

Perhaps one did not want to be loved so much as to be understood.  
— George Orwell

# NEWS-STAR

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NEWS OF ROGERS PARK, EDGEWATER, UPTOWN & ANDERSONVILLE

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(L) Cook County Judge Neil H. Cohen. Courtesy Cook County Democratic Party (R) Judge Neil Cohen's order of June 29, 2026. Photo by Bob Zuley

## City neighborhood gentrification isn't always a dirty word

BY DON DEBAT  
*The Home Front*

The slow-moving, on-going creep of gentrification in Chicago neighborhoods can be disruptive to some apartment renters who are being priced out of their long-term family digs.

Gentrification can be disruptive, but it is not always a dirty word. Real estate experts say the current problem of gentrification isn't severe enough to warrant radical remedies that would end up hurting the people the fixes are meant to help.

Affordable housing advocates complain that gentrification brings higher rents and rising property values. But that also is good news for the working-class homeowners, many of them minorities and seniors, who reside in appreciating areas.

Gentrification has benefited thousands of working-class families who literally rolled the dice. Following the advice of real estate mogul Arthur Rubloff: "Buy on the fringe and wait." They invested in dicey neighborhoods, put in the sweat equity to improve their properties, and now hope to bank loan-awaited financial gains.

In a nutshell, that's the "American Dream"—owning real estate and rising into the middle class of landlord, or the "landed gentry."

Historically, the beginning of

the "gentry," or upper-middle class, dates back to the 13th century in Britain and Ireland, and grew with the rise of feudalism. The landed gentry (a.k.a. landlords) generally were educated people of noble birth who lived off of the rental income of their lands.

That history lesson is worth remembering as Chicago looks at what currently is happening today in the neighborhoods of Jackson Park, Woodlawn and South Shore.

Following the recent opening of the Obama Presidential Center, out-of-town apartment investors suddenly are infatuated with Jackson Park and other nearby South Side lakefront neighborhoods. The Center is a major Jackson Park tourist attraction, along with the Museum of Science and Industry.

However, the threat of rising apartment rents in "Obamaville" is sparking a battle between tenants and landlords.

A new city anti-gentrification ordinance that gives tenants the "right-of-first-refusal" to buy their building in certain South Side neighborhoods took effect in April, 2026.

That action has rattled apartment investors and realty industry insiders. The new "Jackson Park

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## Edgewater residents lose Broadway Upzoning lawsuit

**Court sides with City Hall over residents; legal appeal likely**

BY BOB ZULEY

When constituents feel the need to file suit against City Hall, things have gotten pretty bad.

Cook County Circuit Court Chancery Division Supervising Judge Neil H. Cohen dismissed the lawsuit filed by community stakeholder organization, Edgewater Residents for Responsible Development [ERRD], against the City of Chicago on June 29. The judge ruled in favor of the city, keeping the upzoning ordinances in place, and leaving voters feel-

ing betrayed for acting without the consent of the governed.

ERRD had challenged the 2025 Broadway Upzoning initiative, affecting the area along Broadway between Devon and Foster in Uptown and Edgewater — part of the larger overall 2-mile long upzoning framework — which permits denser, mixed-use buildings up to 80 feet in height.

ERRD and a group of 13 local businesses and property owners sued the city alleging their due process rights were violated due to poor notification processes and a lack of public hearing time.

Judge Cohen rejected the claim that the sweeping zoning changes were illegal. In an 11-page memo-

randum and order, Judge Cohen wrote, "Because the Complaint fails to allege facts showing that Plaintiffs possess any constitutionally protectable property interests which would support claims for violations of their procedural or substantive due process rights, the Complaint must be dismissed."

Patricia Sharkey, ERRD president, said in a statement, "Judge Cohen's narrow reading of who is entitled to notice and an opportunity to be heard and the principles governing valid zoning decisions is contrary to 60 years of Illinois law — as well as fundamental te-

LAWSUIT see p. 12

## Alderman's office implicated in signage backing synagogue high-rise

**Knowledge of branded QR code denied by chief of staff**

BY BOB ZULEY

Paper signs being pasted up on city light poles was ongoing on Broadway and Granville St. on June 29 by two young adults. The signs asked, "Sick of The Housing Shortage? 600+ New Homes. Scan to support the redevelopment of Emanuel Congregation!"

The QR code takes the sign scanner to "the48thward.org." A QR code that returns to an identifiable organization is commonly known as a Branded QR Code [alternately a Dynamic QR Code].



Branded QR Code returns to the 48th Ward organization.

Photo by Bob Zuley

Nicole Granacki, chief of staff to Ald. Leni Manaa-Hoppenworth [48th], informed this newspaper that, "The sign you shared is not affiliated with our office. Under

section 10-28-064 of the municipal code it is unlawful to place, install, or maintain unauthorized signs on the public way. Fines are \$200-\$500 for each offense."

The underlying QR code technology is free to generate and use without licensing fees. However, under consumer protection laws, a branded QR code must never trick the user into believing they are dealing with a different organization.

The signage refers to the controversial proposal wherein Emanuel Congregation, 5959 N. Sheridan Rd., actively partnered with a clout-heavy private developer, Fern Hill, to monetize their synagogue site by erecting a 25-story skyscraper on the prized lakefront parcel. In return, they get a brand new synagogue free-of-charge.

New construction along Sheridan Rd. in Edgewater was restricted to a 6-story height limitation by the City Council in Nov. 2006. This was intended to preclude more overly dense high-rise development and was championed by then-48th Ward Ald. Mary Ann Smith. This has been honored by every developer and has never been an issue over the past 20-years, until now, as the synagogue and developer now seek special privileges.

According to Edgewater Resi-



Signage supporting the synagogue highrise development with alleged ties to the 48th Ward.

dents for Responsible Development [ERRD], Ald. Manaa-Hoppenworth revealed her thinking on the Fern Hill high-rise scheme at a June 24 meeting, saying that the Lakefront Protection Ordinance [LPO] does not address "zoning" and therefore she could use her aldermanic prerogative to

SIGNAGE see p. 12

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# Building a house for democracy, one that still holds our imagination



By Thomas J. O'Gorman

There was no blueprint or roadmap, and no competent plan more than 250 years ago to break away from a feudal system of life under despots. But in seeking freedom of a new land, ocean-going pilgrims and settlers discovered they could thrive away from European kings and country.

America of that era catalogued physically a unique passage to a government of liberty and personal freedom in the form of a building. One that has demonstrated the long reach of sacrifice and complex challenge. A building that still holds our imagination.

In the Treaty of Paris signed on Sept. 3, 1783, the British officially recognized American independence. George Washington disbanded the army and returned to his plantation to breathe.

But colonists were possessed of great luck, also wide vision and powerful unity. Yet Washington still warned us to “Guard against the impostures of pretended patriotism.”

Behaviors often unknown to the hardened British military. The grit and commitment of the American colonists were no match for the often lackluster weakness of the British.

As rebellion raged the colonists were nation-building. Resolute in its dynamic spirit.

No part of our two-and-a-half century history stands bolder than the plan to build a residence to house both our Chief Executive, the president, and serve as the center of our government's Executive branch. Yes, we're referring to the White House, 1600 Pennsylvania Ave.

It's a fabled residence designed by an Irishman, James Hoban, architect of the famed Rossenarra House in Kilkenny.

The White House was commissioned by Washington, himself, who selected the site for the building.

This would not be a Doge's Palace, Palace of Versailles or Winter Palace in St. Petersburg. The White House was to be intentionally understated, compared to grand European palaces, to reflect American republican values. Modeled in the Neoclassical style, its design avoids ostentatious royal extravagance to symbolize that the president is a public servant rather than a monarch.

Construction began by 1792, the year the cornerstone was laid. And construction has not stopped since. Even now with a new ballroom being erected over a new underground Situation Room.

Back in Washington's day, the project was envisioned and designed with no temporary ‘wrestling ring’ on the grounds. Concern back then was for adequate space and accommodation for the daily details of administering our Republic.

The nation's new leader was “president.” A fresh untested post shaped with confidence and governmental pride, ensuring a refined simplicity rather than the ermine-robed monarchs in Europe.

Washington's military sensitivities were without extravagance. His embrace of American objectives necessitated reasoned initiatives as well as a harmony of intellect for which a Revolution had been fought. He knew that “Liberty, when it begins to take root, is a plant of rapid growth.”

America's self understanding would visibly demonstrate simple but inventive ways of conducting government.

The location of the new White House, in what later became Washington D. C., was set on the swampy landscape of old Virginia. That appeared to be a wise decision. No more nostalgia of awkward old alliance or



George Washington

stale European sentimentality. It was a new American settlement offering fresh political opportunity for independent growth, free from the details of past histories. A blank slate.

New York and Philadelphia each had served as the nation's first two capitals. New York from 1785 to 1790 after the Constitution was ratified and then Philadelphia. Washington took the oath of office in New York, inaugurated as first president. The government sat in what was known as Federal Hall, the birthplace place of American government.

By 1790 congress had passed the Residence Act establishing a new national capital to be established at a site along the Potomac River. Land personally selected by Washington, later to become Washington D.C. But it would take a decade for it to be accomplished.

In the meantime, Philadelphia served temporarily as the nation's second capital.



Congress Hall served as the meeting place for the U.S. Congress from 1790 to 1800.

Architect Hoban spent the better part of the decade building the home for its executive leader, fashioning a suitable workplace for the task ahead in building the greatest nation on Earth.

Washington, took the oath of office on the balcony of Federal Hall in New York in 1789. There he established the early workings of the federal government. He also established the first presidential cabinet.

The details surrounding Washington were thick with concerns and motivation. He had to invent the American presidency, saying “Let us raise a standard to which the wise and honest can repair; the rest is in the hands of God.”

As things progressed Washington and his wife, Martha, would occupy a series of grand houses where the president would conduct meetings with Congressmen, foreign diplomats, and foreign dignitaries. He went on to establish his Cabinet of advisors.

The president also signed onto the first copyright law. He set precedent for the social life of the president. He issued the first Thanksgiving proclamation by a U.S. president. He personally led troops into the field to stop the Whiskey Rebellion.

Washington used just two presidential vetoes during his time in office. His famous letter on religious liberty was addressed to the Hebrew Congregation in Newport, Rhode Island (home to the Touro Synagogue). And his celebrated Farewell Address, was as a valedictory to “friends and fellow citizens” after 20 years of public service to the United States. It was epic.

The three pillars of that address were the danger of political parties, a caution against entangling foreign alliances, and urging citizens to prioritize geographic sectionalism in their national identity over

their regional or local interests. He warned that viewing the country through a regional lens (such as the North vs. the South) would weaken the Union and threaten the liberty and prosperity of the entire United States.

In addition, Washington engaged the life of the nation in key legislation. With the Judiciary Act of 1789 he established the Supreme Court. With the Naturalization Act of 1790, he established rules in granting citizenship. Immigration and customs laws were some of the very first laws written in this new nation.

The Residence Act of 1790 established a national capital, the Copyright Act of 1790 encouraged learning by granting U.S. citizens exclusive rights to print and publish books, maps, and charts, the Bank Act 1791 created the first bank, as well as acts establishing the military and the use of coins.

Father of our country indeed. Washington's hands rocked the cradle.

The American president guided the construction of the White House, though he's the only one never to reside there.

We are still building our nation.

America's leadership then and now have rolled up their sleeves to the task of inventing and reinventing our democracy, shaping the organization and system of Republican rule.

America owes a great debt of gratitude to Washington, 250 years after his best works, as he laid the foundations for much of what we value most today. From sea to shining sea.

**BUSTED:** Mayor **Brandon Johnson's** administration released an audit showing the city ending 2025 with a negative \$52 million balance, reports the Sun-Time's Fran Spielman. Now we know why so many city projects saw work stoppages late last year and early in 2026. Mayor Johnson, who ran for office with \$6,000 in past due water bills, could not pay the city's bills.

