

We are stuck with technology
when what we really want
is just stuff that works."

— Douglas Adams



Proposed new building for 993 N. Larrabee St. on the Near North Side.

\$14 M in TIF funds for publicly-financed Near North housing project

The Community Development Commission has approved \$14 million in Tax Increment Financing [TIF] taxpayer support for a proposed \$54 million residential project at 537-45 W. Oak St. and 993 N. Larrabee St. on the Near North Side.

Planned by Brinshore Development and The Michaels Organization, the project site is now a vacant lot located at the southeast corner of W. Oak St and N. Larrabee St.

Selected through a Chicago Housing Authority program, the seven-story building will include 54 affordable units and 24 mar-

ket-rate units, but provide only 39 off-street parking spaces, for a .5 parking to unit ratio.

Beyond the \$14 million in TIF funds, the \$54 million development will be supported with a variety of other public funding sources, including \$10.9 million in Chicago Housing Authority funds, \$2.3 million in Illinois Housing Development Authority trust funds, \$1.9 million in Depository Trust Company equity, \$13.6 million in federal Low Income Housing Tax Credits, and \$600,000 in deferred developer fees.

Community meeting on Division St. streetscape Tuesday, June 11

The 2nd Ward Office and Chicago Dept. of Transportation [CDOT] are hosting a community meeting 4 p.m. to 6 p.m. Tuesday, June 11, to discuss the Division St. Streetscape project.

The streetscape will run from Dearborn St. to State St.

The meeting will be held at the Near North Branch of the Chicago Public Library, 310 W.

Division St.

The proposed streetscape improvements will consist of infrastructure, pedestrian safety and placemaking improvements hoping to create a unified, safe, walkable and attractive commercial destination. At the open house, the final streetscape design will be displayed.

We're #3 in bites, mosquitos are Chicago's summertime nemesis

BY PETER VON BUOL

Chicago is the third most mosquito-infested city in the country, according to a report released May 20 by the Orkin Pest Control company.

It's one of the legacies from being a town built on a wetland swamp. The mosquitoes were here first, and they're not going to leave.

The little biters are nothing to take lightly. Mosquitoes have ruled the earth for 190 million years and they have killed with unrelenting potency for most of their unrivaled reign of terror.

How much killing? Over the

course of the last 200,000 years, science estimates 108 billion people have lived on Earth. And nearly half, 52 billion, have been killed by mosquitoes, which is more than all wars in history combined.

Mosquitoes in Illinois are categorized in two ways: Floodwater and Vector mosquitoes.

Floodwater mosquitoes (Aedes aegypti and Ae. albopictus) are opportunistic. These species deposit their eggs in low-lying areas that will be flooded later.

Mosquitoes can sense the carbon dioxide that animals - and

BITES see p. 7

CDOT, CTA announce new bus-only lanes on Chicago Ave., is Western Ave. next?

City buying back leased street parking is very expensive

Last week the Chicago Dept. of Transportation [CDOT] and the Chicago Transit Authority [CTA] announced a new half-mile stretch of bus-only lanes on Chicago Ave. The lanes were created hoping to improve bus reliability for the #66 Chicago Ave. route and reduce travel times by a few minutes on one of the city's busiest bus corridors.

But creating those dedicated bus lanes is not without costs. Adding the bus-exclusive lanes as a 24-hour, seven-day-a-week plan requires removing metered commercial vehicle parking along the route.

Last week CDOT started installing red bus-only lanes on Chicago Ave. between Sangamon and Larrabee streets, and is completing the installation of new bus priority lanes between Grand and Campbell avenues. Roughly half a mile of eastbound and westbound Chicago Ave. will soon feature a newly designated bus-only lane marked with red paint and text that will remain in effect 24 hours a day, seven days a week.

Those bus lanes run curbside, where once metered commercial parking existed.

This work builds upon previous transit projects on Chicago Ave, creating a nearly continuous 3.9 mile bus lane from Grand to Ashland and from Milwaukee to Michigan Ave. Including the east and west legs, combined that is 7.8 miles of exclusive bus lane use.

As a commercial street, for decades Chicago Ave. has been lined with metered commercial street parking. And those spots are (were) owned by Chicago Parking Meters, LLC and managed by LAZ Parking.

This new one-mile stretch (two half-mile lanes, east and westbound) means the commercial metered parking must be eliminated.

Additionally, broad sections of the rest of Chicago Ave. from Michigan Ave. west to Milwaukee Ave. now have extended periods during the day when no



Last week the Chicago Dept. of Transportation began installing red bus-only lanes on Chicago Ave. between Sangamon and Larrabee streets.

parking is allowed to open space for the bus lanes.

Now, nearly 40% of the #66 Chicago Ave. route will include a bus lane with the completion of this latest project. Chicago Parking Meters, LLC and LAZ owned and managed the leases on those parking spots as a part of the 2008 deal when Mayor Richard M. Daley sold off Chicago's metered parking. At the time it was a 75-year lease. Today 59 years remain in place on that lease.

BUS-ONLY see p. 4

Pedestrian traffic up Downtown, but retail vacancy rate continues to hammer Loop

The Chicago Loop Alliance [CLA] released its first quarter 2024 State of the Loop report on downtown activity, using a variety of data sources. It's a report which CLA has produced since July 2020, during the government-imposed economic lockdown, which severely damaged Chicago's Loop and central core business district.

The report tracks pedestrian activity, hotel occupancy, office workers on-site, arts and culture, retail, investment and more.

But the hardest hit part of the Loop today is clearly high vacancy rates with retail properties.

It's no secret that the new work week looks a little different in 2024. The often-quoted office occupancy figures of 50-60% are

useful, however, CLA says that these numbers tell only a portion of the story.

Who aren't these numbers accounting for? According to Springboard MRI data, State St. pedestrian activity specific to working hours (Monday- Friday, 6 a.m. to 5 p.m.) currently averages 91% of pre-pandemic levels.

This statistic accounts for commuting office workers, as well as hospitality workers, tradespeople, shoppers, Loop residents, cultural patrons, and visitors.

Transit data available at the time of publishing also mirrors weekday activity with notable spikes to over 1 million CTA passengers on Tuesdays-Thursdays.

What's become apparent is that many former five-day-a-

week downtown workers are now working from home on Mondays and Fridays.

Beyond the workweek, weekend pedestrian activity regularly resembles or exceeds pre-pandemic trends, with the first quarter of 2024 averaging 107% of 2019 activity. According to a study by the Univ. of Toronto, Chicago's downtown visitors increased by 35.5% from March 2023 to Feb. 2024. Among the dozens of North American cities studied, most saw a visitor boost, but Chicago's increase was the second-largest, after Minneapolis.

The performing arts downtown are recovering, "hotel occupancy continues upward momentum,

LOOP see p. 12



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National presidential conventions are a Chicago political legacy



By Thomas J. O'Gorman

Chicago is gearing up for yet another national presidential convention, Aug. 19-22.

The Democratic Party hosted incumbents Bill Clinton back in 1996, and this summer Joe Biden.

But first, the Democratic National Committee [DNC] is planning to first virtually nominate Biden as the party's presidential nominee ahead of their convention in August, in order to ensure that Biden appears on the ballot in all 50 states. America's first Zoom nomination. Welcome to the 21st Century.

In many ways national presidential conventions have been a Chicago political legacy since our very first one in May 16-18, 1860. That's when the relatively new Republican Party came to town in the months preceding the Civil War.

American history was made at the Wigwam, the freshly constructed wooden convention center built along the Chicago River near Lake St. and Wacker Dr. Historically this was the site of Marc Beaubien's Sauganash Hotel before Chicago was ever a city.

In those days it was vital to have a proper place for delegates to assemble. There was only one thing more important. Namely a politically strong and bold local mayor in the host city who could think on his feet. Chicago had him in Mayor "Long John" Wentworth. All 6-foot 7-inches of him, and well over 300 lbs.

It was "Long John" who worked overtime among his fellow Republicans to ensure that they would venture to America's rail center for a taste of modern city life. Promising a fresh, new, convention center really sweetened the pie in those months before the Southern states left the Union over slavery.

Wentworth projected the classic image of new Americanism that the nation needed, and politics was desperate to embrace.

Chicago politics were vibrant and well-organized in 1860. Especially because of Wentworth and other local politicians who had the skills to make things work. Illinois' Abraham Lincoln was a favorite son and himself, a symbol of America's last best hope to keep the Union intact. And also dedicated to bring the ignominy of slavery to an end.

Lincoln was a well-known, squeaky-clean Springfield lawyer who came to Chicago frequently for cases before the U.S. District Court.



The 1860 Republican National Convention was held at The Wigwam, a large, two-story, pine-plank convention hall. The building was destroyed by fire on November 13, 1869.

He served for a short time in the U.S. Congress. But his heart was given to the lively practice of the law. And he was well-known as being strong-willed against slavery.

