

Happiness is nothing more than
good health and a bad memory.
— Albert Schweitzer

Streeterville building hit with \$28M foreclosure



The Raffaello Hotel building at 201 E. Delaware St.

Former Raffaello Hotel surrendered to lender

If you look on page 8 of this newspaper you'll see a rather large foreclosure listing that is unusual in that it lists lots of Property Tax ID numbers [PIN], at the location of what was previously called the Raffaello Hotel, 201 E. Delaware St.

Developer Todd Rosenberg had plans to convert a Streeterville hotel into apartments, but then the lender arrived with a \$28 million foreclosure. The effort will cap a yearslong saga of financial distress, skulduggery and insider dealing for the property.

In June, Boca Raton-based Pebb Capital agreed to surrender the 18-story building to its lender Churchill Real Estate, who has been active in Chicago's distressed property debt market, according to Cook County Circuit Court records.

The hotel, which is out of operation, was known as the Gale Chicago in recent years and was previously called the Raffaello Hotel. This foreclosure mucks up the redevelopment plans put forward by Pebb.

The property only came into ownership by Pebb through its own takeover from another previous landlord, Miami-based Maxwelle Real Estate Group.

FORECLOSURE see p. 12

Surveillance state growing in Chicago, CTA forms partnership with the spooks

Last week the Chicago Transit Authority [CTA] announced they are in cahoots with the Chicago departments of Transportation and Finance in expanding their Artificial Intelligence [AI] camera network to photograph and ticket private vehicles for traffic violations.

Their pilot effort started last year with six buses and will now grow to 52 buses that will be equipped with camera equipment tied to AI software that has the ability, and legal authority, to issue traffic tickets. They recently expanded their North Side targeted AI ticketing zone from the Loop north to Irving Park Rd.

This is all part of a nationwide trend of government surveillance through cameras installed in communities across the U.S. under the guise of "public safety."

Yet, in true American fashion, resistance is rising against what can only be described as the arrival of a full-fledged surveillance state, as government creates a buffer from committing civil right violations tied to collecting evidence on people without probable cause by using outside private contractors and AI to do the dirty spying work.

Among the firms helping to grow this spy state are Flock Safety, Clearview AI, Motorola Solutions, Verkada, and Zero Eyes. The CTA has contracted with Hayden AI, a mobile perception platform that goes beyond automated traffic enforcement with vehicle-mounted technology

AI-ticketing program expands north to Irving Park

City Hall approves expansion of AI spying program from six to 52 buses

The CTA is expanding the City's targeting of drivers who pull over to the curb to pick up and drop off passengers by equipping 46 additional buses with technology aimed at enforcing and deterring illegal parking in dedicated bus/bike lanes and bus stops.

If you're planning to drop granny off at her doctor's office, that stop may cost you \$250. On July 8, the CTA Board approved an expansion of its Automated

that analyzes an urban environment in real time.

Flock Safety is the most prominent brand in the AI surveillance space, and perhaps best known for their automated license plate readers [ALPR] that capture high-resolution images of every passing vehicle. They share their real time data with local, county, state and federal police and immigration officers.

These spying systems now operate in thousands of communities, with over 110,000 cameras mapped nationwide, according to an open-source project mapping license plate readers called DeFlock.

The City of Chicago does not currently use Flock Safety cameras. Instead, the city relies on its own massive, separate network of

Bus Lane Enforcement [ABLE] program north to Irving Park Rd. from the present day boundary at North Ave.

Parking in a bus lane creates a \$90 ticket, and parking in a privileged bike lane creates a \$250 ticket in Chicago. The city enforces these rules using street spy cameras linked to AI mounted on city vehicles and CTA buses.

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street and traffic cameras.

According to the Chicago Office of the Inspector General, The Chicago Office of Emergency Management and Communications [OEMC] operates a massive surveillance network of over 50,000 public and private cameras citywide. The network links feeds from police PODs, CTA transit cameras, and private businesses to monitor public safety, traffic, and emergency situations.

The OEMC monitors feeds across the city to manage crowds, respond to severe weather, and aid in law enforcement. Through programs like Operation Virtual Shield, the city ties together both public infrastructure and external private feeds into one central hub

GROWING see p. 4



The Chicago River cruise industry provides new looks at familiar old buildings, like Marina Towers, in this photo shot from the deck of an architectural tour cruise boat.

Gunshot detection pilot program to deputize your cell phone

Following Mayor Brandon Johnson's decision to discontinue the ShotSpotter program, and after multiple mass shootings downtown, Ald. Brendan Reilly [42nd] started searching for a shot spotting technology to help alert police of illegal shootings.

Chicago has recorded between 175 and 200 mass shootings over the last five full years (2021–2025), plus over 30 incidents recorded so far in 2026.

Chicago's mass shootings are

primarily defined by localized, community-level gun violence—often stemming from drive-by shootings, altercations, or neighborhood disputes—rather than the single-location "active shooter" events.

The new technology will require citizens to participate by becoming individual shot spotters.

SplitSec AI, a Chicago-based

PILOT see p. 12

Work coming up at NU Hospital

Northwestern Memorial Hospital in Streeterville last week filed an application for 710 N. Fairbanks Ct. Their plans call for an \$81.3 million renovation to its existing Olson Pavilion lab and office building across floors 2, 4, 6, 7 and the penthouse, which includes a mechanical penthouse addition on the fourth level.

The Olson Pavilion houses several specialized medical and

research laboratories. Its labs primarily focus on cancer research, tissue analysis, and cellular therapy. The labs are designed to bridge the gap between basic science and patient care (what doctors call "translational research"), meaning their work directly helps develop new treatments for clinical trials.

The architect overseeing the expansion is Allan Krueger.

Public safety coalition forum meeting July 29

Chicago continues to be plagued by a high level of quality of life crimes committed downtown, combined with a systemic, institutionalized lack of criminal prosecutions and jail time, forcing citizens to absorb the brunt of the abuse.

In response, the Streeterville Organization of Active Residents [SOAR] will be hosting a public safety coalition forum starting at 5:30 p.m., Wednesday, July 29, at the Hughes Auditorium, 303 E. Superior St.

Join SOAR and a panel of safety experts who hope to answer citizens' questions and give up-

dates about neighborhood safety initiatives.

SOAR will be hosting five panelists that have expertise on various aspects of safety and surveillance in the community. Participants are welcome to submit questions during registration, and organizers hope to call upon some of the neighbors to ask their questions at a microphone before the full audience. SOAR is requesting reservations for those who wish to attend at <https://www.eventbrite.com/e/2026-soar-public-safety-coalition-forum-tickets-1993347455900>.

The English and Americans divided by a common language



By Thomas J. O'Gorman

A recent visit to the U.S. by King Charles III of Great Britain to honor America's 250th anniversary of independence revealed the time honored tradition of continued linguistic misconception.

He spoke with polished eloquence in the U.S. Senate. Though thanks to the teaching skills of British TV shows like Monty Python, The Queen, Downton Abbey, Sherlock Holmes and Graham Norton, American ears were more ripe for mutual understanding than ever.

But for long periods of our shared history, confusion has reigned. George Bernard Shaw and Winston Churchill often quoted the famous variant "two nations separated by a common language."

Oscar Wilde's quote about America and Britain not speaking the same language was used in the king's senate speech when he said, "We have really everything in common with America nowadays, except, of course, language." A line Wilde used in his 1887 short story, "The Canterville Ghost."

English, we all admit can be a challenging endeavor. Just think of all that effort used up when you try to give directions to a rideshare driver.

While writing a chapter in a book I am trying to finish, I was attempting to refer to the works of a popular modernist painter whose vast collection of art works fill museums across the world. I referred to his works of art as his "eulogy," with comments on his vast career of art. Meaning

like the words on his tomb set in stone. But auto correct changed my word "eulogy" to "eulogy." Not what I meant.

Of course both words signify a form of tribute. But eulogy is a spoken tribute. Not what I was looking for. But since the artist has been dead for more than 50 years I believed "eulogy" was more fitting. More timeless.

But then the word "elegy" popped up. Since it is more poetic I decided to use it. Elegy then seemed more obsolete. More archaic. Elegy seemed just what I needed.

I wanted to "praise" the deceased painter for his genius, artistry and humanity. But at this point I was linguistically exhausted after an English word battle. Elegy, eulogy and elegy had taken their linguistic toll on me.

Of course I immediately thought of all those folk who are greatly challenged by the correct use of English. We share a wide slice of the colloquial verbiage of daily words we "almost" share with Brits. Words like "telly" instead of television, or "knickers" instead of underwear, or "trouser" instead of pants, or "boot" instead of trunk, or "pram" instead of buggy, "quid" instead of pound, or "sweets" instead of candy, "mum" instead of "mom," "chips" instead of French fries, "crisps" instead of potato chips, "loo" instead of bathroom, "banger" instead of sausage, "ginger" instead of redhead, "lift" instead of elevator, "courgette" instead of zucchini, "aubergine" instead of eggplant, "cutlery" instead of silverware, "biscuit" instead of cookie, and "petrol" instead of gas.

All these words give any American or Brit the ability to at least be understood by their English speaking friends. Of course, you wouldn't use them at Buckingham Palace. You'd be better off with French there. But that vocabulary will stand the test of pubs, football matches, rock concerts, the theater, restaurants and hotels.

But remember this, there are

no substitutes for the syntax of William Shakespeare, or the musical cadence of Jane Austen, Geoffrey Chaucer, George Eliot, Charles Dickens or Virginia Wolfe and Dame Agatha Christie.

They probably might assist, however, with romance, plumbing, crime solving of murder mysteries, although many of England's best writers have more lofty vocabs. But so does America's writers like Ernest Hemingway, F. Scott Fitzgerald, Mark Twain, Toni Morrison, William Faulkner, Herman Melville, Emily Dickinson, Sylvia Plath and Flannery O'Connor.

