 60613

Property Index No. 14-20-118-014-0000

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

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

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

For information, contact Plaintiff's Attorney, Codilis & Associates, P.C., 15W030 North Frontage Road, Suite 100, Burr Ridge, IL 60527. (630) 794-5300. 14-25-01630 INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com **13286522**

Real Estate For Sale

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

For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876 THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE

You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.

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

E-Mail: pleadings@il.cslegal.com Attorney File No. 14-24-06042 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2024CH09160 consolidated with 2023D004196 TJSJC#: 46-597

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 # 2024CH09160 consolidated with 2023D004196 **13286509**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION CITIGROUP MORTGAGE LOAN TRUST 2024-RP4 Plaintiff, vs.

NICOLE M. NASSIF, OAK GROVE CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NONRECORD CLAIMANTS Defendants 2025CH06754

2958 N PINE GROVE AVE 1N CHICAGO, IL 60657 NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on February 3, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 8, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described mortgaged real estate:

Commonly known as 2958 N PINE GROVE AVE 1N, CHICAGO, IL 60657

Property Index No. 14-28-112-027-1010

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

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

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

For information call Sales Department at Plaintiff's Attorney, Codilis & Associates, P.C., 15W030 North Frontage Road, Suite 100, Burr Ridge, IL 60527. (630) 794-5300. 14-25-01630 INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com **13286522**

Real Estate For Sale

Property Index No. 14-20-300-020-0000

The real estate is improved with a single family residence. Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is

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Legal Notice

Notice is hereby given, pursuant to "An Act in relation to the use of an Assumed Business Name in the conduct or transaction of Business in the State," as amended, that a certification was registered by the undersigned with the County Clerk of Cook County. Registration Number: M26001606 on April 29, 2026
Under the Assumed Business Name of SHN with the business located at: 2353 WEST BIRCHWOOD AVENUE, CHICAGO, IL 60645
The true and real full name(s) and residence address of the owner(s)/partner(s) is: Owner/Partner Full Name: SHARON GWAH Complete Address: 2353 WEST BIRCHWOOD AVENUE, CHICAGO, IL 60645, USA

Notice of Public Sale

East Bank Storage at 1200 W. 35th St., 773-247-3000, is opening lockers:
(3D3303) Mark Jaroszewski,
(3F3662) Brett Lewandowski,
(3F3569) Tobias Lewis, and
(3E3479) Nuri Madina II, for public sale of miscellaneous items. This sale is to be held on Thursday, May 28, 2026, at 2:00 pm. Cash only.

Miscellaneous

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Collective fear stimulates herd instinct, and tends to produce ferocity toward those who are not regarded as members of the herd.
— Bertrand Russell

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Public Legal Notice

IN THE CIRCUIT COURT OF COOK COUNTY COUNTY DEPARTMENT, CHANCERY DIVISION

FREEDOM MORTGAGE CORPORATION,
Plaintiff,

vs.
SCOTT C. ODUM; UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS,
Defendants.

CASE NO. _____
Subject Property:
7123 South Wabash Avenue,
Chicago, IL 60619

NOTICE BY PUBLICATION NOTICE IS GIVEN TO YOU:

Scott C. Odum and Unknown owners and non-record claimants
That this case has been commenced in this Court against you and other defendants, praying for the foreclosure of a certain Mortgage conveying the premises described as follows, to-wit:
Legal description: LOT 40 (EXCEPT THE NORTH 2/3 THEREOF) AND ALL OF LOT 39 IN BLOCK 2 IN D.B. SCULLY'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.
Common address: 7123 South Wabash Avenue, Chicago, IL 60619
Tax Parcel Number: 20-27-101-006-0000
And which said Mortgage was made by: Scott C. Odum
The Mortgagor(s), to Freedom Mortgage Corporation, as Mortgagee, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 1906445107; and for other relief; that summons was duly issued out of said Court against you as provided by law and that the said suit is now pending.
NOW, THEREFORE, UNLESS YOU file your answer or otherwise file your appearance in this case in the Office of the Clerk of this Court,
IN THE CIRCUIT COURT OF COOK COUNTY
COUNTY DEPARTMENT, CHANCERY DIVISION, 50 W. Washington St., Chicago, IL 60602
On or before _____ (answer period expiration date), A DEFAULT MAY BE ENTERED AGAINST YOU AT ANY TIME AFTER THAT DAY AND A JUDGMENT MAY BE ENTERED IN ACCORDANCE WITH THE PRAYER OF SAID COMPLAINT.