No real politician was kidding themselves that the task of getting Lincoln nominated for the presidency would be easy. But that task was wrapped in classic Chicago energy and style.

The nomination would prove to be an uphill battle. Lincoln was a strange bird. He would need the skills of Chicago's boldest members of the Republican Party to fashion a winning strategy.

Getting everyone to Chicago was a monumental first step, and Wentworth was a strategy genius.

When the delegates entered the Wigwam, New York's Sen. William H. Seward seemed to be the front runner. But Illinois' Lincoln, Ohio Gov. Salmon P. Chase, former Missouri Cong. Edward Bates and Pennsylvania Sen. Simon Cameron all had strong support among the delegates.

Though Seward led on the first ballot, he fell short of a majority. Lincoln, however, did well and took second place among the delegates. Cameron's delegates went over to Lincoln on the second ballot, to tie Seward. Approaching the third ballot became Chicago's moment to shine.

The history books and historians say that Lincoln consolidated things at that point. But what really occurred was pure Chicago.

Wentworth's political insiders had secretly counterfeited credentials made for Chicagoans to use to take the seats of delegates not voting for Lincoln.

When the convention assembled for the third ballot, countless legitimate delegates were refused entry to the Wigwam. In their place marched Wentworth's supporters, with the full blessing of national Republican leadership, to cast their votes for Lincoln. With,

of course, an eye to saving the Union.

Lincoln won the presidential nomination that spring of 1860. And Sen. Hannibal Hamlin of Maine was nominated as vice-president, heading a Republican sense of political idealism that terrified the slave-owning Southern states.

Lincoln and Hamlin were a prominent team on the ballot when elected in the last months of President James Buchanan's term. Lincoln

would not take office until March of 1861, during which time the Confederate States of America would shatter the nation's peace and unity.

But in the unfolding Civil War, which suffered the loss of 600,000 American lives, slavery was ended forever. And the American nation rethought its national identity.

We can only hope that in this freakish assembly of the 2024 DNC that the turmoil and internal unrest within the soul of America will find fresh ways to resolve issues of complexity and hope. With no tinkering with credentials, virtual or otherwise.

ARCHITECTURE: Did you know that the former Santa Fe Building on S. Michigan Ave. has been owned by the Univ. of Notre Dame since 2012? Originally known as the Railway Exchange Building, it was designed by Frederick P. Dinkelberg of D.H. Burnham & Co. in the Chicago style. Dinkelberg was also the associate designer to **Daniel Burnham** for the Flatiron Building in New York City. Notre Dame removed the large letters formerly atop the venerated architectural wonder that once spelled S-A-N-T-A-F-E.

PINK: Streeterville's Seneca Park/ Eli M. Schulman Playground and Lake Shore Park will be the first public park to host a free public showing of "Barbie," the movie, on Saturday, June 15, starting with their Barbie look-alike contest at 7:30 p.m., showtime is 8:30 p.m. Get your pink on and go to the show.

DWINDLING: Sadly, Chicago's Columbia College is cratering, it's student body is currently down 46% in first-year entries and down 36% in transfer students compared to the same time last year. Finances are a mess, reports **Derek Brinkley**, Assistant Vice President of Undergraduate Admissions. Things may yet get even worse for this formerly

beloved, well-attended South Loop school.

FOOD: The Division St. Farmers Market is back on Saturdays.

CIVICS: Last week a sharp-eyed, civically-aware Gold Coast reader sent us a photo of the American flag being disrespected while on display at the Driehaus Museum. The display of the flag was wrong because the flag should be on the viewers left or when in the center of a row, it should be forward. "I went into the museum to complain, [but] no one knew anything about the proper method to display the US flag," said **Tom Murphy**, in a letter he sent to **Janet L. McWilliams** at the museum. "I then went to your office, same thing. Perhaps you should go out of your way to employ veterans, or at least people who have some idea of civics lessons. Trusting that job of displaying the flag, should not be entrusted to just anybody, but to someone who understands what it stands for."

LACROSSE CHAMPS: Finally, they can boast not only being very smart, but also being Boys Lacrosse Sectional Champs for the first time in St. Ignatius College Prep history. Captain **Marty Jenkins** embraced the celebrated trophy, with proud pop, **Matt Junkins**, nearby. AMDG.

MUSIC: **Rick Kogan** reports that **Bonnie Koloc** is coming back to Chicago. Some memories of her go waaaaaay back, says Kogan. Koloc came here by train from her native Iowa in 1968 and quickly became one of Chicago's most beloved singers, at the Quiet Knight and Earl of Old Town. By 1971 she was headlining at Mister Kelly's with **John Lennon** and **Yoko Ono** in the audience. She has long lived back in Iowa with her husband **Robert Wolf**, and does not get to Chicago

CONVENTIONS see p. 8

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Here’s what your tax bill tells you about government debt and pensions

BY MARIA PAPPAS

Our office does not determine your property taxes. Our job as the county treasurer’s office is to bill, collect and distribute that money to pay for local government services.

Local governments typically rely on property taxes to fund



Maria Pappas

payrolls and other day-to-day expenses. However, taxing bodies typically borrow money to pay for major projects like

replacing a school roof or building a new rec center.

Chances are your school board and municipal officials have issued bonds to borrow millions of dollars to be repaid over time. Virtually every unit of government has debt, including unfunded pension liabilities.

At my urging, the Cook County Board in 2009 adopted the Debt Disclosure Ordinance to promote transparency and better inform taxpayers. There are 547 local units of government in the county that set 2,200 different taxing district levies each year. The Debt Disclosure Ordinance requires those agencies provide my office with their most recent audited financial statements and related reports.

TAXING DISTRICT DEBT AND FINANCIAL DATA				
Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
North Shore Mosq Abatement Northfield	\$5,123	\$3,228,873	\$64,628	98.00%
Metro Water Reclamation Dist of Chicago	\$4,169,629,820	\$3,082,006,000	\$1,046,664,000	66.04%
Skokie Park District	\$19,596,002	\$38,835,817	\$2,156,041	94.45%
Oakton College Dist Skokie Des Plaines	\$95,586,008	\$15,651,951	\$0	100.00%
Niles Township HS District 219 (Skokie)	\$23,268,725	\$198,846,850	\$27,074,412	86.38%
School District 69 (Skokie/Morton Grove)	\$60,631,781	\$11,047,469	-\$45,635	100.41%
Village of Skokie	\$88,595,048	\$455,001,528	\$161,179,791	64.58%
Town of Niles	\$437,848	\$2,707,389	-\$348,344	112.87%
Cook County Forest Preserve District	\$214,441,242	\$617,834,550	\$382,643,760	38.07%
County of Cook	\$8,693,862,550	\$27,096,852,844	\$12,815,325,282	52.71%
Total	\$13,366,054,147	\$31,522,013,271	\$14,434,713,935	

On the left side of your property tax bill, taxpayers will see a list of taxing bodies. Reading left to right of that you’ll see the debt, healthcare and pension amounts owed by those taxing bodies from the printed First Installment bills.

They also must report all outstanding debts, such as bond issues, as well as pension and other benefit obligations. You can find this information on your First Installment property tax bill. The First Installment bills for the 2023 tax year were mailed at the end of January and were due March 1.

These bills tell you the amount of money owed by your taxing districts, the amounts of pension and healthcare costs promised by your taxing districts, the amount of each tax district’s pension and healthcare shortage, and the percentage of pension and healthcare costs that each taxing district can pay.

Our website, cookcountytreasurer.com, offers more informa-

tion about taxing districts to help you understand where your tax dollars go. Click on the purple box that says, “Your Property Tax Overview.” Search using your address or enter your 14-digit Property Index Number (PIN). You’ll see the total debt attributed to your property.

On the left side of the page you’ll see a list of options. If you select, “Taxing Districts’ Financials,” you’ll see the debt and pension amounts from your printed First Installment bills. You can take a deeper dive into financial statements provided by your taxing districts. You can learn annual gross budget revenues for your municipality and school districts, the annual rate of salary increases

for public sector employees and a wealth of other information.

Under Pappas Studies you can read debt reports for various fiscal years and explore data for hundreds of schools districts, municipalities, townships and other units of government. Our debt report issued in April 2023 includes a chart that shows total government debt in Cook County grew by 16.5% between 2016 and 2021, while the Consumer Price Index increased just 6.4%.

I encourage you to pay attention to how your local governments are managing debt. I want people to have the information they need to hold their local officials accountable.

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Brian Hopkins
2nd Ward Alderman

The Parks of The Magnificent Mile and Streeterville

BUS-ONLY from p. 1

In order for the city to take back metered parking spots, in this case, for the new bus lanes, LAZ and Chicago Parking Meters, LLC must be compensated. That compensation comes as either an outright buyout, or by taking metered parking spaces the city wants back in exchange for new metered parking spaces of equal value.

