

If the people cannot trust their government to do the job for which it exists - to protect them and to promote their common welfare - all else is lost.

— Barack Obama

# INSIDE-BOOSTER

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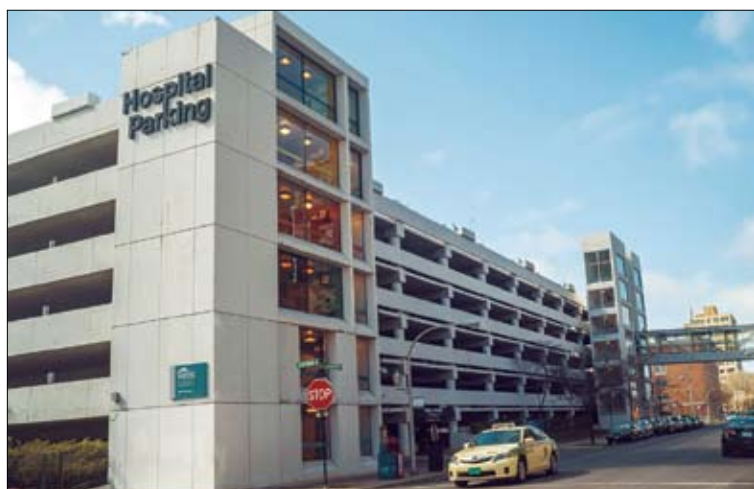
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Sunshine daydream

Sun, water, sand and a tennis ball are all this pup needs on a sunny day.  
Photo by George Petmezas



A legal action is underway to seize the parking garage at Weiss Memorial Hospital in a foreclosure case over a delinquent loan.

## Foreclosure targets Weiss Hospital parking lot

A lender is moving to seize a \$34 million slice of a distressed Chicago-area medical portfolio, bypassing a bitter dispute between landlord Rathnaker Patella and Manoj Prasad, after the closure of Louis A. Weiss Memorial Hospital in Uptown.

The effort includes a move against the hospital's parking lot located directly across from the hospital at 4650-4652 N. Clarendon Ave.

Rialto Capital Advisors, the Miami-based special servicer for the delinquent loan, filed a

June 12 foreclosure complaint in Cook County Circuit Court against Clarendon Realty LLC and River Forest Realty LLC, entities controlled by Patlola and his New Jersey-based firm Ramco Healthcare Holdings.

While the newest lawsuit doesn't target the shuttered hospital property, the suit seeks to strip Patlola's of a standalone 945-space parking garage serving Weiss.

The \$22 million loan has now

**FORECLOSURE** see p. 12

## TIF Funds approved for Skinner School playground improvements

The Skinner School in Old Town will be improved through \$1 million in Tax Increment Financing [TIF] support approved by City Council June 17.

Skinner North Classical School, 640 W. Scott St., will receive \$1 million from the Near North TIF district for playground improvements.

The TIF program captures new property tax growth within designated districts to support public and private investments within their boundaries hoping to create additional economic growth. It is unlikely that school playground improvements will drive any new economic activity in the community.

## Neighborhood World War II monuments remain MIA after 2023 bike lane construction

BY PETER VON BUOL

Nearly three years after they were callously removed by construction crews hired by the city of Chicago's Dept. of Transportation [CDOT], a pair of neighborhood-built World War II memorials continue to remain missing in action.

The more than 80-year-old war memorials had survived intact for decades, only to be removed without fanfare during the 2023 construction of privileged bike lanes on Belmont Ave. and Leavitt St.

More than two years ago, this newspaper had received assurances from the city of Chicago's

Director of Veterans Affairs, Kevin Barszcz, that he would be working with CDOT to have the monuments either restored or replaced. Barszcz also said he would be in communication with the American Legion's Tattler Post #973, 4355 N. Western Ave. As of June, 2026, no progress has occurred.

While this newspaper has made numerous attempts to get an update from Barszcz, as well as officials at the American Legion's Tattler Post, no one has yet responded to our requests.

During World War II, residents honored neighborhood members in the armed forces by build-

ing these authentic and heartfelt street corner monuments. Often, these monuments had a sign which listed neighborhood residents who had died in the service of their country. More often than not, a flag pole was also included in the monument.

Many of these locations were located steps from a corner grocery store. In the 1940s, many homes did not have large refrigerators and that meant many residents would pass by these neighborhood monuments nearly every day.

For 80 years, a V-shaped con-

**MONUMENTS** see p. 12

## Twelve-story development coming to Boystown

Residential project will occupy vacant Halsted lot

BY BOB ZULEY

The Chicago City Council recently approved plans for a mixed-use, 12-story proposal at 3611 N. Halsted St. in Lakeview. The high density \$70 million project, known as "The Phoenix," was previously approved by the Chicago Plan Commission in March.

The site will occupy a large vacant lot and is across the street from the Whole Foods on Halsted. The planning for this project is led by developer Davis L. Gassman, principal of DLG Management.

The 12-story structure is designed by Studio Dwell Architects and will include a single-story podium featuring a small cafe on the now vacated alley that runs on



The Phoenix, a 12-story tower planned for 3611 N. Halsted St.

Courtesy Studio Dwell

the south side of the project.

A split-level, partially sunken parking garage will contain 77 vehicle spaces accessed from the rear alley, providing a parking to unit ration of .41 to 1. The brick-

clad skyscraper will contain 188 residential units, of which 38 will be affordable. Prior to the onslaught of TOD housing projects,

**DEVELOPMENT** see p. 12

## Pride Parade this weekend, beware of parking bans on route

The 2026 Chicago Pride Parade is Sunday, June 28, starting at 11 a.m.

The parade starts at Grace St. and Broadway in the Northalsted business district, and proceeds south along Halsted St. to Belmont. From there, it continues east and then south on Broadway before entering Lincoln Park via Diversey Ave.

Spectators may view from sidewalks along the route. Parking will be very difficult and those who plan to attend should plan to take public transportation.

Guests should bring plenty of water, and a hat or other head covering, and dress lightly because parade day can be hot and sunny. Once you're on the parade route, leaving the site would be very difficult.

Spot-saving with tents, chairs

and other materials is not allowed. And be on the lookout for pick pockets and phone thieves who have preyed on the parade crowd in the past.

Street crossing locations include Addison at Halsted, Cornelia at Halsted, Buckingham at Halsted, Briar Place at Broadway, and Wellington at Broadway.

Prohibited items include alcohol, illegal drugs, weapons, bicycles, scooters, coolers, drones, fireworks, folding chairs, propane and propane tanks, tents, canopies, or any structures, tripods, monopods, selfie sticks, and there will be no vending allowed.

### No parking

The below listed areas will be posted for no parking from 2 a.m. to 8 p.m. on Sunday, June 28.

Both sides of Broadway from

Irving Park to Waveland, both sides of Halsted from Sheridan to Waveland, both sides of Broadway from Melrose to Diversey, both sides of Diversey from Broadway 100-feet west of Clark to Cannon Dr., both sides of Waveland from Halsted to Broadway, both sides of Racine from Wellington to Belmont, both sides of Grace from Pine Grove to Fremont, the west side of Wilton from Belmont to 3245 N. Wilton, the south side of Cuyler from Clarendon to Broadway, both sides of Sheridan from Sheffield to Inner Lake Shore Dr., both sides of Clarendon from Broadway to Bittersweet, the west side of Clarendon from Bittersweet to Buena, and both sides of Fremont from Irving Park to Sheridan.

# Bueller? Bueller? Bueller?



By Thomas J. O'Gorman

I can actually remember 40 years ago, 1986, when a younger me bought a Saab. Harold Washington was Chicago's Mayor. Ronald Reagan was President. Mikhail Gorbachev was the Russian boss, and John Paul II was our Polish Pope.

It was the year of the space shuttle Challenger disaster, the Chernobyl nuclear meltdown, Halley's Comet made an appearance, and the first PC computer was released by IBM.

Oprah's show debuted. "That's What Friends Are For," by Dionne Warwick, was the #1 Billboard song of the year and Mike Tyson became the youngest heavyweight champion in history at the age of 20. Inflation was low, gas was 93¢ gallon. A dozen eggs cost 87¢.

And the late John Hughes, America's "wunderkind" cinema-directing genius, made "Ferris Bueller's Day Off," starring 23-year old Matthew Broderick and the glamorous City of Chicago. Broderick, the son of late American actor James Broderick, was already a familiar face on Broadway. He's now 64.

The film is still solid entertainment 40 years later.

What we all remember most about "Ferris Bueller" are the laughs. Not in the grungy costume of "Animal House" or

"Porky's," or in the predictable lameness in the script of teen films like "American Pie," but in the wildly sophisticated nuance of Hughes. He is said to have written the script in a week.

Ferris is a high school senior in a North Shore suburb. He has all the gifts. He's glib, creative, reasoned, handsome, hilarious and knows he's getting into a new world soon that will be his oyster.

He is beloved, quick witted, relatively well-read, popular, with high leadership skills, a solid well-informed sophisticated mover of less gifted mortals. And master of his own soul. Quite an accomplishment for a teen, even on the North Shore.

Broderick's character knows how to pull a rabbit out of his Chicago Cubs hat. And he knows how to make others feel good about themselves. And about him. You don't have to watch much of this film to know Ferris is a good-hearted "operator." A Renaissance thinker. He merges what he learns in life into a synchronistic life plan which he knows is without limits.

In the film he unfolds his plan to fake the flu, take a day off from school and enjoy the perks of living in a great city. Chicago. Sharing the experience with his girlfriend and his best friend, a fellow senior who doesn't possess the wit or wisdom to the same measure.

The film traces his ability to succeed in his enterprise thanks to all that Chicago has to offer. From the Art Institute, to a fashionable elegant eatery, from a Cubs game at Wrigley Field to the Von Steuben Day Parade down Dearborn St. Ferris sings, dances, evaluates and measures the glory of Chicago.

Ferris pours oodles of love and affection on his best friend, getting overwhelmed by guilt, remorse and nerves. He cherishes his girlfriend with whom he is tender and loving. All while the powers that be in his family and at his school are in combustible pursuit of the mischievous Ferris for his false illness and absence from school.