George Bernard Shaw once said, that the use of a common language merely enabled England and America to understand the "insults" offered by the representatives of one to those of the other.

"A common language certainly makes an alliance easier; though you must not forget that it also makes quarreling easier."

Which would you prefer, 50 years after your death, as a reminder of your influence and contribution to life? An Elegy? A Eulogy or an Elegy? I'd take a poem of serious reflection any time. The Irishman in me treasures The Lament.

YOU WILL OBEY: Have you caught the new Internet glimpse of Springfield, IL, **Bishop Thomas Paprocki** and his online warning? Paprocki is a Chicago priest originally made Catholic boss in the state capitol when **Cardinal George** haunted the Gold Coast.

Ostensibly "Poppo," as he was nicknamed back at school, is explaining the rules for Catholic funerals to all the farmers and ploughboys in his rural diocese. He looks and speaks, strangely, like the poster boy for grim funerals. Genuine undertaker material. It's a humorless video, drained of humanity. Just a few minutes laying the law down about following the laws for Catholic burials. That's old news. Nothing new there. Someone must have laughed during a Springfield funeral.

Hence his reminder. In real life, we believe, when people have the

loss and heartache of losing a loved one, we struggle to cope and find hope. So Catholic funeral liturgy better be two things, holy and sympathetic.

Then zip the lip. People are already in deep mourning. Is this a moment to insist you can't have a wake in a church?

It's all spoken, of course, in legal lingo, the somber tone of the lawyer he is. It just proves that after a lifetime of practical experience, it seems you really have to be Irish to get a funeral right.

The bishop will be retirement age soon and will need to align the rules for being shipped out to pasture, I suspect.

Many of this newspapers' readers have inquired from this column if we have a Chicago response to such Sangamon County goings on. I told them I'd rather lunch with **Cardinal Raymond Burke**, the MAGA prelate festooned in cardinalatial haberdashery that includes an 18-foot watered red silk train.



Chicago Police Superintendent Larry Snelling.

Photo courtesy Alex Brandon

CPD: Chicago Police Supt. **Larry Snelling's** retirement is set for today, July 15, after three years leading the department. He joined the CPD in 1992 as a patrol officer, before later serving as the department's counterterrorism chief.

ECHO PARK: Some Lincoln Park neighborhood residents have blasted the Lakeshore Music & Arts Festival, complaining that "bass beats" echoed throughout the neighborhood for eight hours daily while trash was strewn about the park. Can we look

forward now to a future prompt ward-wide ban.

WHEN THINGS WORKED: Shortly after taking office, in 1989, Mayor **Richard M. Daley** adopted **Harold Washington's** "sanctuary city" stance. Daley signed 13 executive orders, including one that reaffirmed "fair and equal access" to employment, benefits and licenses to all — regardless of nationality or citizenship. Yes, Federal law trumps municipal law so the effort means nothing to those enforcing the nation's immigrations and customs laws, so the net effect is somewhat hollow. But it made us feel more enlightened.



Former Mayor Richard M. Daley and Tom Donovan.

THE CITY THAT WORKED: **Tom Donovan**, former Daley boss and CEO of the Chicago Board of Trade has died at 88. A powerful patronage boss in the administrations of Mayors **Richard J. Daley** and **Michael Bilandic** before running the Chicago Board of Trade for 18 years. He played a critical role in keeping the Daley political machine in power.

GARDEN PARTY: The North Dearborn Association announces the 66th Annual Dearborn Garden Walk one day only, Sunday, July 19. Secret Gold Coast gardens and a one-hour guided sidewalk architectural tour.

LANGUAGE see p. 9

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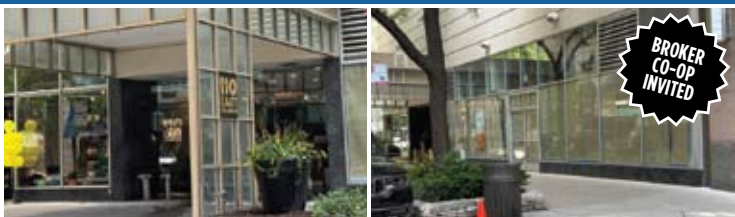
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10x felon escapes from electronic monitoring — until he’s found in the Governor’s backyard

BY CWB CHICAGO

A man on pretrial release in a felony retail theft case that he picked up while already on pretrial release for another shoplifting charge disappeared from the Cook County chief judge’s electronic monitoring program for 11 days before authorities found him again — in the backyard of Gov. JB Pritzker’s Gold Coast mansion, court records show.

Those records also indicate that, despite Chief Judge Charles Beach’s public pledge that “major violations” of the court’s electronic monitoring program would be brought before a judge within 24 hours, 10-time convicted felon Dwayne Milton began violating the terms of his release almost immediately upon being outfitted with an ankle monitor, and those violations continued for six consecutive nights before the matter was reported to a judge.

Around 10 p.m. July 4, Chicago police officers were dispatched to the governor’s residence in the 1400 block of N. Astor St. to assist Illinois State Police troopers assigned to Pritzker’s security detail. State troopers had detained Milton, 46, after he allegedly jumped into the governor’s backyard.

A state trooper told CPD officers that they had been monitoring the mansion’s security cameras when they saw Milton attempting to scale over the governor’s rear gate before successfully entering the property. He is charged with misdemeanor trespassing.

Milton, whose Cook County criminal court history includes more than 60 cases, including felony convictions for burglary in 2024, retail theft in 2023, 2014, and 2011, and two robberies in 2005, allegedly admitted to responding officers that he knew there was a warrant for his arrest.

There was.

CPD records show Milton was arrested



Dwayne Milton, left, Gov. JB Pritzker, right, and the governor’s family home in the Gold Coast.

three times between April 5 and May 5, all for shoplifting. The most recent arrest resulted in a felony retail theft charge. On June 17, Judge Aleksandra Gillespie placed him on electronic monitoring and ordered him to remain in his residence each night until 8 a.m., according to a court filing.

A violation report filed by a court officer on June 25 states that Milton began violating those conditions almost immediately.

According to the filing, he was in violation throughout the nights of June 18, 19, 20, 21, and 22. Each evening, his electronic monitoring device registered a violation beginning at 7 p.m. and “escalated” at 10 p.m. Court records explain that an escalation occurs when a participant is believed to have been outside an approved residence for more than three hours. None of those violations ever “cleared,” the report said.

On June 23, Milton again went into violation at 7 p.m. The incident escalated at 12:25 a.m. on June 24 and did not register a “clear” signal until 6:39 a.m., according to the filing. Finally, on June 25, a pretrial officer brought the violations to Judge Gillespie, who signed a warrant for Mil-

ton’s arrest, court records show.

The warrant remained active until Milton was arrested in Pritzker’s back yard around 10 p.m. on Independence Day.

After Beach became the county’s chief judge in December, he immediately appointed a panel to review the court’s electronic monitoring programs and directed it to return recommendations within 60 days. The decision was an effort to tamp down a political storm that hit the courts after a man who was supposed to be on electronic monitoring allegedly set a woman on fire while riding a Blue Line train in the Loop.

Days before Beach’s deadline arrived, he announced several policy changes, including redefining a “major violation” of electronic monitoring from an absence of 48 hours to an absence of three hours and requiring those violations to be presented to a judge within 24 hours.

Three months later, however, we found those policies were not being followed

consistently. Court records showed that Alphonso Talley, a repeat violent offender accused of murdering Chicago Police Officer John Bartholomew and critically wounding his partner while AWOL from electronic monitoring, was missing for days before his violations were reported to a judge.

Following those revelations, Beach ordered another internal review of his office’s handling of Talley’s alleged monitoring violations. The results of that review, if any, have never been made public.

Last week, Beach’s office declined to comment on the apparent delay in reporting Milton’s alleged violations to a judge, delays that apparently allowed him to remain at large until he entered the governor’s backyard.

“Pursuant to Rule 2.10 of the Illinois Code of Judicial Conduct, the Cook County Circuit Court is unable to comment on matters that are pending or impending before the court,” Beach’s office said in a written statement. “As the case you reference involves an active matter before the court, we are unable to provide comment on the specific allegations, monitoring records, or judicial decisions associated with it.”

The basis of the refusal to comment is dubious. Beach personally gave an on-camera interview to WGN-TV discussing the Talley case, including Judge John Lyke’s decision to place Talley on electronic monitoring.

In May, citing an effort to be more transparent about the effectiveness of the court’s monitoring programs, Beach revealed that eight percent of defendants who were supposed to be wearing ankle monitors had gone AWOL, including more than 33%

FELON see p. 6

Private gardens on display at Dearborn Garden Walk

The North Dearborn Assoc. is hosting their 66th Annual Dearborn Garden Walk one day only, Sunday, July 19.

This Annual event draws hundreds of visitors to explore the secret Gold Coast gardens and partake in a one hour guided sidewalk architectural tour.

The walk runs from noon to 5 p.m. It is one of the country’s oldest garden walks.

This event draws crowds from all over the world to take part in a one-day, self-guided tour of unique private gardens throughout the historic Near North and Gold Coast neighborhoods. Included in the ticket price is the popular guided sidewalk

architectural tour of historic Dearborn Pkwy., and opportunities to talk with Master Gardeners.

Ticket holders will experience a variety of private rear gardens ranging from minimalist to classic small gardens, patio/terrace designs and courtyard settings — each showcasing the most creative use of outdoor space in an urban setting.

The architectural tour includes pre- and post-Chicago fire structures, sites used in movies, homes formerly occupied by famous celebrities and a former US president, along with neighborhood folklore. Tickets are \$30 in advance/\$35 at the door.