The process of the city taking back those parking space leases requires establishing a business value for each spot for the remainder of the lease. The value is established by factoring in the utilization rate for each spot. That is, knowing how much of the day the spaces are actually being used by paying customers, and what revenue is generated over time.

The fee for metered parking on Chicago Ave. is \$4.50 per hour, as it is located within the downtown area bounded roughly by Roosevelt Rd. on the south, Ashland Ave. and Halsted St. to the west, Lake Michigan on the east, and north to North Ave.

At \$4.50 per hour, or \$108 per day, the utilization rate shows the actual amount of time the spot is filled and generating revenue.

A utilization rate of 30% on a metered spot, means its daily income would be \$32.40. Over a year, under this scenario, that spot would earn \$11,826 per year. Over the balance of the 59 years left on the lease, the enterprise value of that parking spot would be \$697,734. That does not mean that is what the city would have to pay to take that spot away from Chicago Parking Meters, LLC and LAZ Parking. But it is a factor in determining the cost of buying out the lease.

But as the new bus lanes stretch for nearly eight miles, the math does not end there. The CTA says that 40% of the #66 Chicago Ave.

route will include a bus lane. The lost use to those metered spaces by Chicago Parking Meters, LLC and LAZ Parking will have to be paid for.

We made multiple calls and emails to the CTA, CDOT and LAZ to determine how many metered parking spots were taken as part of this deal. At deadline, we had only heard back from CTA Media Relations, who said they did not know how many metered parking spaces were being taken.

The CTA spokesperson also said that they were not the party who would be paying to buy out Chicago Parking Meters LLC and LAZ for those spaces.

An average city block is 1/8 of a mile, and commercial blocks can hold up to 18 metered spots per block, or 144 spots per mile. The 7.8-miles the new bus lanes consumed means that on the high end, there is the potential that over 1,000 metered spots may be affected by this deal.

At \$697,734 per spot, the total enterprise value for those 7.8 miles over 59-years could be over \$697 million. If the true number of spaces affected is half that, or if we over-estimated the utilization rate on Chicago Ave., then the enterprise value could be nearly \$349 million. What fraction of those numbers must be paid to Chicago Parking Meters, LLC and LAZ Parking to compensate them for their loss of parking spots is presently unknown.

When the deal was sealed in 2008, William Blain and Co. estimated that city-wide, the system sale was comprised of approximately 36,000 parking meters with an average acquisition cost of \$11,250 per meter. The city ended up selling the system to Chicago Parking Meters LLC for \$1.156 billion.

A 2022 study by the IIT Chicago-Kent's Center for Open Government Law Clinic, shows that

INSIDE PUBLICATIONS deal now appears to have been a wildly successful investment for Chicago Parking Meters, LLC, and a disaster for Chicago taxpayers. And that deal continues to grow worse for taxpayers by the year.

The study shows that in 2022, with 61 years left on the original 75-year lease, Chicago Parking

Chicago Ave. is about to gain a massive new level of density with the proposed addition of the new Bally's casino. That added new density also includes a cluster of new high-rises coming to Goose Island and in the periphery of the casino site.

By providing a designated space for buses, the new lanes may help

In order for the city to take back metered parking spots, in this case, for the new bus lanes, LAZ and Chicago Parking Meters, LLC must be compensated. That compensation comes as either an outright buyout, or by taking metered parking spaces the city wants back in exchange for new metered parking spaces of equal value.

Meters LLC has recouped its entire \$1.16 billion initial investment and \$502.5 million more.

Yes, these are all a lot of big numbers, and readers should be aware that the 30% utilization rate in this scenario is based on an educated guess by this newspaper, and that the actual loss of access to individual metered spots during the average day by Chicago Parking Meters, LLC and LAZ Parking resulting from the new bus-only lane configurations is also unknown.

Utilization rates are produced by differing assumptions and factors regarding the elasticity of demand for street parking. That is, each parking space earns its own rate based on actual usage.

The actual utilization rate for each metered parking spot city-wide is a closely guarded secret, and as Chicago Parking Meters, LLC and LAZ Parking are private companies, that means those numbers are not required to be made public. The utilization rate may be adversely impacted by a variety of factors, such as parking demand, no parking during rush hours, or bus-only sections. In selling off the parking in 2008, the City of Chicago shifted all of these utilization risks to LAZ.

The new bus-only lanes between Sangamon and Larrabee will complement CDOT's upcoming project to replace the existing temporary Chicago Ave. Bridge over the river and the Chicago-Halsted viaduct. CDOT is finalizing design work, which includes upgrades to the Chicago-Halsted intersection to make it safer for all road users and enhance bus efficiency on Chicago Ave.

The area around Halsted and

buses avoid getting stuck in traffic congestion that is sure to plague the area once it is fully built out... and help keep other vehicles clear of bus areas.

The #66 Chicago Ave. route is one of the most frequent, and heavily utilized routes, providing roughly 17,000 rides on an average weekday. The CTA's ability to efficiently move riders along that corridor is critical to connecting communities on the east and west sides of Halsted and Chicago. Cumulatively the new bus lanes may speed up average travel times by several minutes.

Chicago Ave. is part of a network of corridors identified for proposed bus-only lanes. City officials are also now proposing bus-only lanes for Western Ave. which would be yet another street where taxpayers will be compensating Chicago Parking Meters LLC, and LAZ for the loss of their parking revenue, as metered commercial street parking will be exchanged for dedicated bus lanes.

In time the cost of the city seizing back the metered parking spaces on Chicago Ave. will be made known. And if bus lanes are installed on Western Ave., that cost too will be discovered. Past history has shown how expensive the process is, and taxpayers should not be surprised if these two CTA bus lane projects alone end up costing city taxpayers hundreds of millions of dollars over the next 59 years.

Is Western Ave. next?

Last week two North Side aldermen - Andre Vasquez [40th] and Matt Martin [47th] - sent a letter to Mayor Brandon John-

son requesting that "CDOT and the CTA take the necessary steps to implement Bus Rapid Transit [BRT] on Western Ave."

That May 22 letter was co-signed by 17 out of 18 Aldermen with Wards intersecting Western Ave.

The letter proposes a nearly 20-mile long BRT that runs from Chicago Lawn north to West Ridge. Including the north and south legs of the proposed Western Ave. BRT means 40-miles of roadway - and metered street parking - would be affected.

The Aldermen claim a Western Ave. BRT would "help improve access to housing, jobs, and education for thousands of Chicagoans and is supported by five recently released studies and recommendations published by Mayor Johnson's Transition Committee, the CTA, CDOT, the Chicago Metropolitan Agency for Planning, the Regional Transportation Authority, and the Dept. of Planning and Development."

What the letter did not include was any estimate on how much Chicago taxpayers would have to pay to Chicago Parking, LLC and LAZ to remove the commercial parking along Western Ave. to create the new BRT lanes.

The Aldermen are asking the mayor to "rapidly apply for federal funds to execute on this project." Ironically, it was 'rapid action' by a former mayor and City Council in 2008 that got Chicago involved in the rotten, money-losing, 75-year lease with Chicago Parking, LLC. Shamefully, that 2008 deal was moved swiftly through City Council - and voted on - before most aldermen had even read the contract.

One of the reasons why Aldermen may now be calling for rapid action is to get a deal done before taxpayers discover just how much they're on the hook for in buying out parking spot leases over those 40-miles.

A more sensible approach now in 2024 might be to slow down the legislative process so Chicago taxpayers can fully digest the data and costs involved with creating a new Western Ave. BRT. Western Ave. is Chicago's longest street, and depending on the parameters of a new Western Ave. BRT, the cost of removing those metered spots in favor of bus-only lanes could be massive.

The CTA has identified Western Ave. as one of their targeted bus corridors, due to the high number of riders who transfer from Western Ave. buses to five different CTA 'L' stations, and to various Metra stations. As with the bus lanes now on Chicago Ave., it's not the CTA who will have to foot the bill to pay off Chicago Parking, LLC, and LAZ. That bill will be handed off to Chicago taxpayers.

The Aldermen's letter claims that BRT advocates "recognize that implementing BRT on Western may involve conducting a feasibility study, completing a corridor design, and applying for federal funding." Chicago taxpayers should pay close attention to that study and demand to know the true cost of the plan, including how much Chicago Parking, LLC, and LAZ will be compensated for turning over large sections of those 40-miles of their commercial parking spots for any new BRT.



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First time home-buyers stuck in apartment jail



The Home Front

by Don DeBat

This spring Chicago's would-be first-time home buyers are in a vice grip between ever higher apartment rents and mortgage interest-rate creep.

Rents in Chicago continue to rise because of soaring real estate taxes and higher operating expenses that must be passed on by landlords. However, many apartment dwellers say they are tired of collecting rent receipts while stuck in apartment jail, and desperately want to buy that first home or condominium.

