

There's some teams -
the Cubs are one
of them - where there's
just too many fans.

— Mike Leach

INSIDE-BOOSTER

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

insideonline.com

Investment firm buys Elaine Place buildings for nearly \$62M

*Concord Capital may add
units to single-block,
nine-building purchase*

STORY AND PHOTO
BY BOB ZULEY



North Elaine Place street sign.

There is a housing market imbalance on the North Side with more demand for housing than there is supply, and it is making for some interesting transactions and deals.

A big part of the imbalance comes from those who have the wherewithal to choose where to live, and they are choosing to live on the North and Northwest sides of Chicago. Statistics show that 66% of those who choose to live in Chicago, choose to live on the North and Northwest sides, leaving great swaths of the city's West and South sides under-developed.

One such deal was announced last week where real estate investment and development firm Concord Capital of Chicago has acquired nine residential rental

buildings on Elaine Place [3400 North] in the Boystown neighborhood of the Lakeview. The purchase price of \$61.5 million was paid to CLK Properties.

The one-block-long street runs from Cornelia Ave. south to Roscoe St. and lies immediately east of Halsted St. The acquisition amounts to most but not all of the rental buildings on the block.

The specific addresses of the acquisition are: 3402, 3407, 3414, 3419, 3426, 3433, 3434, 3442, and 3451 N. Elaine Place. If this street was located on the West or South sides of Chicago, you might have trouble selling any of the property, as demand for that housing is sparse.

Concord Capital principal Drew Millard told CBS that his firm is planning to add garden units to the buildings and make light updates to the units when they vacate or renew their leases.

The portfolio Concord Capital purchased has 182 units although the available floor area ratio on the block allows up to 306 units. One future option is to build a new structure on an existing 105-space parking lot.

Neighbors can be sure that more density will eventually be added to the block, likely with much less parking due to the onslaught of the Transit Oriented

ELAINE PLACE see p. 12

Top prosecutor pushes lawmakers to close gaps in Illinois electronic monitoring law

BY CWBCHICAGO

Cook County State's Attorney Eileen O'Neill Burke is calling for permanent legislative fixes to what she describes as a dangerously flawed electronic monitoring [EM] system, warning that the increased use of ankle monitors for violent offenders has created "an unacceptable risk" to public safety.

In a recent Chicago Tribune editorial, Burke detailed a system she says has strayed from its original purpose, with roughly 3,000 defendants now on EM in Cook County, more than any other jurisdiction in the country, including Los Angeles and New York City.

"When it was introduced in 1989, EM was intended as a temporary way to address jail overcrowding, and it was reserved for lower-level offenses," Burke wrote. "Its expansion to defendants accused of violent crimes creates an unacceptable risk to our communities."

The editorial marks Burke's most forceful public argument yet for reforming how Cook County handles pretrial supervision since Illinois became the first state in the nation to abolish cash bail under the SAFE-T Act in Sept. 2023. Burke, who has served as a prosecutor, defense attorney, Circuit Court judge and Appellate Court justice, said she strongly supports the law's core principle: pretrial detention should be based on dangerousness, not wealth.

But, she said, "When someone is dangerous, our laws should ensure that person is actually detained, noting that judges increasingly use EM as a "third option" to split the difference between detention and release, with potentially dangerous consequences.

As of Aug. 7, Burke said, 79 people charged with murder or

attempted murder and 154 people charged with sex crimes, including crimes against children, were on EM in Cook County. The population has ballooned from fewer than 500 defendants in 2010.



Cook County State's Attorney Eileen O'Neill Burke.

The problems, Burke wrote, are compounded by a structural overhaul that took effect last year. Responsibility for EM shifted from the Cook County Sheriff's Office, which employed 175 sworn law enforcement officers to track violators, to the Office of the Chief Judge. Under the new system, pretrial service employees without arrest authority oversee compliance. Their role when someone violates monitoring conditions is to report the issue to a judge, who may or may not issue a warrant.

MONITORING see p. 12



Lane Tech's D'Angelo Bell splits defenders early in win over Shepard.

Lane Tech handles Shepard 28-21 in season opener

STORY AND PHOTO
BY JACK LYDON

High school football is back, and the Lane Tech Champions did not disappoint, beating the Alan B. Shepard Astros 28-21 at Lane Stadium Friday evening.

Lane's ability to move the ball with effective run-pass combinations proved the difference between these two evenly matched teams. The fun new twin brother quarterback to receiver connection fielded by Lane Tech with seniors Blake Perkins to Britton

Perkins added a fun wrinkle to the storyline.

These two evenly matched teams each had a rocky first quarter with almost as many penalties as yards gained on offense.

The game opened up in the second quarter. Lane had the ball at its own 33-yard line. Quarterback Blake Perkins busted open a keeper for a big gain down to the Shepard 42. Two plays later, Lane's senior running back Timothy Turner ripped off a 35

OPENER see p. 12



The Lincoln Hotel, 1816 N. Clark St.

Foreclosure for Lincoln Hotel

**Lawsuit over \$25M loan
in Chicago as
Lincoln Park hotel debt
matures without payoff**

The bill has come due for The Lincoln Hotel, at 1816 N. Clark St., and their owners are unable to come up with the finally payment.

The wheels have come off for the Nakash family as a \$25.4 million Chicago foreclosure lawsuit landed in court Aug. 14, three days after Joe Nakash was reportedly targeted by a New York legal complaint over a loan default at a Midtown Manhattan retail building, according to multiple media reports.

According to those reports, Wilmington Trust, a financial institution representing bondholders in a pool of commercial property debt, filed the foreclosure lawsuit in Cook County court against Nakash Lincoln LLC and Lincoln 1816 LLC. The filing alleges the ventures, backed by the fortune of the Nakash family

that founded the Jordache denim brand, defaulted on a \$25.4 million mortgage for the Hotel Lincoln property overlooking the lakefront, Lincoln Park and the Lincoln Park Zoo.

The lender claims the loan matured without repayment from the borrowers earlier this year.

The suit seeks to seize the fee simple interest and landlord rights at the popular hotel, while leaving intact an operating ground lease and leasehold linked to a Nakash-led entity that manages the hotel and property.

In addition to the more than \$25 million in unpaid principal, the suit claims the borrowers owe \$842,580 in accrued interest and fees.

The legal action follows months of special servicing and financial maneuvers. LNR Partners took over the debt after the default, according to reports in TheRealDeal.com.

Loan data published by Morn-

HOTEL see p. 12



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Who's in, who's out?



By Thomas J. O'Gorman

We've been doing a lot of listening lately, for the sounds of Chicago's future. Who's in and who's out. Hearing the thunder and lighting of the mayoral campaign, especially since Alexi Giannoulias tossed his cap onto the stage.

He's making other "alleged" candidates squirm due to his money and youth.

But all the angst really began when the ballot for Chicago's very first mayoral election in 1837 featured another wealthy young Democratic candidate, railroad executive, William Butler Ogden facing the outgoing Whig candidate, Chicago's Town President John H. Kinzie.

Those two names ring every bell in town. Loaded with Chicago history, both have important streets named for the dreams and ideas they cooked up in their pioneer nogginns.

Chicago has always been a landscape of political consequence. The office of Mayor of Chicago is one of the top ten most powerful positions in the nation. And as Chicago approaches the 2027 Mayoral election, everyone

is working on a plan, recognizing those consequences, and the change that will come.

Look around. I believe we're desperate.

Chicagoans are ripe for election fever, only now I'm afraid we have it COVID-style with no cure and no federal bail out cash. Chicago - and Illinois - finances are a mess.

From our settlement era around old Fort Dearborn, Chicago's pioneer character was always bubbling with drama, while establishing a new American Republic. The town echoed out to adventurous Americans to come and help it grow. To make money, create family wealth, and gain power.

We had the waterways, rail lines, transportation was going to be critical... location, location location. We had the flat land in the center of the nation, and Americans had ideas and dreams, and invention arrived quickly, ready to shape our own future.

Less than 20 years after the Fort Dearborn massacre during the War of 1812, when dead bodies lined the beaches, we were still recovering. Our settlers fled town in fear, the outpost was entirely abandoned and burned, the destination of the survivors depended on their captors or escape routes. It was war. Many are fleeing again now.

The nation was in the midst of radical rebuilding and fresh construction, and people returned, with first a new town in 1833 and then a new city in 1837. The war was over and we outgrew ourselves in just four short years, rid-

ing high beside the Great Lakes.

After incorporation, the town was governed by a board of trustees. Men elected yearly at large. They elected a president from among themselves. But once Chicago incorporated as a city, everything changed. A common council was their choice, elected from measured neighborhoods called wards.

A separate office was chosen for a mayor who would be elected at large, setting in motion a fresh manner of governance, fine-tuned over the years. And the source of all worthy endeavors.