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Presentation July 18 on history of Chicago’s public lakefront

Edgewater Residents for Responsible Development will be hosting a free presentation on Lois Wille’s landmark 1972 book “Forever Open, Clear and Free” 1 p.m. Saturday, July 18, at Berger Park South Mansion and Coach House Theater, 6205 N. Sheridan Rd.

The book explores the 200+ year history of Chicago’s lakefront—the people, court cases, plans and laws that have kept it forever open, clear, and free.

This Preview introduces an upcoming two-part program based on Wille’s book. A reception will follow the presentation. To RSVP, write to BergerParkAdvisoryCouncil@gmail.com.

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GROWING from p. 1

using feeds from:

- **POD Cameras:** The Chicago Police Dept. uses hundreds of highly visible Police Observation Device [POD] cameras to track street crime.
- **CTA Transit System:** Live camera feeds from every Chicago rail station, as well as cameras on the inside and outside of buses and rail cars, are monitored 24/7 by the CTA and OEMC.
- **Private Sector Initiative:** Homeowners and businesses now link their own outdoor cameras to the OEMC. This allows emergency officials to access these views only during official emergencies

The initiative links Chicago-based organizations, companies and sister agencies’ camera systems into the OEMC state-of-the-art unified video surveillance network that is then shared widely with other law enforcement.

They provide officials and agencies access such as Homeland Security, Immigrations and Customs officers, the Chicago departments of Police, Fire, Aviation, Streets and Sanitation and Transportation, the Chicago Public Schools, Chicago Housing Authority, Chicago Transit Authority, and the Chicago Park District.

In Aug. 2025, the Secretary of States’ office discovered that U.S. Customs and Border Protection gained access to Illinois license plate camera data – a violation of state law, though under the federal Supremacy Clause of the U.S. Constitution, the designation under state law is meaningless virtue signaling.

There is little doubt the practice continues today through Flock Safety, which operates the largest automated license plate reader ALPR system in the nation, and who contracts with U.S. Customs and Border Protection to access Illinois license plate cameras on Illinois roads and surveil drivers.

Thanks to recent technology upgrades, these urban spy cameras do more than just read license plates and record your vehicle’s unique details; they also track the electronic signatures of Bluetooth, Wi-Fi, RFID, and other wireless signals from devices inside or near your vehicle. That means those on foot, riding the CTA, a bike or scooter can also be tracked. The government claims that there is no presumption of privacy with digital signals that travel over the open airwaves.

But wait, there’s more. Many large retailers and shopping centers in Chicago use private Flock Safety cameras to monitor parking lots and entrances. You will often see them on the North Side at many grocery and big box retail store locations.

Highly probable locations

According to an online Reddit Community that has identified mapping effort platforms, highly probable locations include:

- The Jewel-Osco locations throughout the North Side (such as those in Andersonville on N. Clark St., Edgewater on N. Broadway, and Lincoln Park) which widely use private Flock cameras at their parking lot entrance and exit bottlenecks.
- The high-traffic Home Depot on N. Elston Ave. utilizes these

Thanks to recent technology upgrades, these urban spy cameras do more than just read license plates and record your vehicle’s unique details; they also track the electronic signatures of Bluetooth, Wi-Fi, RFID, and other wireless signals from devices inside or near your vehicle. That means those on foot, riding the CTA, a bike or scooter can also be tracked. The government claims that there is no presumption of privacy with digital signals that travel over the open airwaves.

plate readers to monitor property entry points.

- All Target and Walmart retail centers in neighborhoods like Uptown and Lakeview feature these black, solar-powered cameras attached to parking lot light poles.
- Private condo association garages in high-rise residential buildings along Lake Shore Dr. and throughout Edgewater increasingly contract private security companies to install Flock or similar ALPR systems at garage entry gates.

Using AI and optical character recognition, these systems extract as much private data as possible, including timestamps and geo-location, before uploading it to a cloud platform accessible to all participating law enforcement agencies. And yes, they are doing this to law-abiding U.S. citizens without warrants.

Flock markets this as solving crimes, but the system inherently sweeps up everyone. Drive past a camera on your work commute or while doing errands, and your route becomes part of a searchable database.

The reality is that it doesn’t just track your car or devices, the newer cameras use pan-tilt-zoom capabilities and AI to detect and follow pedestrians in real time as they walk through the frame. So your daily trips to work, school, and social events can be reconstructed without ever needing a warrant for traditional GPS or cell tracking.

The private firms claim they don’t decrypt message contents, but they don’t really need that because the metadata alone paints an intimate portrait of your daily

life, based on data that you never gave them permission to track in the first place.

In some instances officials discovered that the cameras remained active after cancellation of contracts, and that additional cameras were actually installed. And an audit in Evanston, IL, revealed that Flock had given the city’s data to federal authorities.

Lack of Probable Cause

The Fourth Amendment of the U.S. Constitution protects against unreasonable search and seizure and requires warrants based on probable cause. But that only applies to government.

The U.S. Supreme Court has set important limits on location tracking. In United States v. Jones, the Court ruled that placing a GPS tracker on a vehicle is a search under the Fourth Amendment because long-term monitoring invades privacy.

In Carpenter v. United States, the Court held that accessing historical cell-site location data for extended periods requires a warrant.

The first 10 Amendments of the U.S. Constitution make up the Bill of Rights, including the 4th Amendment which is to protect individual liberty from unchecked government authority. According to the ACLU, governments can skirt the 4th Amendment by exploiting outdated legal doctrines to deploy networks of public cameras and AI, effectively conducting mass surveillance without a warrant. Because traditional constitutional law requires physical intrusion or a targeted breach of privacy to trigger 4th Amendment protections, automated systems now operate in a regulatory gray area.

The surveillance systems today in use in Chicago are more reminiscent of authoritarian regimes like East Germany, North Korea and Red China, which treat their citizens as subjects that cannot be trusted without constant monitoring. And this spying is being foisted on citizens under the ruse and rubric of “safetyism.” Citizens should be rightly wary when they hear a public official suggest they’re expanding surveillance “in an overabundance of caution for public safety,” as government bodies frequently bypass Constitutional protections by claiming surveillance spying is necessary for public safety. This tactic exploits legal loopholes, allowing authorities to track citizens without a judge’s permission.

City's 'bogus' bike report claims concrete barriers don't impede local businesses



The Home Front by Don DeBat

Chicago was once known as the 'city that works.' It was a transportation-oriented hub, but now is run by clout-happy Democratic-Socialist politicians who appear to be kissing the bicycle lobby's sprocket.

City Hall has erected concrete barriers, obstacles and roadway-lane-blockers on key arterial streets all over the city's transportation grid in favor of privileged bike paths. The bike-crazy trend really started during the rule of former Mayor Rahm Emanuel, when Divvy Bikes were introduced.

In Aug. 2025, a record 995,000 Divvy Bike rides were booked. That high mark came after Mayor Johnson cut a deal with Lyft, the system's operator, to reduce fees and add more Divvy stations.

Today, the taxpayer-funded bike lobby is wrapping a chain around Chicago's neck and strangling business owners' ability to conduct commerce. The suicidal elimination of commercial street parking is literally killing businesses.

Metered street parking that turns over quickly is a critical infrastructure need for most every neighborhood commercial district and the city is eliminating it at an alarming rate.

At a taxpayer cost in 2025 of an estimated \$17 million, Mayor Johnson, an avid biker, bragged about constructing 100 miles of new city bike lanes, many on the North and Northwest sides, funded by the Chicago Dept. of Transportation [CDOT]. Changes include: raised concrete curbs that eliminate street parking, with metal or plastic barriers and bump outs, concrete obstacle islands that eliminate traffic lanes and narrow roadways, neon-green painted cycling paths, bus-loading "islands," and raised pedestrian crosswalks.

Last year, the city installed more than 12 miles of privileged bike lanes, expanding the reach to nearly 70 miles citywide and covering over 15% of the city's on-street cycling network.

A big part of the problem is that CDOT has no adult supervision. There is very little oversight or outside scrutiny on their spending. Federal and state grants and fuel taxes make up the vast majority of CDOT's budget. Grants account for approximately 70% to 75% of the funding, while fuel taxes add another 5% to 6%. Local funds make up only 13% of its proposed 2026 appropriations.

And CDOT gets a lot of taxpayer cash. The 2025 budget was over \$2 billion. For most of the previous decade CDOT was the third-highest funded city department, following the Chicago Police and Aviation departments.

According to the Johnson administration, Chicago now has a 500-mile "Bike-way." That includes bike lanes, off-street trails and "neighborhood greenway" streets that are designed to slow cars and prioritize bicycles. Privileged bike lane critics and irate motorists say the expansion plan is an example of bad city planning run wild.

"Rampant bike-lane construction is causing massive traffic congestion on diagonal arterial streets such as Milwaukee Ave., Clark St., Lincoln Ave., Clybourn and Grand Ave.," complained Mr. Zak, a Lincoln Park resident. Mr. Zak is also an irate Archer Ave. businessman, who recently was impacted by a new Southwest Side bike lane.

"Local businesses along Archer Ave. have lost hundreds of free and metered customer parking spaces, hurting Chicago's



(L-R) Ald. Ramond Lopez, Mike Royko and map of Logan Square bike lane study.

economy and draining millions of dollars from the sales tax base," he said.

Mr. Zak told this reporter the weekly net sales at his custom jeans and clothing store in Brighton Park recently plummeted to \$100 a week from former annual sales of \$600,000-plus a few years ago.

Bike lanes don't hurt businesses?

Last month, CDOT published a "report" on the economic impact of bike lanes on six commercial corridors with bike-lane projects. The report surveyed the change in sales tax revenue, commercial property vacancy and employment, as well as safety and bike usage data.