Meanwhile, benchmark 30-year mortgage rates once again have inched north of 7%, more than double the level of two years ago. On May 30, Freddie Mac's Primary Mortgage Market Survey reported that 30-year loans averaged 7.03% nationwide, up from 6.94% a week earlier. A year ago, 30-year fixed loans averaged 6.79%.

"Following several weeks of decline, mortgage rates changed course last week," said Sam Khater, Freddie Mac's chief economist. "More hawkish commentary about inflation and tepid demand for longer-dated Treasury auctions caused market yields to rise across the board."

Khater said this reality, as well as economic signals that have moved sideways over the last few weeks, "have resulted in mortgage rates drifting higher as markets continue to dial back expectations of interest rate cuts."

On May 30, the Freddie Mac survey also reported that 15-year fixed mortgages averaged 6.36%, up from 6.24% a week earlier. A year ago, the 15-year fixed loan averaged 6.18%.

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

Rents on an upward elevator

Downtown and Near North Side Chicago's luxury apartment rents are on an upward elevator ride. Rents for top-tier apartments rose 3% year-over-year, pushing the average monthly rent for a downtown Class-A apartment above \$3,100 for the first time ever, reported Luxury Living Chicago, a high-end rental apartment-leasing firm.

The posh Streeterville neighborhood posted the highest average rents at \$3,454, trailed closely by Gold Coast/Old Town at \$3,445 and River North at \$3,426, according to the report.

West Town Reassessment

On May 20, Cook County Assessor Fritz Kaegi released the initial assessments on residential and commercial properties in West Chicago Township, showing a 27% jump in total assessed value over the past three years.

Median multi-family apart-

ment values have soared 20% in the township since 2021, the assessor reported. West Chicago Township has 7,168 commercial multi-family properties containing more than four units.

In Chicago and Cook County, commercial properties are assessed at a whopping 25% of market value, while single-family homes and small apartment buildings are assessed at 10% of market value.

The boundaries of West Chicago Township are west of the Chicago River on the east, North Ave. on the north, Pershing Rd. (39th St.) on the south, and Harlem Ave. on the west.

Experts say apartment dwellers in the hot West Town neighborhoods of Bucktown, Wicker Park, along with the Near West Side, Humboldt Park, Austin, East and West Garfield Park and North and South Lawndale should expect hefty rent increases this year.

"I strongly encourage property owners to review their reassessment notice to ensure their prop-

erty characteristics and market value reflect their home," Kaegi said.

Rogers Park Reassessment

In early April, the Home Front column reported that apartment renters in the Rogers Park neighborhood should brace themselves

Rents in Chicago continue to rise because of soaring real estate taxes and higher operating expenses that must be passed on by landlords.

for hefty spring and summer 2024 rent increases as a result of the lofty property-tax reassessment numbers released by the Cook County Assessor.

The 2024 assessed values of large multifamily apartment properties grew to \$213.04 million (before appeals), up an exorbitant 46% from \$145.63 million

in 2023, reported Assessor Kaegi. In Rogers Park, large multifamily apartments drove a significant increase in assessed value in the township, Kaegi said.

Rogers Park Township is bounded roughly by Lake Michigan on the east, Howard St. on the north, Ridge Ave. on the west, and Devon Ave. on the south. It includes about 800 commercial apartment buildings containing more than four units.

Experts say financially squeezed owners of both walk-ups and large mid-rise and high-rise apartment buildings in Rogers Park and other North Side neighborhoods likely will receive substantial property tax increases if they do not appeal the assessment hikes.

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

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Motorist clashes with bicycle procession near the Gold Coast

BY CWBCHICAGO

Most Chicagoans have probably seen or participated in Critical Mass, the monthly bike ride that draws hundreds of participants on the last Friday of every month. Starting at Daley Plaza, the riders set off on a different route each month.

Friday's ride took them through the Gold Coast, Streeterville, and down Lake Shore Dr. to Chinatown and Pilsen before ending at Northerly Island.

The riding got a little rough for some participants when, according to witnesses, a driver got tired of waiting for the long bike procession to pass the intersection of Wabash and Delaware around 7:05 p.m. A participant in the ride shared video of the incident with this reporter.

On Twitter, Kyle Lucas said the altercation began when a driver tried to "ram through" the bike procession. Then another driver, a man wearing pink pants, got out of his vehicle.



A driver in pink pants tussles with a bicyclist at Delaware and Wabash during the Critical Mass bike ride on May 31.

"He came up and started getting in people's faces and screaming at them, telling the first driver to keep going," Lucas wrote.

Video shows the man encouraging other motorists to drive through the bicyclists to get vehicle traffic moving again. But the situation escalated. Two bicyclists brought out pepper spray, and bystanders jumped in as the altercation turned physical.

A Critical Mass rep told us they didn't hear about any injuries.

"Let's go! Let's go!" the man

yells, as he pushes what appears to be a bike-riding pizza delivery guy who's also waiting for the procession to pass. The man pushes another bicyclist, then continues to encourage a driver to pull forward into the bicyclists.

It escalates further about 90 seconds later as the man stands within a group of riders. Loud voices and a crashing sound are heard, but it's difficult to see what happened. At that moment, one of the riders pulled out their pepper spray and sprayed the man in the

pink pants.

For several seconds, the rider with the pepper spray follows the man, apparently trying to give him a good dose of liquid fire. As the rider returns to his bike, followed by the man, a second bicyclist sprays the man with pepper spray.

And that's when he really went hands-on. He takes the second bicyclist to the pavement and wails on him, apparently landing a few punches on or near the bike rider's head.

The first guy with pepper spray returns and douses the man again.

And that's when two bystanders jumped in to help the guy in the pink pants. They take swings at the long-haired bike rider who first brought out the pepper spray, apparently landing a couple of blows before he winds up on the pavement, too.

At that point, the man in the pink pants breaks away and runs down the line of cars waiting to pass the intersection, and the men

who jumped in to help him walk away in the opposite direction.

Traffic begins to pass through the intersection as the video ends.

Chicago police dispatch records show that officers were dispatched to the scene about 10 minutes after the altercation began. A spokesperson for the CPD stated that they were not aware of any arrests or reports filed about the incident.

"Most drivers are very supportive of the ride," the Critical Mass rep said on June 1. "Since the pandemic, there has been a change in drivers' behavior. As a biker and pedestrian, cars [are] definitely super aggressive."

CPD has provided escorts for the bike rides in the past, but the rep said they did not see any officers last night, adding that police escorts are hit-and-miss these days. The police spokesperson did not directly answer when asked if CPD escorted the event on Friday.

BITES from p. 1

human - exhale. Yet, how mosquitoes specifically recognize people isn't well understood. Female *Aedes aegypti* mosquitoes strongly prefer human odor over the odors of other animals, but how they make this distinction is unknown.

Under normal summer temperatures, large numbers of these biting mosquitoes will emerge about two weeks after heavy rains to become a major nuisance for several weeks. These mosquitoes spend most of their lives within a few blocks from where they emerged.

While highly annoying, these *Aedes* mosquitoes are not considered to be a "significant disease threat" to humans, according to officials with the Illinois Dept. of Public Health [IDPH].

The other category are known as vector mosquitoes because they are capable of carrying dangerous diseases.

These species lay their eggs in permanent pools or stagnant ditches. These habitats can be natural habitats such as stagnant ponds or man-made environ-

ments, such as abandoned swimming pools, tires, clogged gutters and even aluminum cans. The eggs of these mosquitoes hatch within two to three days after they were laid.

Two of the most common types of vector mosquitoes are House Mosquitos (*Culex pipiens*) and *Culex quinquefasciatus* and the Tree Hole Mosquito (*Aedes triseriatus*). Neither of these is known to migrate. *Culex* mosquitoes also spread heart worm disease in dogs.

The *Culex pipiens* is known to carry the West Nile virus and therefore is considered to pose a significant threat to public health, according to Mark Clifton, Ph.D., the Executive Director of the North Shore Mosquito Abatement District and its legislative and regulatory chairperson.

According to the IDPH, the most common human illness carried by mosquitoes is encephalitis, an inflammation of the brain caused by viruses and the disease can range from mild to serious. Severe symptoms include rapid onset of headaches, high fever, mental disturbances, such as confusion, irritability, tremors, stupor

or even coma.

Culex mosquitoes bite from dusk to dawn and are a known vector for St. Louis encephalitis and West Nile virus. These mosquitoes become infected after feeding on birds which carry disease.

The tree-hole mosquito, which bites in the daytime, is the primary source for California/LaCrosse encephalitis in Illinois.

The last major epidemic of mosquito-born encephalitis in the United States occurred in 1975. In Illinois, there were 578 cases of St. Louis encephalitis. That year, there were also 23 cases of California encephalitis.