**HOT DOG:** **Matt Brewer**, co-owner of The Wiener's Circle in Lincoln Park, has officially entered the 2027 race for Chicago Mayor. He declared his candidacy—taking aim at the current administration's dysfunction. Mayor Johnson probably puts ketchup on his hot dog.

**CHICAGO PLACE MALL:** Wow. Really creepy. Chicago Place Mall at 700 N. Michigan Ave. between Huron and Superior was only open for 19 years before it closed. Some great places there, but couldn't face the neighborhood competition, the pandemic lockdown, the riots and looting, and ongoing crime that chased people out of the Loop. So now it's empty and abandoned. Is this a growing national trend? In Chicago, we're afraid “yes” it is.

**250 YEARS of INDEPENDENCE:** Filmmaker **Joey Majumdar** celebrated the 250th Anniversary of American independence with executive producer of “The

HOUSE see p. 8

A touch of Ireland at the corner of State and Rush.  
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## July

### WELLNESS WALKS AT LAKE SHORE PARK

Every Wednesday until September 16th



Wednesdays  
6pm-6:45pm  
Lake Shore Park

The Park Advisory Councils with the Northwestern Feinberg School of Medicine is launching free weekly Wellness Walks at Lake Shore Park. Medical students lead park walks beginning at the picnic tables north of the tennis courts at Lake Shore Park. Each walk will have a topic of discussion, ranging from blood pressure to healthy diets to bone health. Registration required.

### AMERICAN GIRL



July 7 & 21  
3-4pm  
Seneca Park

Join us for a fun afternoon in Seneca Park! American Girl Place will be hosting a table with stickers and coloring pages based on some of your favorite dolls. We can't wait to see you there! \*Please note: Products available while supplies last. American Girl reserves the right to substitute another item(s) of equal or greater value. Weather permitting. Dates subject to change or cancellation.

### ZOOTOPIA II



July 11  
8:45pm or dusk  
Lake Shore Park

Brave rabbit cop Judy Hopps and her friend, the fox Nick Wilde, team up again to crack a new case, the most perilous and intricate of their careers. Ginnifer Goodwin, Jason Bateman, Ke Huy Quan, Shakira. PG 108 min

### ANN & ROBERT H. LURIE CHILDREN'S HOSPITAL



July 14  
11am - 1pm  
Seneca Park

Join Lurie Children's Hospital for fun, interactive sessions all about food! Play games, test your trivia skills, win prizes, and discover new ways to shop smart and get active while having some family fun.

### GRANT PARK MUSIC FESTIVAL STRING QUARTET



July 16  
6:30pm  
Lake Shore Park

Night Out in the Parks brings free, family-friendly performances by Grant Park Music Festival artists to Chicago neighborhoods, celebrating local culture.

### SONG SUNG BLUE



July 18  
8:45pm or dusk  
Lake Shore Park

Based on a true story, Mike and Claire are two down-on-their-luck musicians who prove that it's never too late to find love and follow your dreams. They form a Neil Diamond tribute band called Lightning and Thunder, rising from dive bar gigs to unexpected hometown stardom. When tragedy strikes, their love and passion give them the strength to overcome hardships and inspire everyone around them. Hugh Jackman, Kate Hudson PG-13 2hrs. 14 min.

### MUSEUM OF CONTEMPORARY ART CHICAGO



July 21 & 22  
11am - 1pm  
Seneca Park

#### July 21 • 11am-1pm: Kite Making

Create a bird-themed kite and take it to the skies! Fold, decorate, and then fly your kite with educators from the MCA.

#### July 22 • 11am-1pm: Drip Painting Activity

Draw inspiration from Firelei Báez's work and embrace color in this painting activity led by join the MCA Chicago's learning team in a drip-painting activity.

### HAPPINESS CLUB

SPONSORED BY NIGHTS OUT IN THE PARKS



July 23  
6pm  
Seneca Park

A free program for Chicago youth (ages 8-18) building skills in dance, voice, and rap—while promoting confidence and positive change. Come experience the Happiness Club live as they sing, dance, and perform original pieces on topics like tolerance, education, and goals.

### BEATLES SING ALONG – THE BEATLES INVADDED AMERICA ON FEBRUARY 7, 1964



July 26  
6pm  
Lake Shore Park

The Beatles Sing Along Returns to Lake Shore Park. COME TOGETHER the Beatles sang. Now you can join in the singing. All are invited. You can sing, hum, or just listen. Music is provided by musicians and song books are provided to share and return. We'll sing 22+ Beatles tunes. A great FREE evening.

## July (continued)

### ELI'S CHEESECAKE: NATIONAL CHEESECAKE DAY!



July 30  
12:30pm  
Seneca Park

Celebrate National Cheesecake Day with a free slice of cheesecake! (while supply lasts)

### CIRCESTEEM



July 30  
6:00 pm  
Lake Shore Park

Step right up for CircESTEEM's "Circus in the Park", an exhilarating outdoor show bringing the thrill of the circus right to your neighborhood! Watch in awe as our talented performers soar, balance, and dazzle with jaw dropping feats. 1 hr.

### LA VIE EN ROSE / LA MÔME BY OLIVIER DANAN

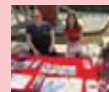


July 31  
8:45pm or dusk  
Lake Shore Park

Biopic of the iconic French singer Édith Piaf. Raised by her grandmother in a brothel, she was discovered while singing on a street corner at the age of 19. Despite her success, Piaf's life was filled with tragedy. French with English sub-titles NR 140 min.

## August

### AMERICAN GIRL



August 4 & 18  
3-4pm  
Seneca Park

Join us for a fun afternoon in Seneca Park! American Girl Place will be hosting a table with stickers and coloring pages based on some of your favorite dolls. We can't wait to see you there! \*Please note: Products available while supplies last. American Girl reserves the right to substitute another item(s) of equal or greater value. Weather permitting. Dates subject to change or cancellation.

### ANN & ROBERT H. LURIE CHILDREN'S HOSPITAL



August 18  
11am - 1pm  
Seneca Park

Join Lurie Children's Hospital for fun, interactive sessions all about food! Play games, test your trivia skills, win prizes, and discover new ways to shop smart and get active while having some family fun.

### WICKED FOR GOOD



August 15  
8:30 pm or dusk  
Lake Shore Park

Wicked: For Good concludes the two-part adaptation of the hit Broadway musical, following Elphaba and Glinda as political divides and personal choices put their friendship — and Oz — to the ultimate test. With lush visuals, strong performances from Cynthia Erivo and Ariana Grande, and emotionally charged themes of truth and loyalty, the sequel offers grandeur and heartfelt moments, though critics note pacing issues and fewer standout songs than the first film.

### MARY POPPINS



August 22  
8:30 pm or dusk  
Lake Shore Park

A stiff banker searches for a nanny for his two mischievous children in London in the early 1900s. After dismissing several unsuitable prospects, a young woman descends from the sky and manages to enlighten the lives of everyone she meets. Disney favorite won five Academy Awards in all. G-140 min.



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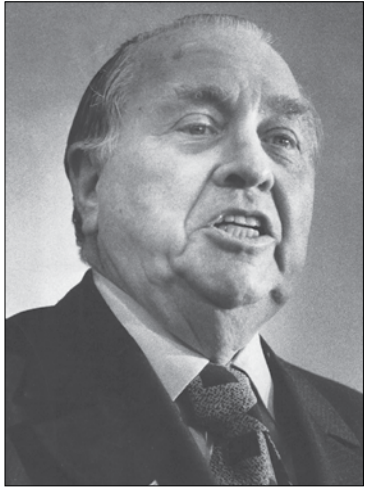


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**CITY** from p. 1

Tenant Opportunity to Purchase Act” requires neighborhood landlords to notify tenants when they plan to sell an apartment building and wait 180 days for tenants to make an offer on the property, if they choose to do so. Proponents say the ordinance will slow displacement of residents along the South Side lakefront.

Opponents of the ordinance argue the process is unnecessary because tenants have the right to buy a building without the waiting period, and it only delays sales and gives both lenders and buyers cold feet.



Mayor Richard J. Daley 1975.

Additionally, the ordinance breaches the basic “principle of uniformity” creating a two-tier class of property owner’s rights, said Sara Benson, a veteran appraiser and president of Benson Stanley Realty. “The legislation further diminishes an owner’s bundle of rights by encumbering the right-to-transfer the real estate—as compared with property owners outside the affected district.”

Last week, Mayor Brandon Johnson introduced his “Protecting Renters Ordinance” [PRO], which seeks an overhaul of Chicago’s 40-year-old Residential Landlord and Tenant Ordinance [RLTO].

Currently, the Chicago Assn. of Realtors’ standard 37-page apartment lease is loaded with renter protection. The 2026 lease also includes four pages to protect tenants from domestic violence and abuse.

The proposed ordinance is receiving heavy opposition from the

Neighborhood Building Owner’s Alliance [NBOA], a non-profit group of major apartment managers, owners and investors. Here are the restrictions that would be added to the already weighty RLTO, as a further expansion of government into private transactions:

- A ban on hidden, or so-called “junk fees,” such as application and processing fees.
- A requirement that any amounts charged to renters in addition to monthly rent, and or security deposits, reflect actual, documented costs.
- Creation of a “Tenant Bill of Rights” and the requirement that landlords disclose if they’re using algorithmic pricing tools that are popular in the hotel industry.
- The proposed ordinance also would establish a “rental-registry fee” and create a new administrative body to resolve renter-landlords disputes.

Some landlords say the rental registry essentially would be a “hit list” that would create another layer of taxes on top of property taxes, which are the wildfire driving rent increases.

Owner-occupied, “Ma-and-Pa” two-unit to six-unit buildings and nonprofit affordable housing would be exempt from the registry fee. Larger building owners would be charged a fee of \$20 to \$60 per unit.

For both big corporate rental-apartment operators and Ma-and-Pa owners, the assassin in the room is soaring property taxes caused by exorbitant governmental spending in Chicago and Cook County. However, the Mayor doesn’t mention that issue.

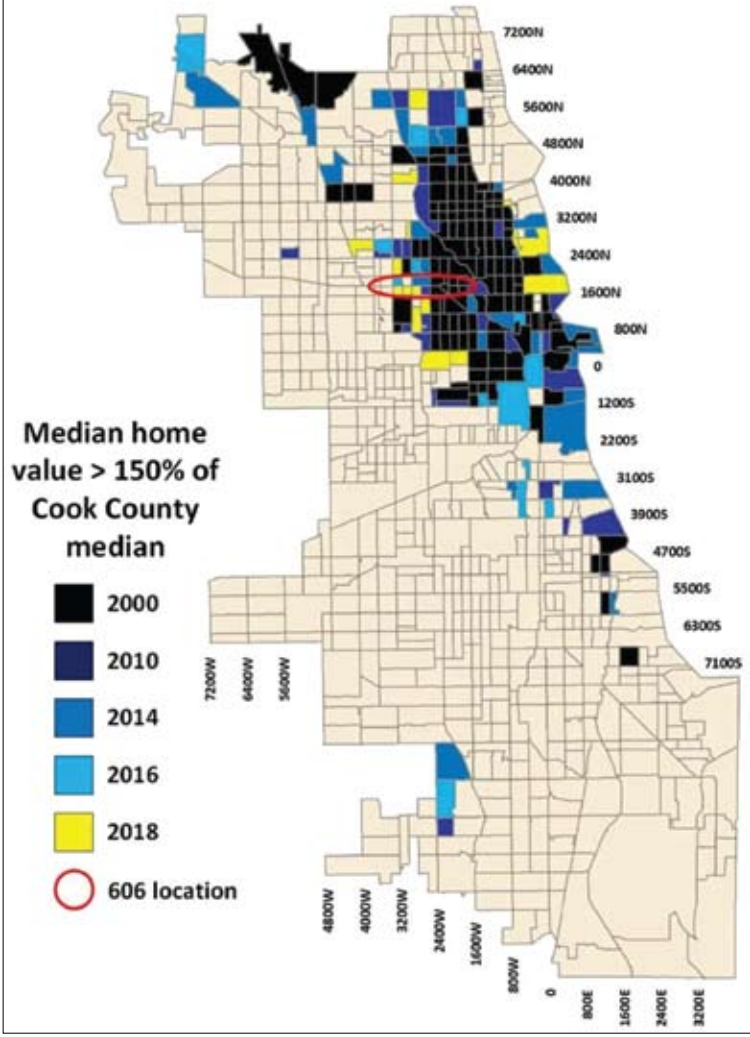
**Chicago gentrification history**

The negative concept of “gentrification” was developed in the 1960s and 1970s by extreme leftwing liberals following the passage of the 1968 Civil Rights Act. In 1974, Congress passed the Equal Credit Opportunity Act, which gave women enhanced property ownership rights.