According to the survey results and data gathered in the report, "the bike-lane projects have not hurt business activity after their installation," although the study does not assert that the lanes themselves improved an area's economic outlook.

The jury is still out on whether or not bike lanes promote safety. The number of crashes involving bicyclists remained the same prior to, and after, bike-lane installations, while scooter accidents and injuries have spiked dramatically.

While many bike accidents are not reported, there were nine crashes in 2018 and 2019, and nine crashes in 2021 and 2022, the study said. The surveyed corridors include bike lanes in two key North Side neighborhoods:

- **Lincoln Park.** The bike lane on Clybourn Ave. between Division and Halsted streets was constructed in 2015. To make room for the new privileged and painted lanes, on-street parking was moved to one side of the street.

Sales tax revenue along Clybourn declined 28% after the bike lane was installed. However, city researchers said it was unlikely the bike lane caused the drop in tax revenue, noting that many of Clybourn's largest retailers have dedicated parking lots.

- **Logan Square.** Privileged bike lanes were installed in 2020, along Milwaukee and Armitage avenues between Western and California avenues. Plastic posts eliminated 100 parking spaces on Milwaukee and moved them to side streets and nearby arterial streets, CDOT said.

The Milwaukee Ave. bike-lane report was released as the business strip is wrestling with a high level of vacancies, according to a report by Block Club Chicago. Loading zones and parking alongside the bike lanes were eliminated. Couriers were forced to double park or drive into the bike lane.

The former Gillman Ace Hardware at 2118 N. Milwaukee closed three years after the bike lanes were installed. The owner blamed the loss of parking as a primary factor behind his declining business.

Other North Side neighborhoods in the bike-lane survey were Andersonville, along Clark St. between Lawrence and Edgewater avenues, and Humboldt Park, along North Ave. between California and Central Park avenues.

Is city bike report 'bogus'?

Critics question the credibility of CDOT, and say much of the positive vibe in the

city biking report is "bogus propaganda" and carries about as much weight as a flat bike tire.

One vocal opponent of the on-going Archer Ave. bike-lane project is Southwest Side Ald. Raymond Lopez [15th]. The new Archer Ave. bike lanes were not part of the city study.

Lopez said the notion that bike lanes do not harm economic activity was a "lie," citing what he has heard from businesses on Archer in Brighton Park, and elsewhere. Construction on the project remains ongoing, as does a Dept. of Water Management project that has resulted in unrelated, temporary street closures.

"There are 77 communities in Chicago, and 100-plus different neighborhoods—all unique," Lopez said. "You can't expect what works in Uptown to work in Englewood or Little Village."

Slats Grobnik's bike report

To gain clarity about nearly eight decades of historical knowledge on the world of bicycling in the Windy City, The Home Front

column recently hosted a séance with Slats Grobnik, the alter-ego of the late Mike Royko, famed Pulitzer-Prize winning Chicago newspaper columnist. Royko's Slats was a comically stereotyped working-class Polish-American Chicagoan. If you are too young and unaware about "Mike and Slats," search Royko's Wikipedia file.

One vocal opponent of the on-going Archer Ave. bike-lane project is Southwest Side Ald. Raymond Lopez [15th]. The new Archer Ave. bike lanes were not part of the city study. Lopez said the notion that bike lanes do not harm economic activity was a "lie," citing what he has heard from businesses on Archer in Brighton Park, and elsewhere.

"Chicago is not as bike-crazy as Amsterdam in Holland. The city's erroneous bike-lane report obviously is hokum brought on by the legalization of marijuana," noted Grobnik, while rolling his eyes and puffing on a Pall Mall.

If Grobnik were running for Mayor of Chicago in 2027, here is an outline of his commonsense bicycle-transportation plan for the Windy City:

- **Eliminate bike lanes.** Remove all bike lanes on busy arterial streets in Chicago. As a motorist who always drove run-down beaters as a teenager, Slats avoided ex-

REPORT see p. 11

Chicago hate crime reports plunge even after city made reporting easier

BY CWBCHICAGO

Chicago's efforts to encourage more people to report hate crimes appear to be producing an unexpected result.

Despite creating new ways for residents to report bias incidents and expanding efforts to identify potential hate crimes, the number of hate crimes reported to the Chicago Police Dept. [CPD] has dropped sharply.

CPD records show hate crime reports are down 30% compared with the first half of last year and 54% from the same period in 2024, with declines across every major protected class.

That may be a surprising revelation given the extensive news coverage given to recent incidents, including a cross-burning in Grant Park that an Asian college student claims was intended to be a message to "MAGA Christian nationalists" who support President Donald Trump, not Blacks.

Hate crime reports surged dramatically in June 2020 as protests

and riots followed the murder of George Floyd by a Minneapolis police officer. Cases continued rising for several years, reaching a record 303 reports in 2023.

That year's surge was driven largely by religion-based hate crimes as the Israel-Hamas war sparked pro-Palestinian demonstrations that some people used as cover to target Jewish residents and institutions.

Against that backdrop, the Chicago City Council unanimously approved the "CHI vs. Hate" ordinance in Dec. 2023. The measure created a system allowing residents to report "hate incidents" through 311 even if the conduct did not meet the legal definition of a hate crime.

Supporters said the ordinance would make it easier for victims to come forward while giving the city a better understanding of bias-related incidents that might otherwise go unreported. Even with those expanded reporting efforts in place, hate crime reports

have fallen across every major protected class.

Race-based hate crimes have dropped from 170 cases in 2023 and 123 last year to 33 during the first half of this year, according to CPD. Hate crimes based on sexual orientation have fallen from a high of 64 cases in 2024 to 24 through June 30. Religion-based hate crimes have also declined, falling from 89 reports last year to 16 during the first six months of this year.

Hate crimes based on gender identity have also decreased. After averaging about nine cases annually since 2019 and peaking at 11 incidents in 2024, the city recorded three cases during the first half of this year.

Ald. Debra Silverstein [50th], the only Jewish member of the City Council and the lead sponsor of the CHI vs. Hate ordinance, said the citywide decline in hate crime reports is good news.

"I am encouraged that hate crime numbers have declined,

and I am deeply grateful to Supt. Larry Snelling and the dedicated Chicago police officers who work every day to keep all our diverse communities safe," Silverstein said July 8. "This reduction underscores the critical role our police play in protecting residents and improving public safety."

Still, Silverstein said the numbers show more work remains.

"We cannot overlook the fact that anti-Jewish hate crimes remain disproportionately high against a community that makes up only 3% of Chicago's population," said Silverstein, whose Far North Side ward includes a significant Jewish population.

She also urged Mayor Brandon Johnson to "treat this issue with the seriousness it deserves."

Ald. Timmy Knudsen [43rd], a member of the City Council's LGBTQ+ caucus, also welcomed the trend, saying he was "encouraged to hear that hate crimes,

HATE CRIME see p. 10

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Letter to the Editor

Don is right

Don DeBat is right [July 8] that gentrification is not always a dirty word. Neighborhoods change. Buildings are renovated, businesses open, property values rise, and new residents arrive. Much of Chicago's strength comes from that constant renewal.

But there is an important distinction between land use succession and government sponsored transformation. Land use succession occurs gradually as buildings, businesses, owners, renters, and uses change over time. The other can occur overnight when government changes the zoning map and grants a single developer a massive increase in density.

That distinction matters. A neighborhood may naturally become more valuable without requiring government to discard existing zoning, overlook earlier downzonings, or create development rights that did not previously exist. Growth can be healthy without being unlimited, and investment can be welcomed without treating every request for greater density as progress.

The best neighborhoods evolve incrementally. Their buildings, parks, streets, stores, and residents change over time. No single project defines them. But when a major upzoning or planned development suddenly changes the scale of a site by fiat, government is doing more than allowing a neighborhood to evolve. It is creating new value.

But who gets the benefit, and who lives with the consequences?

Gentrification may not be a dirty word. Neither is planning. Chicago's great neighborhoods grew and changed through land use succession. The difference is that they were truly planned developments, not imposed designs that sidestep building and site access requirements.

Tim Carew
Old Town



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TICKETING from p. 1

The city has not announced how it will apply this new AI ticket-writing technology in emergency situations, when car drivers must ‘pull to the right for sirens and lights’ to allow emergency vehicles to pass by.

Buses equipped with the AI-supported ABLE systems will focus on enforcement of the #20 Madison, #36 Broadway and #66 Chicago Ave. routes with plans to expand to the #8 Halsted route at Chicago and Halsted.

The installation of AI cameras on those additional 46 spy buses is expected to be completed this fall and will greatly increase the number of AI-generated tickets drivers will be getting in the mail.

By scaling up the program from six to 52 camera-equipped buses, the CTA in partnership with the predatory City of Chicago will be better able to target drivers who parking in bus- and bike-only lanes and bus stops, to pick up or drop off passengers.

Once City Hall sees the cash start rolling in from AI-generated

Few are using bikes to get around

According to data compiled by the taxpayer-funded non-profit Active Transportation Alliance, very few daily commuters in Chicago use bikes and scooters.

In Chicago, cars are the most popular way to get to work. Public transit is second. Bicycles and scooters make up a minuscule share.

- The daily commute breakdown for Chicago residents is:
- Cars, trucks, or vans combined equal roughly 45% to 58%. This includes driving alone or carpooling.
 - Buses and trains combined contribute about 25% to 27%, and the Chicago Transit Authority provides the bulk of this traffic.
 - Bike and scooter use is a paltry 1% to 2%.

CTA ticket-writing, they will likely seek other uses for the technology to help fill budget gaps and grow spending.