The first Tuesday in March was chosen as the date for mayoral election, at least from 1838 to 1860. They then set the election for April after that, from 1861 to 1867. From 1869 through 1871 they switched to the first Tuesday in November. But after 1876, our national centennial, the election was moved to the first of April.

Confusion was a bit out of control back then. Remember the voting schedule had to accommodate the ever-growing population of Chicago that doubled every 10 years after 1840.

To vote in Chicago elections you had to live in Chicago, in one of the city's wards. Soon it became law that you had to live in Illinois for one year preceding eligibility to vote.

But so much was unfolding in Chicago, the original voting guidelines of its 1837 Charter were abandoned for new guidelines outlined in the "Cities and Villages Act. Of 1872," based on life in the post-fire era. Three-fifths of the city burnt to the ground in 1871.

Ogden was elected in 1837, a transplant New Yorker. A man of commerce, adventure and pioneer energy.

Maybe our next mayor could focus on creating an environment to grow business in Chicago like Ogden did?

We never know what's around

the corner in Chicago, and that's what we're in for today, a buzzsaw of political idiocy. You know it's true. Everything now is forced and myopic. It's a talking head popping up in all the wrong places, deep drilling, the rumors, and clout and the thievery, what's really under the blanket, cheating at baseball, whistling in church, sneaking on the "L" without paying.

We're in the middle of a new era of pure political muscle. The Teachers Union is the new bully on the block. Collecting your taxes and offering a traumatic fear of brimstone and urban chaos. Only today we have poor managers, where too many bridges are closed, too many small details ignored, expertise fleeing the fifth floor, replaced by radicals, our billion-dollar casino project now dark... discarded historic homes and buildings torn down for ugly taxpayer-funded public housing pretending to be private enterprises, and the Chicago Bears fleeing town. Our mayor's life today is driven by the Chicago Teachers Union and he still can't spell "cat."

Our policy team today can't be trusted not to steal... when your best finance people and police superintendent won't even stay in their jobs till after the election. None fear this mayor as all know he's not the real power.

Giannoulias looks like a college professor with the poised sparkle of youth still waving, geared always to making life better, less complicated, a true Gen Xer. He has money too, just don't ask how he got it.

Can he shorten the line, lower the prices, open a more convenient location, cut the red tape, be easier on people, bring bodies back to the Loop and boost business confidence, laugh more?

Can he be the government leader we need?

Chicago would be a great place to live again if we could lighten

up and smarten up. Time to show the dummies the door.

This election is about freshness and vision in today's far more dangerous era.

Giannoulias appears to think that government should work for the people it serves and deliver on it.

Chicago is too fine, and too important a city to waste on foolish people with small brains and smaller ideas. So dear friends, stick around. This fight is on.

CROOK: Jaren Leonard, who operated several eateries in Illinois and Colorado, has been sentenced to two and a half years in federal prison for submitting fraudulent COVID-relief loan applications and failing to pay tax withholdings from his employees.

Props to U.S. Attorney **Andrew S. Boutros** for identifying, investigating, and prosecuting the criminal fraud, the U.S. Attorney's Office for the Northern District of Illinois has been taking a fresh look at COVID-19 fraud. There is a lot more to find in Chicago's schools and police, in City Hall, the Cook County Building, and state of Illinois.

In 2020 and 2021 Leonard schemed to fraudulently obtain more than \$2.3 million in small business loans and grants under the Coronavirus Aid, Relief, and Economic Security Act. Leonard submitted at least 10 fraudulent applications for Paycheck Protection Program and Economic Injury Disaster Loan loans and grants purportedly on behalf of his restaurant businesses. The applications contained numerous false statements on the businesses' operations, including the number of employees, gross revenues, and payroll expenses. Leonard used the funds to purchase, among other things, vehicles, international

WHO'S IN? see p. 8

Ronald Roenigk Publisher & Editor
Sheila Swann Art Director & Production Mgr
Jeff Zimmerman Account Executive

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E: insidepublicationschicago@gmail.com



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When the Cortland Street Bridge closed in 2025, the bridge had been scheduled to have its bridge deck, steel floor system, and counterweights repaired, and install new concrete-filled grating, timber sidewalks, railings, and lighting replaced. Now the bridge may have to be completely rebuilt.

Landmark 124-year-old Cortland Street Bridge threatened with demolition

BY PETER VON BUOL

Chicago's landmark Cortland Street drawbridge, a 124-year old steel bridge and which has been closed for repairs since Sept. 2025, will continue to remain closed for the foreseeable future due to being in worse condition than shown in its initial assessment, according to Chicago Dept. of Transportation [CDOT] spokesperson Erica Schroeder.

"The structural assessment found that the Cortland Street Bridge can no longer safely support vehicular traffic in its current condition and that the necessary work is more extensive than anticipated under the original rehabilitation approach," said Schroeder.

Spanning the north branch of the Chicago River, the bridge connects Bucktown with Lincoln Park neighborhoods.

In 1902, when the bridge first opened to vehicle traffic, there had been a little more than 400 automobiles registered in the entire city of Chicago. As the first Chicago-type bascule bridge, it heralded a revolution in bridge building. Bascule bridges are movable drawbridges that use a counterweight system to allow the two spans of a bridge to pivot upward like a seesaw, letting boats pass underneath.

The bridge was the prototype for dozens of bascule bridges that were built throughout the city, and nation, afterwards.

"This project is more complex than a typical bridge rehabilitation in part due to the historic nature of the Cortland Street Bridge – one of the earliest movable bridge designs developed by City of Chicago engineers in the early 1900s and is a designated Chicago landmark. These early bridges were designed in a way that makes critical structural com-

ponents extremely difficult to access for inspection, maintenance, and repair," said Schroeder.

When the bridge closed in 2025, the bridge had been scheduled to have its bridge deck, steel floor system, and counterweights, and installing new concrete-filled grating, timber sidewalks, railings, and lighting replaced.

Its bridge houses were also intended to be restored. The project was originally supposed to last about two years. Area residents will see that become a much longer project now.

"CDOT must now reevaluate the rehabilitation approach and complete required coordination with local, state, and federal agencies. Restoring the bridge will be a multi-year effort and CDOT will be able to provide a more detailed anticipated timeline as the project moves forward. The north sidewalk will remain open to pedestrians, and bike lanes have been restored in both directions while the bridge remains closed to vehicular traffic," said Schroeder.

In a letter to CDOT Cmsr. William Cheaks, Jr., Ald. Scott Waguespack [32nd] said he was disappointed about the continued closure of the bridge and requested removal of its landmark status in order to build a new bridge to conform to federal standards.

"On Aug. 13, my office met with CDOT engineers regarding the continued and

extended closure of the Cortland bridge. The new timeline extending the closure of the

bridge is not acceptable and after years of repeated repairs to the failing bridge, the

only option at this point is to replace the bridge," said the Alderman.

"The bridge continues to deteriorate, requiring more closures, more delays for users of all modes of transportation and more waste

of taxpayer dollars. Years of apparent repairs have not worked, as documented by CDOT," wrote Waguespack.

At the time of its closure in Sept. 2025, CDOT officials had predicted the project would last about two years. With the bridge's damage worse than expected, CDOT engineers have been forced to reevaluate their timeline.

"CDOT recognizes the disruption caused by the closure and is working as quickly as possible to advance the bridge's safe restoration. We are also reevaluating longer-term congestion mitigation measures for the surrounding area," said Schroeder.

Despite having been named a city landmark in 1991 and also having a landmark designation from the American Society of Civil Engineers, the dramatic increase in cost to repair the bridge now threatens its very existence.

Ward Miller, the executive director of Preservation Chicago, a Chicago-based non-profit which advocates for the preservation of the city's architectural heritage. He and Ald. Waguespack have expressed concerns, including, believing that it is more cost effective and less time consuming to demolish the bridge and to build a new one.

"We've reached out to Ald. Waguespack and have suggested that demolishing the historic Cortland Bridge, a Chicago Landmark, would set a dangerous precedent and could further undermine other Chicago Landmarks, looking to the future," said Miller. "We shouldn't take that path, but instead, we should construct a new bridge south of the historic bridge, or even adjacent to the Cortland Bridge, on nearby vacant and underutilized land, which was cleared of buildings long ago."

Indeed the area presently is surrounded by large empty lots where once the historic A. Finkl & Sons Steel mill had operated.

In 2013, historian Patrick T. McBriarty wrote the book Chicago River Bridges, considered by many to be the definitive history of the more than 175 bridges spanning 55 locations along the Chicago River's main channel, South Branch and North Branch. McBriarty is not surprised additional damage was found after the initial assessment, and adds

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Property taxes up \$743.8 Million; Homeowners hit hard again

Bills in mailboxes by Sept. 1, payment due Oct. 1

Cook County homeowners face a sharper increase in property taxes this year compared to businesses — a result of home values climbing much faster than commercial real estate values, according to that latest tax bill analysis by Cook County Treasur-

er Maria Pappas. Local governments across the county are seeking \$743.8 million in new taxes, bringing the total amount property owners must pay to more than \$19.9 billion, an increase of about 3.9% — well above the annual regional inflation rate of 3.1%. Over the past 30 years, tax increases have pushed up the total tax tab by an inflation-adjusted 49%.