Urbanologists note that gentrification also is synonymous with investment that sparked the rebirth of Chicago neighborhoods in the 1970s. Few people today recall that much of Lincoln Park was blighted in the 1960s and

INSIDE PUBLICATIONS

**Chicago is gentrifying – slowly**



70s. Gentrification fixed that.

Neighborhood disinvestment began in the 1950s and culminated with the riots following the assassination of the Rev. Martin Luther King in 1968. Unscrupulous lenders red-lined neighborhoods, and shady realty agents swept in, sparking “block-busting” and “panic peddling” mostly on the South and West sides.

As Pulitzer Prize-winning columnist Mike Royko reported in “Boss,” his best-selling book on Mayor Richard J. Daley, prior to the 1960s, Chicago was a sea of ethnic neighborhoods. “To the Southwest was Ireland, to the West was Poland and Little Italy, to the North was Germany,” Royko explained.

With an Irish Democrat John F. Kennedy in the White House in 1960, powerful Mayor Daley sought and received millions of dollars in federal Urban Renewal funds to speed the rebirth of Chicago.

Mayor Daley pushed to redevelop flophouses and cheap hotels on 1200 N. to 1500 N. Clark St. and along LaSalle St. on the Near North Side, and replaced the slums with the Rubloff developed, 1,700-unit Carl Sandburg Village, an apartment and townhome community.

Sandburg Village later became the largest condominium conversion in the nation’s history.

Mayor Daley then turned the Urban Renewal bulldozers on

East Old Town and Lincoln Park, then low-rent artist and writer’s communities. More than 600 aging brick two-flats and frame homes were razed.



Mayor Brandon Johnson.

Mayor Daley’s big mistake was the creation of the infamous Cabrini Green public housing project on Chicago Ave. and Division St. just south of North Ave. His son, Mayor Richard M. Daley, eventually razed the projects. Many developers now view the site as the “West Gold Coast.”

In the mid-1950s, to create a buffer between the rising Cabrini Green, Mayor Richard J. Daley ordered the removal of an elevated street ramp that connected Ogden Ave. to Chicago and Milwaukee avenues and the Near West Side.

Once the ramp was dismantled, the broad four-lane Ogden boulevard was vacated for luxury Old Town townhomes and parks.

“It was a moment when Chicago believed growth and neighborhood stability could coexist,” recalled Old Town resident and urbanologist Timothy J. Carew. “In the 1970s, major high-rises rose simultaneously along North Ave., Wells St. and LaSalle.”

The high-rises were built under FHA Section 220 financing. Developer returns were capped, and Urban renewal land was publicly bid, Carew said. “Those projects created owners, equity and long-term stakeholders across Old Town,” Carew said. “Most of those buildings began as rentals and later converted to condominiums, giving thousands of Chicagoans a path from renter to owner.”

In the 1970s, the growth of Chicago Landmark Districts also led to gentrification. So did the conversion of industrial loft buildings and office high-rises to residential rentals and condos.

Today, gentrification isn’t about to engulf the city. Instead, it has been steady but slow. Typically, five to 10 census tracts gentrify annually. Chicago has about 800 census tracts. On average, fewer than 1% a year gentrify, according to a 2020 report by the Chicago Sun-Times.

These newly affluent areas aren’t randomly scattered. They’re mostly extensions of already established gentrified zones.

A detailed map, drafted by the Urban Displacement Project, shows six recently gentrified neighborhoods in East Humboldt Park and Wicker Park. Three of them are along the “606 Trail.” Median values in the six tracts ranging from \$368,000 to \$428,000. In one tract, home values almost doubled in just six years, from \$188,000 in 2012 to \$371,000 in 2018, according to

**CITY** see p. 10

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# The Pappas Portal: Free news you can use

BY MARIA PAPPAS

When it comes to property taxes in Cook County, a lot of people feel like they're staring at a 1,000-piece puzzle—and someone hid the box with the picture on the cover.

That's why we want to tell you about a tool that helps you see the full picture: the Pappas Portal, my office's digital newsletter.

This isn't just another email that lands in your inbox every day. It comes out only when there's news you can use. The Pappas Portal helps citizens understand how the property tax system works. It analyzes socioeconomic data like the property tax collection rate based on race, location, income and whether deadlines or industry trends are affecting your bottom line.

To give you an idea, Pappas Portal posts have covered topics like:

- "Collection Rates Take a Hit in 2024," which explained why more people struggled to pay their tax bills and what that meant

for public services.

- "Unwrapping the Riddle of Illinois Property Taxes," which attempted to make the local property tax system less complex and intimidating for taxpayers.

- The 2021 Tax Debt Report which analyzed investment gains in pension funds and demonstrated why those gains might not last.

Each entry in the Pappas Portal contains facts, figures and explanations that demystify the property tax system and shed light on a variety of tax-related topics. By explaining our findings, we hope to raise awareness and keep taxpayers informed.

Subscribing to the free Pappas Portal is easy. Go to my website at [cookcountytreasurer.com](http://cookcountytreasurer.com) and in the light blue box click on the line called "Pappas Portal – the newsletter."

In the upper left corner press

"Click here." You'll be taken to a page that says "Sign Up for the Pappas Portal Newsletter." Enter your name and email and confirm your email address, then check the box to agree to receive the newsletter.

That's it. Your email is always protected and is never sold, rented or shared.

Getting the Pappas Portal newsletter is like having a free translator explain the language of taxes in a clear and direct way.

Stay one step ahead, avoid surprises and understand where things are headed by signing up for the Pappas Portal newsletter today.

Because one thing's for sure: your tax bill will arrive. But good, free information about understanding Cook County property taxes will only arrive if you sign up.



Maria Pappas

## Affordable housing advocate Peter Holsten to retire

### Selling a 17-building, 2,600-unit portfolio

Peter Holsten was investing in affordable housing before it was cool. He has spent his last 50 years in the industry proving you can do it right, and much of his work took place on Chicago's North Side.

Holsten is the founder of Holsten Real Estate Development Corp., and he just announced his plans to retire and sell off his firm and real estate holdings.

Holsten has just listed for sale a total of 17 buildings along with selling the firm and management arm that oversees the properties. They include two buildings in Wilson Yards in Uptown, 544 W. Oak St., 551 W. Elm St., The Lawson House former YMCA on Chicago Ave., North Town Village and Larrabee Place.

In total, the portfolio contains 2,638 apartment units, 758 of

which are Chicago Housing Authority units. The sale will include commercial space, and totals over two million square feet. Holsten has reportedly developed

over \$500 million in mixed-income housing, commercial development and mixed-use housing across the city.

What is not a part of the sale is Holsten Human Capital Development [HHCD], a nonprofit aimed at at-risk populations that tries to expand critical resource access. HHCD will remain with the Holsten family, run by Peter's wife, Jackie, who will head up the operation.

The entire portfolio has been on the market for a month, and

there has been no sales price announced.

Holsten started building his firm back in 1975 with a 16-unit building. His dream was to create value by nourishing tarnished properties and turning vacant land into housing and commercial space.

Today, they claim their enterprise is comprised of dynamic professionals knowledgeable in complex and specialized programs of affordable and low income tax credit housing programs, and the market rate segment.

Just last year Holsten secured one of the final pieces he needed for the redevelopment of the former Cabrini-Green public housing complex when he locked in \$45 million in construction financing to finish the Parkside at Old Town plan with "Parkside 5," a 99-unit mixed-income development.



Peter Holsten

★ ★ ★ ★ ★

### NEWSPAPERS CONNECT COMMUNITIES

74% of Americans believe it is important to have a local newspaper. Newspapers define the culture of a community.

Telling Our STORIES

Source: American Newspaper 2023 Local Newspaper Study conducted by Gola Ventures.

## Public hearing July 14 on CPD Consent Decree

A virtual public hearing will be held 1 p.m. to 4:30 p.m. Tuesday, July 14, that will provide an opportunity for residents, stakeholders, and community organizations to share their perspectives and experiences regarding the Chicago Police Department's ongoing reform efforts and implementation

of the Consent Decree.

Those who may be interested in joining the hearing via Zoom, can use the link <https://afslaw.zoom.us/j/96173711584#success>. Or you can phone into the meeting at 1-312-626-6799, and use the meeting code #96173711584.

## Gov. Pritzker visits Boystown pot shop, says new regulations on dope are 'long overdue'

BY BEN SZALINSKI  
*Capital News*

A wide-ranging new state law on hemp and other pot regulations was "long overdue," said Gov. JB Pritzker July 2 at an event in Chicago to celebrate the new law he signed last month.

The Governor visited, delivered remarks and answered questions at the SWAY Cannabis Dispensary at 3340 N. Halsted St. in Boystown.

Senate Bill 3222 makes a variety of changes to the state's cannabis laws but chiefly introduces new regulations for intoxicating hemp products. It immediately bans the sale of the previously unregulated products such as Delta-8 to those under 21 and now regulates intoxicating hemp under the state's existing cannabis laws.

"While our regulated cannabis market has been operating under those strict standards, using a federal loophole, an entirely separate

market emerged for intoxicating hemp products, creating real risks to the public, especially for our kids," Pritzker said. "Intoxicating hemp products have been sold over the counter without the safeguards consumers deserve, and until now without the protections needed to keep them out of the hands of young people."

Intoxicating hemp products now must be sold in child-proof packages. It also bans what supporters of regulation call misleading advertising and packaging that is designed to appeal to children, such as packaging the products in a way designed to look like common snacks.

"These are not harmless products, they carry real risks for young children and young people," said Dr. Mark Butterly, the chief medical officer at Advocate Aurora Children's Hospital. "These products can impair judg-

**REGULATIONS** see p. 10

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# Police Beat...

**DUI driver was seen drinking over a 12-hour period, including while working as a bartender, before fatal Loop crash**



Isiah Olivas and a video image of the Hyundai. *Courtesy Illinois State Police, @The312Watch*

A Chicago man is detained after prosecutors said surveillance video showed him consuming alcohol at various times over 12 hours, including during a shift he worked as a bartender, before getting behind the wheel while intoxicated and plowing into a disabled car on the Kennedy Expy., killing two people.

Isiah Olivas, 27, is accused of slamming his 2018 Jeep into the rear of a stalled Hyundai on southbound I-90 at Randolph St. at 1:46 a.m. March 15. Surveillance video allegedly showed him drinking throughout the 12 hours leading up to the crash, officials said, including while he was on the clock at a bar where he worked.

Four people were sitting in the Hyundai, which had become disabled and stopped in the left lane, according to the Illinois State Police. Rashad Dean, 31, and Nadinah Cummings, 23, who were both seated in the back seat, died. The driver, a 39-year-old woman, and a 25-year-old woman in the front passenger seat were both seriously injured.

Olivas was also hurt in the crash. Officials said his driving history includes two prior crashes with injuries, one in 2017 and the other in 2018.