West Nile was first identified in Sept., 2001 when laboratory tests confirmed two dead crows that had been found in the Chicago area had succumbed to the disease.

The state recorded its first human cases in 2002 and it continues to be actively monitored. West Nile is a serious problem,

if you're bitten and get it, it can dramatically change your life, for the worse.

Among the other types of vector mosquitoes found in Illinois are species of *Anopheles* mosquitoes, the types which are known to carry malaria. Once considered to have been eliminated in the United States, since 2000, there have been a few cases of malaria that are known to have been transmitted within the United States.

According to officials at the

Centers for Disease Control and Prevention, the U.S. reports about 2,000 cases of malaria, annually. While most of these cases, so far, have occurred in people who contracted malaria while traveling abroad to an area where malaria is known to occur, there have been instances in which it was contracted within the United States. When people from the malaria zone come to Illinois, they may be carrying the disease. While

BITES see p. 9

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CONVENTIONS from p. 2

often enough to suit her fans. Koloc takes to the stage at the Hideout on June 8, her first time at the club. The club's owner, public school teacher **Tim Tuten**, says he is wildly excited and proud to have her, telling Kogan, "I was too young to have gotten in the clubs to see her, and **Steve Goodman** and **John Prine**."

MS: Bethany Kitick and **Sherrill Bodine** brought about awareness to the Multiple Sclerosis Support Group at their recent Union League Club luncheon with **Sheree Schimmer**, **Denise Tomasello**, **Bethany Kitick**, **Paula Borg**, **Tina Gravel**, **Patricia Marx** and **Lauren Lein Cavanaugh**.

PAX AETERNAM: Tim Egan and his boys have many thanks to give after an amazing memorial Mass at Holy Name Cathedral for Grandma **Josephine "Josie" Egan**. **Fr. Scott Donahue** from Mercy Home celebrated a beautiful liturgy. Many family members and the greatest friends in life were in attendance, including **Mr. Jesse White**.

WHO'S WHERE: Freshly retired as a professor at Indiana Univ., **Andersonville's Danny James** and his wife, **Lynn DiPietro**, are heading off to Argentina to launch his new book and dance the Tango... **Whitney Reynolds** and her posse all saddled-up for a day of galloping in the sunshine through the dappled forest... Broadway producer **Richard Robin** and wife, **Linda**, at Bravelette with the family during the final week's run of "A Sign of the Times" in New York... **Ralph Lauren's Bar and Grill's Molly Ranger Costellanos** celebrating **Duke**, her pooch, Happy Birthday #8... **Billy Gainer** at the Sox's game with his kid-



Julia Jacobs with son, Draedyn.



Sir Anthony O'Reilly



Billy Gainer (center) with Ella and Will Gainer.

dos, **Ella** and **Will Gainer**, with their second foul ball... **Eamonn Cummins** hanging at the Cubs game with Univ. of Chicago Basketball Coach **Mike McGrath**, a super funny great motivator... **Paula Borg** celebrated son, **Benjamin's**, graduation from St. Ignatius College Prep... **Todd S. Davis** in the Gold Coast hopping the dappled sidewalks... **Paul R Iacono**, **Sherry Lea Fox**, **Frank N. Jeffreys** and **Todd Hatoff** celebrated their Sardinian adventure at Pasiga Restaurant... **Julia Jacobs** celebrates her son, **Draedyn**, graduating from high school, having received two awards at the Senior Banquet... **Danny Lawlor** at Canon Beach, OR... **Maura Farrell**, leading the family in celebrating son, **Jeremiah Devine**, recent Loyola Academy grad.

BARB IS BACK: Back from her West Coast tour, **Barb Bailey** will share the stage with her longtime colleague - the uber-talented **Josie Falbo**. Now you're invited to "The Ups & Downs of Love!," Thursday, June 13 at Davenport's Piano Bar and Cabaret, 1383 N. Milwaukee Ave. Doors open at 7:30 p.m., show at 8 p.m., cover \$45.

ROCK & ROLL: Barrister **Bernard Dunleavy** was front and center for **Bruce Springsteen** in Ireland.

ITEMISSA EST: **Sir Anthony O'Reilly** has died at 88. Ireland's most cherished young rugby star, once, in his youth, the toast of his Dublin Jesuit alma mater, Belvedere College, where my very grand **Duffy** cousins matriculated and learned Latin and Irish poetry. O'Reilly rose to be the nation's most complex and robust business adventurer who left shoe prints in the Irish sands few could ever fill. He created the brand Kerry Gold Butter when he was 30, changing the economy of dairy farmers in Ireland. He would go on to run H.J. Heinz Corp. in Philadelphia for decades, bought up most Irish newspapers in the 1980s, knighted by the Queen in the 1990s, owned Ashford Castle and many of the nation's grandest hotels. Through the decades he stood firm against the turmoil and IRA terror in Northern Ireland, winding up on the top of the IRA hit list, while creating new avenues for peace and economic advancement for Ireland. The Ireland Funds raised billions for Ireland and the pursuit of peace, much of which came from Sir Tony's support. He was influential in giving birth to "The Celtic Tiger," Ireland's miraculous economic success in the 1990s. But alas only to run head-on into personal economic disaster ending in vast bankruptcy. He survived the crisis barely and spent his final years mainly in the South of France. But he will remain a historic figure in finance, in politics and on the rugby field. A bronze-age-like figure of a bril-



Larry and Libby Lamb Lucas, Jack O'Neill Klein, mom, Nora Lucas Klein and John Klein and Conor Lucas.



Sheree Schimmer, Denise Tomasello, Bethany Kitick, Paula Borg, Tina Gravel, Patricia Marx and Lauren Lein Cavanaugh.



Lyndsey White, Peggy Snorf, Karen Zupko and Mr. Mike, Jim Kinney, Janet and Rodger Owen and Brian White.

liant, ancient Celt. Rest in peace, dear Sir Tony.

AHOY: Beautiful day for the opening of the boating season at Chicago Yacht Club, "Review of the Fleet Parade" and fun brunch with good friends gathered, **Janet** and **Rodger Owen**, **Jim Kinney** and **Brian White**, mamma **Lyndsey White**, **Peggy Snorf**, **Mr. Mike** and **Karen Zupko**.

NEW ARRIVAL: **Larry** and **Libby Lamb Lucas** thrilled for their grandbaby **Jack O'Neill Klein's** baptism at Our Lady of Perpetual Help, Glenview, with **Nora Lucas Klein**, **John Klein** and uncle **Conor Lucas** present

for the Sacrament. Great Auntie **Rosie O'Neill** is delighted.

MAMIE'S BASH: Britain's loveliest export, **Mamie Walton**, (who could forget "Walton Carpets"?) celebrating 96 years at a fabulous birthday lunch at Neiman Marcus surrounded by loved ones. Later, at another party with charming host **Sean Eshaghy** and **Cynthia Olson**.

MANY THANKS: For a birthday luncheon, for this writer, hosted by **Barb Bailey** and **Paul Hansen** at Gibson's Steakhouse followed by a wondrous motor tour along the lake shore with plenty of sugary Amaretto butter cookies baked by the incomparable **Sheri Lynn Smith**. My sister, **Mary Regina**, and bro-in law, **Steve Rigik**, tossed a super birthday lunch at Piccolo Sogno where we ordered everything and lavished the focaccia with olive oil and balsamic and finished with the home-kitchen-made strawberry gelato.

It is difficult to get a man to understand something when his salary depends upon his not understanding it. - **Upton Sinclair**

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Mandala Makers Fest June 9

The Mandala Makers Festival is back, featuring numerous artists representing the South Asian diaspora. North Side neighbors are invited to join in a free musical celebration in the Republic Bank parking lot, 2720 W. Devon Ave., 1 p.m. to 5 p.m. Sunday, June 9. Reservations are suggested, visit www.eventcombo.com/e/Mandala-Makers-Music-Festival-70487.

This year the Devon Ave. free festival

culminates with the finale of music at Harris Theatre on June 27 led by Ambi Subramaniam.

Events take place throughout the Devon Ave. neighborhood. Experience art at community spaces such as parks, shops, street corners, and social service centers. Learn more at www.mandalaarts.org/mandala-makersfestival.

BITES from p. 7

Anopheles mosquitoes are rare in Illinois, they may bite a person and transmit it to another, locally. Once a world leader in the fight against malaria, Venezuela, today is among the worst suffering nations in the Western Hemisphere. According to a recent article in the medical journal Lancet, Venezuela had 403 death from malaria in 2019 and accounted for 73% of the total deaths from malaria deaths in South America.

Within this past year, Chicago has experienced a huge influx of immigrants from Venezuela, some of who may have been exposed to malaria. When people from the malaria zone come to Illinois, they may be carrying the disease. While Anopheles mosquitoes are rare in Illinois, they may bite a person and transmit it to another, locally.