Ferris is joined by his deeply anxious, neurotic best friend Cameron Frye (Alan Ruck) and his stoic, stylish girlfriend Sloane Peterson (Mia Sara) at the Art Institute of Chicago.

As the film progresses, led by his bitter sister and a school disciplinarian, these forces get close to the young scammer. But he is able to redeem himself enough to come off unscathed. As the school secretary acknowledges, "Ferris Bueller is a righteous dude."

Ferris has the capacity of thought to understand how crazy life can be. Playing hooky for the day is not only achievable, it is virulently prescribed by the erudite Ferris. Early in the film, Ferris posits his rationale for the need to be absent. "Life moves pretty fast. If you don't stop and look around once in a while, you could miss it," he claims.

I am a Ferris Bueller fan. Hughes left us way too soon. But he crammed his life with remarkable stories on film. Roger Ebert went so far as to call him "the Philosopher of adolescence."

What I really love is the respect Hughes had for teens. He cherished their gifts and their striving to learn about themselves and the world.

His teen movies include "Sixteen Candles," "The Breakfast Club," "Weird Science," and "Pretty in Pink." And he penned the scripts to "Mr. Mom," "National Lampoon's Vacation," "Planes, Trains and Automobiles," "Uncle Buck," and the first two "Home Alone" movies.

"Ferris Bueller's Day Off," makes Chicagoans proud to this

day. Broderick's greatest film hit. His character and performance have a true Chicago timelessness about them. For many, he held a mirror upon the soul of the Chicago we all understand.

I believe Hughes was on the right track. Treat teens with humanity and they will be human. Let the world around them be open and free, and they will thrive and mature. Give them the attention and respect they deserve and the world will unfold in affection and pride. Don't be mean. Be kind and loving. That's the prescription for teen fulfillment. You'll help to create "righteous dudes."

**THE DREESEN TOUCH:** We are feeling a deep sense of loss at the moment after learning of **Tom Dreesen's** death at 86. We need our stand-up comics. There was no one like Tom.

Over the past few years he and this column became friends, first over this column and its founder **Ann Gerber**. I was lucky to follow, running into each other at Gibson's Steakhouse. He always spent time with me talking about Chicago. That's always the perfect cement for bringing people together.

Tom was always easy to talk to. That's a Chicago thing. You pick up where you left off last time. Tom had a true Chicago soul. Born on the South Side, in Harvey, was his pedigree. It made him a "citizen of the world." No

wonder **Frank Sinatra** liked him so much.

Talking to Tom filled you with a special shared intelligence. We all liked Tom very much because he knew and liked everyone. He was free and easy, that's a South Side thing too. None of that nonsense trying to figure out if someone's important enough to talk to. You can tell the minute they open their mouth. They're not talking to impress, they're talking to share. And besides, comedians are always working to make life easier for people. Their words give a lift.



Tom Dreesen

Tom always appreciated the effort. We recall one day when we ran into each other, he said he was rushing to get back to California. I asked, why the rush? He told me his friend **Barbara Sinatra** had died in Palm Springs, he was getting ready to go out to the funeral. He was asked to be a pallbearer. That summed him up to me. Funny man of quiet merit. Not a bragger, but a talker always making the living of others better. He was so quietly reverential about Frank Sinatra. Always. I will miss Tom. But I won't stop looking over the crowd hoping Tom is near. I'm pretty sure he is.

**BUELLER?** see p. 8

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# Mayor seeks to repeal video gambling as state approves licensing

**City Comptroller warns of pension insolvency**

BY BOB ZULEY

State officials from the Illinois Gaming Board recently approved the first six video gambling licenses to Eggsperience in Lakeview, Half Sour in the Loop, one in Beverly and three in Mount Greenwood just as Mayor Brandon Johnson was poised to ask the City Council to repeal video gambling in Chicago.

Eggsperience, 3233 N. Broadway, opened in 2004 and was previously known as Melrose. Despite receiving state licensing approval, nothing will happen until the city issues required permits.

The mayor is seeking to protect the Bally's Casino revenue and corresponding city tax income while honoring its contractual agreement with Bally's and preventing the spread of ubiquitous neighborhood gambling. In other words, don't gamble in your neighborhood – but bet the rent check at Bally's.

The bloated \$16.6 billion 2026 budget approved by the City Council lifted Chicago's ban on video gambling and assumed Chicago would generate \$6.8 million by licensing newly legalized VGT [Video Gambling Terminals] across the city.

That's based on the assumption that 80% of the 3,300 eligible establishments will apply. Three thousand new city gambling licenses at six VGTs per license equals 19,800 new terminals. The new Bally's casino will offer 4,000 VGTs by state law. The VGTs were a lifeline tossed to neighborhood businesses by aldermen.

Chicago has a long history of illegal gambling. There are right now, an estimated 7,000 unlicensed or unpermitted sweepstakes machines operating across Chicago. These slot-machine-like VGT devices are most heavily concentrated in convenience stores, gas stations, laundromats, and tav-



(L) Illinois Comptroller Susana Mendoza. *Courtesy Illinois Public Media* (R) Eggsperience Cafe, 3233 N. Broadway, among the first to receive state approval for video gambling. *Photo by Bob Zuley*

erns. We have all seen them.

Johnson's effort to reverse the full Council's prior decision to legalize VGTs in bars and restaurants stems from several key concerns.

The city's official agreement with Bally's was heavily negotiated by the Light-foot administration in 2022 to secure casino revenue for underfunded city police and fire pensions systems. Johnson's team warns that VGT's will divert gamblers away from the casino, potentially costing Chicago millions annually and eliminating hundreds of jobs.

However city officials overlook that many neighborhood people might casually gamble their dollars locally while never considering visiting a 'downtown' casino.

Permitting widespread video gambling across the city threatens to violate the host agreement with Bally's. This could trigger the loss of a guaranteed \$4 million annual payment from Bally's to the city.

Chicago will receive a disproportionately low cut from VGT's [around 5%]. By contrast, the City stands to rake in 10.5% to 34.7% of the casino's adjusted gross receipts. These funds are earmarked to support the city's severely under-funded firefighter and police pension funds.

The administration and its allies em-

phasize that proliferating slot machines in local neighborhoods could lead to a spike in burglaries and robberies in and near participating establishments – as if the ongoing plague of nighttime smash and grab burglaries to businesses needs any new encouragement.

The importance of ensuring stability in the city's police and fire pensions cannot be understated as the city faces a \$36 billion pension crisis, just as property values in Chicago's central business district are cratering as businesses jettison downtown real estate holdings.

Illinois Comptroller and Chicago mayoral candidate Susana Mendoza warns the next mayor of Chicago will have to demand concessions from union leaders needed to prevent city employee pension funds from going bankrupt and dragging the city under.

Just last year Gov. J.B. Pritzker signed a law dumping \$11.1 billion in new liabilities

**GAMBLING** see p. 5

## Open Space taxes to support riverfront overlook, CircEsteem Plaza, Montrose Metra Garden

Three North Side projects would be supported through Open Space Impact tax grants proposed to City Council on June 17.

The projects include CircEsteem Plaza, 4730 N. Sheridan Rd. in Uptown, where up to \$575,000 in taxpayer assistance will help create a 2,900-square-foot plaza with seating, pavers, planters and bike racks in front of the circus arts building. Taxpayer funds would cover the entire project costs.

The other project is the Montrose Metra Garden, 4350 N. Ravenswood Ave., in North Center, where up to \$79,200 in taxes will go for installation of a second water source at an existing neighborhood vegetable garden. Taxpayers would cover all of the project costs.

Along the Chicago River, at the Goose Island Overlook, 1111 N. Elston Ave., up to \$800,000 in taxpayer support will go toward the environmental remediation of a former gas plant coal yard for future redevelopment as a public park. The city plans to eventually give the lot to the Chicago Park District.

The overlook is a 1.6-acre green space that provides local residents with river access and plots for urban gardening while promoting the restoration of native Illinois plants.

The Open Space program allocates taxes paid by residential construction projects for open space improvements that offset the impact of new residents on community parks and related resources. Those taxes are then added to the cost of the construction projects and passed onto the future residents.

## The levy: It's not a dam, but it is a word you should know

BY MARIA PAPPAS

Since I first stepped into my office 27 years ago, one question has repeatedly come up: "Why do my property taxes always go up?" It's a valid concern.

At the heart of the answer is something called the tax levy. Simply put, a tax levy is the amount of money local governments—such as school districts, municipalities, and park districts—request through property taxes to fund their operations.

Our office has tried to make the tax levy understandable by developing a "Where Your Money Goes" tool on both our website, [cookcountytreasurer.com](http://cookcountytreasurer.com) and on second installment tax bills. The tool lists all 14 taxing districts and the portion of tax liability you're responsible for paying.

So, when you analyze that list or see new projects like the building of a new fire station or the construction of a new road, you're also seeing how funds raised by the levy are being used.

The proportion of the levy you pay on your property tax bill is directly related to the assessed value of your property. To illustrate, imagine a local government wants to build a new swimming pool. In that case, you might pay an extra \$10 for every

\$1,000 of your property's assessed value. That means a homeowner with a million-dollar house would pay four times as much as someone with a \$250,000 property for the new pool.

Levies can be temporary or long-term. Temporary levies fund one-time projects like building an outdoor fitness court for a local park district. Long-term levies are used to fund essential services — like public health or teacher salaries.

Tax levies usually depend on public approval, so your involvement in local referendums plays a critical role in determining your property tax amount.

These ballot measures are often proposed by taxing bodies to see if the community is willing to support funding for specific services. In most cases, if a majority of voters approve, the tax levy goes up as do your property taxes.

Most proposals for new services are worthwhile, but there are always more ideas than money. That leads to questions: Should we fund new a new health clinic or give an old school a facelift? Do we want some of these services, all of them, or none of them?

Despite all this money on the table, voter participation in these referendums is historically low. This lack of voter participation can lead to a small fraction of the electorate deciding on services that would increase taxes for everyone.

So, I hope this helps show how much the levy and your vote really matter. Because with the levy, it's your tax dollars that are really on the line.