The increase in the overall tax burden is a result of local governments — school districts, cities, villages, the county, park districts and the like — continually seeking more money from property owners. This year marks the 32nd annual increase in a row. Homeowners must pay \$593.4 million, or 80%, of this year's tax increase, with owners of businesses — commercial build-

ings, industrial plants and large multifamily properties — and vacant land picking up the rest. The inflation-topping increase in taxes for homeowners pushes up the cost of owning a home, renting an apartment, leasing office space and buying from a store at a time when affordability weighs on many households. Pappas said governments need to control spending and people

need to get out and vote. "Local governments need to learn to do more with less, particularly in these precarious economic times," Pappas said. "And taxpayers need to vote. Taxes in the north and northwest suburbs increased at pace nearly triple that of the inflation rate, in part because of recent tax-hike referendums approved in

TAXES see p. 9



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Man indicted for allegedly conspiring to traffic Fentanyl, Cocaine

A federal grand jury has indicted a man for allegedly conspiring to traffic fentanyl and cocaine in Chicago.

Jaylin Arnold, 28, of Chicago, conspired with four other individuals to distribute fentanyl and cocaine in Chicago from January to June of 2025, according to an indictment returned July 13 in U.S. District Court in Chicago. The indictment seeks forfeiture from Arnold of three handguns and associated ammunition.

Arnold's arraignment in federal court in Chicago has not yet been scheduled. He was recently convicted of a firearm crime in state court in connection with the June 5, 2025, police chase that led to the shooting of Chicago Police Department Officer Krystal Rivera.

The four alleged co-conspirators, Dashawn Powell, 40, Tartell Smith, 39, Joshua Thomas, 42, and Bernard Spencer, 33, all of Chicago, were indicted separately earlier this year on federal drug conspiracy and related firearm charges. They have pleaded not guilty and are awaiting trial.

All five defendants are currently being held in federal custody.

Driver who intentionally ran over two people in River North sentenced to 9 years

A woman who intentionally ran over two people in River North, chasing one down with her car and pinning another against a gas pump, has been sentenced to nine years in prison.

Rolanda Wilder, 57, pleaded guilty to two counts of attempted murder and one count of aggravated battery in exchange for the sentence from Judge Laura Ayala-Gonzalez, who ordered her to serve 85% of the time.

In a media statement released shortly after the April 6, 2024, crash, CPD said a driver "lost control of her vehicle" and struck a woman on the sidewalk before hitting a man "who was standing outside of a gas station." But that's not what happened.

According to prosecutors, just before 4 p.m., Wilder intentionally ran over a 29-year-old River North woman on the sidewalk in the 200 block of W. Chicago Ave. The woman told police she tried to get out of the way, but Wilder steered her Toyota RAV4 directly toward her.

Wilder then drove across Chicago

Ave. to the BP station at 750 N. Wells Ave., where she got out of her SUV and punched a 19-year-old Bloomington woman in the face "multiple times," prosecutors said. She then "exchanged words" with a 58-year-old man outside the station before returning to her SUV and driving into the man, pinning him against a gas pump, according to a CPD report. The man suffered two broken ribs.

Wilder got out of the SUV again and began walking away from the scene, officials said. A witness grabbed her and held her on the ground until police arrived and took her into custody.

With credit for time earned while awaiting trial in the Cook County Jail, Wilder is expected to be released in Nov. 2031.

Two-time felon had machine gun hidden in his car door panel in the Loop



Devonte Matticx

A Chicago man who served an 8½-year prison sentence for a 2022 armed robbery in which a victim was shot has been detained after police allegedly found a machine gun hidden in his car door panel during a traffic stop in the Loop.

Devonte Matticx was 16 in 2011 when Kane County prosecutors charged him with attempted murder, accusing him of being one of five people who robbed a man during a marijuana deal and shot the victim in the leg. Matticx eventually pleaded guilty to armed robbery.

Now 31, Matticx was behind the wheel of a Jeep Cherokee around 1 a.m. on July 26 when Chicago police stopped him in the first block of E. Wacker Dr. for double-parking and having heavily tinted windows, according to a detention filing.

Matticx refused to fully lower all of his windows despite repeated commands from officers, prosecutors said. When cops used a tint meter to measure the darkness of the Jeep's windows, it registered at 14%, which is darker than the legal limit, according to the filing.

Prosecutors said Matticx appeared "extremely nervous" while speaking with police and was unable to provide a driver's license. As he showed an officer proof of insurance on his phone, his hand was "visibly shaking and unsteady," according to the detention filing. Police determined Matticx's license had been suspended, ordered everyone out of the Jeep and arrested him.

During a search of the vehicle, an officer noticed that the Jeep's driver-side power window switch panel was loose and misaligned. When the officer lifted the panel, it revealed a hidden compartment containing a loaded Glock .40-caliber handgun equipped with a machine gun switch, prosecutors said.

An officer noted in Matticx's arrest report that Matticx made three calls from the arrest scene, including one to his wife during which he stated, "I ain't no rat. I'll take the hit."

Judge James Murphy III granted the state's request to detain Matticx. He is charged with multiple felonies, including possession of a machine gun and concealing a firearm in a false compartment.

In addition to the robbery conviction, Matticx was convicted of possessing a defaced firearm in 2019 and received a two-year sentence, according to court records.

Masked armed robbery crew targeting Rogers Park, West Ridge



Surveillance images of two robbery suspects being sought by CPD.

Chicago police are warning residents about an armed robbery crew targeting the Rogers Park and West Ridge neighborhoods this month. The group has committed at least four robberies, including three in the span of about three hours last Saturday morning, according to a community alert issued by CPD.

Police said three or four masked men wearing hoodies have been getting out of a black SUV or black sedan and confronting people on the street at gunpoint during the early morning hours.

The first known robbery occurred around 4:45 a.m. August 13 in the 1300 block of W. Arthur Avenue. A woman was outside when three armed men approached her with guns and took her valuables before fleeing in a dark-colored sedan, police said.

Two days later, the group struck three more times, starting around 3:34 a.m. on Aug. 15 in the 1700 block of W. Chase Ave., according to police.

At 5:50 a.m., the robbers targeted an Uber driver at the Shell gas station at 6401 N. Ridge Blvd. The men pulled guns on the driver and took his wallet and other belongings before fleeing in a black Infiniti SUV, according to a CPD report.

About 30 minutes later, another person was robbed in the 7200 block of N. California Ave., police said.

CPD released surveillance images showing two of the robbery suspects and urged anyone with information about the crimes to contact Area Three detectives at 312-744-8263. Tips can also be submitted anonymously at CPDTIP.com using reference number P26-3-026.

CTA smoking citation turns into gun case after cops spot loaded firearm in woman's purse



Jacqueline Beard (left) and the firearm she is accused of possessing.

Police say Jacqueline Beard had a bit of an "oopsie" when she went digging for her ID after cops stopped her for smoking at the Roosevelt Red Line CTA station Aug. 14. As she fumbled through her bag, officers caught a glimpse of a loaded firearm, turning a routine citation into a felony charge for the 24-year-old.

But facing a gun charge is nothing new for Beard. Court records show she received "first time weapon offender probation" for another gun possession case in 2023.

CPD said officers assigned to the department's Public Transportation Section were patrolling the Loop sta-



Jovonni McSpadden and an Autel brand universal key generator kit.



Roscoe Village car burglar had key fob programming device

A routine car break-in investigation in Roscoe Village is offering a glimpse into a technological shift that police believe is fueling a renewed rise in auto thefts across Chicago: the 18-year-old Calumet City man arrested in the case was allegedly carrying a car key programmer, a high-tech device commonly used by locksmiths that cops say is increasingly being turned into a tool for stealing vehicles.

Police responded to calls of auto burglaries in progress in Roscoe Village around 4 a.m. Aug. 15. They began searching the area for two people wearing black hoodies and soon located Jovonni McSpadden, 18, near a burglarized 2018 Honda Accord in the 3300 block of N. Ravenswood Ave. A witness identified McSpadden as the person who broke into the Honda, according to a CPD report.

The Honda's rear passenger-side window was shattered and its interior had been ransacked, with items scattered throughout the vehicle. The driver's-side lock had also been punched out.

But police found something inside and near the Honda that suggested the break-in may have been more than an attempt to steal loose change and unsecured valuables. Underneath a car parked about 20 feet from McSpadden, they found a black backpack containing an Autel professional key programmer that the CPD report said is "commonly used for auto thefts." Coincidentally, the backpack also contained McSpadden's cellphone, according to the report.