One unexpected consequence of this new policy will no doubt be people changing their driving behavior and stopping vehicles in the middle of active lanes of traffic when picking up or dropping off friends family, or customers.

Many of Chicago’s curb lanes and commercial parking spots on the North Side have already been eliminated by the construction of privileged biking lanes that incorporate concrete barriers and fixed traffic lane obstacles to deny drivers access to the curb.

This is the latest advancement of the City of Chicago’s controversial Smart Streets pilot program and is a key fundraising option in the region’s ongoing focus on eliminating the use of cars and expanding the use of bus service under the new Northern Illinois

Transit Authority [NITA].

The Smart Streets pilot program is an initiative with the Chicago departments of Transportation and of Finance to use camera technology to automatically tickets citizens who are hoping to find curbside parking that is now being turned over at an alarming rate to exclusive bus lanes and privileged bike paths.

Quickly turned-over commercial curbside parking at metered spots is a critical infrastructure need for most all neighborhood shopping districts, and it is broadly being eliminated now by bureaucrats in City Hall.

Building active privileged bike lanes curbside also creates new hazards for the blind and disabled to get to bus stops, in that it can force them to cross over raised concrete barriers and pass through lanes activated with lawless bike and scooter users.

The program expansion is be-

ing supported with \$1 Million provided by taxpayers through the NITA Act that the Regional Transportation Authority approved in the amended 2026 operating budget. The program encourages bus lane and bus stop ticket-writing enforcement infra-

Between Oct. 15, 2025 and the end of May, ABLE systems on buses captured a total of 21,686 warnings and violations in that area. At \$90 per ticket that represents nearly \$2 million in new ticketing revenue; at \$250 that represents over \$5.4 million. With the expansion to 56 buses Chicagoans can expect to see a ten-fold increase in the number of tickets being generated by AI technology.

structure to penalize those drivers who only seek to pull over to the curb, a normal transportation move that drivers have utilized in Chicago for over 100 years.

The city’s pilot zone area now encompasses 19 square miles, 1300 bus stops, nearly eight miles of bus lanes and nearly 70 miles of bike lanes. Between Oct. 15, 2025 and the end of May, ABLE

systems on buses captured a total of 21,686 warnings and violations in that area. At \$90 per ticket that represents nearly \$2 million in new ticketing revenue; at \$250 that represents over \$5.4 million. With the expansion to 56 buses Chicagoans can expect to see a ten-fold increase in the number of tickets being generated by AI technology.

The two-year pilot program, initiated by Chicago City Council ordinance, authorized the City to issue citations by mail for bus and bike lane and bus stop parking violations captured by city cameras in a designated pilot area downtown. At the beginning of 2026, City Council expanded the pilot area to its current boundaries, extending from Irving Park Rd. on the north to 26th St. on the south.

Each system includes an on-board processor, along with two windshield-mounted cameras that allow the ticket-writing system to spy of vehicle drivers and record data capturing violations in bus lanes, bike lanes and bus stops.

An outside technology vendor is responsible for performing a manual review of violations data before transferring it to the City of Chicago for final determination and violation issuance, so Chicago citizens will likely have no idea who is actually making ticket-writing determinations. The CTA is not involved in reviewing potential violations or issuing tickets.

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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
CHURCHILL MRA FUNDING I, LLC, as successor-in-interest to PE-+-+--+ LENDING CO, LLC, as successor-in-interest to W Financial REIT, Ltd., as successor-in-interest to W Financial Fund, LP
Plaintiff
vs.
RAFFAELLO CHICAGO PROPCO, LLC, TERGESTE, INC., d/b/a PELAGO, and Unknown Owners and Non-Record Claimants
Defendant
26 CH 1885Calendar
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 17, 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:
Pin Numbers:
17-03-221-012-1005; 17-03-221-012-1006; 17-03-221-012-1007; 17-03-221-012-1008; 17-03-221-012-1009; 17-03-221-012-1010; 17-03-221-012-1011

17-03-221-012-1012; 17-03-221-012-1013; 17-03-221-012-1014; 17-03-221-012-1052; 17-03-221-012-1096; 17-03-221-012-1053; 17-03-221-012-1054

17-03-221-012-1055; 17-03-221-012-1056; 17-03-221-012-1057; 17-03-221-012-1058; 17-03-221-012-1059; 17-03-221-012-1060; 17-03-221-012-1061

17-03-221-012-1097; 17-03-221-012-1098; 17-03-221-012-1099; 17-03-221-012-1100; 17-03-221-012-1101; 17-03-221-012-1102; 17-03-221-012-1103

17-03-221-012-1104; 17-03-221-012-1105; 17-03-221-012-1015; 17-03-221-012-1062; 17-03-221-012-1106; 17-03-221-012-1016; 17-03-221-012-1063

17-03-221-012-1107; 17-03-221-012-1017; 17-03-221-012-1064; 17-03-221-012-1109; 17-03-221-012-1018; 17-03-221-012-1065; 17-03-221-012-1110

17-03-221-012-1019; 17-03-221-012-1066; 17-03-221-012-1111; 17-03-221-012-1020; 17-03-221-012-1067; 17-03-221-012-1112; 17-03-221-012-1022

17-03-221-012-1068; 17-03-221-012-1113; 17-03-221-012-1023; 17-03-221-012-1066; 17-03-221-012-1114; 17-03-221-012-1024; 17-03-221-012-1070

17-03-221-012-1115; 17-03-221-012-1025; 17-03-221-012-1071; 17-03-221-012-1116; 17-03-221-012-1026; 17-03-221-012-1072; 17-03-221-012-1117

17-03-221-012-1027; 17-03-221-012-1073; 17-03-221-012-1118; 17-03-221-012-1028; 17-03-221-012-1074; 17-03-221-012-1119; 17-03-221-012-1029

17-03-221-012-1075; 17-03-221-012-1120; 17-03-221-012-1030; 17-03-221-012-1076; 17-03-221-012-1121; 17-03-221-012-1031; 17-03-221-012-1077

17-03-221-012-1122; 17-03-221-012-1032; 17-03-221-012-1078; 17-03-221-012-1123; 17-03-221-012-1033; 17-03-221-012-1079; 17-03-221-012-1124

17-03-221-012-1034; 17-03-221-012-1080; 17-03-221-012-1125; 17-03-221-012-1035; 17-03-221-012-1081; 17-03-221-012-1126; 17-03-221-012-1036

Real Estate For Sale

17-03-221-012-1082; 17-03-221-012-1127; 17-03-221-012-1037; 17-03-221-012-1083; 17-03-221-012-1128; 17-03-221-012-1038; 17-03-221-012-1084

17-03-221-012-1129; 17-03-221-012-1039; 17-03-221-012-1085; 17-03-221-012-1130; 17-03-221-012-1040; 17-03-221-012-1086; 17-03-221-012-1131

17-03-221-012-1042; 17-03-221-012-1087; 17-03-221-012-1132; 17-03-221-012-1043; 17-03-221-012-1088; 17-03-221-012-1133; 17-03-221-012-1044

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17-03-221-012-1136; 17-03-221-012-1048; 17-03-221-012-1092; 17-03-221-012-1137; 17-03-221-012-1049; 17-03-221-012-1093; 17-03-221-012-1138

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17-03-221-012-1142; 17-03-221-012-1144; 17-03-221-012-1145; 17-03-221-012-1146; 17-03-221-012-1147; 17-03-221-012-1148; 17-03-221-012-1149

17-03-221-012-1180; 17-03-221-012-1181; 17-03-221-012-1182; 17-03-221-012-1183; 17-03-221-012-1184; 17-03-221-012-1185; 17-03-221-012-1186

17-03-221-012-1187; 17-03-221-012-1151; 17-03-221-012-1152; 17-03-221-012-1153; 17-03-221-012-1154; 17-03-221-012-1155; 17-03-221-012-1156

17-03-221-012-1157; 17-03-221-012-1158; 17-03-221-012-1159; 17-03-221-012-1160; 17-03-221-012-1161; 17-03-221-012-1162; 17-03-221-012-1163

17-03-221-012-1164; 17-03-221-012-1165; 17-03-221-012-1166; 17-03-221-012-1167; 17-03-221-012-1168; 17-03-221-012-1169; 17-03-221-012-1170

17-03-221-012-1171; 17-03-221-012-1172; 17-03-221-012-1173; 17-03-221-012-1174; 17-03-221-012-1175; 17-03-221-012-1176; 17-03-221-012-1177

17-03-221-012-1178; 17-03-221-012-1179.

Commonly known as 201 East Delaware Place, Chicago, Illinois 60611.
The real estate is: multi-unit residential and mixed-use building. 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, Taft Stettinius & Hollister LLP, 111 East Wacker Drive, Suite 2600, Chicago, Illinois 60601-4208, (312) 527-4000. Churchill vs. Raffaello INTERCOUNTY JUDICIAL SALES CORPORATION
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IN THE CIRCUIT COURT OF COOK COUNTY,

Real Estate For Sale

ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
CARRINGTON MORTGAGE SERVICES LLC, Plaintiff
vs.
UNKNOWN HEIRS AND LEGATEES OF ROBERTA GOLDIN; 1550 CONDOMINIUM ASSOCIATION; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AMIR -+--+ AS SPECIAL REPRESENTATIVE FOR ROBERT-GOLDIN; GOLD COAST CONDOMINIUM ASSOCIATION; LOIS JOAST; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS;
Defendant
25 CH 12496
CALENDAR 62
NOTICE OF SALE
PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on August 17, 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. 17-03-101-029-1160.
Commonly known as 1550 N. Lake Shore Drive, Unit 25G, Chicago, IL 60610.
The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act.. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(c) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
For information call Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates P.A., 1771 West Diehl Road, Suite 120, Naperville, IL 60563. (630) 453-6960. 4890-223694
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151515 -----

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 allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
CODILIS & ASSOCIATES, P.C.
15W030 NORTH FRONTAGE ROAD, SUITE 100
BURR RIDGE IL, 60527
630-794-5300
E-Mail: pleadings@il.cslegal.com
Attorney File No. 14-25-06451
Attorney ARDC No. 00468002
Attorney Code: 21782
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 Midrise 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, 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 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 bidders will need to register at www.auction.com prior to placing a bid. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium property Act, 765 ILCS 605/9 (g)(l) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact 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. 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.
13289739

-v-
Theresa M. Lucas; Citizens Bank, N.A.; The Midrise 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, 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 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 bidders will need to register at www.auction.com prior to placing a bid. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium property Act, 765 ILCS 605/9 (g)(l) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact 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. 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.
13289739

DEJEAN 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
NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 12/15/2025, an agent of Auction.com, LLC will conduct the Online Only auction at 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 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 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 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)(l) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact Plaintiff's attorney: Kluever Law Group

Bug Squad opens at Nature Museum

In the imaginative world of "Bug Squad," insects don't just have super abilities, they are real superheroes.