Investigators spent months building evidence in the case. Olivas turned himself in this month. At a detention hearing, Judge Luciano Panici Jr. granted the state's petition to detain Olivas. He is charged with two counts each of aggravated DUI causing a fatal accident and aggravated DUI causing an accident with bodily harm.

**Man charged with reckless driving after River North crash**

Bradyn Jordan, 19, of Lake in the Hills, IL has been charged with multiple offenses for reckless driving after he was arrested on June 29, at 1:24 a.m., in the 800 block of N. Clark St.



Bradyn Jordan

Jordan was identified as the offender who, minutes earlier, was driving the wrong direction and collided with another vehicle in the 800 block of N. Clark St., which injured a 40-year-old male victim. Jordan attempted to flee the scene, but was placed into custody a short time later. He was subsequently charged accordingly.

**Three accused of carrying loaded guns during post-Pride Parade street party**

We've learned more details about the three people accused of possessing firearms during the post-Pride Parade festivities around Boystown June 28 and 29 — including the fact that police say one of the men was actually carrying two firearms. And, CPD reports show, all three of the accused men are from the suburbs.



Mugshots: (L-R) Jayron Cleveland, Jaydyn Green, and Derrick Woods.

Chicago police said 34 people, including five juveniles, were arrested during the event, most of them during the unsanctioned post-parade street party that has overtaken the neighborhood for roughly the past decade. Only six of the 34 people face felony charges, with the gun cases representing the most serious allegations.

Jayron Cleveland, 22, of Gary, IN, was arrested outside the Addison Red Line CTA station around 10:50 p.m., according to a CPD report. Officers stopped Cleveland for drinking suspected alcohol from a blue cup and noticed what they described as a "hard bulge" in the front of his waistband. When asked if he had any weapons, Cleveland admitted he was carrying a firearm and cops recovered a loaded .40-caliber pistol with an extended magazine and a laser attachment from his waistband, according to the report.

During a search of Cleveland's backpack, officers allegedly found a second fully loaded pistol with a laser attachment, a bottle of tequila, a bottle of Hennessy, about 3 ounces of marijuana, and 27 suspected ecstasy pills. Cleveland is charged with two counts of aggravated unlawful possession of a weapon and one count of possessing ecstasy. Prosecutors asked Judge Rivanda Doss Beal to detain him, but the judge denied the request, according to court records.

Jaydyn Green, 25, of Crete, was arrested shortly before 10 p.m. Sunday directly across the street from the Town Hall 19th District police station in the 800 block of W. Addison St., according to CPD records. Officers were "dispersing a large crowd of people jumping on CPD squad cars and playing loud music while blocking the street and sidewalk" when they noticed Green wearing a backpack with a "weighted L-shaped object consistent with a firearm," the report said.

Cops said they saw Green sit down and press his back against the door of a residence, a movement they interpreted as an attempt to conceal the object. As officers tried to move him away from the building entrance, one officer felt what was later determined to be a loaded handgun inside the backpack, the report said. Green allegedly told officers he had a concealed carry license, but police determined he possessed neither a concealed carry license nor a Firearm Owner's Identification card, according to the report.

Prosecutors did not seek Green's detention, so Judge James Murphy III released him to await trial and ordered him to surrender any firearms to police within 48 hours.

Derrick Woods, 33, of Richton Park, was arrested around 2:15 a.m. June 29 in the 3200 block of N. Broadway, CPD said. Officers responded to disperse "a large, unruly crowd consuming alcohol on the public way and actively fighting with the police," according to Woods' arrest report. An officer allegedly saw Woods walking on Broadway while drinking suspected alcohol from a cup and carrying a backpack that appeared "heavily weighted in a manner consistent with the weight and shape of a firearm."

Woods ran when he realized officers were trying to stop him, but he was quickly taken into custody, and police recovered a loaded .40-caliber pistol from his backpack, a CPD report said. Prosecutors asked Judge Doss Beal to detain Woods on a charge of being a felon in possession of a weapon. The judge declined to do so and released him pending trial.

A woman identified in a CPD re-

port as Woods' girlfriend, 29-year-old Shaneka Campbell, is charged with aggravated battery for allegedly punching an officer in the face multiple times with both fists while the officer was attempting to arrest Woods.

It's worth noting that police responded to the "large, unruly crowd" nearly four hours after it had formed, blocking the street, obstructing traffic, and using the top of at least one CTA bus as a stage. It's unclear how the CPD managed to avoid seeing what was happening on one of the busiest streets in Lakeview East for so many hours.

**He served time for a CTA hammer attack, now he's charged with another Red Line robbery**



Curtis Tyler, inset, and surveillance images of the 2024 robbery suspect.

Nearly two years after a CTA passenger was robbed on the Red Line, a man is facing charges after another of his alleged victims had a chance encounter with him in Lakeview. Readers may remember Curtis Tyler, 34, because he was arrested in 2021 and ultimately convicted of attacking a Red Line passenger with a hammer, a crime police at the time suspected he had committed against other victims as well.

Around 6:45 a.m. on June 27, a 26-year-old man called 911 and reported that a man who had threatened to shoot him on the Red Line a week earlier was walking near the Belmont CTA station in Lakeview. He gave police a description of the suspect's clothing and waited for CPD to arrive.

Officers found Tyler getting into a car outside a Taco Bell at 920 W. Belmont Ave., matching the description, and asked if they could search him, a CPD report said. Tyler agreed, and police allege they found a gun-shaped cigarette lighter in his jacket pocket. The victim then identified Tyler as the person who had threatened him.

Chicago police coordinated with Skokie police, who had handled the original complaint on June 13. According to that report, the victim said he was riding the Red Line between the Argyle and Howard stops when another passenger, allegedly Tyler, manipulated the slide of a black firearm and made several threats while pointing it at him.

Tyler was charged with two misdemeanors in that case, neither of which is detainable under the SAFE-T Act. But he didn't go very far. CPD officers arrested him again at the courthouse to face charges in a CTA robbery from 2024.

In that case, a CPD report alleges that a 73-year-old man was on the platform at the Sox-35th station on Aug. 28, 2024, when he got into a verbal altercation with Tyler, who ultimately produced a handgun and punched and robbed the man. Police released surveillance images of the robbery suspect about a week later and asked the public for help identifying him. Judge Rivanda Doss Beal ordered Tyler detained on charges of robbery and aggravated battery of a transit passenger.

Tyler's arrest report also states he is suspected of robbing another victim at the Argyle Red Line station in Sept. 2024, allegedly taking the victim's wallet and chain and punching him in the face with the handle of a knife. He has not been charged in that incident.

Chicago police officers found Tyler at the Belmont CTA station in Lakeview a short time later and recognized him as matching the hammer attack suspect's description. Tyler allegedly told officers he "just got into it with someone on the train." Police say they found a hammer, a folding knife, and

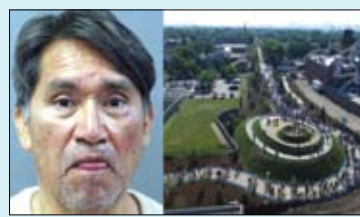
someone else's Ventra card in his possession.

In July 2022, Tyler received a four-year sentence for attacking a 50-year-old man with a hammer as they prepared to exit a train at the Clark-Division Red Line CTA station on Aug. 24, 2021. Prosecutors said Tyler mumbled as he stood next to the victim on the train, then suddenly struck him in the forehead with the hammer and ran from the station. Prosecutors also alleged Tyler was performing a sex act as he carried out the attack. The victim was taken to Northwestern Memorial Hospital, where doctors closed the wound on his head with four staples.

Prosecutors said police were investigating Tyler in connection with at least 11 similar attacks on the city's trains, buses, and L platforms. But he was never charged in any of those other incidents.

Tyler received a nine-year sentence for choking and robbing a victim at a CTA bus stop in 2012. In that case, he allegedly walked up to the victim, asked him for a cigarette, and then grabbed him by the throat and choked him when he refused, demanding the victim's belongings before taking his wallet. Tyler was also found guilty of aggravated battery causing great bodily harm in 2014 after attacking another victim at a CTA station. He has 10 misdemeanor convictions and a juvenile robbery conviction from 2007.

**606 Trail sex attack suspect chased down by neighbors armed with baseball bat**



Ricardo Colon and the west entrance to the 606 Trail. *Image courtesy Chicago Park District*

Good Samaritans armed with an aluminum baseball bat chased down and detained a man accused of attacking and attempting to sexually assault a woman who was jogging on the 606 Trail June 28, prosecutors said.

A 32-year-old woman and her husband had been jogging together, but the husband ran ahead, and the woman continued jogging alone near the west entrance of the trail around 7 a.m., Assistant State's Attorney Karen Crothers said during a June 30 detention hearing.

That's when Ricardo Colon, whom the woman did not know, allegedly came up behind her, wrapped his arm around her neck, and placed her in a chokehold. She tried to pull away, but Colon overpowered her, threw her to the ground, and kept choking her while grabbing the woman's breasts as she struggled beneath him, Crothers said. The woman briefly broke free and tried to get to the opposite side of the trail, but Colon allegedly caught her again, forced her to the ground, climbed on top of her, and pinned her by her neck and collarbone. While holding her down, he again grabbed her breasts and rubbed her genital area over her clothing, according to prosecutors.

The victim screamed for help in both English and Spanish throughout the attack while desperately fighting back. Prosecutors said she eventually pushed Colon off, kicked him, and then chased after him, punching and kicking him as he staggered away from the trail before collapsing partway down the street.

The woman's screams awakened a married couple who live across the street from the trail. The husband ran outside barefoot after his wife alerted him that someone needed help. He told Colon he was calling 911 while the suspect continued walking away.

The man's wife then came outside carrying an aluminum baseball bat and stayed with the victim while

her husband took the bat and followed Colon. Another good Samaritan joined him, and together they caught up with Colon and detained him until Chicago police officers arrived, Crothers said. Officers allegedly recovered three condoms and a bottle of lubricant from Colon when he was taken into custody.

The victim was taken by ambulance to a hospital, where she was treated for bruising to her neck, knee, wrist, forearm, and ankle, along with swelling to one hand and a twisted ankle.

After his arrest, Colon initially claimed he and the victim had simply "bumped into" one another. Prosecutors said he later admitted grabbing the woman while she was tying her shoes and pulling her toward him because he wanted to touch her buttocks.

According to Crothers, Colon told officers he gets "the urge" to touch women's buttocks and asked, "Why are women showing it if they are not going to give it?" She said Colon also told officers that "weird things" happen to him and that he sometimes dreams and cannot tell whether the thoughts in his head are real.

Judge Deidre Dyer ordered Colon detained pending trial on charges of aggravated criminal sexual abuse and attempted aggravated criminal sexual assault.

**Members of criminal cyber hacking group "Scattered Spider" arrested in Finland, returned to Chicago**

An alleged member of the criminal cyber hacking group Scattered Spider has been arrested in Finland and extradited to the United States to face federal criminal conspiracy charges in the Northern District of Illinois.

A superseding criminal complaint unsealed Tuesday in U.S. District Court in Chicago charges Peter Stokes, 19, a dual citizen of the United States and Estonia, with conspiracy, cyber intrusion, and fraud offenses. Stokes was arrested by Finnish authorities in April pursuant to an Interpol Red Notice and extradited to the U.S. last week. He made an initial appearance in federal court June 30 in Chicago and was ordered to remain detained in law enforcement custody.

According to the complaint, Scattered Spider, also known as "Octo Tempest," "UNC3944," and "0ktapus," is a group of criminal cyber actors that has been involved with more than 100 network intrusions, resulting in more than approximately \$100 million in ransom payments and millions of dollars in damages to the victims. The group has targeted numerous corporate victims in the United States by gaining access to companies' employee accounts through fraudulent pretenses, encrypting the companies' data or exfiltrating it to remote servers, and then extorting cryptocurrency from the companies to regain control over their data or prevent the dissemination of the data.