Adding to the intrigue: As the Honda's owner looked through his burglarized car, he found half of the key programmer inside his vehicle. Police said it matched the device found in the backpack.

The key programmers are legitimate tools used by locksmiths and automotive professionals. But their ability to create or program vehicle keys has also made them attractive to car thieves. Online listings for devices similar to the one police said McSpadden possessed advertise features including frequency detection, "smart key creation" in as little as 60

seconds and key programming for more than 700 vehicles, including Honda, Toyota, BMW, Volkswagen and General Motors models.

The technology represents a significant change from the techniques that became notorious during Chicago's "Kia Boys" era, which sent auto theft reports to record highs in 2023 and 2024. Back then, thieves exploited a security vulnerability that allowed certain vehicles to be started with little more than a USB cord.

Those thefts began declining in 2025. But auto thefts are on the rise again — up 9% this year city-wide — and police are increasingly dealing with thieves who can use electronic equipment to target a much broader range of vehicles.

The West Loop recorded 264 auto thefts during the first half of this year, a record for the neighborhood. That compares with 164 during the same period last year and a pre-pandemic average of 73. Lincoln Park, Bucktown and Wicker Park, the Near North Side and the Loop also recorded significant increases through the first six months of this year. Uptown, River North, Old Town and North Center were also up.

A key programmer does not necessarily mean a thief can steal every vehicle encountered on the street. Security systems, the availability of a suitable key, and the thief's skill can vary. Autel announced last month that it would begin adding security validation protocols to some of its key and immobilizer products later this year.

Police have not said that key programmers are responsible for all of Chicago's increase in auto thefts, nor have they said McSpadden is connected to a larger theft operation. But the equipment allegedly found during the Roscoe Village investigation shows why police are paying closer attention to the technology. Prosecutors did not seek to detain McSpadden, and Judge James Costello released him with standard pretrial conditions. He is charged with burglary and possession of burglary tools.

tion around 7:15 p.m. Aug. 14 when they saw Beard smoking inside a train car. They stopped her, asked her to step onto the platform and requested her ID so they could issue her a citation, according to police.

As Beard searched for her identification inside her purse, officers spotted a firearm, which riders are prohibited from possessing on the city's transit system, according to CPD. Police took possession of the loaded weapon and arrested Beard after determining she did not have a valid Firearm Owner's Identification card or concealed carry license, police said.

Prosecutors asked Judge James Costello to detain Beard as a public safety risk on a charge of aggravated unlawful use of a weapon. But he nixed that idea and released her

pending trial, according to court records.

Beard's previous gun case dates to Aug. 2022, when prosecutors charged her with illegally possessing a firearm in a vehicle in Englewood. She ultimately received "first time weapon offender probation" and 50 hours of community service from Judge Tyria Walton, according to court records. Beard completed the terms of her probation, resulting in the charge being dismissed. It does not count as a felony conviction.

— Compiled by CWBChicago.com

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Will homeowners get relief on soaring insurance costs?



The Home Front by Don DeBat

Financially squeezed homeowners in Chicago and across Illinois finally can look forward to some relief on soaring property insurance costs thanks to a new consumer-oriented law recently signed into law by Gov. J.B. Pritzker.

The legislation, which took years to pass, hit on a theme Democrats, who control the General Assembly, have been focused on in this election year. It is a top Democratic priority to pass bills that make goods and services more affordable for Illinoisans.

The new homeowners-insurance law prohibits rates that are “excessive, inadequate, or unfairly discriminatory,” and requires 60 days’ notice—rather than 30 days—before a renewal premium increase exceeds 10%. Nearly all states already have the ability to challenge excessive auto and homeowners’ insurance rate hikes.

However, even without a loss claim, two North Side resident investment-property owners say they were hit with the following hefty insurance-rate hikes in 2025:

- A vintage brick 4-flat owner in Lincoln Park was hammered with a 59% insurance increase to \$6,500 from \$4,070 for exactly the same coverage he had in 2024—and with the \$10,000 deductible—even though there never has been a loss claimed at the building in 25 years.

- A vintage brownstone 6-flat owner in Old Town was slapped with a 35% insurance increase to \$7,220 from \$5,336 for exactly the same coverage, even with a \$10,000 deductible.

The push for lower insurance rates gained momentum last summer when State Farm Insurance announced it would raise its homeowners’ insurance rates by more than 27%, citing costly repairs from weather-related disasters.

The insurance giant stated weather-related losses in other states had hurt its bottom line, including nearly 13,000 claims and more than \$4.2 billion paid out to California homeowners who suffered losses during the Los Angeles-area wildfires.

In Illinois, the company complained it paid out \$1.26 in claims for every \$1 in premiums collected from homeowners in 2024, including \$638 million in hail damage claims alone.

“It’s not asking too much to say to insurance companies: ‘If you’re telling your customers that rate hikes are necessary, you should be able to prove why,’” Gov. Pritzker said.

Billions of dollars in losses sparked by

California arson and wildfires and western states arson and forest fires, and claims insurance companies made about an unprecedented explosion of giant hurricanes, which caused flooding along the Gulf Coast and the Eastern seaboard are blamed for the lion’s share of the losses in 2025.

Yet history shows that this premise is factually incorrect. In 2025, not a single hurricane made landfall on the continental United States—marking the first time in a decade that the U.S. coast experienced a zero-hurricane-landfall year.

Meanwhile, opponents to the new law argue the measures don’t do anything to respond to the causes of higher premiums—more costly repairs, more severe weather and legal system abuse. They say the law will push Illinois toward a more rigid rate-approval system that makes it more difficult for insurers to respond to evolving market conditions.

On Aug. 14 Gov. Pritzker signed Senate Bill 3925 into law, authorizing local home-equity assurance programs to provide financial relief to eligible homeowners whose residences are damaged by flooding.

The new law gives participating communities another tool to help families recover as the Trump administration retreats from the federal government’s traditional responsibility to provide critical relief to families impacted by natural disasters.

Because flood damage is generally excluded from standard homeowners’ insurance policies, families without separate coverage can be left to shoulder substantial recovery costs themselves.

Under the new law, the Southwest Equity Home Assurance Program and the Northwest Home Equity Assurance Program can:

- Establish a temporary, three-year flood damage direct-rebate program for participating homeowners.

- Provide eligible households a one-time rebate covering up to 50% of qualifying flood-related expenses, with a maximum rebate of \$1,000.

The legislation builds upon the Home Equity Assurance Act, which allows communities to establish locally administered programs that help protect homeowners against losses affecting the value of their residences.

Basement flood costs

In Chicago, one of the major insurance problems in 2025 and 2026 was flooded basements, mostly caused by the Windy City’s ancient sewer system. One Northwest Side bungalow owner whose street’s sewers failed, had a total disaster loss of \$19,488.

Here is a list of costs incurred and insurance payments received by the bungalow owner to pay for the damages:



Secy. of State Alexi Giannoulias (left) and Gov. J.B. Pritzker.



- Serve Pro cleaned up the basement flood water and debris, removed the bottom two feet of drywall and insulation, applied anti-mold spray to the walls and installed dehumidifiers. Cost: \$8,991.

- The flooded furnace failed. The central-air conditioning condenser outside also had to be replaced at a cost of \$8,190.

- The water-damaged clothes washer and dryer were replaced at a cost of \$1,505. Mold-filled air ducts were cleaned for a cost of \$575.

- A rusty sewer check valve on the front lawn, which possibly would have prevented, or minimized the flood, if working, was unfrozen and repaired for \$1,800.

Total insurance company payout to the bungalow owner was \$17,748. Her insurance deductible was \$1,500 on an annual policy premium of \$2,084.

However, her State Farm Insurance agent said: “Notice of a large premium increase likely will come in 2026, on the rollover date of your policy.”

New auto-insurance law

Gov. Pritzker also signed into law a new auto-insurance law—which was pushed by

Secy. of State Alexi Giannoulias. The new law gives state regulators a stronger framework to challenge rate hikes deemed excessive. Giannoulias’ office said the measure comes after Illinois motorists saw their rates jump 18% in 2024.

The auto-insurance law bans “excessive, inadequate or discriminatory” rates that don’t reflect actual driving risk. It gives the Illinois Dept. of Insurance more power to review rates, reject unfair hikes and order rebates to overcharged customers.

It also prevents insurers from passing out-of-state disaster costs onto Illinois motorists, and requires insurers to give customers 30 days’ notice before any renewal premium increase exceeding 10%.

“Illinois residents should be prepared for the potential impact of these new laws—higher home and auto insurance costs and fewer options for coverage,” warned a joint statement from the Illinois Insurance Assn., the American Property Casualty Insurance Assn. and the National Assn. of Mutual Insurance Cos.