The exhibit on bugs and pollinators will open next week for young visitors at the Chicago Academy of Sciences, 2430 N. Canon Dr.

Youth can join the swarm, learn about each Bug Squad member, and try out their super abilities in this interactive play space July 25,

through Nov. 29.

Bug Squad attempts to create a learning opportunity by introducing children in a world inspired by fictitious superheroes and factual science. Families can meet the squad through talking animatronics, explore their abilities through interactive experiences and play-based STEM activities, and learn about real-life bug abilities and traits. Families will play and explore and may gain a greater love

for science and an appreciation for biodiversity.

The exhibit is an effort to educate and engage kids with environmental science. They hope to inspire kids to explore bugs, nature, pollinators, and science through hands-on activities, live demonstrations, and creative learning adventures.

The Bug Squad will also visit local schools and community events.



(L) Jay Taylor. (R) Chicago Shakespeare Theater's Barbara Gaines with Edward Hall and Kimberly Motes. Photo by Justin Barbin



LANGUAGE from p. 2

GO CUBS GO: On July 18, members of the 2016 World Series championship team will return to Wrigley Field as the Chicago Cubs commemorate the 10th anniversary of one of the greatest seasons in Cubs history. Fans can experience the unveiling of Champions Gate, a new permanent monument honoring the club's three World Series championship teams, before the game.

DANCE AND PLAY BALL: Join fellow Deadheads and baseball enthusiasts for a celebration of sports and music for Grateful Dead Night with the White Sox, Tuesday, July 24. The Sox play the NY Yankees at 6:40 p.m.

The Sox office always does a fine job of pleasing the tie dye-adorned fnas.

A WINNER: Bobbi Panter competed in a nationwide QVC product search in 10 cities reviewing more than 10,000 products, to find the 100 best. Bobbi was honored to be the very first entrepreneur chosen.

OY VEY: Word from New York is that Katz's Deli, its most wondrous kosher eatery, will be popping up in July along Chicago's riverfront with its famous

pastrami for \$30. The Riverwalk is busier than ever, what a wonder of geography since the first day.

PIZZA: Lou Malnati's flagship restaurant closing on Rush St. ends a tasty run and robbing the Gold Coast of superb pizza. A pie we locals and visitors alike enjoy.

CLOSURE: Washington Hall, the Loop's largest food hall permanently closed on June 27. It had opened in 2021.

NEW SPEAKEASY: Cache is a new Chicago bar, a new speak-easy in Old Town at 1446 N. Wells. Behind the Golden Dragon. It looks beautiful and well appointed. If you've been there let us know your experience.

BILLION\$: Close to 57 million tourists spent \$2.5 billion in Chicago last year according to a recent report.

ART: New work by Jeremy Humbert, with work by Mike Famous, Laurence Hoffman, Candice Johnson and Kevin Johnson on view through Aug. 22 at 6311arts, 6311 N. Clark St.

OM: The Auditorium, 50 E. Ida B. Wells Dr., presents an evening of rest, reset, and relaxation with a seated Sound Meditation led by popular Chicago meditation facilitator Jay Taylor on Wednes-

day, August 19 at 6:30 p.m. The meditation will the sound of singing bowls, percussion, and flute evolves through the perfect acoustics of The Auditorium. Tickets are \$35 for general admission and are on sale now at auditoriumtheatre.org.

THE ROOSEVELT WAY: Artist Rosemary Fanti is quoting Teddy Roosevelt these days, it fits so well into our 250th independence spirit - "I am an American; free born and free bred, where I acknowledge no man as my superior, except for his own worth, or as my inferior, except for his own demerit."

SHAKE IT, SHAKE IT: Chicago Shakespeare Theater celebrated the company's 40th Anniversary last month with a gala. The evening raised \$1.3 million, honoring four decades of powerful theatermaking with Founding Artistic Director Barbara Gaines, with CST Artistic Director Edward Hall and Executive Director Kimberly Motes. Gov. JB Pritzker surprised the crowd with a speech.

WHO'S WHERE: Mark Olley urging Chicagoans to adopt or foster a pup from Chicago Animal Care and Control... French Consul General Charlotte

Humanitarian relief drive for Venezuela

The U by Dr. Jones dental office, 2322 N. Clark St., is collecting essential humanitarian relief supplies for earthquake victims in Venezuela.

Donations will be organized and shipped through a coordinated effort with Illinois-based, non-government affiliated

organizations. Needed items include electrolyte powder, baby formula, baby bottles, toys, bars of soap, toothpaste, and toothbrushes. Community members are invited to help support families in need.

For more information call 312-757-2322.

Montel toured Chicago architecture and Lucien Lagrange's buildings...

Desirée Glapion Rogers doing makeup shade matching and bravo to the movement supported by five pastors that created marketplaces across America to buy Black...

Candace and Chuck Jordan with film-dom's Michael Kutza on the prowl for French cuisine... ABC7's Roz Varon on 4th of July attended a backyard Shabbat Service and BBQ hosted by Lori Weiss and Brad Warner...

Ald. Walter 'Red' Burnett [27th] says, "You've got questions? I've got answers. Straight talk about what's happening, no jargon, no political talk, give us a call... John and Myra Reilly dining in their Lake Forest garden...

Barb Bailey, Irene Mojica and Denise Tomasello remembering a great night of music at Billy Marovitz's "The Alley" with the rockin' Ocean's Rat Pack when Moe Carrara aka Billy Ocean, Bill Seritella and Elliot Wimbush brought their 'A' game...

Serge Michaluk was festive at the 4th of July Parade with Marta Farion and Yulia Komar standing tall with Ukraine... Seth Flex server extraordinaire at Mon Ami Gabi spotted wearing the chicest of hair styles as we visited for the finest roast chicken in Chi-town.

BOOK: Book lover Carol Blaney Eshaghy is recommending Rosie Walsh's "One Day You Were My Husband." Carrie's husband is arrested on their wedding night and given a life sentence,

and 12 years later she finds he's free and living in Sweden.

WINNING: Barb Bailey still celebrating her client and dear friend, singer Bob Anderson, for receiving "The American Hero Award" at "The Countdown 250 Ball" in Washington, DC. And grateful to David Joseph for taking her back to her roots eloquently singing the songs of John Denver, with three guitars, a cello, a violin and Barbara Smith on back up vocals.

HATE: Bob Woodward reflecting on Richard Nixon's talk to the nation upon resignation and finding historic wisdom in his farewell grievances. "Others' hate only wins if you hate back."

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 sizes in the garden at 1059 N. Winchester, enter through the side gate on Thomas St. Parking on garage apron and street.

The words of the language, as they are written or spoken, do not seem to play any role in my mechanism of thought.

- Albert Einstein

tog515@gmail.com

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Gregory J. Lindeman
Founder/Director

Rogers Park Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT – CHANCERY DIVISION U.S. BANK NATIONAL ASSOCIATION, Plaintiff, -v- IRMA FLORES; CAMILO FLORES, SR.; CAMILO FLORES, JR.; EASTRIDGE CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS; Defendants 2023CH09654 1728 W. Farwell Avenue, Unit 307, Chicago, IL 60626 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 5/8/2026, an agent of Auction.com, LLC will conduct the Online Only auction at www.auction.com, with the bidding window opening on 8/10/2026 at 10:00 AM CDT and closing on 8/12/2026 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 1728 W. Farwell Avenue, Unit 307, Chicago, IL 60626 Property Index No. 11-31-221-028-1021 The real estate is improved with a Condominium. The judgment amount was \$212,469.99

Sale Terms: Full Sale Terms are available on the property page at www.auction.com by entering 1728 W. Farwell Avenue, Unit 307 into the search bar. If sold to anyone other than the Plaintiff, the winning bidder must pay the full bid amount within twenty-four (24) hours of the auction's end. All payments must be certified funds. No third-party checks will be accepted. All bidders will need to register at www.auction.com prior to placing a bid. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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

The property will NOT be open for inspection and plaintiff makes no repre-

sentation 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 Plaintiffs attorney: Diaz Anselmo & Associates, LLC (630) 453-6960 please refer to file number 6766-194720. Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 – 872-225-4985 You can also visit www.auction.com. Attorney File No. 6766-194720

Case Number: 2023CH09654 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. 8231-966994

151515 -----
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Lakeview Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION SELENE FINANCE, LP Plaintiff, -v-

MAREECIA WEBBYE LOWRY, AQUA FINANCE, INC, 450 BRIAR PLACE CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants 2025CH07386 450 W BRIAR PL, UNIT NUMBER 10H AND G81 CHICAGO, IL 60657

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on May 18, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on August 19, 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 450 W BRIAR PL, UNIT NUMBER 10H AND G81, CHICAGO, IL 60657 Property Index No. 14-28-103-065-1084 AND 14-28-103-065-1222

The real estate is improved with a condominium. The judgment amount was \$232,932.32. Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

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

For information, contact CHAD LEWIS, ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC Plaintiffs Attorneys, 6400 SHAHER CT, STE 325, ROSEMONT, IL, 60018 (561) 241-6901. Please refer to file number 25-320488. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE

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

CHAD LEWIS ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC 6400 SHAHER CT, STE 325 ROSEMONT IL, 60018 561-241-6901 E-Mail: ILMAIL@RASLG.COM Attorney File No. 25-320488 Attorney ARDC No. 6306439 Attorney Code: 65582 Case Number: 2025CH07386 TJSC#: 46-1229

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 # 2025CH07386 **13290552**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION PARTNERSHIP FINANCIAL CU Plaintiff, -v-

CAO MAC, 3600 CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants 25 CH 9940 3600 NORTH LAKE SHORE DRIVE 2404 CHICAGO, IL 60613 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on May 13, 2026, an agent for

Real Estate For Sale

The Judicial Sales Corporation, will at 10:30 AM on August 18, 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 3600 NORTH LAKE SHORE DRIVE 2404, CHICAGO, IL 60613 Property Index No. 14-21-110-020-1522 The real estate is improved with a condominium. The judgment amount was \$118,487.08.