FREEDOM MORTGAGE CORPORATION
By: /s/ Charlotte A. Haack - ARDC No. 6310785
Electronically signed on May 8, 2026
Halliday, Watkins & Mann, P.C.
Attorney for Plaintiff
376 E 400 S, Ste 300
Salt Lake City, UT, 84111
801-355-2886
Email: ilteam@hwmlawfirm.com

Public Legal Notice

IN THE CIRCUIT COURT OF COOK COUNTY COUNTY DEPARTMENT, CHANCERY DIVISION

FREEDOM MORTGAGE CORPORATION,
Plaintiff,

vs.
WILLIAM PAUL BLESER, JR; UNITED STATES
OF AMERICA ACTING BY AND THROUGH THE
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; UNKNOWN OWNERS AND
NON-RECORD CLAIMANTS,
Defendants.

CASE NO. 2026CH01268
Property Address:
11420 S. Talman Avenue,
Chicago, IL 60655

NOTICE BY PUBLICATION NOTICE IS GIVEN TO YOU:

William Paul Bleser, Jr and Unknown owners and non-record claimants
That this case has been commenced in this Court against you and other defendants, praying for the foreclosure of a certain Mortgage conveying the premises described as follows, to-wit:
Legal description: The North 40 feet of Lot 5 in Block 15 in H. Oviatts Subdivision of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.
Common address: 11420 South Talman Avenue, Chicago, IL 60655
Tax Parcel Number: 24-24-222-033-0000
And which said Mortgage was made by: William Paul Bleser, Jr
The Mortgagor(s), to Freedom Mortgage Corporation, as Mortgagee, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 2222849028; and for other relief; that summons was duly issued out of said Court against you as provided by law and that the said suit is now pending.
NOW, THEREFORE, UNLESS YOU file your answer or otherwise file your appearance in this case in the Office of the Clerk of this Court,
IN THE CIRCUIT COURT OF COOK COUNTY
COUNTY DEPARTMENT, CHANCERY DIVISION, 50 W. Washington St., Chicago, IL 60602
On or before _____ (answer period expiration date), A DEFAULT MAY BE ENTERED AGAINST YOU AT ANY TIME AFTER THAT DAY AND A JUDGMENT MAY BE ENTERED IN ACCORDANCE WITH THE PRAYER OF SAID COMPLAINT.

FREEDOM MORTGAGE CORPORATION
By: Chris Iaria - ARDC No. 6301746
Halliday, Watkins & Mann, P.C.
Attorney for Plaintiff
376 E 400 S, Ste 300
Salt Lake City, UT, 84111
801-355-2886
Email: ilteam@hwmlawfirm.com

SATHER from p. 1

Belmont decided to retire, Sather quit her job of 22 years, pooled her life savings and bought herself a diner known today as Ann Sather Restaurant.

When Sather retired, she turned that job, and that kitchen over to Tom Tunney.

In 1981, after searching for a successor who would meet her stringent demands for quality and remain devoted to her patrons, Sather sold the restaurant to Tunney, a 24-year-old graduate of the Cornell Univ. School of Hotel and Restaurant Management.

Tunney carried on Sather's legacy in Lake View for the next two generations. And that legacy means that today, the Swedish restaurant group famed for its mouthwatering

CADILLAC from p. 1

Corporate.

"We are fully committed to bringing a dedicated Cadillac luxury experience to customers in Chicago, employing the best people from the local area and working hand-in-hand with city officials to make sure the dealership becomes a draw to the area," said Jay McKeen, president of Jack Carter Automotive Group. "We see great potential in Chicago for Cadillac and are excited to collaborate with JNC to bring this project to life."

"Being selected to deliver a project of this magnitude on a site in Chicago is a significant milestone for our team," said Joey Mariconda, director of construction for JNC. "It reflects the trust we've built with manufacturers and clients, and our deep familiarity with Cadillac's sophisticated brand standards."

The groundbreaking ceremony was held on Friday, and showcased two rare, high-end vehicles: a Cadillac Formula 1 Team replica race car, and the 2026 Cadillac CELESTIQ, a custom-commissioned, hand-built ultra-luxury sedan.

While ground-up automotive facilities typically follow a five-year path to profitability, Cadillac of Calabasas' 2024 opening achieved profitability within its first year of operation, an accomplishment that underscores the group's operational excellence and strategic execution.

The U.S. auto dealership market was worth \$2.95 trillion in 2025 and should reach \$3.68 trillion over the next five years, per Mordor Intelligence. Currently, there are approximately 16,000 franchised dealerships in the country. Construction is being driven by increased renovation and new builds for luxury, import and domestic stores.

INSIDE-BOOSTER

cinnamon rolls and extensive breakfast and lunch offerings, will close their Lake View location and open anew in a West Town location in July at 1819 W. Division St.

"We're delighted to return to the West Town area, where we previously operated a Milwaukee Ave. location from 2001 to 2007," said Tunney. "We closed the Wicker Park location only because adjacent construction caused structural issues in our building. Our new Division St. restaurant is an ideal location for Ann Sather as many of our customers live in the area."