“These new laws, which put that success at risk, also highlight why it is essential that all stakeholders have a seat at the table throughout the legislative process,” the statement said.

“Policies developed without meaningful input from those responsible for serving consumers risk producing unintended consequences that could ultimately leave Illinois residents paying more while having fewer choices,” the insurance-industry experts warned.

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

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WHO’S IN? *from p. 2*

travel, and a luxurious personal residence on more than seven acres in Evergreen, Colo. In the 15 months prior to the COVID-19 pandemic, Leonard failed to pay to the IRS federal income taxes, Social Security taxes, and Medicare taxes that he had withheld on behalf of his employees in amounts totaling more than \$430,000. He pleaded guilty earlier this year to federal wire fraud and tax charges.

PROTEST: Edgewater neighbors are planning a protest 1 p.m. Aug. 30 against the rigged, sweetheart, insider real estate deal schemed cooked up by the rookie 48th Ward Alderman for the 5900 Block of N. Sheridan.

CSO: The Chicago Symphony Orchestra announced the retirement of three longtime members: **Daniel Gingrich**, horn; **Ronald Satkiewicz**, violin; and **Patricia Dash**, percussion. Gingrich and Satkiewicz, who are both currently on sabbatical, last performed with the Orchestra in 2025. Dash performed her final CSO concert on Aug.16 in the concluding concert of the CSO’s summer residency at the Ravinia Festival.

Following their retirements in September, Gingrich and Satkiewicz will receive the CSO’s Theodore Thomas Medallion for Distinguished Service on Saturday, Sept. 26.

CHICAGO FINALE: The Glunz Tavern (adjacent to the House of Glunz in Old Town, on Wells St.) hosted the city’s final public barrel tapping of Schlitz Beer on Aug. 12. The keg was empty before 5:30 p.m., marking the end of a 177-year run for the brand. **The Glunz family** began distributing Schlitz in the 1880s.

DATA: Provisional data compiled by the Chicago Dept. of Pub-

lic Health show that new HIV and AIDS diagnoses fell substantially in 2025, reaching their lowest levels since the early 1990s, near the height of the AIDS epidemic. Some people in town are getting smarter. Good job neighbors.

HOT WATER: There is no hot water some days at 5801 N. Sheridan. There is a major riser project underway there and that can involve temporary water interruptions and unexpected complications. Repair costs have risen to \$6 million. The concern is that the actual disruption residents are experiencing is extending well beyond the announced shutdown hours, including after residents are being told that water service has been restored. Time to go on a vacation.

CLOSURE: North Shore and city folk alike are mourning the closing of Hackney’s on Lake St., an event certainly marked as a tragedy. More than 50 years ago many from the city were first introduced to the mad-capped delight of a “Hackney Burger.”

Hackney’s restaurants have been owned and operated by the descendants of **Jim** and **Kitz Masterson** who originally bought the historic Hackney’s on Harms roadhouse in Glenview, in 1939. Managed across multiple generations by the Masterson and **Hebson** family branches (including CEO **Mike Masterson**), the iconic local business has long been family-owned.

FASHION: CWILL: a Chicago-based independent fashion label, is presenting its Fall 2026 collection, “Academy,” on Saturday, Oct. 10, 1625 W. Diversey

INSIDE PUBLICATIONS

Parkway (St. Bonaventure Oratory) in Lincoln Park, as part of the city’s 3rd annual Chicago Fashion Week. The show features 15 all-black-and-white looks inspired by uniforms, institutions, and dress codes, with a mix of ready-to-wear and handmade pieces: all for sale after the show. Tickets are \$45, and a portion of proceeds will benefit Howard Brown Health.



Kim Duda at Salerno’s Leo’s bash with Barb Bailey, Irene Mojica, Robin Hansen, Jeanne Paul, Julia Jacobs and son, Pamela Stewart and BJ Murray.

CHICAGO PD: Griffin O’Brien auditioned for an acting role in locally-produced TV drama “Chicago PD” and walked way with more than one acting spot in episode 3, with advice and encouragement from **Kathy Wolter Mondelli**, an established player at the studio complex, bravo!

WHO’S WHERE: Tom Skillington made it through the winds, rains and floods of Hawaii... **Geoffrey** and **Stefanie Leese Emrich** at Northlight Theatre... **Rosemary Fanti** doing what she does best, up to her eyeballs in paint capturing that special wedding moment for brides and grooms on canvas... Gibson’s

Kathy O’Malley Piccone with **Nikki Friar** visiting from Scotland at Volare Restaurant with **Carol Gipson**, **Sheri James**, **Tara Dowd Gurber** and Benvenuto **Benny Siddu**... **Sean Es-haghy** reliving collegiate life in New Orleans... **Karen Conti** at the Viagra Triangle with two of her Gold Coast faves—Officer **Danny Brown** and **Johnny “The Mayor” LoGalbo**... **Jane Justic**

and family at Chez Joel on Taylor St. welcoming daughter **Jill Cress** from New York... **Jane Canepa** home from Florida... **Russ Goeltenbodt** with **Frank Olivo**, **Steve Folstein** with a surprise appearance for dinner by **Phil Michels** up in Milwaukee... **Frank La Marca** with **Sasha Lazarus** at Giordano Dance Chicago... **Kathie** and **Henry Roenigk** were cast out on our lake waters with the remains of their beloved pups... **Jim Kinney** getting some sunny beach time with a book along the same lake waters... At the Ukrainian Village Festival in Chicago at Sts. Volodymyr and Olha Parish **Maria Pappas** was spotted working the crowd with **Marta Farion**... **Kim Duda** with the gang at Salerno’s Leo’s birthday bash with **Barb Bailey**, **Irene Mojica**, **Robin Hansen**, **Jeanne Paul**, **Julia Jacobs** and son, **Pamela Stewart** and **BJ Murray**... **Paula Borg** wishing a happy birthday to her son **Ben**, just turning 20... **Tino Antonacci** had a great lunch at Hugo’s special thanks to **Mr. John Ponterlli**, with a great softball team, the Impalas, so many great stories and memories... new mom

Alexis Fasseas, buying a home in Lake Forest.

FRENCH: The French Consul General says, “The elegant ‘Diner en Blanc Chicago’ at the Field Museum was a celebration of fashion, creativity, and French gastronomy, set against a backdrop of history and stunning architecture. Bravo to **Roger H** and his team for bringing this French tradition to Chicago.”

LIGHT THE CANDLES: Happy Birthday to young **Jack Campos**, grandson of **Mart Anthony**. His restaurant skills have been inherited. Sadly, Mart Anthony’s must postpone “Mart Anthony Fest” for the first time since the passing of the great restaurateur, as heavy duty sewer construction along Hubbard St. makes an outdoor festival impossible. Some tasks just must be done. One of Chicago’s top lawyers walked into Mart Anthony’s. We noticed his arrival, so well-dressed for summer. He waited for his to-go order like an ordinary mortal. “Hello,” I said, “is it actually you?” As he walked out the door he yelled back, “It’s me all right.”

If you have any young friends who aspire to become writers, the second greatest favor you can do them is to present them with copies of The Elements of Style. The first-greatest, of course, is to shoot them now, while they’re happy. - Dorothy Parker

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North Township Real Estate For Sale