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

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

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

For information, contact The sales clerk, LOGS Legal Group LLP Plaintiffs Attorneys, 2801 LAKESIDE DRIVE, SUITE 207, Bannockburn, IL, 60015 (847) 291-1717 For information call between the hours of 1pm - 3pm. Please refer to file number 25-103958.

THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE

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

LOGS Legal Group LLP 2801 LAKESIDE DRIVE, SUITE 207 Bannockburn IL, 60015 847-291-1717 E-Mail: ILNotices@logs.com Attorney File No. 25-103958 Attorney Code: 42168 Case Number: 25 CH 9940 TJSC#: 46-1189

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 # 25 CH 9940 **13290405**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, -v-

UNKNOWN SUCCESSOR TRUSTEES OF THE CHARLOTTE H. SONNENFELD TRUST, BMO HARRIS BANK, N.A., LAKE PARK PLACE CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, UNKNOWN OCCUPANTS Defendants 23 CH 6763 3930 NORTH PINE GROVE AVENUE #1801 CHICAGO, IL 60613

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on May 14, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on August 18, 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 3930 NORTH PINE GROVE AVENUE #1801, CHICAGO, IL 60613 Property Index No. 14-21-100-018-1224 The real estate is improved with a condominium. The judgment amount was \$168,391.77. 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.

Real Estate For Sale

The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

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

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

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

For information, contact The sales clerk, LOGS Legal Group LLP Plaintiffs Attorneys, 2801 LAKESIDE DRIVE, SUITE 207, Bannockburn, IL, 60015 (847) 291-1717 For information call between the hours of 1pm - 3pm. Please refer to file number 23-099368.

THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE

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

LOGS Legal Group LLP 2801 LAKESIDE DRIVE, SUITE 207 Bannockburn IL, 60015 847-291-1717 E-Mail: ILNotices@logs.com Attorney File No. 23-099368 Attorney Code: 42168 Case Number: 23 CH 6763 TJSC#: 46-1199

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

Case # 23 CH 6763 **13290404**

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 Indenture trustee for CWHQ Revolving Home Equity Loan Trust, Series 2006-1 Plaintiff

vs. Melissa Melzer and Unknown Owners and Non-Record Claimants Defendant 25 CH 2638

CALENDAR 59 NOTICE OF SALE PUBLIC NOTICE IS hereby given that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on August 17, 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. 1001337-0001705708-7. THE SALE SHALL BE SUBJECT TO A PRIOR RECORDED FIRST MORTGAGE.

Commonly known as 4250 Marine Dr., Unit 308, Chicago, IL 60613. The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 189.5 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(c) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

For information call Sales Department at Plaintiffs Attorney, The Sayer Law Group, P.C., 925 East 4th Street, Waterloo, IA 50703. (319) 234-2530. IL240063

INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com

HATE CRIME from p. 7

particularly antisemitic incidents, are on the decline.”

Knudsen, who represents much of Lincoln Park, sponsored the city’s Stop Hate Littering Ordinance, approved in 2024 after antisemitic flyers were distributed alongside rat poison. His office said the measure strengthened the city’s ability to respond by expanding enforcement tools and increasing accountability for people distributing hateful propaganda.

“While legislation alone won’t solve hate, it sends a clear message that, with strong enforcement measures and tools, acts like these have no place in Chicago,” Knudsen’s office said.

Several public officials did not respond to multiple requests for comment for this article, including Mayor Brandon Johnson; Ald. Bennett Lawson [44th], who is gay and represents Boystown; Ald. Maria Had-den [49th], who bills herself as the “first Black, queer woman elected to Chicago

“While legislation alone won’t solve hate, it sends a clear message that, with strong enforcement measures and tools, acts like these have no place in Chicago,” Ald. Timmy Knudsen’s office said.

City Council”; Ald. Andre Vasquez [40th], whose ward includes part of Andersonville; and Ald. Raymond Lopez [15th], a member of the council’s LGBTQ+ caucus.

In a statement, CPD said, “The Chicago Police Dept. is committed to addressing hate crimes by creating a comfortable environment that encourages victims to report these crimes, and by thoroughly investigating all hate crimes that are reported. We understand the trauma and fear that are inflicted on both victims and our communities when a hate crime is committed, and we are continuously working to advocate and support those affected through victim services and continued outreach.”

Real Estate For Sale

WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

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

For information, contact NOONAN & LIEBERMAN Plaintiffs 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 for a 7 day status report of pending sales.

NOONAN & LIEBERMAN 33 N. LaSalle Street, Suite 1150 Chicago, IL, 60602

E-Mail: intake@noonanandlieberman.com Attorney File No. 1610-170 Attorney Code: 38245

Case Number: 2025 CH 12528 TJSC#: 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, -v-

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 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 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 twenty-four (24) hours of the auction's end. All payments must be certified funds. No third-party checks will be accepted. All bidders will need to register at www.auction.com prior to placing a bid. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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

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

If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by 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 Plaintiffs attorney: McCalla Raymer Leibert Pierce, LLP (312) 346-9088 please refer to file number 23-152121L.

Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 – 872-225-4985

You can also visit www.auction.com. Attorney File No. 23-152121L

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

Real Estate For Sale

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

RICHARD HAGOPIAN, UNITED STATES OF AMERICA - SECRETARY OF HOUSING AND URBAN DEVELOPMENT Defendants 2024CH00086 3636 N MAGNOLIA AVENUE CHICAGO, IL 60613

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on May 16, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on 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/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

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

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

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

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

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

For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiffs Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876

THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE

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

CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527

630-794-5300

E-Mail: pleadings@il.cslegal.com

Attorney File No. 14-23-07721

Attorney ARDC No. 00468002

Attorney Code: 21762

Case Number: 2024CH00086

TJSC#: 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**

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Notice of Public Sale

East Bank Storage at 1200 W. 35th St., 773-247-3000, is opening lockers:
(3D3362) Grace Barry, (3F3588) Angel L. Lampkin, (3F3569) Tobias Lewis, (3E3471) Kevin Regnier, and (3F3634) James Shea
for public sale of miscellaneous items.
This sale is to be held on Thursday, July 30, 2026, at 2:00 pm. 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
All goods must be removed from the unit
within 48 hours.
Unit availability subject to prior settlement
of account.
Unit #307 Bristan Watts
Unit #2054 Kasandra Gusak

Notice of Public Sale

Pro Self 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.storage-treasures.com with the sale to conclude no earlier than 12:00 p.m.
1138 Jaigal D Wright
2010 Ernesto Gonzalez Jr
2112 Sydney Anderson
4017 Ana Villarreal
4030 Samantha Pearson
4042 Krystle Everett
4080 John Rita
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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REPORT from p. 5

pressways and only used arterial streets because it was easier to change a flat tire. Plus under the current set-up, the concrete barriers make it impossible for drivers to "pull to the right for sirens and lights." Emergency vehicles are also trapped in CDOT-created traffic jams, as there is no path to the curb on streets barricaded behind concrete like East Berlin was during the Cold War.

• **Remove landscaped parkways.** Popular during the Mayor Richard M. Daley era, Slats believes landscaped parkways on wide, four-lane arterial streets such as Irving Park Rd., Clark St. and Peterson Ave. cause accidents and cost millions of tax dollars to maintain. The widest lane on Clark St. in North Edgewater today is not for transportation, but is reserved for grass and trees.

With parkways removed, an extra lane of traffic would be added. The speed limit leading to the Kennedy Expy. and Lake Shore Dr. could be increased to 45 miles per hour.

• **Expand parking.** Slats believes the bike-lane expansion has created a huge, dangerous, and costly traffic and parking problem. Therefore, his plan is to restore hundreds of desperately

needed street-parking spaces, especially in front and near neighborhood saloons.

• **City-owned meters.** Any re-envisioned parking-space plan should be metered and owned by Chicago under a new city-controlled program that cuts out Chicago Parking Meters LLC, the financial investors that fleeced the city with a 75-year lease that cost them only \$1.15 billion. The parking deal now is worth an estimated \$3 billion.

Plus the city is quickly refunding that \$1.15 billion through annual "true up" payments to Chicago Parking Meters LLC. Through 2025, Chicago has already paid a total of \$246 million in penalties to our parking landlords.