Maria Pappas

# La Bohème

by Giacomo Puccini

June 26 & July 1, 7:30pm

July 5, 2pm

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# Adriana Lecouvreur

by Francesco Cilea

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# New Fed sheriff forecasts higher rates in 2026



## The Home Front

by Don DeBat

There's a new Fed Sheriff in town, and analysts say home buyers' hopes and dreams for lower mortgage rates in 2026 likely will remain in interest-rate jail.

In his first Federal Open Market Committee meeting on June 17, President Donald Trump's newly appointed Federal Reserve chairman Kevin Warsh made it clear there is a new game being played at the central bank.

The Fed held the key federal-funds rate at a range of 3.50% to 3.75%. It was the fourth consecutive meeting without a move. The decision was unanimous and widely expected.

Early in March, 12 of 19 voting Fed officials expected at least one rate cut this year, and no one anticipated hikes. Last week's forecast looked almost nothing like that.

Nine officials now expect at least one quarter of one percentage-point increase in rates by year-end. Eight see rates unchanged. Only one still penciled in a cut. Chairman Warsh didn't even bother to vote. The median projection now points to an interest-rate hike in 2026.

Analysts said the policy statement was "notably terser" and shorter than anything produced under former Fed chairman Jerome Powell. Gone was the language committing to the Fed's 2% inflation goal.

In its place: "the Fed committee will deliver price stability." Gone too was the so-called easing bias—the conditional language that had outlined the circumstances under which the Fed might consider cutting rates. No replacement language was offered by Warsh.

The Fed's "Summary of Economic Projections" shows no rate reduction expected in 2026, with the policy-funds rate now seen ending the year at 3.8%, up from the March projection of 3.4%. The rate path beyond that also shifted higher—3.6% in 2027 and 3.4% in 2028, compared with prior estimates of 3.1% for both years. The longer-run rate holds at 3.1%.

What do all these forecast numbers translate into for would-be Chicago-area home purchasers who hope to buy a home this summer and get the kids into school by September? Or new-lweds shopping for that new North lakefront condominium?

Home buyers can continue to dream of homeownership and that white picket fence in the future, or buy this year and likely pay an interest rate of 6.5% to a high of 7.25% for a 30-year fixed loan.

### Rate creep coming?

Kurt Funderburg, Chief Investment Officer at Byline Bank's Wealth Management Group, noted that mortgage-market analysts are currently pricing roughly seven basis points of hikes by year-end, which would push current home-loan rates to about 7.25% by New Year's Day.



Kevin Warsh, Fed Chair.

Analysts say an inflation rate of 4.2% is too elevated, pushed higher by oil and gasoline prices caused by the blockade of the Strait of Hormuz—along with high air fares, grocery prices, retail and other goods and services—to justify rate cuts. With the Iran ceasefire agreement set to be signed soon, and energy price pressure easing, at least temporarily, the Fed has room to wait.

If lenders buy into the ceasefire agreement and the reopening of the strait, that could alleviate some of those pressures and help bring the yield down over the balance of the year, analysts said.

Warsh emphasized that policymakers are "unambiguous and unanimous" in their commitment to restoring price stability after almost six years of inflation run-

ning above the Fed's 2% fantasy target. When President Trump left office in Jan. 2020, inflation was running at sub 2% levels.

With the labor market still holding up, the central bank appears to believe it has room to stay the course without immediately destabilizing employment.

Experts said extended inaction on future rate adjustments by the Fed would be historically unusual. Outside of periods like the COVID plague, when the Fed-funds rate was effectively at zero, the Fed's Open Market Committee hasn't gone a full calendar year since 1993 without adjusting rates.

"Higher interest rates raise the cost of capital, slow discretionary spending, compress margins, and pressure equity valuations," said commercial loan specialist Michael Underhill, CIO at Capital Innovations. "Markets run on liquidity—and a Fed leaning harder into inflation-fighting mode becomes a structural headwind for risk assets. Markets are still working out what comes next."

### Benchmark rates decline

Despite all the gloomy interest-rate news coming out from the Fed, on June 18 Freddie Mac's Primary Mortgage Market Survey reported that benchmark 30-year fixed-rate mortgage averaged declined slightly to 6.47% from 6.52% a week earlier. A year ago, 30-year fixed loans averaged 6.81%.

However, analysts noted that

the Freddie Mac survey runs a week behind the "real-time" home-loan market, so the Fed's outlook had not yet been fully digested by lenders.

"Nationwide, incoming data continues to reflect a resilient consumer, with pending home sales strengthening, and purchase demand continuing to modestly improve," said Sam Khater, Freddie Mac's chief economist.

On June 18, Freddie Mac reported that rates on 15-year fixed loans averaged 5.81%, down slightly from 5.84% a week earlier. A year ago, the 15-year fixed mortgage averaged 5.96%.

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

However, the cheerful housing report by Freddie Mac's Khater, does not align with the reality of Chicago's North Side home resale market.

In May, median resale home prices rose a hefty 14.5% to \$646,125, compared with the same month a year ago, because of low inventory and continued buyer demand, according to the Baird & Warner's June North Side Market Analysis co-authored by veteran broker John Irwin and Jackie Lafferty.

"As we move into early summer, the market is expected to remain supply-constrained and continued price growth is expected," noted

**FORECASTS** see p. 10

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The Rogers Park Community Development Corporation (RPCDC) was founded on December 4, 1996 . The agencies mission has been to foster community development, create and preserve affordable and diverse housing opportunities in Rogers Park and throughout Chicago through education, training, advocacy and development. It has developed into one of the most successful homeownership and foreclosure prevention counseling agencies on Chicago's north side.

In June 2013 RPCDC amended its name to Northside Community Development Corporation (NCDC) to better reflect the expand-ed geographical area in which our client base lives.

#### Office Hours:

- Monday:** 9:00 AM - 5:00 PM
- Tuesday:** 9:00 AM - 5:00 PM
- Wednesday:** 9:00 AM - 5:00 PM
- Thursday:** 9:00 AM - 5:00 PM
- Friday:** 9:00 AM - 5:00 PM
- Saturday:** As Needed
- Sunday:** As Needed



**NORTHSIDE COMMUNITY DEVELOPMENT CORPORATION**  
 CREATING AND PRESERVING HOUSING OPPORTUNITIES  
 1530 W. Morse Avenue • Chicago, IL 60626

Northside Community Development Corporation is a HUD Approved non-profit organization working to create to preserve affordable housing and economic opportunities on the North side and throughout the Region. NCDC program funders include the City of Chicago Department of Housing, Dept. Housing & Urban Development and Illinois Housing Development Authority.

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### GAMBLING from p. 3

to Chicago's fire and police pensions, which already are some of the worst-funded in the nation. The Firemen's Annuity and Benefit Fund of Chicago, which has spent the past few years as the worst funded local pension fund in the nation, reported a 23.7% funding ratio in 2024 with an unfunded liability of \$5.7 billion. That ratio is projected to remain below 50% through 2042.

Chicago Police reported a slightly higher funding ratio at 24.6% and an unfunded liability of \$13.53 billion.

With police and fire pension funds hov-

ering dangerously close to insolvency, Mendoza warns that the financial wolf is at the city's door. "These continuing obligations with no ability to pay them is what drags the city into bankruptcy..."

Actuaries view pension funds with a funding ratio below 60% as deeply troubled, and those below 40% as being in the critical "past the point of no return" zone, noted Illinois Policy. If the economy takes a nosedive, retirement checks for city tradespeople, firefighters and police officers could disappear, dragging the city under.

Mendoza says this is an absolute crisis

of insolvency that Chicago is teetering on. "When the market gets a cold, we're not going to get pneumonia here - they will go insolvent," she said of the city's four pension funds.

Bally's has repeatedly warned that lifting Chicago's ban on VGT's would cost the cash-strapped city \$74 million in annual revenue and up to 1,050 jobs at its casinos.

The casino giant has further warned that lifting the long-standing city ban would force the Johnson administration to renegotiate "critical elements" of its host agreement, wipe out the \$4 million lump-sum payment from Bally's, and shrink the

casino jackpot needed to save the fire and police pension funds.

"VGT's undermine the Host Community Agreement and undercut its economics and intent," Christopher Jewett, senior vice president at Bally's said in a statement. "If VGT's go live in Chicago, Bally's will pursue all available legal remedies, which - alongside the loss of tax revenues - will have a monetary impact for the City that Bally's conservatively believes is in the hundreds of millions of dollars, far exceeding any potential revenue the City stands to realize from VGT's."

# Police Beat...

**Police warn residents over mob attack on CTA Blue Line**



Chicago police are warning local residents of a recent Aggravated Battery that was committed on a CTA Blue Line Platform in the Loop on June 9.

In the incident, the offenders approached a 49-year-old male CTA passenger on the Blue Line platform and punched the victim repeatedly.

The incident occurred on the 0-100 block of N. Dearborn St. at approximately 11:30 p.m.

The offenders are described as three Black males, approximately 15-23 years old, 5'-8" to 5'-11" tall, and 160-180 lbs. The offenders were wearing white t-shirts with black jeans and one of the three offenders was also wearing a grey Nike hooded sweatshirt.

Those who may have any information on the attack should contact Public Transportation Detectives at 312-745-4447 or submit an anonymous tip at CPDTIP.com and use reference RD# JK288818.

**Battery on CTA train at LaSalle St.**



Police are warning neighbors of a recent aggravated battery with a knife in the Loop 7:25 p.m. Wednesday, June 3.

In the incident, the individual committed an aggravated battery on a CTA Blue Line train in the 500 block of S. LaSalle St. The offender is described as a male African American wearing a gray hooded sweater with the number 24 on the front, blue surgical mask, light-colored jeans, and black gym shoes.

Those who may have any information on this crime are asked to contact the Public Transportation Detectives at 312-745-4447 or submit an anonymous tip at CPDTIP.com and use reference RD: JK280743.

**Brothers win \$27 million lawsuit after stranger invades their Streeterville hotel room**

Two brothers have won a \$27 million lawsuit they filed against a Streeterville hotel after a stranger allegedly forced his way into one of their rooms and attempted to sexually assault one of them in Nov. 2022, according to court records.