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, -v- UNKNOWN HEIRS AND DEVISEES OF NANCY M. AMICANGELO, DECEASED, UNKNOWN CLAIMANTS AND LIENHOLDERS AGAINST THE ESTATE OF NANCY M. AMICANGELO, DECEASED, UNKNOWN CLAIMANTS AND LIENHOLDERS AGAINST THE UNKNOWN HEIRS AND DEVISEES OF NANCY M. AMICANGELO, DECEASED, MARY AMICANGELO, JANET SHEERIN, DEBBY WEIR AKA DEBORAH L. WEIR, STEVEN AMICANGELO, PAUL AMICANGELO, JOHN AMICANGELO, JOSEPH AMICANGELO, ROBIN KOSKINEN, AS LEGATEE OF THE ESTATE OF NANCY M. AMICANGELO, DECEASED, 50 EAST BELLEVUE CONDOMINIUM ASSOCIATION, CARY ROSENTHAL, AS SPECIAL REPRESENTATIVE OF NANCY M. AMICANGELO, DECEASED Defendants 25 CH 03069 50 E BELLEVUE PL. APT. 1603 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 June 26, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on September 28, 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 50 E BELLEVUE PL. APT. 1603, CHICAGO, IL 60611 Property Index No. 17-03-202-065-1078 The real estate is improved with a condominium. The judgment amount was \$220,999.22. 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 HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 601 E. William St. DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 2044298. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales. HEAVNER, BEYERS & MIHLAR, LLC 601 E. William St. DECATUR IL, 62523 217-422-1719 Fax #: 217-422-1754 E-Mail: CookPleadings@hsbattys.com Attorney File No. 2044298 Attorney Code. 40387 Case Number: 25 CH 03069 TJSC#: 46-1544 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 03069 I3292975 262626 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION CITIMORTGAGE, INC. Plaintiff, -v- UNKNOWN HEIRS AND LEGATEES OF LESLIE FARRELL-WALLACE A/K/A LESLIE FARRELL WALLACE, DECEASED, 1550 CONDOMINIUM ASSOCIATION, WILLIAM BUTCHER, AS SPECIAL REPRESENTATIVE FOR LESLIE FARRELL-WALLACE, DECEASED, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants 2024 CH 08161 1550 N LAKESHORE DR, UNIT 14-D 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 June 15, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on September 16, 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 1550 N LAKESHORE DR, UNIT 14-D, CHICAGO, IL 60610 Property Index No. 17-03-101-029-1086 The real estate is improved with a condominium. The judgment amount was \$64,636.87. Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/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 Plaintiff's Attorneys, 6400 SHAFFER CT, STE 325, ROSEMONT, IL, 60018 (561) 241-6901. Please refer to file number 24-225748. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales. CHAD LEWIS ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC 6400 SHAFFER CT, STE 325 ROSEMONT IL, 60018 561-241-6901 E-Mail: LLMAIL@RASLG.COM Attorney File No. 24-225748	Attorney ARDC No. 6306439 Attorney Code. 65582 Case Number: 2024 CH 08161 TJSC#: 46-1469 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2024 CH 08161 I3292592 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION Lakeview Loan Servicing, LLC Plaintiff, -v- Todd P. Kantarek; Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of FIGRE Trust 2024-HE4, as successor in interest to FIGRE Trust 2024-HE4 a/k/a FIGRE Trust 2024-HE4; RevampOpco Trust; East Lincoln Park Place Condominium Association; East Lincoln Park Place Condominium Association II; Unknown Owners and Nonrecord Claimants Defendants. 2026CH00203 2432 N GENEVA TER UNIT 2, CHICAGO, IL 60614 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 5/22/2026, an agent of Auction.com, LLC will conduct the Online Only auction at www.auction.com, with the bidding window opening on 9/28/2026 at 10:00 AM CDT and closing on September 30, 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 2432 N GENEVA TER UNIT 2, CHICAGO, IL 60614 Property Index No. 14-28-315-052-1012 The real estate is improved with a Residential Property. The judgment amount was \$142,808.37 Sale Terms: Full Sale Terms are available on the property page at www.auction.com by entering 2432 N GENEVA TER UNIT 2 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 re-	Attorney ARDC No. 6306439 Attorney Code. 65582 Case Number: 2024 CH 08161 TJSC#: 46-1469 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2024 CH 08161 I3292592 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION Lakeview Loan Servicing, LLC Plaintiff, -v- CHRISTOPHER KYLE WHITE, 474 NORTH LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION Defendants 2025CH06664 474 NORTH LAKE SHORE DRIVE APARTMENT 2011 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 March 11, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on September 14, 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 474 NORTH LAKE SHORE DRIVE APARTMENT 2011, CHICAGO, IL 60611 Property Index No. 17-10-222-007-1053; 17-10-222-007-1699 The real estate is improved with a multi unit high rise condominium. 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.	191919 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION LAKEVIEW LOAN SERVICING, LLC Plaintiff, -v- CHRISTOPHER KYLE WHITE, 474 NORTH LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION Defendants 2025CH06664 474 NORTH LAKE SHORE DRIVE APARTMENT 2011 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 March 11, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on September 14, 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 474 NORTH LAKE SHORE DRIVE APARTMENT 2011, CHICAGO, IL 60611 Property Index No. 17-10-222-007-1053; 17-10-222-007-1699 The real estate is improved with a multi unit high rise condominium. 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. MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiff's Attorneys, 333 West Wacker Drive, Suite 1820, Chicago, IL, 60606. Tel No. (312) 346-9088. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales. MCCALLA RAYMER LEIBERT PIERCE, LLC 333 West Wacker Drive, Suite 1820 Chicago IL, 60606 312-346-9088 E-Mail: pleadings@mccalla.com Attorney File No. 25-21781IL_1254912 Attorney Code. 61256 Case Number: 2025CH06664 TJSC#: 46-1694 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 # 2025CH06664 I3292006 121212 ----- Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00. Call 773-465-9700	

Property tax seminar Aug. 31

Property value assessments are used to determine property tax increases in the city, and in 2027 a new round of property reassessments is planned. One good way to fight those expected reassessment increases is to file an appeal on the last round of assessments.

A seminar on appealing your property tax assessment will be held 5:30 p.m. Monday, Aug. 31, at the Rogers Park Branch Library, 6907 N. Clark St.

Make sure to bring a copy of your property tax bill for one-on-one assistance from an analyst on how to file an appeal. Property owners have until Tuesday, Sept. 1, to file an appeal with the Cook County Board of Review over the 2024 township reassessment.

Edgewater Home Tour Sept. 20

The Edgewater Home Tour this year will feature the Edgewater Glen Historic District neighborhood noon to 4 p.m. on Saturday, Sept. 20.

Registration will take place at the Immanuel Lutheran Church, 1500 W. Elm-dale Ave. The cost is \$25 per person. For more information visit www.edgewaterhistory.org/pretour.

Edgewater Glen is a quiet, historic residential neighborhood on the North Side, officially added to the National Register of Historic Places in late 2024/early 2025. It is bounded roughly by Broadway on the east, Clark St. on the west, Granville Ave. on the south, and Norwood Ave. (or Hood Ave.) on the north.

BRIDGE from p. 4

Chicago no longer has the manufacturing capacity it had when the bridge was first built.

“I don’t know what [the Cortland Bridge] may have been hiding, but there’s always something unexpected. This would be best explained by CDOT engineers. Preserving industrial heritage is expensive and hard to justify in our disposable and consumer culture. Additionally, globalism pulled away manufacturing capabilities so [even] a small broken or worn gear or component would cause a serious problem,” said McBriarty.

Ald. Waguespack, who has advocated for the preservation of many city landmarks, added he does appreciate the historic legacy of Chicago’s bridges.

“I really do love our old bridges. Maybe they can incorporate some of the design or old parts of the structure to add some flair to new ones. Funding for bridges is also a difficult thing to get your hands on. However, here on Cortland, there is federal funding and [so a project would require] a minimal amount of money from the local Tax Increment Financing district,” said

TAXES from p. 5

off-year elections by an average of one in five eligible voters.”

This marks the fifth year in a row that an increased tax burden has fallen mostly on homeowners as commercial values have declined or grown at a far smaller pace than those for homes, a trend that has continued since the COVID-19 pandemic and government-imposed economic lockdown.

Those valuations are key to the property tax equation, because the share of taxes one pays is determined by the assessed value of their property. The higher the value, the higher the tax bill.

Homeowners north of North Ave., where all properties were reassessed last year, saw the value of homes rising more than they did for businesses, causing 2% of the overall tax burden to shift from businesses

The Chicago Cubs have plans for a weekend celebration at Wrigley Field, Saturday, Aug. 29, through Sunday, Aug. 30, commemorating the club’s 150th anniversary as a National League franchise.

The weekend celebration will honor the players, people, places and traditions that have defined Cubs baseball since 1876 while recognizing the organization’s connection to the neighborhood it has called home for more than a century.

The celebration begins Saturday with the dedication of a new Founders’ Clock at the corner of Clark and Addison streets, marking the organization’s latest investment at Wrigley Field. The permanent four-sided clock will serve as a welcoming landmark for residents, visitors and fans while enriching the year-round experience in and around Wrigley Field.

Named after the Cubs being a founding member of the National League, the clock reflects the organization’s commitment to the community it has called home for generations. Finished in Wrigley Field’s signature deep green, the clock features Cubs logos and inscriptions highlighting four eras of franchise history, connecting the club’s rich legacy with the millions of people who come to Wrigley Field each year.

In addition, the Aug. 29 game will include recognition of the Cubs 150th Anniversary Team which is a collection of the most accomplished and influential players in franchise history. The team was selected online by fans and includes 40 players and three managers from 1876 to today.

The complete roster was announced Aug. 24 with the pregame recognition featuring over 20 members in attendance. A permanent plaque featuring the names of

Waguespack.

Because Chicago has long been known throughout the world for its many bridges, if the Cortland Bridge is converted to pedestrian and bicycle use only, it would allow many to safely experience the historic bridge up close.

“The historic Cortland Bridge could then remain as a safe crossing for pedestrians and bicycles, further separating those users from tight and dangerous impacts with automobiles,” said Miller.

Miller added the current proliferation of bridge and street closures found throughout the city has taken its toll on city residents.