While Anopheles mosquitoes were once abundant in the Chicago area, their numbers have been greatly reduced.

“As Illinois was settled and much of it was drained for agriculture and urbanization, much of the burden of malaria subsided. After mosquito abatement districts (a government body which levies its own taxes) were formed in the 1920s, a systematic tackling of the remaining malaria threat was undertaken. The Skokie Lagoons are a perfect example of habitat modification and flood prevention efforts that were undertaken and which eliminated habitat for this mosquito as well as reduced its abundance,” said Clifton.

In addition to the local efforts of the mosquito abatement districts, private pest control companies such as Orkin also reduce the threat. Pest control professionals take active measures to eliminate suitable habitats for mosquito-breeding and to remove threats.

“Orkin’s mosquito management programs actively reduce Anopheles, Aedes and Culex mosquitoes around homes and businesses. Anopheles eggs and larvae inhabit the bodies of water that Orkin’s residential and commercial mosquito programs address, and our misting treatments include the adult mosquito nesting sites appealing to Anopheles, Culex, and Aedes,” said John Kane, quality manager at Orkin and a board-certified entomologist.

According to Clifton, the population of Anopheles mosquitoes in the Chicago area pales in comparison to the Culex.

“In 2023, we captured over 64,000 Culex and only around 160 Anopheles,” said Clifton.

According to Kane, while his company’s professionals do encounter Anopheles, not many are found to actually carry the parasite Plasmodium falciparum, which causes malaria.

“Within the U.S., the potential exists for the infection cycle to begin and amplify but it has not taken off, yet. [These] reasons [include] the low numbers of traveler’s cases being introduced, air-conditioning and modern comforts (such as window and door screens), mosquito management programs (government and commercial) and



In addition to the local efforts of the mosquito abatement districts, private pest control companies such as Orkin also reduce the threat. Pest control professionals take active measures to eliminate suitable habitats for mosquito-breeding and to remove threats.

the greater abundance of non-transmitting species of mosquito,” said Kane.

According to the NSMAD’s Clifton, an accurate assessment for the total population for Anopheles in the Great Lakes region remains unknown.

“It is hard to know how common this mosquito is in the Great Lakes region. I would suggest they are less common than they once were due to the draining of ditches and swamps. It is likely that rural locations, or those undisturbed by urbanization or agriculture would have higher populations and a higher risk. Areas without a sustained and organized mosquito management services would also be at a higher risk for malaria to occur,” said Clifton.

Another disease-carrying mosquito now found to be breeding in Illinois is the invasive Asian tiger mosquito (Aedes albopictus) which arrived in the United States in 1985. An aggressive day-biting mosquito, it breeds in large numbers in water-filled artificial containers and is also possible of carrying the West Nile virus.

Letters to the Editor

Don’t trivialize the opposition

The writer from Ravenswood [May 29 letters] trivializes the opposition to the Fern Hill development. I live in one of those high-rises he mentions and my concerns, as well as my neighbors, have multiple aspects.

Stand at the corner of LaSalle and North and watch cars using two lanes to turn right onto North Ave. blocking those trying to turn left. Tell me adding 500 new apartments will not have a negative affect due to the congestion.

Walk the streets of Old Town and Lincoln Park and tell me where all these new people will park. I also commiserate

with the homeowners in Old Town that have invested large sums to create one of Chicago’s most beautiful neighborhoods. Years past the residents lobbied for and passed zoning changes to protect their neighborhood. Everyone invested in this neighborhood is against some developer destroying everything they have built. It doesn’t take much to look around west of here to see plenty of open land to build something this big.

Steve Hoffmann
Old Town

Applauding Ald. Leni

After the public meeting relative to the Granville/Broadway proposed liquor store, I found a hateful message plastered on numerous light posts throughout the area. Once again a block group, consisting of a relative handful of people, claiming to represent 1000’s of residents in the area, is attempting to stifle any positive movement toward economic growth in this area by characterizing a liquor store as a mortal threat. And if one doesn’t go along with their anti-business agenda, they are labeled, as the post says, as betraying so called progressive ideas and worse, supporting outside business interests, as if somehow that should be considered a negative when related to economic development.

Block groups have a sorry track record in this area, having rejected a Trader Joe’s

(liquor license once again), and numerous prospective restaurants because they wanted liquor licenses as well. One can only speculate what a vibrant business district we would have here if it weren’t for the narrow-minded activism of these block groups.

It is high time unrepresentative small groups are put in their place. I applaud Ald. Leni Manaa-Hoppenworth for independently reviewing this application even though she is being characterized as a sell-out. A sellout in favor of a vibrant business community in the Broadway/Granville area? Shame on the block groups.

Philip Bernstein
Edgewater

Can Ald. Martin do math?

I don’t think Ald. Matt Martin knows math. If he does, he is really, really bad at it.

Ald. Martin swiped the taxpayer-paid-for Lincoln Square parking lot and gifted this \$6 million piece of property to his “friends” at The Community Builders for \$1 per lot, for a total of \$6.

He also gave the connected developers \$30 million in assorted subsidies, TIF monies and tax credits. And taxpayers will be on the hook to reimburse LAZ Parking up to \$24 million for its lost parking spaces and revenue for the next 59 years.

So taxpayers are paying around \$600,000 per unit for 56 apartments.

Now it has been reported in this newspaper [May 29] that City Haul is giving lobbyist and developer Carmen Rossi (who threw fundraisers for the ever delightful Lori Lightfoot) only \$28 million to convert a LaSalle St. high-rise to residential units. One hundred and seventeen apartments,

with at least 41 units reserved for low income tenants.

That comes out to about \$230,000 per unit. One wonders what exactly the developers in Lincoln Square are buying for the extra \$370,000 per unit?

Why did Matt Martin agree to put taxpayers on the hook for that inflated amount?

Is Martin that bad at math? A bad negotiator? Or is he learning the “Chicago Way”?

Mike Sullivan
Avondale

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Rogers Park Township Real Estate For Sale

Real Estate For Sale

IN THE COURT OF Cook COUNTY, ILLINOIS COUNTY DEPARTMENT – CHANCERY DIVISION CitiMortgage, Inc., Plaintiff, -v- Tina Louise Carney; Illinois Housing Development Authority; 1513 W. Fargo Condominium Association; Unknown Owners and Nonrecord Claimants; Veronica Hackney; Unknown Heirs and Legatees of Jeremy Hackney a/k/a Jeremy C. Hackney; John Lydon, as Special Representative for Jeremy Hackney a/k/a Jeremy C. Hackney (deceased), Defendants. 2023CH03151 1513 W Fargo Ave, 3S, Chicago, IL 60626 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of foreclosure and Sale entered in the above cause on 4/12/2024, an agent of Auction.com LLC will at 12:00 PM on 7/17/2024 located at 100 N LaSalle Suite 1400 Chicago, IL 60606, sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 1513 W Fargo Ave, 3S, Chicago, IL 60626 Property Index No. 11-29-310-018-1008 The real estate is improved with a Condominium Property. The judgment amount was \$199,411.30 Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com LLC, No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. (relief fee not required) The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium property

Real Estate For Sale

Act, 765 ILCS 605/9 (g)(l) 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 Plaintiffs attorney: Codilis and Associates, P.C. (630) 794-5300 please refer to file number 14-23-02394. Auction.com LLC 100 N LaSalle Suite 1400 Chicago, IL 60606 – 872-225-4985 You can also visit www.auction.com. Attorney File No. 14-23-02394 **Case Number: 2023CH03151** NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT PLAINTIFFS' ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR INDYMAC IMSC MORTGAGE LOAN TRUST 2007-HOAT1, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HOAT1 Plaintiff, -v- KRISTI BROWN, UNKNOWN OWNERS AND NONRECORD CLAIMANTS, UNKNOWN HEIRS AND LEGATEES OF MORRIS LANDA, KATIE LANDA, MIRELLA DEMMA, DAMON RITENHOUSE, AS SPECIAL REPRESENTATIVE FOR MORRIS LANDA (DECEASED) Defendants 2017 CH 14739 6725 N ROCKWELL ST CHICAGO, IL 60645 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on March 27, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on July 1, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL,

Real Estate For Sale

60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 6725 N ROCKWELL ST, CHICAGO, IL 60645 Property Index No. 10-36-404-008-0000 The real estate is improved with a single family residence. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/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. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiffs Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876

Real Estate For Sale

THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales. CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: pleadings@il.cslegal.com Attorney File No. 14-17-14813 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2017 CH 14739 TJSC#: 44-969 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 # 2017 CH 14739** **13245329**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION BANK OF AMERICA, N.A. Plaintiff, -v- JOE DEVUONO A/K/A JOSEPH DEVUONO Defendants 23 CH 03219 1844 W. ESTES AVE. CHICAGO, IL 60626 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on March 20, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 21, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT: COMMENCING AT THE SOUTHEAST CORNER OF LOT 13 IN BLOCK 8 IN ROGERS PARK, RUNNING THENCE WEST ON THE SOUTH LINE OF SAID LOT 13, 30 FEET; THENCE NORTH PAR-