The complaint against Stokes describes a cyber intrusion in May 2025 against a luxury jewelry retailer. Stokes and likely other co-conspirators breached the retailer's computer system, exfiltrated data from the company, and made a ransom demand of approximately \$8 million in cryptocurrency, the complaint states. The retailer's security personnel successfully evicted the threat actors from the company's computer network and no ransom was paid. The retailer nonetheless suffered a loss of at least \$2 million due to business disruption, investigation, and mitiga-

**POLICE BEAT** see p. 10

# City's disjointed mental health care program floundering

**Despite operational struggles, Mayor expanded program citywide**

BY BOB ZULEY

Chicago's mental health program appears disjointed and poorly run despite having the Mayor himself as the program's biggest cheerleader and policy advocate. The biggest operational hurdle has been its transition goal to an exclusive civilian-led response.

This largely stems from Mayor Brandon Johnson's deeply personal experience with the city's mental health policy. His older brother, Leon, struggled with untreated trauma and addiction before passing away in Chicago while homeless, despite being a husband, father, and musician.

Johnson has attributed Leon's death as his motivation for reforming how Chicago responds



The late Leon Johnson, brother of Mayor Johnson. Courtesy NPR

to psychiatric crises.

Reforming Chicago's mental health care system has proved a bigger undertaking than perhaps even Johnson imagined. Chicago's public health infrastructure was drastically reduced when the city closed half of its city-run clinics in 2012 under then-Mayor

Rahm Emanuel.

Successive administrations shifted away from direct city-run care by privatizing remaining clinics and relying on Cook County or non-profit delegate agencies, severely altering neighborhood access.

An audit by the city's Office of the Inspector General found a lack of capacity at these centers and an inability to reliably report relevant performance metrics, leading to inconsistent care and limited bilingual support.

Then-Mayor Lori Lightfoot created the Crisis Assistance Response and Engagement [CARE] program in 2021 that paired mental health professionals, EMT's, and police officers to respond to mental health 911 calls.

Mayor Johnson then shifted the CARE program to rely solely on mental health workers and paramedics, which led to CARE's dispatch volume plummeting almost

70% in 2024, and another decline in 2025 in calls for mental health services when the CPD took back its real time portable data terminals – dropping from 773 calls in 2023 to just 239 in 2024.

Without a police presence, mental health teams struggled to respond to 911 calls, frequently lacking necessary telecommunication systems tied into the city's Office of Emergency Management and Communications that allow real-time emergency locations.

To promote the CARE system, Johnson's aides repeatedly pushed Chicago Dept. of Public Health [CDPH] Cmsr. Dr. Olusimbo "Simbo" Ige to hire more CARE mental health workers.

Dr. Ige resisted the requests arguing hiring more staff was futile because the existing mental health teams already on the payroll did not have enough call volume to keep them busy.

Mayor Johnson subsequently requested and received Dr. Ige's resignation in May 2026.

"There's a tremendous disconnect between the promises being made and what the results are on the ground," Jim Poole, senior policy director at the National Alliance on Mental Health Chicago, told the Tribune.

Amid criticism, Johnson announced efforts to restore the Chicago Police Department's data terminals to CARE crisis teams to improve operational efficiency and response times. He also expanded the CARE program's geographical scope citywide to cover all of Chicago's 77 community areas utilizing a \$5.2 million federal grant.

"I'm glad that we seem to be righting the ship, but this should have been something that was taken care of years ago," said Ald. Matt Martin [47th].

## Dangers of e-scooters have become very real, says ER doctor

**City, state, CDOT encouraging dangerous behavior**

BY PETER VON BUOL

Electric scooters are not the toys many parents consider them to be and often, they are a contributing factor to very serious injuries, according to Dr. Caroline Chivily, a Pediatrics Resident at Northwestern/Lurie Children's Hospital, 225 E. Chicago Ave.

Regulation of e-scooters was among the micro-mobility devices included in Illinois Senate Bill 3484, legislation recently passed by the Illinois General Assembly and which is still waiting the signature of Illinois Gov. J.B. Pritzker. That legislation had been supported by Illinois Secretary of State Alexi Giannoulias.

"We have really seen a stark increase in the number of injuries over the past several years. We had been seeing about five children a year and now it is up to 50 children a year, just here at Lurie. We are seeing head trauma related injuries the most, which is very dangerous, especially for children."

She said these are concussions, skull fractures and other very severe traumatic brain injuries. "Unfortunately, many riders aren't wearing helmets or if they do, they are not rated for the speed the e-scooters can reach (up to 45 miles an hour). Bicycle helmets are just not suited for that," said Chivily.

Add in the young age of most scooter users, most inexperienced in managing traffic, and it's easy to see how tragedy lurks, aided by a mobility industry and political leadership that should know better.

Chivily's personal observations as an ER physician are supported by a study published in March by researchers at the Johns Hopkins Children's Center which reported that children under the age of 16 accounted for more than 45% of all e-scooter related injuries. These included head injuries, traumatic brain injuries and broken bones.

Unfamiliarity with helmets has

led many to assume a bicycle helmet would be sufficient to help prevent a serious injury.

"For many of these devices, the recommended type of helmet is the same kind you would see for those riding a moped or a motorcycle. These often provide full coverage, including facial," said Chivily.

Yet Chicago and Illinois continues to endorse this dangerous practice, claiming unforgiving concrete barriers built on roadways will provide protection.

**"We have really seen a stark increase in the number of injuries over the past several years. We had been seeing about five children a year and now it is up to 50 children a year, just here at Lurie. We are seeing head trauma related injuries the most, which is very dangerous, especially for children," said Dr. Caroline Chivily.**

According to Chivily, all too often children equate e-scooters with the non-motorized scooters they rode as young children on sidewalks and fail to take into account they operate at a much higher speed, on roadways crisscrossed by city-made concrete barriers, lane blockers and traffic obstacles, that are most always adjacent to much larger moving

vehicles.

The Chicago's Dept. of Transportation [CDOT], aided by a windfall of state and federal grants, and also fuel tax money which is mostly outside the purview and supervision of any controlling authority, has booby-trapped local streets with concrete landmines just itching to trip youthful two-wheeled riders. Hit one of CDOT's new concrete barriers built in the middle of area roadways and a youthful rider is apt to lose control and become seriously injured, or worse, killed.

"I think kids don't have a great understanding of the devices that they are using. They just kind of equate them to our more traditional scooters or non-motorized bikes. These e-scooters really have a high rate of speed. Teens have limited physical strength to control them. Adults have more development in their core and better reflexes," said Chivily.

Adults can also process really complex traffic environments. Youthful riders often cannot, and City Hall, CDOT and the state seem to ignore these risks as they expand their network of dangerous concrete barriers and lane blockers around town.

"It is incredibly dangerous for children. The most dangerous ages are between 10 and 15/16. These children do not have the ability to operate a car and yet, they are operating a device that can go as fast as a car or a motorcycle. That's an incredibly dangerous combination," said Chivily.

While SB3484 bans those under the age of 16 from legally operating e-scooters, the city of

### Privileged adults also a problem

It is not just children who flaunt laws and exercise privilege behind the concrete barriers of Chicago's bike lanes, one reader wrote to this newspaper last week complaining about motorcycle and Vespa-like motorbikes using bike lanes to advance to the front of the line at stop lights.

Twice last week Edgewater resident Susan Darnall said she was flipped off when she honked at motorcyclists using bike lanes to bypass traffic. The motorcycles "passed

my car—on the right—using the bike lane to get ahead of me—then resuming their travel forward in the street's car lane. One was a motorcycle. The other was a Vespa."

Both were using the privileged bike lane to zig in and out of traffic, and when she scolded them for breaking the law, the guy on the motorcycle reportedly told her "it's the law, I can use it [the bike lanes]," while a lady on a Ves-

**ADULTS** see p. 8

Chicago's e-scooter program has technically already had such a ban in place. Many of those under the age of 16 have found ways to flaunt the rules, especially since the city does not enforce them. Often times, more than one rider will use a single e-scooter.

"Parents just don't realize how fast these scooters go. They don't even know the scope of the inju-

ries the riders are susceptible to when they ride. Some children will have gained access to the devices without their parent's knowledge. Others are just unaware of the safety risk e-scooters pose and parents allow their use. It really comes down to the public not exactly understanding how

**E-SCOOTERS** see p. 9

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## Alzheimer's Assoc. brain health presentation, fitness demo

The Alzheimer's Association, in collaboration with the Japanese American Service Committee, are hosting a brain health presentation and fitness demonstration, 6 p.m. Thursday July 9, at the JASC office, 5700 N. Lincoln Ave.

This free event is open to anyone in the community interested in exploring how fitness positively impacts brain health.

## Dine Out on Broadway returns next weekend

From July 10-12, Broadway will close down and the tables and chairs will be brought out for the return of Dine Out.

Broadway will be shut down to traffic and open to fun during their second Dine Out on Broadway of the year centered at Broadway and Wellington.

Patios will extend onto the street, and games, sidewalk chalk, and entertainment will be offered.

## Mustache Bar Crawl July 25

Prepare your upper lips, the annual Mustache Bar Crawl returns all day on Saturday, July 25 in Lakeview, bringing thousands of recent grads, rising seniors, and professional day-party people to one of the North Side's biggest summer bar crawls. Last year an estimated 15,000 people participated.

One requirement is that crawlers either grow a mustache, or plant a fake one under your nose.

The event features over 30 participating bars. Guests will get giveaways, a breakfast buffet, and an official crawl T-shirt.

Tickets are \$25 to \$75.

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# Street dedication for Juanita "The Duchess" Ellington

An honorary street dedication will take place on the 4500 Block of N. Broadway in Uptown 11 a.m. Saturday, July 25 for Lois Juanita Ellington.

Ellington, widely known by her stage name Juanita "The Duchess" Ellington, was a scat-singer and vocalist who built her career in the Chicago and Southern California club scenes before relocating to the Midwest.

Ellington's name is spoken with reverence in jazz circles, as music had been a lifelong companion. Growing up in Chicago, she found connection in song, her voice intertwining with her cousin Marie's piano melodies. As "The Duchess," Ellington was soon captivating club audiences with her soulful performances on stage, a talent that took her from the Windy City to the vibrant jazz scene of Los Angeles.

She started her music career as a studio demo singer and earned her signature moniker "The Duchess" while captivating audiences with her soulful and coquettish vocal style. She spent years in Southern California working alongside jazz greats like Eddie (Lockjaw) Davis and producing with Otis Blackwell. She was the charismatic vocalist for numerous bands, including Buddy Montgomery and Lawrence "Tricky Trombone" Lofton. Her voice can be heard on several national radio and TV commercials for major companies, including United Airlines.

Piano-side in her assisted living community's recreation room, Ellington told a reporter once that "Music has defined everything in my life. It's my first connection with family, my first sense of value."



Born and raised in Chicago, scat-singing, coquettish Juanita "The Duchess" Ellington started her music career as a studio demo singer. She also sang on several long-playing radio and TV commercials for United Airlines and other major companies.

### HOUSE from p. 2

American Revolution," **Ken Burns**, and **Sarah Botstein**. They did a Q&A with writer and PBS Producer **Geoffrey Baer**. A successful screening came with a cocktail party and dinner held at the Chicago History Museum. CHM President **Michael Anderson** and his team did an excellent job. Joey was thrilled to converse with Botstein.

**JOY:** The epic of the Obama Oval Office is a favorite at the new Obama Center in Chicago. People love opening the top drawer of his desk.

**POPE:** **Matt Tully**, a St. Ignatius College Prep alum and member of the school's Board of Trustees, journeyed to Rome on pilgrimage meeting **Pope Leo XIV** at Castel Gandolfo. He said it was surreal and humbling.