As previously announced, the restaurant's location at 909 W. Belmont will close to make way for a new apartment building on the site. So they're not quitting or closing, they're being pushed out of their longtime location by bulldozers and construction cranes.

Tunney estimates the last day of service will be Sunday, June 28. And you can bet those tables will be full that day.

However, Ann Sather will continue serving the North Side from its 3415 N. Broadway location. There also is a third location in Edgewater at 1147 W. Granville at Broadway.

"While we're closing to make way for new development, we're incredibly proud of the role Ann Sather has played on Belmont Avenue and the Lakeview neighborhood for eight decades—helping revitalize the area and making it a place where Chi-

cagoans want to live, work and eat," said Tunney.

The West Town location will seat approximately 150 diners inside and, during the warmer months, 50 on the sidewalk patio.

During the last 45 years, Tom Tunney has expanded the business to include the most famous cinnamon rolls and breakfast in town, several neighborhood cafes and Ann Sather Catering.

As the building on Belmont will be razed, Tunney will be removing the restaurant's internal fixtures, artworks and decorations and moving them to his newest site to allow diners to feel a touch of the Belmont store.

In 1981, Tunney apprenticed with Sather for a year learning the business from top to bottom. Also learning that it was a place where people could come for generous homemade meals, warm hospitality and friendship.

A South Side Irish native with French culinary training, Tunney soon learned all of the best Scandinavian cooking secrets.

As a South Sider, he also had to learn how to be a Cubs fan. But his awakening as

a Cubs fan is a story for another day.

Sather passed away in 1996, but her spirit prevails in the just good food, just good friends, and just good fun philosophy that have made her more than just the real person Lake View lost. Ann Sather is now a brand, a legacy name known all across Chicagoland. Known for those diet-busting cinnamon rolls and for offering a solid meal just when you need one most.

During the last 45 years, Tunney has expanded the business to include the most famous cinnamon rolls and breakfast in town, several neighborhood cafes and Ann Sather Catering, which is well-known for its corporate and special events, banquets, business breakfasts, lunches and special deliveries.

The restaurant frequently hosts events for veterans and community functions such as a euchre card-playing group. Tunney-himself often prepared meals as the first kitchen for the Open Hand Food Pantry meal deliveries for homebound people with serious illnesses.

The last time this reporter was at Sather's for lunch, Tunney himself delivered the food to the table and then bussed an adjacent table of its dirty dishes... just as Sather no doubt did thousands of times in her day, long before Tunney ever arrived. In Chicago, that has always been important and honored work.

BOWLERS from p. 1

bowlers. Retiring owner Bob Kuhn is selling the alley to his former Thursday night bowling partner, Matt Rosenbaum.

Kuhn and his wife, Karen, bought Timber Lanes, 1851 W. Irving Park Rd., 40 years ago. He has long sought to keep the prices reasonable and the beer cold as the surrounding North Center neighborhood gentrified. Kuhn says he could have sold it to developers but he didn't want a neighborhood without a bowling alley.

Timber Lanes opened in 1945 inside a modest brick building at Irving Park and Wolcott, and soon became a home-away-from-home for returning G.I. 's, newly-hired city employees and factory workers along the old Ravenswood industrial corridor.

The former Prohibition speakeasy found its niche as a neighborhood bowling alley. It has remained true to the game's roots. Bowlers still score-by-hand and they've kept vintage seating. It's not a flashy modern alley.

Under Kuhn's care, the alley became home to dozens of leagues – some with members who have bowled together for



Neighborhood traditions live-on at old-school Timber Lanes, 1851 W. Irving Park Rd.

Photo by Bob Zuley

decades.

Timber Lanes made a bit of local political history by being the campaign headquarters when an up-and-coming aldermanic candidate didn't have enough money for a campaign office. Kuhn befriended Ameya Pawar and Pawar went on the victory in 2011 over Tom O'Donnell.

While bowling is very popular now, Timber Lanes is one of only a half-dozen alleys left on the North Side, a steep decline from the 110-plus alleys across the city in the mid-20th century.

Urban residents are less likely to go out in today's more socially isolated age, while suburban bowling alleys outside Chicago city limits are regularly filled to the brim.

Rosenbaum has cleared out the arcade area to make a stage for musicians. He's also planning to host a Pride Month event and a Dude Fest featuring The Big Lebowski.

Kuhn and Rosenbaum say don't be shy, if you're looking for a cold beer and a few frames, stop into Timber Lanes.

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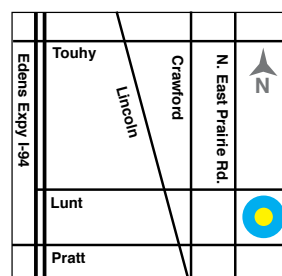


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