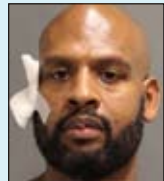
Pasquinel Taylor, now 47, had been free for about a week after allegedly being found sleeping in a stranger's Boystown home without permission when the incident allegedly occurred at the Sheraton Grand Chicago, 301 E. North Water St.

Taylor, who was not a hotel guest, entered the property on Nov. 8, 2022, rode an elevator after a registered guest used a key card to activate the security system, and then wandered the premises for hours without being confronted by staff, the lawsuit alleged. The brothers were staying in separate but nearby rooms while visiting from St. Louis,

according to the lawsuit.

Around checkout time, one of the brothers heard a knock at his door and a male voice, prosecutors later claimed. Believing it was his brother, he opened the door. Instead, prosecutors said, he found Taylor, who asked to come inside for a drink of water, then touched the victim's chest and offered to perform a sex act. The man declined and tried to close the door, but Taylor allegedly forced his way into the room while the victim called his brother for help.

Prosecutors said Taylor pushed the man onto a bed, held his wrists, stood over him, and punched him in the face and body. The victim fought back and managed to slip away, allowing his brother to enter the room. A brawl followed. Taylor struck the first man in the face with a glass, and the second brother hit Taylor with a bottle. The first brother eventually restrained Taylor while the other brother and one of their girlfriends went to find hotel security, according to the criminal case. Members of the victims' party said they had never seen Taylor before.



Pasquinel Taylor

Later, while security officers looked on, Taylor "made a statement about a rape fantasy," prosecutors said. Chicago police then took him into custody. The brother who answered the door suffered cuts to his hands and body and received stitches for a cut on his nose. The other brother suffered cuts, red marks, and bruises, according to prosecutors.

Taylor, who continues to fight the criminal charges, has several felony convictions, including forgery in 2000, manufacture or delivery of methamphetamine in 2017, possession of methamphetamine in 2021, and manufacturing and passing fraudulent checks in 2006.

The brothers filed a lawsuit alleging negligence by the hotel and seeking compensation for physical injuries, emotional distress, and other effects of the alleged attack. Court records show a Cook County jury awarded \$18 million to the brother who was allegedly attacked after answering the door. The jury awarded the other brother \$9 million.

**CTA predator who terrorized women and girls gets 9-years, a sex offender for life**



Mugshot of Robert L. Cook, inset, and surveillance images of the suspect.

A man who has repeatedly targeted women and girls on the CTA received a nine-year prison sentence on June 18 after pleading guilty to three separate cases, court records show. Once he is released, Robert L. Cook, 28, will be required to register as a sex offender for life.

Cook's history of targeting women and girls on the city's train lines dates back to at least Nov. 2017, when prosecutors charged him with attacking a 15-year-old girl and a 23-year-old woman on the Red Line in the Loop. CTA video showed Cook used his large body to confine the victims to their train seats, then pressed against them, wrapping his legs around theirs and grinding his private parts against their legs and buttocks, according to a Chicago police report.

Cook, breathing heavily and moaning, asked the victims if they liked it, the police report said. The younger victim was a student at Whitney Young Magnet School, and Cook

knew she was under 17, prosecutors alleged. He eventually pleaded guilty to two counts of kidnapping and received a six-year sentence.

Then, in May 2024, police issued a public bulletin after a man allegedly attacked a woman who had refused to give him change on the State-Lake Red Line platform in the Loop. Two days later, officers arrested Cook on the Jackson Red Line CTA platform to face charges in the case.

According to that arrest report, Cook asked a Streeterville woman for money and kicked her when she ignored his request. He returned moments later and punched the woman in the face, the report said, causing her to suffer a bloody lip and a bruised face.

During a court hearing held while Kim Foxx served as Cook County State's Attorney, prosecutors did not ask Judge David Kelly to keep Cook detained, records show. Kelly, who was the most lenient judge in the court's pretrial division at the time, released Cook without even requiring him to wear an ankle monitor.

With that case still pending in April 2025, prosecutors accused Cook of physically assaulting more women on the city's train lines. On March 18, 2025, he allegedly sat next to a woman on a CTA Brown Line train in the Loop, put his legs on top of hers, and asked if she enjoyed sitting next to him, according to prosecutors. The woman captured part of the incident on video, which contains strong language. In a separate case, prosecutors said he sexually abused a teenage girl.

By the time Cook returned to court, however, Foxx had been replaced by Eileen O'Neill Burke, whose administration implemented a policy requiring prosecutors to seek detention for defendants accused of committing violent crimes on the CTA. Cook has remained in the county jail ever since.

In all, Cook faced five cases between 2024 and 2025. On June 17, he pleaded guilty in three of the 2025 cases, and prosecutors dropped the remaining two. Judge Michael Patarozzi sentenced Cook to nine years in each of the three cases, to be served concurrently, and ordered him to undergo mental health treatment. Cook will be eligible for a 50% reduction in his sentence for good behavior.

**Chicago man gets 35 years for shooting officer in face at Lincoln Park strip mall**

A man who shot a Chicago police officer in the face in Lincoln Park and then yelled, "You will die!" pleaded guilty June 15 to attempted murder and was sentenced to 35 years in prison, court records show.

The events leading up to the Oct. 2021 shooting began earlier that day when a 21-year-old woman picked McPherson up at his Elgin home to run errands in downtown Chicago, according to officials. During the drive, the woman spoke by phone with the father of her child, allegedly causing McPherson to become angry and take her phone away.

Prosecutors said McPherson then pulled out a handgun, pressed it against the woman's side, told her where to drive, and threatened to kill her while continuing to hold the weapon against her body.



Jovan McPherson

During an initial court hearing, prosecutors said McPherson forced the woman to exit the Kennedy Expy. at North Ave. by grabbing the steering wheel. She eventually stopped at the strip mall in the 1000 block of W. North Ave., where a police squad car was stationed because of recent mob-style shoplifting incidents at an Ulta Beauty store.

The woman told McPherson she was going into Ulta and entered the

store. McPherson followed her inside and began causing a disturbance while the woman sought help from employees. One worker called 911, and another alerted two officers who were sitting in the nearby squad car.

Store employees hid the woman in a dressing room as McPherson became increasingly aggressive while officers attempted to calm the situation. At one point, prosecutors said, McPherson ripped an officer's COVID-19 mask off and grabbed the officer in a bear hug.

McPherson then moved into the parking lot, sat inside the woman's car with the door open, and allegedly told an officer, "I got a gun, too." "What? You want to fight?" McPherson allegedly asked the officer as body-worn camera footage recorded the encounter. "I'm not leaving. This is a good a\*\* gun, too, b\*\*\*\*."

After an officer alerted others that McPherson was armed, McPherson allegedly responded, "Y'all not going to get this. I'm too strong for this s\*\*\*\*."

Prosecutors said McPherson then pulled a handgun from beneath his legs and pointed it at the first officer, who could see directly down the barrel of the weapon. The officer grabbed the gun and pushed it away from his face. Two shots were fired, and one bullet struck the officer in the cheek, causing a through-and-through wound.

"You will die," McPherson allegedly told the wounded officer, according to body-worn camera footage.

Additional officers rushed to the vehicle and took McPherson into custody. McPherson allegedly admitted firing the gun but claimed officers shot at him first. Prosecutors said Chicago police officers did not fire any shots during the encounter.

At the time of the shooting, McPherson was on probation in Kane County for felony aggravated fleeing and eluding and felony possession of a controlled substance. As a juvenile, he was adjudicated delinquent for aggravated battery causing great bodily harm in 2012 and for armed robbery in both 2013 and 2015.

Judge Michael Hood sentenced McPherson, who must serve 85% of his 35-year term.

**Teen taken to alley, killed for car theft device**

A man and a teenage boy face murder charges in what prosecutors say was a planned robbery that ended



Dauveyae White

with a 17-year-old shot dead in a Wicker Park alley. Dauveyae White, 18, and Melvin Thomas, 17, are each charged with murder and armed robbery in the November 15 killing of Xavier Colletti, 17, whose body was found in the alley behind the 1500 block of N. Honore St.

Surveillance video from around 1:44 a.m. captures a Jeep pulling to a stop in the alley. White steps out of the back seat holding a rifle and fires it into the open door, then watches as Colletti climbs out and tries to run, prosecutors said. White allegedly fired again as Colletti fled and fell to the pavement.

As White climbed back into the Jeep, Thomas allegedly got out of the vehicle wearing a hoodie with the word "DEATH" printed across the front. Prosecutors said he ran to where Colletti lay on the ground, and bent down, until a male voice is heard on the footage saying, "I got the pad, I got the pad, come on." Thomas then returned to the Jeep, and it drove away.

"He was lured into an alley, set up, and left to take his last breath alone," relatives of Colletti said in a GoFundMe campaign.

Chicago police officers responding to a shots-fired call found Colletti unresponsive in the alley. He



Xavier Colletti

died a short time later. Investigators recovered multiple rifle casings and Colletti's phone at the scene.

That phone became central to the case. Prosecutors say one of Colletti's Instagram accounts contained messages with a user whose associated phone number is registered to a grandparent of Thomas. The messages, sent the night of the killing, show the two were making plans to meet up. One message included a request for Colletti to bring his "pro pad," a device prosecutors say can be used to steal cars.

Prosecutors said Colletti and White had once been arrested together in a stolen vehicle.

When police later recovered White's phone during an unrelated arrest, they found screenshots of those same Thomas-Colletti conversations, along with separate messages between White and Thomas that prosecutors say show the two men conspiring to rob Colletti.

Cell phone location data for both men placed them in the area of the murder at the time of the shooting, and the data tracked with the Jeep's movements before, during, and after the killing, according to prosecutors. Investigators allegedly found a video on Thomas' social media in which he appears to be wearing the same "DEATH" hoodie seen in the surveillance footage.

Thomas has a significant history in the juvenile justice system. Prosecutors said he was arrested in Jan. 2025 while fleeing a stolen vehicle that had just been used in an armed robbery, pleaded guilty to a gun charge, and received juvenile probation. Less than a month later, he was arrested again for possessing a stolen motor vehicle and again received juvenile probation. He was on both of those probations at the time of Colletti's killing. Officials said he also had a juvenile adjudication for possessing a stolen vehicle in 2022.