Matt Tully meets the Pope.

**SWING BATTER:** Chicago writers **Neal Samors** and **Eric Shainin** have written another brilliant book capturing Chicago culture and the National Pastime, "I Can't Wait Until Next Year: The Agony of being a Cubs Fan." A section on the White Sox has been added as a special feature.

It will be published this September by Amazon as a print-on-demand publication. Book signings at both Max and Benny's in Northbrook and Manny's in Chicago are coming.

**IN DEATH:** Cook County Cmsr. **John P. Daley** honored to take part in the Cook County Indigent Burial at Mount Olivet Cemetery, for those less fortunate without the means, family or friends to bury them.

**PRIDE:** Sidetracks' popular **Brian Rody** picked his faves of the 55th Pride



Brian Rody

Parade. Meeting TV personality **Candice Dillard Bassett** (Housewives of Potomac and The Traitors), **Monet X Change** (RuPaul Drag Race and The Traitors) and **Utica Queen** (RuPaul Drag Race and Project Runway) were the highlights along with time spent with friends and family. Oh, and that Pride Mango and Passion Fruit shake from Shake Shack was pretty good too.

**WHO'S WHERE:** **Courtney "Coco" O'Malley**, daughter of **Mark and Molly**, had a high school graduation bash at the "Irish Times," in suburban Brookfield with a lot of **O'Malleys** and **O'Connells** singing and dancing for joy... **Jim Houlihan** says you never know who you'll meet at Theater on the Lake where he ran into former First Lady **Dr. Jill Biden**... **Kathy Wolter Mondelli** had a good day at the ballpark with good friend **Mickey Norton**, **Jerry Reinsdorf**, **Marie Hernandez** and **Ana McNamara** as they celebrated Marie's birthday... **Bobbi Panter**, **Myra Reilly**, **Meg Tallon**, **Susan Regenstein** and **Iamliz** all lunched at Gibson's Steakhouse like family... **Karin Carlson** has her first grandchild, **Greyson Roger**, carrying her father's name, and has stolen her heart... **Shelly Zachary** at delicious Mon Ami Gabi for the South Shore High School 64th reunion weekend... **Ken** and **Mary Claire Scorsone Moll** celebrate their 26th anniversary... **Susie Forstmann Kealy** with friend **Nancy Tegen Vandenoorn** in Sun Valley, Idaho... **Irene Michael** celebrating with **Sherrill Bodine**, **Tina Gravel** and **Barb Bailey**... **Fr. Bill Corcoran** and his four sisters and their husbands celebrated his 70th birthday, taking the Chicago Architecture Society's Chi-

cago River Tour... **Sherry Lea Fox** visiting Los Angeles seeing family and movie stars... **Barbara Diner** and **Glenn Farber** celebrating 19 years of wedded bliss in majestic Colorado... **Kim Duda** at St. Patrick's Cathedral in New York catching morning Mass... **Colleen Dal Santo Ryan** entertaining friends in San Juan Capistrano, CA... **Karen Conti** dining at West Loop Viaggio's with Judge **Pat Spratt**, one of her favorite jurists and human beings... **Marta Farion** joined grandson **Mark Forowycz** for the performance of "Men of Soul" - a wonderful feel-good musical at the Black Ensemble Theater in Uptown... At **Liza Minnelli's** 80th birthday gala at Carnegie Hall, her sister **Lorna Luft** sang "Liza" with a voice unmistakably evocative of their mother's... And a special belated birthday joy to **Drew Coxhead**, hope he and his fab wife, **Kelly Barton Coxhead**, my friend of 49 years, celebrated in worthy style.

**WHY:** Why did co-star **Mia Sara** wait 40 years to disclose the set of "Ferris Bueller" wasn't a happy place to work. Brushing her long grey hair, saying it's why she walked away from moviedom.

**ICE AGENT:** An Immigration and Customs Enforcement agent whose DUI arrest in a Chicago suburbs drew headlines last year amid the federal government's mass deportation effort pleaded guilty to an amended charge of reckless driving.

**COMING UP:** Following the sold-out world premiere in Toronto, The Unauthorized Hallmark(ish) Parody Musical co-authored by **Tim Drucker**, **Joel Waggoner** and **Bonnie Milligan**, will play Broadway In Chicago's Broadway Playhouse at Water Tower Place Dec. 8-13.

**GARDEN ART EXHIBIT:** The paintings of this writer will be exhibited in a special garden sale on Saturday and Sunday, July 18 and 19, 11 a.m. to 4 p.m. Weather permitting. Many bright new works of a wide variety of size in the garden at 1059 N. Winchester, enter through the side gate on Thomas St. Parking on garage apron and street.

If the freedom of speech is taken away, then dumb and silent we may be led, like sheep to the slaughter.

- George Washington

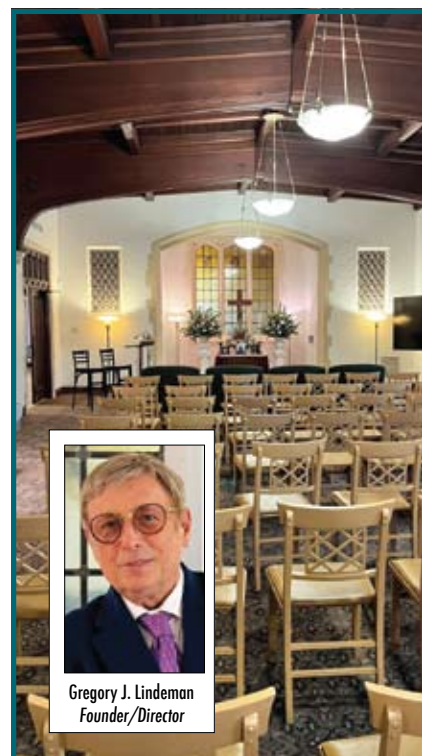
tog515@gmail.com

### ADULTS from p. 7

pa just flipped her the bird.

Under both state and municipal law, motorcycles and gas-powered scooters (like Vespas) are classified as motor vehicles, and they are strictly prohibited from using Chicago's bike lanes and must travel in regular vehicular traffic lanes.

So as with most things in life, with no enforcement coming from the police, City Hall or CDOT, rogue motorized vehicle operators will continue to abuse their privilege by using bike lanes to get through traffic.



Gregory J. Lindeman  
Founder/Director

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# Mayor's new Tenant's Rights Ordinance will target small landlords

BY JOHN HOLDEN

Chicago has had a stringent tenant's rights ordinance on the books for 40 years. It was ushered into law by then-mayor Harold Washington in 1986. Recognizing the critical role of small landlords who offer tens of thousands of rental units throughout Chicago and often operate on thin margins, Washington's law exempted small, owner-occupied buildings of six-units or fewer from most requirements of the law.

But that could change if Mayor Brandon Johnson succeeds in pushing through a new far more stringent and far-reaching Protecting Tenants Ordinance [TRO], which he hastily unveiled at a Daley Plaza rally on June 29. Immediately following the rally, the ordinance was introduced directly to the Chicago City Council Committee on Housing and Real Estate bypassing the normal for process of first introducing ordinances to the full City Council.

Staffers for Johnson said that move was necessary because renters face an emergency. But veteran South Side Ald. Pat Dowell said that response was "a bunch of junk."

Housing Committee Chairman Ald. Byron Sigcho-Lopez [25th] then presided over a three-hour "informational" meeting at which a variety of housing activists from the Chicago Teachers Union and various tenant rights organizations such as ONE Northside spoke on what they called a rental crisis in which corporate landlords are increasingly raising rents excessively and evicting tenants without cause. Representatives for Chicago's real estate associations and several small landlords testified that the ordinance would only serve to further burden landlords and drive up rents across the board.

Most 'ma-and-pa' landlords today will tell you that the main driver of rent increases are the dramatic hikes in property taxes created by bloated government spending, high insurance costs and high interest rates, all three which are not within the control of landlords.

**Housing Committee Chairman Ald. Byron Sigcho-Lopez [25th] presided over a three-hour "informational" meeting at which a variety of housing activists from the Chicago Teachers Union and various tenant rights organizations such as ONE Northside spoke on what they called a rental crisis in which corporate landlords are increasingly raising rents excessively and evicting tenants without cause.**

Among the new restrictions the law would impose on all landlords big and small are:

- Creating a "just cause for eviction" provision which would restrict landlords from asking tenants to leave for any but a narrow set of reasons such non-payment of rent or violating terms of their leases. For instance, an owner-occupied two-flat who might want to start using their rental unit for a family member would not be able to do so without first paying their tenants to leave;
- Relocation fees landlords would be obligated to pay tenants could range as high as \$10,000 or 10 times monthly rent, which ever is greater. This provision would substantially increase the risk of owning rental housing in Chicago;
- Cap security deposits at one month's rent and abolish move-in fees;
- Create a city-controlled rental registry for all rental units—including those in owner-occupied buildings which would add administrative and possibly financial costs; and

• Increase PRO expands tenant rights to organize, withhold rent, terminate leases, and claim retaliation, with broader remedies and penalties. For small owners, this would increase the risk of legal disputes, higher compliance costs, and potential liability for damages.

None of those from the Johnson Administration or among the aldermanic supporters specifically cited examples where small landlords caused inordinate problems for renters. Among the roughly dozen Aldermen attending the meeting, several raised concerns about the ordinance. Ald. Gilbert Villegas [36th] said it could potentially raise rental costs. Ald. David Moore [17th] noted that his brief experience as a small landlord was so onerous he exited the business as quickly as he could. But others, including Ald. Rossana Rodriguez Sanchez [33rd], spoke in favor of it.

Johnson staffers said they are hoping to pass the ordinance in time to go into effect on Jan. 1, 2027, less than two months before the next mayoral election. The next meeting of the Housing Committee is scheduled for July 8.

## Program at the Edgewater Library on public transit accessibility

Information about the RTA's Fare Programs -- reduced fare and ride free -- are among the topics to be discussed at a program from 1 to 3 p.m. Tuesday, July 14, at the Edgewater Branch library, 6000 N. Broadway. The free presentation is offered by Edgewater Village Chicago and the Edgewater Branch.

Other topics during the presentation, "RTA and Public Transit Accessibility," include how to

plan a trip, the ADA Paratransit, and the Taxi Access Program. Individuals who are interested in applying for a card should bring an ID and proof of disability.

Those who want a Ride Free card must review the qualifications for seniors and individuals with disabilities and then complete the Benefit Access Program application online prior to the event. The application is at [il.gov](http://il.gov).

## Free screening of "Cooked" Saturday in Clarendon Park

Movie looks back at 1995 heat wave mass deaths

Yes, it gets hot in the summertime, and nobody should be surprised by that, but back in the summer of 1995 Chicago experienced a dramatic jump in heat deaths.

On Friday July 10, the People's Response Network will be hosting a free screening of "Cooked" from 5 to 7 p.m. at Clarendon Park, 4501 N. Clarendon Ave.

This documentary explores the devastating impact of the 1995 Chicago heat wave and serves as a reminder why it is important to check in on neighbors during extreme weather events like heat.

The July 1995 heat wave in Chicago was the deadliest weather disaster in the city's history, resulting in 739 excess heat-related deaths over a five-day period.

Temperatures topped 100°F with heat indices peaking as high

as 126°F. Most victims were low-income, elderly residents who lived alone, lacked air conditioning, or kept their windows shut out of fear of crime.

The tragedy overwhelmed the city's infrastructure and emergency services. The power grid buckled under the demand, and a lack of overnight cooling meant residents had no relief from the blistering temperatures.

The Cook County Medical Examiner's Office was so overwhelmed by the sheer volume of fatalities that refrigerated trucks had to be brought in to store all the dead bodies.

Chicago has always had hot summers and frequent heat waves, but after 1995 many learned a hard lesson on why you needed to check in on family and friends.