Real Estate For Sale

ALLEL WITH THE EAST LINE OF SAID LOT 13, 100.00 FEET; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 13, 10 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 13, 70 FEET TO THE ALLEY; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 13, 20 FEET; THENCE SOUTH 170 FEET ALONG THE EAST LINE OF SAID LOT 13, TO THE POINT OF BEGINNING EAST 1/2 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Commonly known as 1844 W ESTES AVE, CHICAGO, IL 60626 Property Index No. 11-31-201-022-0000 The real estate is improved with a single family residence. The judgment amount was \$94,468.96. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/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. 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 MORT-

Real Estate For Sale

GAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 1675330. 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. HEAVNER, BEYERS & MIHLAR, LLC 601 E. William St. DECATUR IL, 62523 217-422-1719 Fax #: 217-422-1754 E-Mail: CookPleadings@hsbattnys.com Attorney File No. 1675330 Attorney Code. 40387 Case Number: 23 CH 03219 TJSC#: 44-797 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 # 23 CH 03219** **13244513**

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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 THE BUDMAN BUILDING, LLC Plaintiff, vs. GAST MONUMENTS, INC.; JAMES F. GAST; KATHERINE GAST CROOK; THE STATE OF ILLINOIS; FLANAGAN BILTON LLC; UNKNOWN OWNERS AND NONRECORD CLAIMANTS, Defendants, 23 CH 4931 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on Monday, July 8, 2024 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate: P.I.N. 14-06-224-008-0000 and 14-06-224-009-0000. Commonly known as 1900 West Peterson Ave., Chicago, Illinois 60660. The mortgaged real estate is improved with a commercial building. Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection For information call Ms. Meagan E. Russell at Plaintiffs Attorney, Robbins DiMonte, Ltd., 216 West Higgins Road, Park Ridge, Illinois 60068-5736. (847) 698-9600. Gast INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com **13245097**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK NATIONAL ASSOCIATION Plaintiff, -v- JOANNE ORR, PARK PLACE TOWER I CONDOMINIUM ASSOCIATION, ILLINOIS HOUSING DEVELOPMENT AUTHORITY, UNKNOWN OWNERS AND NONRECORD CLAIMANTS, UNKNOWN HEIRS AND LEGATEES OF DENNIS W. JOHN, THOMAS P. QUINN, AS SPECIAL REPRESENTATIVE FOR DENNIS W. JOHN (DECEASED) Defendants 2023 CH 04988 655 W. IRVING PARK ROAD UNIT #1705 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 26, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 28, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 655 W. IRVING PARK ROAD UNIT #1705, CHICAGO, IL 60613 Property Index No. 14-21-101-054-1243 The real estate is improved with a residence. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/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. 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

Real Estate For Sale

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. Plaintiffs Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876 THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales. CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: pleadings@il.cslegal.com Attorney File No. 14-23-03489 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2023 CH 04988 TJSC#: 44-859 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 # 2023 CH 04988** **13245048**

IN THE COURT OF Cook County, ILLINOIS COUNTY DEPARTMENT – CHANCERY DIVISION Lakeview Loan Servicing, LLC., Plaintiff, -v- Daniel Cavanaugh; United States of America - Secretary of Housing and Urban Development; Catalpa Gardens Condominium Association; Unknown Owners and Nonrecord Claimants, Defendants. 2023CH04543 1122 W. Catalpa Unit 805, 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 4/9/2024, an agent of Auction.com LLC will at 12:00 PM on 7/17/2024 located at 100 N LaSalle Suite 1400 Chicago, IL 60606, sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 1122 W. Catalpa Unit 805, Chicago, IL 60640 Property Index No. 14-08-200-042-1036 14-08-200-042-1264 The real estate is improved with a Condominium Property. The judgment amount was \$169,946.71 Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com LLC, No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. (relief fee not required) The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the

Real Estate For Sale

legal fees required by the Condominium property Act, 765 ILCS 605/9 (g)(l) 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 Plaintiffs attorney: Codilis and Associates, P.C. (630) 794-5300 please refer to file number 14-23-02926. Auction.com LLC 100 N LaSalle Suite 1400 Chicago, IL 60606 – 872-225-4985 You can also visit www.auction.com. Attorney File No. 14-23-02926 **Case Number: 2023CH04543** NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT PLAINTIFFS' ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, -v- SAMUEL ONYEISE, ANNE ONYEISE, STATE OF ILLINOIS - DEPARTMENT OF REVENUE, CITY OF CHICAGO, CROWN ASSET MANAGEMENT, LLC Defendants 2020 CH 02684 6122 N WINTHROP AVE UNIT B CHICAGO, IL 60660 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on February 24, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 25, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 6122 N WINTHROP AVE UNIT B, CHICAGO, IL 60660 Property Index No. 14-05-208-051-0000 The real estate is improved with a single family residence. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/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.

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

Real Estate For Sale

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. Plaintiffs Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876 THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales. CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: pleadings@il.cslegal.com Attorney File No. 14-20-01835 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2020 CH 02684 TJSC#: 44-1294 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 # 2020 CH 02684** **13244744**

IN THE COURT OF Cook County, ILLINOIS COUNTY DEPARTMENT – CHANCERY DIVISION NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, -v- MICHAEL A. STONE; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, Defendants. 23 CH 08465 6240 North Lakewood Avenue, Chicago, IL 60660 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of foreclosure and Sale entered in the above cause on 3/25/2024, an agent of Auction.com LLC will at 12:00 PM on 7/10/2024 located at 100 N LaSalle Suite 1400 Chicago, IL 60606, sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 6240 North Lakewood Avenue, Chicago, IL 60660 Property Index No. 14-05-113-019-0000 The real estate is improved with a Condominium. The judgment amount was \$372,137.94 Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com LLC, No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. (relief fee not required) The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium property Act, 765 ILCS 605/9(g)(l) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS

Real Estate For Sale

MORTGAGE FORECLOSURE LAW. For information, contact Plaintiffs attorney: McCalla Raymer Leibert Pierce, LLC (312) 346-9088 please refer to file number 22-104101L Auction.com LLC 100 N LaSalle Suite 1400 Chicago, IL 60606 – 872-225-4985 You can also visit www.auction.com. Attorney File No. 22 CH 08465 **Case Number: 22 CH 08465** NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT PLAINTIFFS' ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION TOWD POINT MASTER FUNDING TRUST 2017-FRE2; Plaintiff, vs. SHARON A. RINALDI; THE UNITED STATES OF AMERICA OF FOR BENEFIT OF THE INTERNAL REVENUE SERVICE; ILLINOIS DEPARTMENT OF REVENUE; UNITED STATES OF AMERICA FOR THE BENEFIT OF THE DEPARTMENT OF JUSTICE; PARK PLACE TOWER I CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS, GENERALLY AND NONRECORD CLAIMANTS; Defendants, 22 CH 2221 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on Tuesday, June 25, 2024 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate: UNITS 4601 AND B-200, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN PARK PLACE TOWER I CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0011020878, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY TY, ILLINOIS. P.I.N. 14-21-101-054-1681; 14-21-101-047-2503. Commonly known as 655 W. Irving Park Rd., Unit 4601 and B-200, Chicago, IL 60613. The mortgaged real estate is improved with a condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g) (4) of Section 9 of the Condominium Property Act Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection. For information call Mr. Matthew C. Abad at Plaintiff's Attorney, Altman, Strautins & Kromm, LLC d/b/a Kluever Law Group, 200 North LaSalle Street, Chicago, Illinois 60601. (312) 236-0077. SPS001302-22FCF1 INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com **13244171**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, -v- THE ROSE M. GUERRERO REVOCABLE TRUST, DATED NOVEMBER 10, 2010, 5040-60 NORTH MARINE DRIVE CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NONRECORD CLAIMANTS, AURORA NEELY AS SUCCESSOR TRUSTEE OF THE ROSE M. GUERRERO REVOCABLE TRUST, DATED NOVEMBER 10, 2010 Defendants 2022 CH 02846 5056 N MARINE DR APT C3 CHICAGO, IL 60640 NOTICE OF SALE

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**Bad times have a scientific value.
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a good learner would not miss.**

—Ralph Waldo Emerson

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

-v-
CHANG H. KIM, MI HUI KIM, 1400 STATE PARK-
WAY CONDOMINIUM ASSOCIATION
Defendants
22 CH 4269
1400 N. STATE PARKWAY, UNIT 10F
CHICAGO, IL 60610
NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on November 9, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 17, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 1400 N. STATE PARKWAY, UNIT 10F, CHICAGO, IL 60610
Property Index No. 17-04-211-035-1089
The real estate is improved with a condominium. The judgment amount was \$398,997.99.

Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds 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.

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

Real Estate For Sale

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 LAW OFFICES OF IRA T. NEVELL, LLC Plaintiff's Attorneys, 175 N. Franklin Street, Suite 201, CHICAGO, IL, 60606 (312) 357-1125 Please refer calls to the sales department. Please refer to file number 22-01310.

THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales.

LAW OFFICES OF IRA T. NEVELL, LLC
175 N. Franklin Street, Suite 201
CHICAGO, IL, 60606
312-357-1125
E-Mail: pleadings@nevellaw.com
Attorney File No. 22-01310
Attorney Code. 18837
Case Number: 22 CH 4269
TJSC#: 44-1253

NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 22 CH 4269

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

-v-
SEAN T. BURNS, KATHLEEN M. BURNS, WOODLAND WINDOWS & DOORS, INC., UNITED STATES OF AMERICA, CITY OF CHICAGO, WRIGHTWOOD COMMONS CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
Defendants
2023 CH 06784
632 W. WRIGHTWOOD AVENUE, #3E, P-22 AND

Real Estate For Sale

P-40
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 March 15, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on June 17, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 632 W. WRIGHTWOOD AVENUE, #3E, P-22 AND P-40, CHICAGO, IL 60614
Property Index No. 14-28-305-064-1003 (#3E); 14-28-305-064-1042 (P-22); 14-28-305-064-1060 (P-40)
The real estate is improved with a residential condominium.

The judgment amount was \$95,734.38.
Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds 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.
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, contact EGAN & ALAILY LLC Plaintiff's Attorneys, 20 South Clark Street, Suite 2120, Chicago, IL, 60603 (312) 253-8640.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
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Attorney ARDC No. 59515
Attorney Code. 59515
Case Number: 2023 CH 06784
TJSC#: 44-846

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

NASCAR Street Race closures begin June 10

Grant Park closure season is again underway, when the general public loses free and open access to Grant Park, after the signature lakefront park is captured behind miles-long fence lines, as private money-making events take over much of the park, leaving it off limits to those who do not buy tickets.

Shutdown season started last month with the Suenos Festival, that ended on May 26.

Next up is the NASCAR Chicago Street Race which takes place July 6 - July 7. NASCAR will begin building the race track and event space in early June, which will require sidewalk and roadway closures as the course and viewing struc-

tures are assembled and disassembled. Street and sidewalk closures will start June 10 and run through July 9.

Right after NASCAR is the Grant Park shutdown for Lollapalooza, which runs from Aug. 1 through Aug. 4, but requires pre-and post event set up and break down periods.

The following sidewalk and street closures will go into effect on June 10: Full closure on Ida B. Wells Dr. from Michigan Ave. to Columbus Dr. including sidewalks; Westbound between Congress Circle and Michigan Ave. will remain open, but eastbound between Michigan and Congress Circle will be closed. There will be no parking on southbound Columbus Dr., between Jackson Dr. and Balbo Dr.

Georgia O'Keeffe watercolor workshop June 8

The Chicago Architecture Center is hosting a hands-on watercolor workshop that explores changing urban landscapes and nature in conjunction with the Art Institute of Chicago's exhibition Georgia O'Keeffe: "My New Yorks."

The workshop will be held 2 p.m. to 4 p.m. Saturday, June 8 at the Chicago Architecture Center Gand Lecture Hall, 111 E. Wacker Dr.

Georgia O'Keeffe's bold paintings of urban settings, expressed through her signature aesthetic, began in 1925 and her style harmonized the changing cityscape with the natural world.

Participants will have an opportunity to create their own watercolor masterpiece to take home. All supplies for this workshop will be provided and each ticket also includes entry for one to the Georgia



O'Keeffe: "My New Yorks" exhibit at the Art Institute of Chicago, open from June 2 to Sept. 22. Tickets range from \$20 to \$25. For more information write to info@architecture.org.

LOOP from p. 1

and recent big swings by industry leaders signify value for major Loop investment," claims the report. "We're asking stakeholders, investors, and Chicagoans to bet big on the Loop. For those wondering when downtown is going to rebound, look no further – it's back."

"The data in this report proves that Chicagoans and visitors still love our great street and are returning in record numbers, but we have to give them a reason to stay," said Michael Edwards, CEO of CLA. "The Loop needs more investors to bet big on our district right now. Pedestrian activity, visitor numbers, and residential spending demand are just a few of the data points that support this choice, as do the decisions of companies like Google and JPMorgan Chase."

Along State St. in the Loop, total pedestrian activity averaged 94% of 2019 levels in the first quarter, representing 1.5 million impressions per week, a 7% increase over Q1 2023. The analysis used first-quarter data counts of silhouettes along State St. from Ida B. Wells on the south to Wacker Dr. on the north.

Loop cultural institutions' attendees increased by 24% compared to Q1 2023. Total attendance exceeded 995,000 attendees in the first quarter compared to 2023, representing over \$270 million in direct economic impact.

"Audiences are drawn to the Lyric Opera House for The Joffrey Ballet's highest-grossing and highest-attended season

in the company's history," according to Brian Smith, Chief Advancement Officer of The Joffrey Ballet. Additionally, The Art Institute of Chicago saw a 5% increase in attendance from Q1 last year, while also seeing a measurable increase of international tourists.

Office Occupancy

Chicago averaged 56% of pre-pandemic office occupancy during Q1 according to Kastle Systems, remaining at least three points above the 10-city average.

Like many other cities in the US, Chicago has been struggling to fill empty offices after the pandemic and the government-imposed economic lockdown hollowed out downtowns, crushing the local economy.

One of the true office vacancy trouble spots is LaSalle St. Now City Hall is proceeding with a revamp of empty downtown buildings into residential housing, initially estimated at \$1 billion in an effort to counter a commercial real estate crisis that's cut sale prices by more than 50%.

The city has been working with developers to repurpose buildings along and near LaSalle St., which was once known as the Wall St. of Chicago.

Hotels

A 51% hotel occupancy in the Loop served as the highest rate for a post-pandemic Q1, within 11% of Q1 2019. During the pandemic lockdown, the local hotel industry was on the brink of extinction.

In 2023, Chicago held a number of new events, drawing in thousands of tourists and

aiding the metro's ongoing improvements in hotel fundamentals. Two consecutive nights of performances by Taylor Swift in June resulted in roughly 44,000 bookings, and helped lift monthly hotel occupancy above 80% for the first time since before the pandemic.

The following month, roughly 47,000 people attended the inaugural Chicago NASCAR race, eliciting a \$109 million overall economic impact. Amid the success of this event, city officials hope to replicate that again in 2024.

Retail

Perhaps the worst data for Chicago is that which is related to retail vacancies. The Chicago Loop last year hit its highest retail vacancy rate on record – topping 30% for the first time.

New additions are filling out the Loop's restaurant and bar scene. Industry Ales, the Loop's newest brewery recently opened on Wabash; and Bar Sotto, a new concept from Italian Village, merging Italian small plates with Chicago dive bar culture plans expansion and further renovations after a successful pilot run.

The Central Business District saw just under 1 million SF of net negative absorption in the first quarter of 2024, following last quarter's net negative absorption of just over 200,000 SF. Much of this negative absorption can be tied to Groupon vacating over 300,000 square feet at 600 W. Chicago. This is the lowest net negative absorption since Q2 2021, which saw 1.3 million square feet of nega-

tive absorption.

According to CBRE, For the first time since Q3 2021, all classes (except trophy) experienced a net negative absorption, with Class B shedding the most space on both occasions. However, Class A saw 60% of all quarterly leasing activity over 10,000 square feet as tenants are still flocking toward higher-quality space.

The market continues to see high sublease availability, with 7.9 million square feet of space currently listed. Sublease vacancy fell 40 basis points to 2.3% in the first quarter, with the least amount of sublease space added this quarter since pre-pandemic reporting, suggesting some stabilization in the market.

Since in-office work has fallen since the pandemic amid a push to allow hybrid and work-from-home flexibility, retailers are less interested in renewing expensive leases in downtown areas that now have considerably less foot traffic.

This disinterest is also exacerbated by the shift in brick-and-mortar value assessments seen in the past decade as shopping has come to be increasingly done online.

Though a record high 30% retail vacancy rate and a \$940 million gap in Loop resident spending potential still plague State St., weekend pedestrian activity at 107% of 2019 levels signifies the corridor's capacity. Pedestrian momentum and consumer demand may forecast a shift for the prospects of Loop's retail properties.

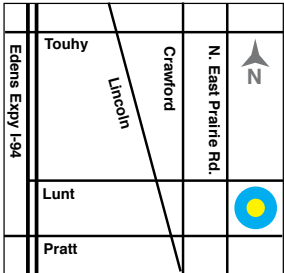
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