Judge Shauna Boliker detained Thomas on June 15.

White's full criminal background was not immediately available, but he is currently in custody in DuPage County following a February arrest on allegations of possessing a machine gun. Court records also show outstanding warrants in two Cook County burglary cases.

"Xavier was not alone in this world! He was loved by many!" the GoFundMe authors wrote. "He touched many hearts with his beautiful smile and contagious laughter. He was such an intelligent and inspirational young man. We were blessed with him for a wonderful 17 years although short-lived, we know his spirit will live on through all of us who truly loved him!"

**Will Gov. Pritzker condemn 'MAGA hate' after cross-burning?**

An Illinois state representative says Gov. JB Pritzker should address the political motivations behind a Grant Park cross burning after the Univ. of Illinois Chicago

# Uptown condo board president killed while confronting gunman who violated court order; CPD shoots suspect

BY CWBCHICAGO

A man who was arrested June 10 during a domestic incident at an Uptown condo building returned to the property June 15 in violation of a stay-away order and shot and killed the condo board president who tried to get him to leave the property, according to a witness and court records.



Jonathan Wilson

The gunman, Jonathan Wilson, 38, fled the scene and raised his gun toward pursuing Chicago police officers, who shot him on a nearby side street, according to the Chicago Police Department [CPD]. He remains in critical condition.

CPD responded to calls of a person shot in the 4800 block of N. Clark St. around 8:21 p.m. Witnesses described Wilson, who fled north. Officers found 63-year-old Mark Lagodinski in a driveway next to the condo building with multiple gunshot wounds. He was taken to Advocate Illinois Masonic Medical Center, where he was pronounced dead.

Other officers located Wilson in the 1400 block of W. Argyle St. In a statement, CPD said a brief foot pursuit ensued, and the man turned and raised his firearm toward officers. Officers opened fire and struck him. CPD said three officers were taken to Swedish Hospital to get checked out after the shooting, but none had been shot or suffered serious injuries.

Wilson was transported to St. Francis Hospital in critical condition. A firearm was recovered on scene.

Wilson was arrested at the condo complex June 10 after a woman reported that her intoxicated boyfriend was tearing up her apartment, throwing things from the balcony, damaging parked cars below, threatening to kill her dog and burn her home.

Wilson appeared in court June 11 on misdemeanor charges of assault and criminal damage to property. Judge Lisette Mojica released him after he was served with a protective order, according to court records.

**Jonathan Wilson appeared in court June 11 on misdemeanor charges of assault and criminal damage to property. Judge Lisette Mojica released him after he was served with a protective order, according to court records.**

When Wilson returned to the property June 15, Lagodinski, the property's condo board president, reportedly sent a group text warning some residents that he was in the area and then walked over to ask Wilson to leave.

A witness said it appeared that he shot Lagodinski in the back as he ran

**KILLED** see p. 10

## Letters to the Editor

### Be rabbit ready

I agree with all my fellow opponents of [Ald. Matt Martin's] proposed ordinance, for all the reasons given in your June 17 "Chicago proposed 'fire-trap' ordinance sparks flames" story.

As far back as 2012, many fire departments used the exhortation "Be Rabbit Ready: Have Two Ways Out" in their public-education outreach, especially to children. Rabbits evolved their two-exit burrows and didn't have to fight cheapskate burrow-developers over safety issues.

Although the Oct. 8, 1871 fire is the best-known, it was actually the much less extensive fire that began on July 14, 1874 that prompted the most significant improvements in building codes. According to Scott W. Berg in his 2023 book "The Burning of the World," insurance compa-

nies raised premiums so high that many were forced to rebuild elsewhere. Chicago expanded the fire limits to the entire city.

Allowing multi-unit residential buildings to have only one stairwell would also not be comfortable with the Chicago tradition of having alleys in residential neighborhoods; also with housing having both a front yard and a back yard. Front and back yards are useful traditions even where there are no alleys. Of course, if supporters of this ordinance want to increase housing density so high that buildings have no yards, only required setbacks from lot lines, then much functionality and enjoyment, as well as fire safety, would be sacrificed.

Jean SmilingCoyote  
West Ridge

### Ideological baggage in two stories

I find the staid, matter-of-fact tone of most of your articles a welcome relief from the often barely-hidden partisan and ideological assumptions in the mainstream news media, so I was disappointed to see not just one, but two pieces in the June 17 - 23 issue with a lot of that same ideological baggage.

"Gender-Affirming Care" [News-Star] is a movement based on junk science and unexamined philosophical premises, which adults should be free to pursue if they choose; for a minor, however, to be guided down the path of genital mutilation, mastectomy, or puberty blockers and life-long dependence on sex hormone injections or pills is inexcusable. Don't take my word for it; just look at the history of the gender transition program of the Tavistock Clinic in London, or read the Cass Review on "gender-affirming care".

While Mpox (originally "monkeypox"

– the name was changed for political reasons) is a real illness that can cause real problems, it is hardly a reason for fear-mongering. The World Health Organization notes that most sufferers recover within 2-4 weeks, the fatality rate is extremely low, and good hygiene and other sensible measures can go a long way toward preventing infection in the first place.

The only reason this virus gets any media attention at all is that it is a virus, and viruses have become a source of endless content-generation for news media, which has been stoking virus-of-the-week panic for several years now, and constantly pushing vaccines or mRNA shots (not the same thing) as the first line of defense, ahead of better hygiene, better diet, sanitation, etc.

Derek Davis  
Rogers Park

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**BUELLER** from p. 2

**DINNER THEATER:** Chicago director and producer **Bill Pullinsi** was another South Sider, widely called the “father of dinner theater.” He was a true giant in the industry. Pullinsi died at home on May 17 at 86. His service will be held 6 p.m. June 29 at the Broadway Playhouse at Water Tower Pl., 175 E. Chestnut.

Pullinsi was credited with pioneering the concept of dinner theater in the late 1950s and early 1960s, he also directed or produced more than 400 theatrical productions over 50 years, mostly in Chicago. He combined high-quality professional productions with fine dining in an intimate, in-the-round setting that inspired numerous other dinner theater venues.

Pullinsi first opened Candlelight Theatre in Washington, D.C., in 1959, while in college, along with his lifelong producing partner **Tony D’Angelo**, who was a fellow college student at the Catholic Univ. of America.

In 1964, Pullinsi opened a new 550-seat Candlelight Dinner Playhouse and Forum at 5620 S. Harlem Ave. **Mandy Patinkin**, **Shelley Long**, **Mark Jacoby**, and Chicago stage theater icon **Frank Galati** were all associated with Candlelight early in their careers, and **Jim Jacobs** wrote the musical “Grease” in the theater’s green room while acting in a production there.

He directed a “who’s who” of theatre performers. Among them were **Hollis Resnik**, **Paula Scrofano**, **Mike Nussbaum**, **Bill Munchow**, **Jim Harms**, **Dale Benson**, **Lee Pelty**, **Iris Lieberman**, **Dolores Rothenberg**, **Larry Wyatt**, **David Bedella**, **Shannon Cochran**, **Rudy Hogenmiller**, **Linda Balgord**, **Kathy Santen**, **Bill Bush** and **Larry Adams**.

Pullinsi enjoyed a remarkable career spanning over five decades. His work earned widespread acclaim, including 18 Joseph Jefferson Awards and numerous other honors recognizing his contributions to the performing arts.

**MESS:** The city has yet to address persistent flooding in the Division St. underpass. The city says that new pumps are needed and claims they are securing them. It is not a welcoming public space when it rains.

**DOPE:** The Streeterville dope dealer lawsuit lives on. According to the city’s Law Dept., the site Guaranteed Dispensary wants for a pot shop is too close to a school, but the Zoning Board of Appeals approved the site anyhow. Now the city and dispensary have spent the last several months trying to convince a judge to throw the case out.

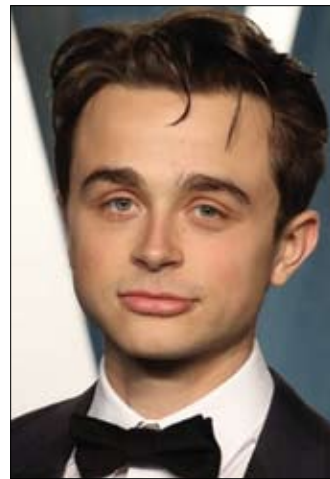
Area residents, including neighbor **Beth Padera**, filed a lawsuit challenging the city’s approval of a Special Use Permit for dope dealing at 620 N. Fairbanks Ct. The City Law Dept. told the ZBA the site was too close to Guidepost Montessori, 226 E. Illinois St., which violates the Chicago



Mickey Norton Game Changer.



David Hockney



Ben Ahlers



Bill Pullinsi

zoning ordinance. ZBA plowed ahead anyway.

And why wouldn’t the City now want to bury this rigged, insider drug deal brought to the community by Uptown’s own Marxist radical **Helen Shiller**, and her precious cop-hating son **Brendan Shiller**. Their motion was denied, and we found out Brendan was part of the ownership group when mommy was casting deal-sealing votes in his favor with the ZBA. That is expressly forbidden by city regulations, and now they want the judge to shut up and follow orders. Their failed attempt to get the judge to throw out the case is telling.

**THE OBAMA CENTER:** The Barack Obama Presidential Center has lifted Chicago, and the nation. The new museum and campus dedicated to the 44th president isn’t meant to be a moment frozen in time, but a call to action for now and the future.

**PRADA:** The building that houses Prada’s flagship store in the Gold Coast is up for sale. The property houses the international luxury brand in 11,000 square feet at 30 E. Oak St., the city’s premier high-end shopping district. The building is expected to fetch \$30 million. Oak St. is one of the few retail sections in Chicago not dealing with high vacancy rates, so money talks.