## E-SCOOTERS from p. 7

dangerous these devices can be," said Chivily.

While e-scooters have become very popular within a relatively short time period, more than two dozen states and Washington D.C. have already begun to regulate their use by children. Many instituted helmet laws and an age minimum.

"My hope is more people will continue to speak out about the devastating injuries that are occurring to children who use these devices. Perhaps they will rethink the way that people gain access to e-scooters. Additionally, more states have been passing laws to help protect children," says Chivily.

Her hope is that "physicians, and other advocates, speak out and take a more active role. ER physicians and primary care physicians need to have a one-on-one conversation with fami-

lies so we can protect children in a multi-faceted way. We cannot rely on the e-scooter companies to change."

Chivily encourages parents to be vigilant about their children's use of e-scooters and added they should develop family safety plans. Parents should read helmet labels before a child uses it to ride on an e-scooter. Many parents continue to be unfamiliar with the difference between the protection provided by a bicycle helmet and a motorcycle helmet.

"Parents need to realize how unsafe these e-scooters are. They must develop a safety plan to help keep their children safe. These plans are unique to each child because there are multiple layers to prevent e-scooter injuries. Just wearing a bike helmet is not the solution. Is it a suitable helmet? It is actually a group effort to keep children safe," said Chivily.

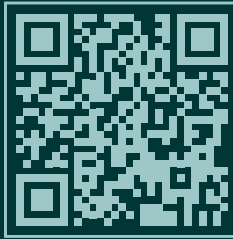
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION CITIBANK, N.A. Plaintiff

vs. UNKNOWN HEIRS AND LEGATEES OF JERRY MATTHEWS; DONNA J. MATTHEWS; 6500N. RIDGE CONDOMINIUM ASSOCIATION; WILLIAM P. BUTCHER AS SPECIAL REPRESENTATIVE OF JERRY MATTHEWS; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendant

23 CH 2907 CALENDAR 60 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on August 3, 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. 11-31-401-091-1022. Commonly known as 6500 N. Ridge Blvd. Unit 4f, Chicago, IL 60626.

The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% (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. 6710-191745

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**CITY** from p. 4

census data.

**West Humboldt Park in play**

Collectively, these six tracts suggest the frontier of gentrification in West Humboldt Park has advanced a mile west, from Western Ave. to Kedzie Ave. West of Kedzie, home values are lower, but the area remains in play.

DePaul University's Institute for Housing Studies reported that sales prices of homes, and 2-flat to 4-flat buildings along the west end of the 606 Trail have increased a whopping 344% since 2012. However, prices in 2012 were at a post-recession low, with many short sales and foreclosures.

Currently, homes sold typi-

INSIDE PUBLICATIONS

cally are new construction or gut rehabs. The median value for all homes in the area, not just those recently sold, is typically in the mid-\$200,000s, according to census data.

For minority homeowners on the North Side, gentrification may be the one chance they get to build wealth, urban planners say.

Near Obamaville on the South Side, where gentrification is just beginning to take hold, experts say long-term property owners may soon start cashing in. However, a few mission-driven developers also are building affordable housing south of the Univ. of Chicago on Cottage Grove Ave. between 60th and 63rd streets in Woodlawn.

One mixed-use, mixed-income

development is designed for gentrified apartment tenants being forced out by rising rents. The complex doesn't look like affordable housing. It resembles an attractive city street. There's a mix of housing, shops, sports and cultural facilities, and a supermarket.

That may be a model for how to implement affordable housing without displacing long-term renters and impeding private investment.

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).

**POLICE BEAT** from p. 6

tion of the threat. The charges and extradition were announced by A. Tysen Duva, of the Justice Department's Criminal Division, Andrew S. Boutros, U.S. Attorney for the Northern District of Illinois, and Douglas S. DePodesta, of the Chicago Field Office of the FBI.

— Compiled by CWBChicago.com

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**REGULATIONS** from p. 5

ments, affecting the developing brain, and send children to our emergency departments."

Teen pot use causes immediate physical effects like increased heart rate, bloodshot eyes, and delayed coordination. Long-term or heavy use can also cause Cannabinoid Hyperemesis Syndrome [CHS], respiratory issues, and permanent disruption to the brain's endocannabinoid system, which is crucial for teen development.

CHS is a condition that causes cycles of severe, intractable nausea and vomiting. This often leads to dehydration, severe weight loss, and frequent emergency room visits.

The law is years in the making after legislators debated how to regulate hemp. Proposals ranged from sweeping bans on hemp products to introducing an entirely new framework of regulations.

Reforms Pritzker supported stalled in early 2025 after fighting between Chicago Mayor Brandon Johnson, House Democrats and

himself. The governor endorsed a Senate-passed bill, but the House declined to take it up after a big blow up in a private caucus meeting where Pritzker said members of his administration were verbally abused.

Johnson's team opposed the Pritzker-supported bill. Pritzker bashed Chicago's mayor afterward, saying he rarely reaches out to discuss issues with him, though the governor said he doubts Johnson's opposition stalled the measure.

But this spring, there was little fighting over hemp and cannabis reforms and the bill was introduced in the final days of session without drama.

**Other reforms**

Beginning Nov. 12, non-intoxicating CBD products with less than 0.4 milligrams of THC will be allowed to be sold outside the regulated market.

With more businesses that sell intoxicating products now subject to regulation, the law also allows the state to issue 45 unused infuser licenses to businesses in

January to applicants with prior experience under the state's social equity laws and add 100 new licenses in 2028.

"As industries evolve, our laws must also," Pritzker said. "Today, we are strengthening protections for children, we are expanding access for patients, we're advancing social equity even further, and we're making our regulatory system operate more efficiently and better for everyone."

The bill also made several changes to the state's existing cannabis laws.

All dispensaries in the state will be able to register as medical dispensaries, ending previous restrictions that distinguished between those that could sell medical products or only ones for recreational use. The new changes will also allow medical patients to pick up cannabis curbside or through a drive-thru. More conditions will also qualify patients to receive a medical cannabis prescription.

**Lakeview Township Real Estate For Sale**

**Real Estate For Sale**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION EMIGRANT BANK Plaintiff,

vs. BRIDGET E. STACK, THE PATRASSO CONDOMINIUM ASSOCIATION A/K/A THE 4713-15 NORTH BEACON CONDOMINIUM ASSOCIATION Defendants

2025 CH 12528 4715 N. BEACON ST. #2N CHICAGO, IL 60640 NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on April 23, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on August 12, 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 4715 N. BEACON ST. #2N, CHICAGO, IL 60640 Property Index No. 14-17-103-029-1003

The real estate is improved with a condominium. The judgment amount was \$45,248.44.

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

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

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

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

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

**Real Estate For Sale**

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 NOONAN & LIEBERMAN Plaintiff's Attorneys, 33 N. LaSalle Street, Suite 1150, Chicago, IL, 60602 (312) 431-1455. Please refer to file number 1610-170. 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.

NOONAN & LIEBERMAN 33 N. LaSalle Street, Suite 1150 Chicago IL, 60602 312-431-1455 E-Mail: [intake@noonanandlieberman.com](mailto:intake@noonanandlieberman.com) Attorney File No. 1610-170 Attorney Code. 38245 **Case Number: 2025 CH 12528** TJS#C: 46-1052

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 # 2025 CH 12528 8277-966791

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff,

vs. MARIE LEE; JOHN LEE; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, Defendants. 2022CH11550 1615 WEST GRANVILLE AVENUE, CHICAGO, IL 60660 NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 2/10/2025, an agent of Auction.com, LLC will conduct the Online Only auction at [www.auction.com](http://www.auction.com), with the bidding window opening on 8/3/2026 at 10:00 AM CDT and closing on 8/5/2026 at 10:00 AM subject to extension, and will sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 1615 WEST GRANVILLE AVENUE, CHICAGO, IL 60660 Property Index No. 14-06-217-006-0000

The real estate is improved with a Single Family Residence. The judgment amount was \$406,396.36 Sale Terms: Full Sale Terms are available on the property page at [www.auction.com](http://www.auction.com) by entering 1615 WEST GRANVILLE AVENUE into the search bar. If sold to anyone other than the Plaintiff, the winning bidder must pay the full bid amount within

**Real Estate For Sale**

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, contact Plaintiff's attorney: McCalla Raymer Leibert Pierce, LLP (312) 346-9088 please refer to file number 23-15212L. Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985 You can also visit [www.auction.com](http://www.auction.com). Attorney File No. 23-15212L **Case Number: 2022CH11550**

NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT PLAINTIFF'S ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 8277-966623

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

vs. RICHARD HAGOPIAN, UNITED STATES OF AMERICA - SECRETARY OF HOUSING AND URBAN DEVELOPMENT Defendants 2024CH0086 3636 N MAGNOLIA AVENUE CHICAGO, IL 60613 NOTICE OF SALE

**Real Estate For Sale**

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

Commonly known as 3636 N MAGNOLIA AVENUE, CHICAGO, IL 60613 Property Index No. 14-20-125-022-0000 The real estate is improved with a residence. Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g)-1.

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

**Real Estate For Sale**

identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876 THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at [www.tjsc.com](http://www.tjsc.com) for a 7 day status report of pending sales. CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-9800 E-Mail: [pleadings@ilcslegal.com](mailto:pleadings@ilcslegal.com) Attorney File No. 14-23-07721 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2024CH00086 TJS#C: 46-1409 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2024CH00086 **13290134**

080808 -----

010101 -----

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

vs. Bridget E. Stack; 3800 Lake Shore Drive Condominium Association; Defendants. 2025CH07134 3800 N LAKE SHORE DRIVE, 10D, 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 10/17/2025, an agent of Auction.com, LLC will conduct the Online Only auction at [www.auction.com](http://www.auction.com), with the bidding window opening on 7/20/2026 at 10:00 AM CDT and closing on 7/22, 2026 at 10:00 AM subject to extension, and will sell at public sale to the highest bidder, as set forth below, the following described real estate.

Commonly known as 3800 N LAKE SHORE DRIVE, 10D, CHICAGO, IL 60613 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

**Real Estate For Sale**

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, contact Plaintiff's attorney: CODILIS & ASSOCIATES PC (630) 794-5300 please refer to file number 14-25-04554. Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985 You can also visit [www.auction.com](http://www.auction.com). Attorney File No. 14-25-04554 Case 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**

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### Notice of Public Sale

East Bank Storage, located at 429 W. Ohio St, Chicago IL (312-644-2000), is opening lockers 5613X ( Libman, Rebecca), 3623X (Briseno, Annette and Jimmy), 4528X (Thorndill, Heith), 4558X (Delhar, Natalia), 3523X and 6619X (Lahoud, Edward), 2808F (Stephens, Anita V), and 2706X (Stubbs, Debbra) for public sale on July 28, 2026, at 3:00 p.m. Cash only.