• **Softball parking.** An avid 16-inch slow-pitch softball player, Slats' master-parking plan also calls for metered diagonal "nose-in" parking on both sides of Columbus Dr. near the famed Grant Park ball diamonds. On weekday game nights, players should be charged \$5 or less for two hours of softball parking. And, the valley diamonds at Grant Park should be renamed "Mike Royko Field" in honor of the columnist who promoted "Chicago's Game" better than any politician.

• **Recreational biking.** In the

interest of safety, only allow recreational biking in Chicago along Lincoln Park's paths, expanses of the North Side and South Side lakefront, in public parks across the city, and in Cook County Forest Preserves. However, for personal safety, Slats recommends that recreational biking only be done in Chicago during daylight hours. Bikers should report to the nearest saloon after sunset.

• **One-way bike lanes.** Always willing to compromise with the politicians, Slats' backup plan is to remove only half of the city's bike lanes, especially on the North Side. According to the taxpayer-funded non-profit Active Transportation Alliance, bikes and scooters make up only a paltry 1-2% of daily commuters. So it's not much to ask devoted bicyclists to wheel north on the east side of Lincoln Ave. And ride south on the west side of Clybourn Ave. Then, peddle north on the east side of Milwaukee Ave. and south on the west side of Elston Ave.

With half the bike lanes removed, hundreds of diagonal "nose-in" revenue producing, city-owned metered parking spaces would be reinstalled on the side of the streets without bike lanes for the roughly 45% to 58% of daily commuters who use cars, trucks and vans.

Increase biking revenue.

Slats believes bikers should pay their way and not get a free ride. All bike owners must register their wheels and pay an annual \$100 licensing fee, similar to the \$150 automobile owners pay for an annual city sticker in Chicago.

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Motorized electric bike owners should pay \$125. Slats may not be a Democratic Socialist, but he would allow electric golf carts to use the bike lanes for the same \$125 bike-sticker fee. When Royko wasn't playing softball for the Chicago Daily News and the Sun-Times, he was on the golf links.

For additional revenue, Chicago Police Dept. bicycle cops should police the bike lanes and

streets to hand out traffic tickets to bicyclists who break the law, especially those who gleefully peddle through traffic lights and stop signs regardless of traffic. Maybe insist bike and scooter riders wear trackable air tags so they can be ticketed by Chicago's spy systems for every rule of the road violation they commit.

• **Electric auto fees.** Drivers who choose to sit in bumper-to-bumper, rush-hour expressway traffic, should not pay to park. However, to help defray the cost of expressway repaving every five years, Slats' Road Revenue Plan calls for electric car owners—who do not pay our inflated city and Cook County gasoline taxes—to be billed an annual fee based on their vehicle's annual mileage.

With at least six candidates running for the mayor of Chicago, let's hope they are taking bike-lane and city parking notes from Grobman. Slats says the first one who announces they want to roll back the concrete biking barriers and roadway obstacles will get his vote.

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

Ribbon-cutting at Montgomery Ward Park July 22

Ald. Brendan Reilly [42nd] and the River North Residents Assoc. are hosting a ribbon-cutting ceremony at Montgomery Ward Park, 630 N. Kingsbury St., 10 a.m. Wednesday, July 22.

The Alderman allocated a portion of his wards Menu Funds to fully resurface the playground's soft playing surface for children and families.

Free tours of Fourth Presbyterian Church

Discover the History and Architecture of Fourth Presbyterian Church during a public event and tour on July 19, and again on Aug. 9 and 30.

Guests will step inside one of Chicago's architectural treasures as architectural enthusiast Ken Hazlett will lead a free guided tour of the church's historic sanctuary.

Guests will learn about the sanctuary's remarkable design, history, and architectural features.

The Church is located on the corner of Michigan Ave. and Delaware St. Tours begin at approximately 11:15 a.m. No registration is required. Participants should simply gather at the rear of the sanctuary.

It's your job to water newly planted trees

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

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

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

To support healthy growth and establishment, when dry spells occur, neighbors need to provide one to two gallons of water per week during the first year, increasing amounts as the tree matures. Instead of frequent light sprinkles, soak the soil deeply to encourage strong root growth. Check the soil moisture roughly four to six inches deep—water if dry, but hold off if the ground is soggy.

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

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

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

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River North Fall design gallery walk will honor September 11th

The River North Design District [RNDD] will host their 10th annual River North Design District Fall Gallery Walk on Sept. 11. This year's showrooms will feature an array of fine artists and designer vignettes, along with special events throughout River North, and will honor the 9/11 attacks on America on Sept. 11, 2001, claiming 2,977 victims and reshaping global security and history.

Each participating showroom and art gallery will be exhibiting artwork created by some of the most influential artists in the art world today. Chicago's top designers will select their favorite art and create inspirational vignettes in each participating showroom showcasing how art feels in a living setting.

To celebrate the 10 year anniversary many of RNDD's favorite artists and de-

signers, The Gallery Walk All Stars, are returning to celebrate this important milestone. Opening night is at 8 p.m. Friday, Sept. 11. The schedule of events will include Light after Dark, the Official After Party at BSH Experience & Design Center, 222 W. Merchandise Mart Plaza, Suite 108.

The evening commemorates the 25th anniversary of 9/11 while celebrating a decade of art and design within the River North Design District. Guests are encouraged to dress in avant-garde fashion and will enjoy music by DJ Disko Kitty, crafted cocktails and culinary offerings from the chefs at the BSH Experience Center.

At the heart of the evening is Art is Living Fashion, a 6' x 30' immersive installation presented by Brizo. Conceived as a monumental textile, the work unites art,

2006, and that is what provided the property with so many individual PIN numbers.

But that concept fizzled, and Crescent began buying condos back a decade later, often at discounts from what it sold them for, leading to lawsuits between the condo board and Crescent Heights over expenses and commissions.

According to reporting in TheRealDeal.com, Crescent settled the disputes by agreeing to pay \$34.5 million to the hotel-condo investors in 2016. In 2019, Maxwelle pulled off a bulk buyout of 140 rooms in the 175-key building, and took out a \$29 million mortgage from New York-based lender W Financial. A Pebb Capital entity then appears to have bought the loan note from W Financial in 2022, leading to Pebb's takeover of ownership after Maxwelle's apparent surrender of the property to escape the debt.

In Dec. 2023, Pebb filed a zoning application to convert the Gale Chicago into 140 apartments, 56 hotel keys and ground-floor

fashion, and design through 20 artist-created panels exploring themes of strength, resilience, courage, and light. Together, the panels form a continuous collective expression of individual voice and shared humanity. The installation will be sold by the square foot at the event, with 100% of proceeds benefiting the Tunnel to Towers Foundation.

After Party tickets start at \$100 each if purchased in advance, visit <https://river-northdesigndistrict.com/>.

Tickets are on sale now. There will be a trolley featuring live art statues again this year from the north end of RNDD to the south end of RNDD.

Trolley locations are indicated on program book maps. Trolley runs from 5 p.m. to 8 p.m.

FORECLOSURE from p. 1

This financial mess is more proof of the broader real estate crash going on in Chicago's central business district, where values on high-rises and other commercial properties have cratered.

The foreclosure is also proof that downtown hotels have not yet recovered from the pandemic, the 2020 downtown BLM riots and looting, and concurrent loss of the meeting and convention business. It has proven much easier for the government-imposed lockdown to destroy the city's convention and tourism business than it has been for locals to build it back again.

And now all the distressed commercial debt has forced many buildings into foreclosure or to be taken back by lenders.

The former Raffaello property's backstory is also peppered with controversies and backroom dealing.

Another developer, Crescent Heights, converted the building into hotel-condos in

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commercial space. But Pebb looks to have brought on Churchill as a lender to help fund its conversion, which also ran out of fuel.

Pebb reportedly executed four loan modifications with Churchill between 2024 and 2025 to extend its maturity date with Churchill's lending entity. By Aug. 2025, the Pebb borrowing entity admitted it had stopped paying debt service and property taxes.

That is when foreclosure proceedings were initiated by Churchill MRA Funding I, LLC, acting as successor-in-interest to the original lender, Pebbmax Lending Co, LLC.

It's unknown how much Pebb initially paid to take over the W Financial loan to Maxwelle, and it's also unknown how much Churchill loaned Pebb for the deal that has now fallen into foreclosure.

In exchange for surrendering the property, the lender waived its right to seek a personal deficiency judgment against the parent guarantor, Pebb Capital Management, LLC. Thus, the financial shortfall remains tied to the shell company, reports TheRealDeal.

PILOT from p. 1

company, has agreed to share its gunshot detection technology with local residents at no charge to the City. Multiple phones in the same area can work together to confirm if a loud noise is a real threat.

SplitSec's proprietary mobile application is compatible with Android smartphones and will be made available at no cost to participating 42nd Ward residents during a two-month pilot program.

The Alderman and SplitSec will be showcasing the technology at a virtual kickoff event at 11 a.m. Monday, Aug. 3.

The application is traditionally not available through the Google Play or Apple App stores. Once installed, the application runs in the background without recording audio, tracking location, or storing any information externally. The app is trained to detect nearby gunshots and can automatically alert emergency responders.

When a gunshot happens, the first minute is chaos. People hesitate when they are not sure what they heard, but your cell phone will not panic. SplitSec.AI was started to reduce that hesitation and help teams move faster with a clearer signal.

The Alderman and SplitSec will be showcasing the technology at a virtual kickoff event at 11 a.m. Monday, Aug. 3. At the event, SplitSec will demonstrate their app and distribute the technology to residents as part of a two-month free trial in the 42nd Ward.

To register for the event, visit https://docs.google.com/forms/d/e/1FAIpQLSd12y50xxocixkfVYCv_-EryQJbJmVY6-vQmX4h0IYxweaMug/viewform.