**LAUGHTER IS SURVIVAL:** **Kevin Michael Doyle**, a Second City cast member, an ‘Untouchables’ actor who became a Chicago cop, dead at 68. “He was a great guy,” said former Second City producer **Cheryl Sloane**. “That full Chicago South Side Irish guy who was funny and dry and strong and supportive.” At Second City, Doyle performed with a touring company and became a cast member of Second City e.t.c. — a stage separate from the main stage and known for an edgier brand of comedy. “He was part of the two fraternities that, once you’re in, you’re in for life: the Chicago Police Dept. and The Second City,” said **John Rubano**, a former Second City castmate. “And he loved them both.”

**GOSSIP:** **Mario Hollemans** is a gifted writer who authored a script for an episode of “Gossip Girl” way back when, and recently sent it to me after I wrote about the show. It’s good, funny and wise, perhaps the show should return?

**BROKE:** Cook County has a \$550 million budget shortfall next year, it would be the largest budget deficit in Cook County Board President **Toni Preckwinkle’s** tenure. She claims the growth of employee payroll, healthcare benefits, and healthcare costs in general are driving the county’s general fund shortfall. Wasn’t Obamacare supposed to fix all that? A virtual community meeting about the county’s budget forecast is scheduled for 5:30 p.m. July 9.

**A NATIONAL PASTTIME:** Lovely **Mickey Norton** has had a distinguished career in Chicago’s financial markets and later as a larger than life Major League Baseball team owner. She remains one of the few women owners in professional sports as the White Sox’s biggest fan. Her new book, “Game Changer,” is a great read focused at both dimensions of her long and successful career. She’s a magic lady.

**WHO’S WHERE:** **Eric Kretschmer** at Piccolo Sogno following DePaul University’s commencement in which he received his Masters in Finance... **Susie Fortsmann Kealy’s** delightful needlepoint work displayed in the Clare Residence Art Show in which her shoes are the very best... Yes, that was **Flavia Magdalin** rollerblading along the lakefront as her children rode their bikes... **Maria Pappas** is in Belgrade, Serbia and is going to a sold-out **Ricky Martin** concert, the two concocted a video together... **Jim Hirsch** has returned from 10 days of golfing in Scotland... Hugo’s Frog Bar’s **Megan Addington** decorating the Blackhawks Ice Center for the arrival of the U.S. Floorball Team... **Dan Balanoff** at the Wells St. Artfest... **Peggy Snorf** and **Liz Sharp** in Streeterville kicking off the Summer Season in fabulous **Lili Pulitzer** togs... **Janet** and **Rodger Owens** delighted long summer nights in the garden are finally here for grilling and chilling... **Karen Zupko** and **Mr. Mike** with their posse in Montmartre and Paris absorbing the artistic legacy in the “City of Lights”... savvy **Mirco** from Perugia is now a welcome addition to the Piccolo Sogno staff, he comes from the region of fine wines... **Myra** and **John Reilly** were joined by **Matt Arnoux** and **Bobbi Panter** out on the town welcoming a California friend to Chi-town... **Bruce Ingram** and **Heather Farley** at the Peninsula Hotel celebrating 25 years... Actor **Armie Hammer** says he has not received any of his father’s fortune... **ARLA** is a new eatery located in the former Fred’s at Barneys space overlooking Oak St., a beautiful addition to our Gold Coast... **Sherry Lea Fox** at UCLA with **Patricia Maxwell’s** Family, knowing how proud her late friend would be for daughter **Cait Maxwell’s** graduation from the Executive MBA Program there.

**BLOOMSDAY:** Dublin’s most refined barrister, **Bernard Dunleavy**, displayed his elegant Trinity College credentials in his devotion to **James Joyce** on Bloomsday in his fine straw hat, pinstripes, and Trinity College tie lunching inside Dublin’s Davy Byrnes restaurant straight out of the novel.

**BROADWAY BABY:** Our friend **Ben Ahlers** received a Tony for his debut Broadway performance in **Arthur Miller’s** “Death of a Salesman” performing alongside an acclaimed cast including **Nathan Lane** as Willy Loman and **Laurie Metcalf** as Linda Loman. You may remember Ben

from HBO’s “The Gilded Age” in which he played a young servant. This is a full-circle moment for the 29-year-old actor from U. of Michigan. So many of his college productions were housed in the Arthur Miller Theatre. Originally from Iowa, Ahlers won the Theatre World Award for an outstanding Broadway debut.

**DAVID HOCKNEY:** British artist **David Hockney** has died one month short of his 89th birthday.” One of contemporary art’s most influential figures, Hockney never stopped painting what he loved, even late into his life. This included the people and places and swimming pools the artist encountered over the course of a remarkable life spent in London, Los Angeles, East Yorkshire, and Normandy. He reestablished figurative art as an art form of beauty and taste. His art captivates humanity with elegance and human recognition. Speaking a very recognizable human tongue. Rest in peace great sir.



Eamonn and Larry Cummins.

**A GRAND MAN:** **Larry Cummins**, a dynamic Irish “Dah” has just turned 90, the distinguished patriarch of the **Cummins Family**. Laurence Francis “Larry” Cummins, a native of Blessington, County Wicklow, Ireland, arrived in Chicago when he was 21 to pursue the American Dream not knowing a single person in this country. But he’s led a life of dedication and service to his family and faith, giving Chicago a family to be proud of.

**SOCCER:** The German Football Assoc. is considered the largest single-sport association in the world with over eight million members. Learn about the 150 year history of Germany’s most popular sport through Aug. 15 at the DANK Haus German Cultural Center’s soccer exhibition in Lincoln Square. They are hosting a FIFA World Cup watch party June 25 at 3 p.m. as the Germans take on Ecuador.

**READ:** **Mike Haggerty** just re-read **Anita Solick Oswald’s** book, “West Side Girl,” it’s wonderful. Anyone who grew up on The West Side of Chicago in the 50s and 60s should read it.

**It is foolish and wrong to mourn the men who died. Rather we should thank God such men lived.**

- Gen. George S. Patton

tog515@gmail.com

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## Minimum wage going higher

Chicago businesses have an important date coming up this summer when changes to Chicago's paid leave requirements, and minimum wage increases will take effect on July 1. Employers may want to review their policies to ensure they align with the updated rules, including overtime-related leave accruals, joint-employer responsibilities, and expanded sick leave provisions.

The minimum wage will increase to \$17.05 per hour for employers with four or more employees. Tipped workers will receive \$12.96 per hour. If a tipped worker's

wages plus tips do not equal at least the full minimum wage, the employer must make up the difference.

The paid leave rules changes include leave accrual for non-exempt employees and must include all hours worked, including overtime. Paid sick leave may be used for certain unexpected childcare disruptions and accrued leave must transfer to successor employers. Tipped employees must receive leave pay at the highest applicable wage rate.

## Pickel pickin' jug band in Paschen Park June 27

The Deep Fried Pickle Project Jug Band is bringing its hand-built music to Rogers Park at 2 p.m. Saturday, June 27, at Paschen Park, 1932 W. Lunt.

The band will begin with a free interactive performance showcasing their upcycled homemade instruments. During this performance, they will highlight their historical musical inspirations and discuss how they turn common household elements, including "trash", into function-

al, fun instruments.

Following the tutorial, the Pickles will host a "make-and-take" instrument-building workshop. During this workshop, attendees will have the opportunity to build a simple jug band instrument. It all culminates when performers will teach builders how to play a parade song, and then everyone will march in the Pickle Park Parade.

## Chef Jacob Potashnick of Feld brings home Chicago's lone James Beard Award



Chef Jacob Potashnick of Feld Restaurant wins Chef of the Year- Great Lakes. Here he is being interviewed by WGN-TV's Lourdes Duarte.

BY CANDACE JORDAN  
*Chicago Star News*

All eyes in the culinary world were on Chicago as the prestigious James Beard Awards celebrated excellence in food, beverage and hospitality on June 15. Widely regarded as the "Oscars of the food world," the annual event once again cemented the city's reputation as one of America's premier dining destinations.

This evening's ceremony, emceed by cookbook author and Top Chef host Gail Simmons, honored outstanding achievements across food media, including cookbooks, journalism, podcasts and broadcast storytelling, while the highly anticipated Restaurant and Chef Awards spotlighted the nation's top culinary talent during the awards weekend. Chicago will continue serving as host city for the James Beard Awards through 2028, underscoring its enduring influence on the national food scene.

The city has plenty to cheer for this year, with several local chefs and restaurants earning nominations and showcasing the creativity, innovation and diversity that define Chicago's dining landscape. From neighborhood favorites to nationally acclaimed establishments, the nominees reflected the city's remarkable culinary depth.

But, in the end, only one Chicago chef took home an award: Chicago's Jacob Potashnick of Feld captured the James Beard Award for Best Chef: Great Lakes, giving the city a major win at the culinary

industry's biggest night.

For chefs and restaurateurs, receiving a James Beard Award can be career-defining, often leading to increased national recognition and drawing diners from across the country. For Chicago, hosting the celebration reinforces its standing as a world-class food destination where innovation and tradition thrive side by side.

Whether it's fine dining, neighborhood gems or groundbreaking culinary storytelling, the James Beard Awards shine a spotlight on the people who shape how America eats. As the night's winners were announced, Chicago's vibrant restaurant community had much to celebrate.

### Pizza City Fest Aug. 14-16

This year's Pizza City Fest Chicago takes place on Aug. 15-16 in River North, at 430 N. Rush St., featuring nearly 30 of the region's best pizzerias. Attendees can sample over 10 different styles (including Tavern, Deep-Dish, Sicilian, and Detroit) freshly baked on-site, alongside expert panels, dough-making seminars, and games.

Each day there will be 20 pizza vendors cranking out fresh pies outdoors, while a series of educational seminars will be taking place under cover. Event promoters provide seats and shade outside.

This year the festival runs on the same weekend as the Chicago Air & Water Show, making it a great pairing to grab food before or after watching the planes.

### Companion planting workshop at Gethsemane June 27

Stop by for a free companion planting workshop at Gethsemane Gardens, 5739 N. Clark St., 11 a.m. Saturday, June 27.

Participants will learn which plants grow well together, which combinations to avoid, and how companion planting can improve soil health and naturally reduce pests without the use of chemicals.

No registration is required for this free event.