### Notice of Public Sale

THE LOCK UP SELF STORAGE at 1930 N. Clybourn Ave., Chicago IL 60614 Will sell the contents of the following units to satisfy a lien to the highest bidder on 07-28-2026 by 11:00 AM at [WWW.STORAGETREASURES.COM](http://WWW.STORAGETREASURES.COM) All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit #307 Bristian Watts Unit #2054 Kasandra Gusak

### Notice of Public Sale

Pro Sell Storage intends to enforce its lien on certain self service Storage Spaces in default listed below on the 24th. of July 2026 at 12:00 p.m. at 2724 W. 21st St, Chicago, IL 60608 at [www.storagetreasures.com](http://www.storagetreasures.com) with the sale to conclude no earlier than 12:00 p.m. 1138 Jaigall D Wright 2010 Ernesto Gonzalez Jr 2112 Sydney Anderson 4017 Ana Villarreal 4030 Samantha Pearson 4042 Krystle Everett 4080 John Ritta 4084 Sherri Garza 4106 Arthel Davy

This public sale will result in the goods being sold to the highest bidder. The winning bidder must pay by cash at the time he/she is declared the winning bidder. Certain terms and conditions apply; see the Manager for additional details

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### North Township Real Estate For Sale

#### Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION SELENE FINANCE, LP Plaintiff, -v.- SCOTT ROWLAND, THE HUNTINGTON NATIONAL BANK, MOHAWK NORTH CONDOMINIUM, UNITED STATES OF AMERICA, UNKNOWN OWNERS AND NONRECORD CLAIMANTS Defendants 2025CH10622 1428 N MOHAWK ST APT A CHICAGO, IL 60610 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on March 30, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on August 10, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 1428 N MOHAWK ST APT A, CHICAGO, IL 60610 Property Index No. 17-04-121-094-1004 The real estate is improved with a residence. Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowed

#### Real Estate For Sale

able for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876 THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at [www.jscc.com](http://www.jscc.com) for a 7 day status report of pending sales. CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: [pleadings@ilcslegal.com](mailto:pleadings@ilcslegal.com) Attorney File No. 14-25-06451

#### Real Estate For Sale

Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2025CH10622 TJSC#: 46-811 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 #: 2025CH10622 **13290137** 080808 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION Planet Home Lending, LLC Plaintiff, -v.- Theresa M. Lucas; Citizens Bank, N.A.; The Mid-rise of Old Town Square Condominium Association; Unknown Owners and Nonrecord Claimants Defendants. 2025CH08936 247 West Scott St #304, Chicago, IL 60610 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 4/22/2026, an agent of Auction.com, LLC will conduct the Online Only auction at [www.auction.com](http://www.auction.com), with the bidding window opening on 7/27/2026 at 10:00 AM CDT and closing on July 29, 2026 at 10:00 AM subject to extension, and will sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 247 West Scott St #304, Chicago, IL 60610 Property Index No. 17-04-220-057-0000 (underlying); 17-04-220-059-1014; 17-04-220-059-1046; 17-04-220-059-1047 The real estate is improved with a Condominium. The judgment amount was \$127,592.02 Sale Terms: Full Sale Terms are available on the property page at [www.auction.com](http://www.auction.com) by entering 247 West Scott St #304 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

#### Real Estate For Sale

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, contact Plaintiff's attorney: CODILIS & ASSOCIATES PC (630) 794-5300 please refer to file number 14-25-05452. Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985 You can also visit [www.auction.com](http://www.auction.com). Attorney File No. 14-25-05452 Case Number: 2025CH08936 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. **13289733** IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE

#### Real Estate For Sale

CERTIFICATEHOLDERS OF THE CWMB, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-04, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-04, Plaintiff, -v.- REGINA VALUTYTE N/K/A REGINA PAVLICIC, DEJAN J PAVLICIC A/K/A DEJAN PAVLICK A/K/A DEJAN J PAVLICIC A/K/A DEJAN J PAULICIC A/K/A DEJAN PAVLICK, CITIZENS BANK, NATIONAL ASSOCIATION, SSI-PAVLICIC II, LLC, A SERIES OF SSI-SAM LORENZO, LLC, 535 N. MICHIGAN AVE. CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS GENERALLY, AND NON-RECORD CLAIMANTS. Defendants. 2025CH02587 535 North Michigan Avenue, Unit 1410, Chicago, IL 60611 Property Index No. 17-10-122-025-1185 The real estate is improved with a Condominium. The judgment amount was \$196,853.76 Sale Terms: Full Sale Terms are available on the property page at [www.auction.com](http://www.auction.com) by entering 535 North Michigan Avenue, Unit 1410 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,

#### Real Estate For Sale

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**Letters to the Editor**

**Far from reality**

For 20 years, new builders have respected the 6-story height limit on Sheridan Rd. in the 48th Ward. This sensible height and density ordinance was established by former Ald. Mary Ann Smith in 2006. But this seems to have been conveniently “forgotten” by current Ald. Leni Manaa-Hoppenworth, when it comes to the possible development of the Emanuel Congregation property at Thorndale.

Did she tell the Emanuel Congregation, and developer Fern Hill, to “not worry” about the height restriction? Do affected residents want a huge new 25-story tower right along Sheridan Rd. at Thorndale, one of the most insanely congested parts of the North Side? It’s not at all too late for affected residents in the 48th Ward to stop the Emanuel/Fern Hill project dead in its tracks.

Just as with the zoning changes along Broadway, the community at large, should not let Ald. Manaa-Hoppenworth get away with this! These plans are far from becoming reality, even though they’re presented as “inevitable.”

Out of respect for their own neighborhood, Emanuel Congregation should either sell their property to the city (as lakefront parkland), or come up with building plans that do not exceed 6 stories in height.

*Kevin Havener  
Edgewater*

**Improv Festival  
Aug. 20-23  
in Edgewater**

Theatre Momentum will host The Dramatic Improv Festival [DIF], a 4-day festival dedicated to grounded, human, vulnerable improvisation, featuring performers and instructors from around the world.

Dramatic improvisation is the spontaneous creation of unscripted scenes and stories, prioritizing emotional depth, character development, and narrative truth over comedy. Not just for laughs, it explores the full spectrum of human emotion, utilizing active listening, vulnerability, and organic relationship-building rather than aiming for quick punchlines

The festival runs Thursday-Sunday, Aug. 20-23, at The Edge Theater, 5451 N. Broadway, in Edgewater. Tickets are \$20, workshops are \$30-60, and all are available at <https://dramaticimprovfest.com/>

The DIF is a unique event in the world of improv- a celebration of grounded, dramatic improvisation over a long weekend of education and performance, hosted in Chicago, the mecca of modern improv.

Since their founding in 2019, DIF has brought together top-notch performers, world-renowned teachers and audiences for a weekend of shows, workshops, and community connection.

DIF is produced by Theatre Momentum, Chicago’s only theatre dedicated to dramatic improvisation.

**SIGNAGE** from p. 1

gift Fern Hill’s requested high-rise without first considering the LPO restrictions, providing them privilege to ignore the existing zoning.

Aldermanic privilege (often called “aldermanic prerogative”) is an unwritten, long-standing custom in Chicago’s City Council that grants each local alderman de facto veto power over developments, zoning changes, licenses, and permits within their individual ward.

**Fern Hill, Emanuel plans will create very different future for neighborhood**

When Emanuel Congregation and developer Fern Hill announced a joint re-development project in June 2025, it was presented as an opportunity to build a new synagogue and revitalize the properties at 5948, 5959, and 5965 N. Sheridan.

Since then, the Assoc. of Sheridan Condominium/Co-op Owners [ASCO], has remained in contact with both Emanuel and Fern Hill regularly. The ASCO Board, together with the presidents of the nearby Malibu and Thorndale Beach North buildings, has met with the project team and participated in all community meetings. ASCO supports Emanuel’s desire to remain on Sheridan Rd. We value their long-standing presence. Yet at the same time, we realize the details that have emerged point to a very different future for our neighborhood.

ASCO has four main concerns regarding this proposal: zoning/height, proposing a total of 603 multi-unit residences, problems with more congestion/traffic, and a limited number of parking spaces totaling 270 for both the east and west sides of Sheridan.

At most of the community meetings, Fern Hill developer Nick Anderson refers to our high-rises with multi-units built in the 1960s and 70s as justification for their proposed massive scale. What is conveniently left out is that these older buildings are exactly ‘why’ the six-story limit was created.

Downzoning was enacted specifically to prevent the very gridlock and strain we are facing today. For those unfamiliar with the term, “downzoning” is a city action to lower the legally allowed height and density of future developments in order to protect a neighborhood from becoming overcrowded.

Sheridan downzoning was developed

through a collaborative effort between ASCO, the late Ald. Mary Ann Smith [48th], legal counsel, and the community. Adopted by the Chicago City Council in 2006, it limits development along Sheridan Rd. to 47-60 feet (5-6 stories) under RM 5.5 zoning. This standard has been consistently respected since its adoption, adhered to by both developers and our local Aldermen. Ever since 2006, every development has followed this. Even the property (5948) that Fern Hill purchased from another developer was planned and approved to be six stories. Sheridan Rd. does not need to be, and should not be, changed to B3-5 zoning.

At Ald. Leni Manaa-Hoppenworth’s third community meeting on June 24, Fern Hill announced that the proposed development will have 603 total units across both sides of Sheridan, yet only plans for 270 total parking spaces. When you factor in the 50 spaces reserved for Emanuel Congregation, that leaves just 220 parking spots for over 600 new households. The math simply does not work. There will be more people and vehicles, and it will be overwhelming. The lack of sufficient parking will force their new residents, as well as current locals, to compete for already scarce street parking.

On the west side of Sheridan Rd. the Chicago Dept. of Transportation did not approve a curb cut in front of the building. The developer plans to put a cafe in front of the building. Imagine the daily reality of no dedicated driveway causing traffic problems on southbound Sheridan Rd. Where will the daily stream of illegally parked Amazon, FedEx, postal, Uber and UPS vehicles park? Will they double-park while leaving their trucks idle? Where do the ride-shares stop for drop-offs and

pick-ups? The answer is right in front of the building. They already do that, and it’s a hot mess every day. ASCO and others have expressed concerns about the lack of a functional circular driveway in front of and/or around the building to remedy this problem.

ASCO is hoping Ald. Manaa-Hoppenworth will give serious thought to the immense impact on Sheridan Rd., both now and in future generations. The time to protect our neighborhood is now. The Alderwoman and her office staff count the online feedback forms they receive, and we need to ensure our concerns are on the official record.

Submit your online feedback by 5 p.m. Friday, July 10, at <http://www.the48thward.org/zoning>. ASCO encourages you to specifically highlight your concerns to the B3-5 zoning, the overwhelming total number of units, the lack of adequate parking, and the resulting traffic congestion. Let’s stand together to protect the future of Sheridan Rd.

*Sandy Chaet  
ASCO President, Edgewater*

**LAWSUIT** from p. 1

nets of due process and fairness.”

Sharkey adds, “Yet the Judge here ruled that neighboring property owners ... have no rights and no recourse in the courts. This is simply wrong.”

ERRD was represented by attorney Adam Kingsley.

The decision leaves the zoning change intact, paving the way for developers to build 80-foot mixed-use projects [with ground floor retail and housing above] along the commercial Broadway corridor

**Patricia Sharkey adds, “Yet the Judge here ruled that neighboring property owners ... have no rights and no recourse in the courts. This is simply wrong.”**

and intersecting side streets without needing a public review process, nor individual aldermanic or community exceptions approvals.

The city’s ham-handed project painted Broadway with a broad brush failing to distinguish between the 125-foot deep lots on the West side of Broadway and the 250-foot deep lots on the East side of Broadway that abut the CTA’s elevated Red Line tracks. It’s the kind of zoning that requires no planning, as everyone is given the highest possible zoning density by fiat. It is zoning conducted by cannon fire, where a lot of stuff gets hit all at once.

In 2025, the Broadway Upzoning framework developed by the City’s Dept. of Planning and Development was approved by the Chicago Plan Commission by a vote of 12-to-1 after a four-hour hearing.

The city’s next step – the City Council’s Committee on Zoning, Landmarks and Building Standards [Zoning] was delayed by objections from ERRD. It was ultimately approved by Zoning and the full Council.

When a judge grants the city’s motion to dismiss “with prejudice,” it means the lawsuit is permanently dismissed. The plaintiff is legally barred from fixing their mistakes and refiling the exact same claim against the city in the future.

Judge Cohen previously acknowledged the strong “public interest” of the case. If the appellate court is amenable, ERRD gains leverage to argue that sweeping upzoning – which covers a significant stretch and over 20 ordinances – requires more rigorous, block-by-block environmental and economic review.

Judge Cohen’s ruling is likely to be appealed by ERRD.

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