“We are concerned, as are many others in the city, over the tremendous amount of bridge and street closures, which have been impacting residents and visitors. CDOT also needs to be more conscientious of these impacts to all Chicagoans, and also should address bridge repairs proactively to keep them functional and safe for decades to come,” he said. “The emergency repairs to all of these many bridges at once, indicate serious planning challenges at the agency, further casting doubts on their assessments and leadership.”

to homeowners.

That shift, combined with a 6.4% increase in overall taxes in the north suburbs, resulted in a 6.7% increase in the median homeowner bill, compared to businesses which saw just a 0.1% increase.

In the suburbs south of North Ave., where property values for businesses and homes decreased by a fraction of a percent, the median business tax bill increased by 4.5%, more than it did for homes, which face a 3.8% increase in the median bill.

But, in Chicago, where tax assessment appeals continued to lower assessments, business values fell 1.6%, compared to just 0.7% for homes, the median bill increase for homes was 3.2%, compared to 2% for businesses. Those increases were relatively modest because overall taxes in the city increased by 2.2%, less than the rate of inflation.

Cubs to celebrate 150th this weekend



Artist rendition of the Founders’ Clock.

all members of the Cubs 150th Anniversary Team presented by Motorola Razr will be added to the Cubs Hall of Fame located in the Left Field bleacher concourse.

Other activations include a ceremonial signing of a replica 1876 championship banner at Gallagher Way, recognizing the club that won the National League championship in the league’s inaugural season. The banner will be available for fans without a gameday ticket to sign before Gallagher Way gates open. After Gallagher Way gates open, fans will need a ticket to enter Gallagher Way and sign the banner. The fan-signed banner will be displayed at the ballpark to commemorate the team’s anniversary and the vital role that Cubs fans have played over the past 150 years.

The continuation of the 150th anniversary exhibition over the weekend will feature historical artifacts including Dexter Fowler’s 2016 World Series Game 7 game-worn jersey, the official lineup card from Game 7 of the 2016 World Series, Ryne Sandberg’s 1984 MVP Award, and championship trophies from the 1907 and 1908 seasons.

The weekend will culminate with Jon Lester, Jody Davis and Vince Lloyd being inducted into the Cubs Hall of Fame, with former broadcaster Lloyd as the recipient

of the “Lifetime Achievement Award,” a new honor recognizing individuals who made a significant contribution to the Cubs organization over their lifetime.

During the Aug. 30 game presented by Harvey, the Cubs Hall of Fame Class of 2026 will be honored on the field pregame and receive their Hall of Fame jackets alongside other Cubs legends after having their plaques unveiled in the Left Field bleacher concourse. Cubs Hall of Fame pins presented by Harvey featuring Davis and Lester will be given to the first 10,000 early arriving fans.

For more information, visit www.cubs.com/specials.

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- Chris Jones, Chicago Tribune

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- Catey Sullivan,
Chicago Sun-Times

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Real Estate For Sale

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

FREEDOM MORTGAGE CORPORATION, Plaintiff,	CASE NO. 2026CH05604
vs.	
JULIE FOX, SPECIAL REPRESENTATIVE FOR IRMA CALVERT; UNKNOWN HEIRS AND LEGATEES OF IRMA CALVERT; CITY OF HARVEY; FOUNDATION FINANCE COMPANY, LLC; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,	Subject Property: 14845 Main Street Harvey, IL 60426
Defendants.	

NOTICE BY PUBLICATION NOTICE IS GIVEN TO YOU:

Unknown Heirs and Legatees of Irma Calvert; Unknown owners and non-record claimants
That this case has been commenced in this Court against you and other defendants, praying for the foreclosure of a certain Mortgage conveying the premises described as follows, to-wit:
Legal description: LOT 18 IN RESUBDIVISION OF BLOCK 21, (EXCEPT THE EAST 87.06 FEET OF THE SOUTH 142 FEET THEREOF) OF YOUNG'S CENTRAL SUBDIVISION OF BLOCKS 46, LOTS 21 AND THE SOUTH 1/2 OF LOT 22 IN BLOCK 50, LOTS 1 TO 12 AND 14 TO 21, INCLUSIVE, OF BLOCK 51 AND OF LOTS 1 TO 6, INCLUSIVE, OF BLOCK 52 ALL IN SOUTH LAWN, A SUBDIVISION OF SECTION 17, AND THE SOUTH 1/2 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
Common address: 14845 Main Street, Harvey, IL 60426
Tax Parcel Number: 29-08-409-014-0000
And which said Mortgage was made by: Irma Calvert
The Mortgagor(s), to Freedom Mortgage Corporation, as Mortgagee, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 95199900; and for other relief; that summons was duly issued out of said Court against you as provided by law and that the said suit is now pending.

NOW, THEREFORE, UNLESS YOU file your answer or otherwise file your appearance in this case in the Office of the Clerk of this Court,
IN THE CIRCUIT COURT OF COOK COUNTY
COUNTY DEPARTMENT, CHANCERY DIVISION, 50 W. Washington St., Chicago, IL 60602
On or before September 25, 2026 (answer period expiration date), A DEFAULT MAY BE ENTERED AGAINST YOU AT ANY TIME AFTER THAT DAY AND A JUDGMENT MAY BE ENTERED IN ACCORDANCE WITH THE PRAYER OF SAID COMPLAINT.

FREEDOM MORTGAGE CORPORATION
By: /s/ Charlotte A. Haack
Halliday, Watkins & Mann, P.C.
Attorney for Plaintiff
376 E 400 S, Ste 300
Salt Lake City, UT, 84111
801-355-2886
Email: litem@hwmlawfirm.com

Real Estate For Sale

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

FREEDOM MORTGAGE CORPORATION, Plaintiff,	CASE NO. 2026CH05115
vs.	
PATRICE BILL STALLINGS; VILLAGE OF SOUTH HOLLAND; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,	Subject Property: 17136 Ingleside Ave, South Holland, IL 60473
Defendants.	

NOTICE BY PUBLICATION NOTICE IS GIVEN TO YOU:

Patrice Bill Stallings and Unknown owners and Non-record claimants
That this case has been commenced in this Court against you and other defendants, praying for the foreclosure of a certain Mortgage conveying the premises described as follows, to-wit:
Legal description: LOT 56 IN MACCARI'S ADDITION TO SOUTH HOLLAND BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1966 AS DOCUMENT 19811976, AND AS RE-RECORDED JULY 12, 1966 AS DOCUMENT 19882450 IN COOK COUNTY, ILLINOIS.
Common address: 17136 Ingleside Ave, South Holland, IL 60473
Tax Parcel Number: 29-26-112-020-0000
And which said Mortgage was made by: Patrice Bill Stallings
The Mortgagor(s), to Freedom Mortgage Corporation, as Mortgagee, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 2411020335; and for other relief; that summons was duly issued out of said Court against you as provided by law and that the said suit is now pending.

NOW, THEREFORE, UNLESS YOU file your answer or otherwise file your appearance in this case in the Office of the Clerk of this Court,
IN THE CIRCUIT COURT OF COOK COUNTY
COUNTY DEPARTMENT, CHANCERY DIVISION, 50 W. Washington St., Chicago, IL 60602
On or before September 18, 2026 (answer period expiration date), A DEFAULT MAY BE ENTERED AGAINST YOU AT ANY TIME AFTER THAT DAY AND A JUDGMENT MAY BE ENTERED IN ACCORDANCE WITH THE PRAYER OF SAID COMPLAINT.

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

Real Estate For Sale

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

FREEDOM MORTGAGE CORPORATION, Plaintiff,	CASE NO. 2026CH05883
vs.	
DEMOND D. EDWARDS; CITY OF CHICAGO, A MUNICIPAL CORPORATION; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,	Subject Property: 814 West 68th Street, Chicago, IL 60621
Defendants.	

NOTICE BY PUBLICATION NOTICE IS GIVEN TO YOU:

Demond D. Edwards and Unknown Owners and Non-Record Claimants
That this case has been commenced in this Court against you and other defendants, praying for the foreclosure of a certain Mortgage conveying the premises described as follows, to-wit:
Legal description: Lot 5 In Fenn's Subdivision of Lots 24, 25 And 26 In Block 1 In Benedict's Subdivision of The Northeast 1/4 Of The Southeast 1/4 Of Section 20, Township 38 North, Range 14, East of The Third Principal Meridian, In Cook County Illinois.
Common address: 814 West 68th Street, Chicago, IL 60621
Tax Parcel Number: 20-20-407-022-0000
And which said Mortgage was made by: Demond D. Edwards
The Mortgagor(s), to Freedom Mortgage Corporation, as Mortgagee, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 2321429407; and for other relief; that summons was duly issued out of said Court against you as provided by law and that the said suit is now pending.