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## Zoo hosts Fiesta celebrating Latino Culture June 26

The Lincoln Park Zoo is hosting a Zoo Fiesta June 26 celebrating the animals, cultures, and conservation efforts of Latin America with cultural performances, music, foods, and animal chats for a family-friendly evening fundraiser.

Guests can get in touch with their creative side with Latino-inspired activities with musical performances by Mariachi Viento De Chicago and Puerto Rican Arts Alliance Youth Ensemble, as well as folk-dance performances by Center of Peruvian Arts and Ballet Folklorico de Chicago.

Tablas de lotería will take place on the Park Place Café Terrace, and DJs will keep the party going with music all evening.

Throughout the event, zoo-keepers will be hosting animal chats highlighting native wildlife in Central and South America and how the Zoo plays a role in their conservation. The festival includes free rides on Lionel Train Adventure and the Endangered Species Carousel, lawn games and activities across zoo grounds.

For more information and tickets, visit [lpzoo.org/events](http://lpzoo.org/events).

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## FORECASTS from p. 4

Irwin. Only 691 homes were sold in May, down slightly from May of 2025, and new listings declined 20.4% to 904 properties.

The market analysis covers the Near North/Gold Coast, where median prices rose 15.5%. Prices in North Center rose 15.1%, followed by Lincoln Park (+13.8%) and Lakeview (+6.1%).

## Impact of Iran War

The Iran War, launched in March, has had a major impact on the market, pushing mortgage-interest rates sharply higher, analysts report.

## POLICE BEAT from p. 6

student accused in the incident said it was intended as a protest against the Trump administration and "MAGA Christian nationalist supporters," not Black people.

Pritzker quickly condemned the June 10 incident on social media after reports emerged that a burning cross had been found in Chicago's Grant Park.

"Let me be clear that hate has no home here in Illinois," Pritzker wrote. "This symbol has one purpose: to stir up intimidation and terror. We will not be silent, those responsible must be held accountable."

But Gov. Pritzker has been silent since authorities identified 21-year-old Univ. of Illinois Chicago student Merlin Lu as the person responsible. Lu told media outlets he placed a red MAGA-style hat on top of the cross before setting it ablaze as a protest against what he described as "MAGA Christian nationalist" politics.

Pritzker's office did not immediately respond to a request for comment on whether the governor's position changed after Lu publicly explained his motivations. On June 18 Lu was charged with multiple hate, arson and criminal damage crimes.

Speaking with The Center Square, Illinois state Rep. Chris Miller said the incident was clearly political and questioned whether Pritzker would condemn anti-Trump sentiment with the same force he used to denounce the initial reports of a cross burning. Miller argued that the student's ac-

## KILLED from p. 7

away, then shot him two more times after he was down on the ground. The incident was witnessed - and photographed - by many of the building's residents as half the units face the central courtyard and circle drive, while other residents were on the circle by chance in the direct vicinity.

The incident was also captured on property security cameras.

"There are lots of first-hand witnesses to his crazy behavior around here, going back to last winter," a resident told CWB Chicago, describing what they called "some crazy, psychopathic behavior" from Wilson in recent weeks.

## INSIDE PUBLICATIONS

"Prior to the March 1 benchmark 30-year fixed loan rates dipped to 5.99% for the first time in 3.5 years, and everything seemed to be moving along positively," noted veteran lender Jeremy Rose, senior loan officer for Stonehaven Mortgage.

However, conventional mortgages rates rose between 0.5% [half of one percentage point] and 0.375% to around 6.5% as a direct result of the Iran War and other economic factors.

"Significant geopolitical uncertainty exists, and until there is a long-term resolution we will continue to see elevated rates," Rose predicted. "The markets and

traders have interpreted new Fed chairman's comments as forecasting a rate hike later this year, Rose said. "In my opinion, I do not see mortgage rates going below where they were earlier this year."

Outside of paying extra fees for a rate buydown, Rose doesn't see many options for people seeking a below-market deal. "Obviously, a good credit score [above 750] always helps, and there are some incentives for first time home buyers," he said.

On the positive side, Rose noted that first-time borrowers in Chicago who earn \$97,200 or less for a four-person household, and have decent credit can qualify for a be-

low-market rate mortgage through the Fannie Mae "Home Ready" program, designed to make home financing more affordable.

"It practically equates to an interest rate cut of about a 0.375% of 1% under the market mortgage rate compared with borrowers whose income is above the threshold," explained Rose, who can be contacted via email at [jeremy.rose@stonehavenmtg.com](mailto:jeremy.rose@stonehavenmtg.com).

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



Mohammed Ahmad

showed Mohammed struggling to carry the woman, whose body was "completely limp," into an elevator, where he laid her on the floor before bringing her to a room on the 17th floor.

The woman said she woke up the next morning with no clothes on, in a pool of blood, in a room she did not recognize. She had a headache, blood on her face, and a laceration on the bridge of her nose, according to Pekara. Mohammed allegedly told her she had fallen outside the bar.

When Mohammed left the room, saying he would get her a phone charger, she got dressed and made her way to the lobby, where hotel staff helped clean her up and charge her phone so she could call her sister, prosecutors said. She was taken by ambulance to Northwestern Memorial Hospital for treatment. Biological evidence was collected for DNA testing at the hospital as well.

Pekara said DNA from a bite mark on the woman's private area showed a mixture of two contributors, with Mohammed identified as a strong candidate.

Mohammed's attorney, Steven Weinberg, disputed the state's account, arguing that the bar video instead shows the two flirting, dancing, and exchanging phone numbers over several hours, and that the woman willingly left with Mohammed, giving a friend a high-five on her way out.

"It's not because she can't walk. She is intoxicated. Everyone is intoxicated, but he's carrying her out of a bar in a much more and obvious flirtatious way," Weinberg argued, saying the woman was not drugged and adding that she sustained a head injury when Mohammed accidentally dropped her while carrying her from the bar in a "flirtatious" manner.

Judge James Costello rejected arguments that electronic monitoring or a curfew could mitigate the danger he found Mohammed posed, calling the alleged kidnapping a deliberate, hours-long plan to isolate a vulnerable woman from her friends and the public.

"After dropping her on her head, transported her via car to a hotel where he then kept her secreted in the garage while he secured a room and then basically dragged her unconscious body up to the elevator and ultimately to the room and there the clothing was removed," Costello recalled from the state's allegations.

"I do not find there is anything in my toolbox that would be able to successfully mitigate a clear and present threat to any vulnerable female in the City of Chicago," Costello said from the bench. He granted the state's detention petition.

Mohammed is charged with aggravated criminal sexual assault during the commission of another felony, aggravated criminal sexual assault causing bodily harm, and two counts of aggravated kidnapping.

— Compiled by CWBChicago.com



Responding officers chased Jonathan Wilson into the 1400 block of W. Argyle St. where shots were fired and the gunman was apprehended.

Many residents spoke of Lagodinski as being a pillar of the community, and as the association's president, did an exemplary job of helping to keep the residents safe.

Wilson did not appear in court during his first scheduled court appearance on June 18.

His attorney told Cook County Judge Shauna Boliker that "his condition is quite critical."

Wilson was charged with first degree murder, three counts of aggravated assault of a police officer, aggravated unlawful use of a weapon and felon in possession of a weapon, and one felony count for violating an order to protect, court records show. His next court date is scheduled for June 26.

Wilson's criminal record prior to June 10 included armed robbery and aggravated assault.

COPA, the Civilian Office of Police Accountability, will investigate CPD's use of force against Wilson to determine whether it complied with department policy. Officers involved in the shooting will be placed on routine administrative duty for at least 30 days, per CPD policy.

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### The mystery of government is not how Washington works but how to make it stop.

— P. J. O'Rourke

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## Lakeview Township Real Estate For Sale

### Real Estate For Sale

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Property Index No. 14-21-103-030-1059  
The real estate is improved with a Condominium. The judgment amount was \$160,569.52  
Sale Terms: Full Sale Terms are available on the property page at [www.auction.com](http://www.auction.com) by entering 3800 N LAKE SHORE DRIVE, 10D into the search bar. If sold to anyone other than the Plaintiff, the winning bidder must pay the full bid amount within twenty-four (24) hours of the auction's end. All payments must be certified funds. No third-party checks will be accepted. All bidders will need to register at [www.auction.com](http://www.auction.com) prior to placing a bid. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information call Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates P.A., 1771 West Diehl Road, Suite 120, Naperville, IL 60563. (630) 453-6960, 1422-216349  
INTERCOUNTY JUDICIAL SALES CORPORATION [intercountyjudicialsales.com](http://intercountyjudicialsales.com)  
**13289065**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION PARK HARBOR CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

### Real Estate For Sale

Number: 2025CH07134 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.  
**13289375**

242424

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION CARRINGTON MORTGAGE SERVICES, LLC Plaintiff vs. RONALD FRANK BURTON; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 5445 EDGEWATER PLAZA CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendant. 25 CH 12028 CALENDAR 63  
NOTICE OF SALE PUBLIC NOTICE IS hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on July 27, 2026, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate:  
P.I.N. 14-08-203-015-1049.  
Commonly known as 5445 N. Sheridan Road, Unit 610, Chicago, IL 60640.  
The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act.. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
For information call Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates P.A., 1771 West Diehl Road, Suite 120, Naperville, IL 60563. (630) 453-6960, 4890-225516  
INTERCOUNTY JUDICIAL SALES CORPORATION [intercountyjudicialsales.com](http://intercountyjudicialsales.com)  
**13289065**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION PARK HARBOR CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

### Real Estate For Sale

Plaintiff, -v.- GERALD P. NORDGREN, AS SPECIAL REPRESENTATIVE FOR PAMELA E. FROST (DECEASED), ALL UNKNOWN HEIRS AND LEGATEES OF PAMELA E. FROST, ALL UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants 2024 CH 10965 3620 N PINE GROVE AVENUE #207 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 April 13, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on July 15, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:  
Commonly known as 3620 N PINE GROVE AVENUE #207, CHICAGO, IL 60613  
Property Index No. 14-21-109-019-1012  
The real estate is improved with a condominium. The judgment amount was \$54,906.27.  
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/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 subsection (g-1) of Section 189.5 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER 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 Thomas M. Olson, KOVITZ

### Real Estate For Sale

SHIFRIN NESBIT Plaintiff's Attorneys, 640 N. LASALLE DR., SUITE 495, CHICAGO, IL 60654 (312) 880-1224.  
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](http://www.tjsc.com) for a 7 day status report of pending sales.  
Thomas M. Olson KOVITZ SHIFRIN NESBIT 640 N. LASALLE DR., SUITE 495 CHICAGO, IL 60654 312-880-1224  
E-Mail: [tolson@ksnlaw.com](mailto:tolson@ksnlaw.com)  
Attorney Code: 38862  
Case Number: 2024 CH 10965  
TJSC#: 46-891  
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.  
Case # 2024 CH 10965  
**13288973**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST Plaintiff vs. SUSAN TAKAKI; STEVEN K. TAKAKI; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendant 25 CH 5620 CALENDAR 59  
NOTICE OF SALE PUBLIC NOTICE IS hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on July 21, 2026, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate:  
P.I.N. 14-17-301-016-0000.  
Commonly known as 1460 WEST PENSACOLA AVE., CHICAGO, IL 60613.  
The real estate is: single family residence. If the subject mortgaged real estate is a unit of a common interest community, the purchaser of the unit other than a mortgagee shall pay the assessments required by subsection (g-1) of Section 189.5 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE

### Real Estate For Sale

ILLINOIS MORTGAGE FORECLOSURE LAW. For information call Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates P.A., 1771 West Diehl Road, Suite 120, Naperville, IL 60563. (630) 453-6960, 1422-218780  
INTERCOUNTY JUDICIAL SALES CORPORATION [intercountyjudicialsales.com](http://intercountyjudicialsales.com)  
**13288818**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION NATIONSTAR MORTGAGE LLC Plaintiff vs. EDGEWATER FLATS CONDOMINIUM ASSOCIATION; WILLIAM BUTCHER, AS SPECIAL REPRESENTATIVE FOR MARGARET TIERNEY, DECEASED; UNKNOWN HEIRS AND LEGATEES OF MARGARET TIERNEY, DECEASED; KATHLEEN TIERNEY AKA KATHY DEMASE; KEVIN TIERNEY; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendant 24 CH 3826 CALENDAR  
NOTICE OF SALE PUBLIC NOTICE IS hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on July 22, 2026, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate:  
P.I.N. 14-05-119-034-1007.  
Commonly known as 1215 W. GRANVILLE AVE., 3B, CHICAGO, IL 60660.  
The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 189.5 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
For information call Sales Department at Plaintiff's Attorney, Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 13010 Morris Road, Suite 450, Alpharetta, Georgia 30004. (708) 668-4410 ext. 52109, 24-201230  
INTERCOUNTY JUDICIAL SALES CORPORATION [intercountyjudicialsales.com](http://intercountyjudicialsales.com)  
**13288779**

171717

IN THE CIRCUIT COURT OF COOK COUNTY,

### Real Estate For Sale

ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST Plaintiff vs. UNKNOWN HEIRS AND LEGATEES OF LOUISE MALIS AKA LOUISE C. MALIS; 5757 SHERIDAN ROAD CONDOMINIUM ASSOCIATION; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AMY BERLAND; WILLIAM BUTCHER AS SPECIAL REPRESENTATIVE FOR LOUISE MALIS AKA LOUISE C. MALIS; SUSAN MALIS; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendant 25 CH 7447 CALENDAR 63  
NOTICE OF SALE PUBLIC NOTICE IS hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on July 20, 2026, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate:  
P.I.N. 14-05-407-016-1059.  
Commonly known as 5757 N. SHERIDAN RD., UNIT 3H, CHICAGO, IL 60660.  
The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 189.5 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
For information call Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates P.A., 1771 West Diehl Road, Suite 120, Naperville, IL 60563. (630) 453-6960, 1422-216349  
INTERCOUNTY JUDICIAL SALES CORPORATION [intercountyjudicialsales.com](http://intercountyjudicialsales.com)  
**13288749**

101010

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## Cubs building new Champions Gate

The Chicago Cubs are constructing "Champions Gate," a new monument and archway at the western entrance to Gallagher Way just outside Wrigley Field.

Scheduled for dedication on July 18, the gate commemorates

the franchise's three World Series victories in 1907, 1908, and 2016.

The tribute hopes to integrate with the surrounding plaza and serve as a permanent architectural landmark to the team's World Series.

## It's your job to water newly planted trees

With all the violent storms that have passed through Chicagoland this Spring and Summer, many people are seeing new young trees being planted in their community.

Newly planted trees need citizen's help with regular watering to give them the best chance of long-term survival. While the city may plant the trees, the job of watering young saplings falls primarily to area neighbors.

The most critical period for a newly planted tree is its first 3 to 4 years, during which we must protect the vulnerable trunk and roots from pests, garbage, waste and weeds.

To support healthy growth and establishment, when dry spells occur, neighbors need to provide one to two gallons of water per week during the first year, increasing amounts as the tree matures. Instead of frequent light sprinkles, soak the soil deeply

to encourage strong root growth. Check the soil moisture roughly four to six inches deep—water if dry, but hold off if the ground is soggy.

The best practice is to water young trees slowly and deeply so the moisture penetrates the soil and reaches the developing roots rather than running off the surface.

Mulch also helps trees grow by providing nutrients. Spread two to three-inches of organic mulch (like wood chips or bark) in a three to four-foot circle around the base to suppress weeds and regulate temperature. Crucially, keep mulch one to two-inches away from the trunk to prevent rot, pest infestations, and fungal diseases.

Only stake saplings if they are highly unstable in high winds. Remove the stakes after one year so the trunk can strengthen itself naturally.



Cordoned-off vacant lot at 3611 N. Halsted St. Photo by Bob Zuley

### DEVELOPMENT from p. 1

under the previous zoning code, a project like this would have required at least 188 off street parking spaces.

It will also include 96 studios, 56 one-bedroom, and 36 two-bedroom units.

The development team hopes to begin delivering units in 2027.

## Nebraska's The Wildwoods to perform July 1 at Schuba's

BY PETER VON BUOL

The Wildwoods, a Folk Rock-Americana trio from Nebraska will be performing July 1 at 8:00 p.m. at the historic Schuba's Tavern, 3159 N. Southport Ave.

Formed in Lincoln, Nebraska in 2012, while the now-married Noah (guitars and vocals) and Chloe Gose (violin and vocals) were still in high school, and later adding longtime friend Andrew Vaggalis on bass and vocals, the trio has quickly become known for its three-part harmonies and musical virtuosity, as well as the vivid storytelling found in the musical compositions of Noah Gose

During an interview with this newspaper, Chloe Gose, who is a classically trained violinist, said she and her husband did not have a grand vision for the band's original sound. However, among their major influences has been the



Andrew Vaggalis, Chloe Gose and Noah Gose make up The Wildwoods.

late singer/songwriter John Prine, who had attended Chicago's Old Town School of Folk Music and had performed at local venues throughout the city's north side before he was introduced to Kris Kristofferson and became an in-demand songwriter.

"Noah and I grew up listening to a lot of folk music. We listened to a lot of John Prine, Joni Mitchell, Neil Young, Crosby, Stills, Nash and Young, and oth-

ers. We were just surrounded by that type of music growing up and we were drawn to perform on acoustic instruments. We started off a little bit folksy. Now, I would say we are more Americana, because there are a lot of traditional elements going on in our music," said Gose.

Their latest album (their fourth), Dear Meadowlark "is a love letter to Nebraska. Most of the year, we spend outside of Nebraska. We don't get to spend a lot of time at home and when we are there, it is a cherished time for us. All of our family members still live there. It remains a very special place for us and it is a wonderful place to be able to call home," said Gose.

Tickets are available through Schuba's Tavern at \$33.25 in advance and \$39.50 on the day of the show. All tickets are general admission. Doors open at 7:30 p.m. For more information call 773-525-2508.

### FORECLOSURE from p. 1

grown to \$33.8 million after the borrowers stopped paying property taxes in mid-2024, forcing PNC Bank-owned master servicer Midland Loan Services to advance \$3.4 million to protect the collateral. The claim includes \$1.4

million in default interest.

Rialto isn't waiting for the local courts to untangle the partnership. The trust abandoned workout attempts after the borrower group repeatedly ignored communications from Rialto, records show. Interest continues to accrue on the loan

subject to foreclosure at a combined pace of more than \$8,560 per day. A hearing in Pipeline's lawsuit against Resilience is set for July 13 in Cook County court, while the foreclosure lawsuit is set to receive its first hearing in December.

### MONUMENTS from p. 1

crete monument, with a red heart, was located on the corner of 3200 N. Oakley, at Belmont. Unfortunately, CDOT, during construction of its Complete Streets program, prioritized bicycles privileges over remembrance of those who had died in service of their country. Ironically while ghost bikes painted white get put up on street corners where bikers have died, the war memorials to American soldiers got an unceremonious, callous disposal. The monument on Oakley wasn't even in the privileged bike lane. It had been located in a plot of grass and weeds on the parkway, which

remains grass and weeds today.

CDOT also removed a more-than-80-year-old WW II monument on the southeast corner of Leavitt and Barry. Although it had been missing a wooden flag pole, the well-maintained monument which had included a roundel with a white star on a blue background, and which resembled those seen on the fuselages of WWII American fighter and bomber planes, had been a proud sentinel.

A source in City Hall at the time this newspaper first reported on the loss said that monuments had been removed and stored in a city warehouse, but as of June 2026, while the bike path has been



Neighborhood-built World War II memorials, like one that used to be at Leavitt and Barry, continue to remain missing in action.

installed, the war monuments have not been restored or replaced.

## It's Time to Beautify Your Outdoor Spaces!

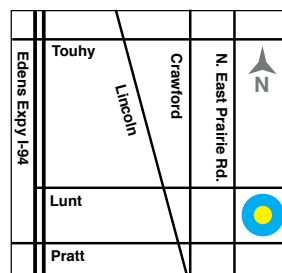


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