NOW, THEREFORE, UNLESS YOU file your answer or otherwise file your appearance in this case in the Office of the Clerk of this Court,
IN THE CIRCUIT COURT OF COOK COUNTY
COUNTY DEPARTMENT, CHANCERY DIVISION, 50 W. Washington St., Chicago, IL 60602
On or before September 18, 2026 (answer period expiration date), A DEFAULT MAY BE ENTERED AGAINST YOU AT ANY TIME AFTER THAT DAY AND A JUDGMENT MAY BE ENTERED IN ACCORDANCE WITH THE PRAYER OF SAID COMPLAINT.

FREEDOM MORTGAGE CORPORATION
By: /s/ Charlotte A. Haack - ARDC No. 6310785
Halliday, Watkins & Mann, P.C.
Attorney for Plaintiff
376 E 400 S, Ste 300
Salt Lake City, UT, 84111
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754 W. Belden Ave. redevelopment project reveals new details

No parking offered unlike recent Lakeview Landing on Addison St.

BY BOB ZULEY

An Aug 12 community meeting hosted by 43rd Ward Ald. Timmy Knudsen’s office at DePaul University’s Arts and Letters Hall featured formal plans for the development of 754 W. Belden Ave. at Halsted St., presented by Over The Rainbow [OTR].

OTR is seeking a Type-1 rezoning from RT-4 to B2-3 to allow for the construction of a 5-story, 65-foot tall residential building. The project will replace the existing, underutilized 2-story, 8-unit building and

surface parking lot that OTR built on the site in 1982.

OTR’s first established residential building provides barrier-free, affordable, and accessible housing tailored for adults with physical disabilities.

The new structure will expand the site to 30 fully-accessible, barrier-free single-bedroom units tailored for low-income adults with physical disabilities. But now the site will offer no off-street parking.

The units will be subsidized with tenants paying about 30% of the Area Median Income.

Designed by Weese Langley Weese, the building layout includes two ground floor one-bedroom units, as well as office

space for on-site services, a laundry room, a community room, and an outdoor patio. The upper floors feature 7-units per-floor.

The accessibility design features lower kitchen counters, roll-in showers, wide turning radii, higher outlets and lower light switches, and automatic doors.

Unlike the current site, the new design includes no on-site parking or bicycle parking for residents, staff, or visiting therapists, aligning with the City’s emphasis on public transportation usage benefiting from close proximity to the Fullerton CTA station and the number 8 Halsted St. bus.

Adults with physical disabilities frequently use specialized vehicles, so removing parking adds to their disadvantage. In

a nation that long ago fell in love with, and broadly adopted the automobile, it’s as if the site city planners and developers think vehicles will suddenly evaporate if you just don’t provide parking.

The proposed Belden Ave. differs significantly from another OTR project that opened in Oct. 2025. Lakeview Landing, 835 W. Addison St., that features 37 one-bedroom units. The main difference between the two redevelopment projects is that Lakeview Landing features approximately one-half of the ground floor dedicated to off-street vehicular parking. The site also houses Lakeview Lutheran Church which provided its property for the new housing development.

MONITORING from p. 1

Burke says the system has produced alarming results.

“Of the 3,000 defendants currently on EM, the chief judge’s statistics indicate that more than 327 are currently missing, meaning no one has any idea where they are,” Burke wrote. “This is concerning in any case. But when the missing defendant is charged with a violent offense, the public’s safety is in jeopardy.”

The editorial comes after a series of high-profile incidents involving people who were on — or supposed to be on — the county’s EM system. Burke highlighted two cases in her editorial: Chicago Police Officer John Bartholomew was shot and killed in April by a violent offender who had been placed on EM over the prosecution’s objections. In another case, a young woman riding a CTA Blue Line train was set on fire by a defendant who had also been placed on monitoring despite prosecutorial objections.

“These are not arguments against the Pretrial Fairness Act,” Burke wrote. “They are arguments for making it work as intended.”

Burke also highlighted what she called a perverse incentive in the current system: defendants receive day-for-day sentencing credit while on EM, the same as if they were in custody. She cited the case of Thomas Martel, who pleaded guilty in June to killing and torturing multiple kittens at his Wicker Park home. After accruing sufficient credit while on EM at his family’s suburban home, Burke said, he “served less than a day of that sentence in prison.”

Burke acknowledged recent efforts by Chief Judge Beach to strengthen the program, including tightening the definition of a “major violation” from 48 hours of unapproved absence to three hours. But she said the “fundamental flaws” are “intractable

ELAINE PLACE from p. 1

Development zoning classifications.

The 26-lower-level conversions are now possible due to a city-wide policy shift enacted by the City Council in Sept. of 2025. That effort, the Additional Dwelling Unit ordinance, legalized basement conversions, according to the Chicago Assoc. of Realtors. They had previously been banned under Chicago zoning codes from 1957.

CLK Properties bought the Elaine Place properties for \$50.5 million in 2015. The oldest building in the group dates from 1894 while the most recent is from 1959. The buildings were nearly 95% occupied when the deal closed.

Elaine Place is named after Elaine Hundley, wife of Lakeview property developer Elisha E. Hundley, who built the historic Lake View Hotel in 1853-54.

For many years, Elaine Place was noteworthy for being the home of the sculptures by artist John Kearney who constructed two giraffes and one nanny goat from old steel car bumpers. First installed in 1978, they were removed in 2012 by a former owner who didn’t want to continue to pay insurance on them as people climbed on them.

Among the issues Eileen O’Neill Burke flagged: most people on EM are permitted periods of unrestricted movement with individualized schedules, making effective oversight “extraordinarily difficult” across thousands of defendants.

failures that predate his tenure and require legislative action.”

Among the issues Burke flagged: most people on EM are permitted periods of unrestricted movement with individualized schedules, making effective oversight “extraordinarily difficult” across thousands of defendants.

“We do not have to choose between fairness and public safety. We can have both,” Burke wrote. “But our current EM system undermines those goals when it is used as a substitute for detention of dangerous defendants.”

OPENER from p. 1

yard carry to the Shepard 8-yard line on a sneaky counter to the left set up by early plays to the right.

The twin Perkins combo platter finished to drive with an 8-yard touchdown throw and catch to the back of the end zone. The Champions were on their way.

Shepard scored on a block punt following the Lane touchdown but struggled on offense until late in the game when it was too little, too late.

Lane’s ability to move the ball with an effective running game off underneath passes, including another Perkins-to-Perkins touchdown on a screen pass for a 12-yard touchdown midway through the third quarter, made the score 28-7 Lane.

“The difference was us doing the right thing more than them doing the right thing,” said Lane’s second year head coach Deshon Conley. Conley comes off his first season as Lane’s head coach where the Champions similarly defeated Shepard in the first game of the season and then went

on to a 9-2 record.

“Credit to my offensive coordinator because when we did get rolling, he dialed up some great plays. That drive before half time—perfection,” he said of Lane coach Titus Perez.

Without overstating the case too much, Perez’s play calls and the execution thereof by the offense, proved the difference in the game.

“We always script the first half, the first couple drives. I like to set them up. Hopefully, we can hit the shot plays in the second half like we did. The first drive out of the half was our best drive of the game. I think it took three plays and we scored,” Perez said.

In the back of many people’s minds during and after the game was next week’s game. The Champions will literally walk out the back door and across the parking lot to play at DePaul Prep this Friday night.

DePaul Prep, a recent 4A state champion, has a new head coach this year in former Rams’ offensive line coach Nick Bizzieri. Former coach Mike Passarella has moved on to coach in college football.

The DePaul Prep Rams pulled off something of an upset Friday with a comeback 32-22 victory over Richards. While there isn’t much of a rivalry in recent years because of the schools rarely playing each other, it is getting bigger.

It was formerly a big thing. Decades ago, Lane played Gordon Tech, DePaul Prep predecessor, every year and it was huge neighborhood event.

Lane head coach Conley downplayed the rivalry aspect of this week’s game. “I wouldn’t say it’s a rivalry because we literally don’t play them,” Conley said.

Even so, Conley admitted, “Next week is a big one. We are looking for the whole community to come out.”

Lane offensive coordinator Perez was a little more fired up for the game. “I think it is a thing. The kids are friends; they hang out. So it’s a natural rivalry. It’s going to make for an exciting game,” said Perez.

Get your tickets early. The DePaul Prep stadium will be jam packed.

HOTEL from p. 1

ingstar shows the borrower hired workout firm Iron Hound to negotiate an extension, but LNR proceeded with the lawsuit anyhow while awaiting a workout proposal.

The Nakash family, founders of Jordache Enterprises, bought the 184-room hotel and the land it sits on for \$73 million in 2016 from Chicago billionaire Neil Bluhm and Walton Street Capital.

The Chicago lawsuit adds distress across the Nakash real estate portfolio. Wells Fargo filed a foreclosure complaint in New York State Supreme Court targeting 40,000 square feet of retail space owned by Joe Nakash over a troubled \$32 million loan.

In Florida, the family defaulted on a \$28 million loan backed by the Ocean Drive Breakwater Hotel in Miami Beach.

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