

Remember, today is the tomorrow
you worried about yesterday.

— Dale Carnegie

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NEWS OF THE LOOP, STREETERVILLE, RIVER NORTH, NEAR NORTH, GOLD COAST & OLD TOWN

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A view north up the Red Line tracks.

City faces new fiscal problem; unexpected money source

RPM TIF on pace to pay off \$625 million in new tracks stations

BY BOB ZULEY

The City of Chicago is bankrupt in all but name. Underfunded public schools with cash wasted on mostly-empty West and South Side buildings, failing public transportation, unwieldy under-funded pension obligations, a dangerously underfunded low income housing trust fund, wasteful spending to build privileged bicycle lanes making moving elsewhere appear an appealing option.

Now City Hall faces a new problem – how to dispose of a huge, growing pot of taxpayer money collecting in a North Side special taxing district that has outperformed expectations.

This newspaper started reporting on how much extra cash the Red Purple Modernization [RPM] “Super TIF” was going to take in years ago.

The “RPM Phase One” Tax Increment Financing [TIF] district was set up to exist for 35 years, and is on pace to pay off the \$625 million earmarked for the first phase of replacement tracks and stations between Belmont and Bryn Mawr avenues by 2028 leaving 24 more years for its balance to balloon.

The RPM Super TIF is one-half mile wide and runs up the North Lakefront adjacent to the Red Line from North Ave. to Devon Ave. It’s the biggest and wealthiest TIF district in the city. The treasure pot comes thanks to the rapid rise of property values within its boundaries.

The billion dollar question today is whether the CTA will keep receiving these cash infusions from the Super TIF long after all the bills have been paid? And if that money will help pay for future North Side transportation projects once the first phase is paid off, or if the money will be swept out by Mayor Brandon Johnson, or some future mayor.

By law, TIF money must be spent in the district it is taken from. North Side property owners paying into the Red Line Super TIF should keep an eye on this cash cow, as it will soon be creating a massive amount of free cash flow. This Super TIF was established in 2016 and encom-

By law, TIF money must be spent in the district it is taken from. North Side property owners paying into the Red Line Super TIF should keep an eye on this cash cow, as it will soon be creating a massive amount of free cash flow.

passes approximately 3,126 acres of land. It was designed to pay for the RPM rehabilitation project, and it is. The Super TIF district includes 16,704 parcels of land within RPM right-of-way.

The TIF district has already taken in just under \$400 million since 2017. It is estimated to bring in just shy of \$100 million annually by 2031.

If the TIF cash is swept out, the other various taxing bodies would

MONEY see p. 16

Illinois court rules against Museum of Broadcast Communications air rights claim

The Illinois Appellate Court has rejected the museum’s claim to air rights above the River North building it owned at the time.

BY STEVEN DAHLMAN
Loop North News

A claim by the Museum of Broadcast Communications that they owned the air rights above their building in River North has been rejected by the Illinois Appellate Court.

The dispute dates to 2012 when the museum owned the four-story commercial building at State and Kinzie. Facing financial issues, the museum decided to form a commercial condominium association, divide the building into five condo units, sell one of the units, and keep the other four.

The unit that was sold was on the first floor of the building. The

buyer, River North Partners Holdings, LLC, which had a 37% ownership of the condominium, then leased the space to STK Restaurants.

In 2019, when the museum offered for sale three units on the two upper floors, as part of the deal they offered building “air rights,” or the right to develop the airspace above a building. Fern Hill, a real estate development company, purchased the units and the air rights for \$6 million. They formed three separate LLCs, each taking title to a unit.

To assert its exclusive ownership of air rights, and right to develop the building roof and space above it, with no upper boundary, the museum had added a special amendment to the condo declaration, saying the amendment was a correction, possibly due to a clerical error, to the declaration.

The museum said the declaration meant to say that its right to develop the building rooftop also included all airspace above the building.

In 2019, when the museum offered for sale three units on the two upper floors, as part of the deal they offered building “air rights,” or the right to develop the airspace above a building.

When River North Partners Holdings learned of this, they sued the museum and the three LLCs, saying the amendment was not a correction but a substan-

AIR RIGHTS see p. 16

Site plan revealed for Foundry Park, no eastern extension of 606 Trail

TIF District staying in place

Details have emerged on what could soon come to the former Lincoln Yards site on the North Branch of the Chicago River. Initial site plans have been released showing a mixed-use development known as Foundry Park just north of North Ave. and west of Clybourn.

As shown, the new plan does not include extending the 606-trail east of Ashland Ave.

According to Ald. Scott Waguespack [32nd], the controversial \$1.3 billion Tax Increment Financing District established for Lincoln Yards will stay in place.

PLAN see p. 16



Overall site plan of Foundry Park. Image courtesy Katie Bishop Properties

SUV went airborne at 85 mph before slamming into Peninsula Hotel, killing passenger

BY CWBCHICAGO

A man accused of barreling a Chevy Equinox into a five-star Mag Mile hotel at nearly 85 mph, killing his back-seat passenger, has been ordered detained on felony charges.

John Walker, 40, was arrested this week after Chicago police determined he sped through red lights and stop signs across Streeterville in the early morning hours of April 19, ending in a crash that left 40-year-old Emanuel Carter dead.

Surveillance video captured Walker climbing behind the wheel of the SUV around 2:36 a.m. in the 300 block of W. Chicago Ave., a CPD report said.

Additional cameras allegedly

recorded him blowing through traffic signals and stop signs in the 200 block of W. Superior St., the 100 block of W. Superior, then in the first block of W. Superior and the 100 block of E. Superior.



Jon Walker

Rush and Superior before launching onto the north sidewalk and crashing into the Peninsula Hotel, 108 E. Superior St., according to the report.

The impact was so violent, investigators wrote, that the vehicle “became vertical and horizontal” before landing on its roof. Walker

was partially ejected through the front windshield. Carter, who was riding in the back seat, was pronounced dead at the scene.

Investigators determined Walker’s blood alcohol concentration was .07, and his SUV was traveling 85 mph just five seconds before impact, the CPD report said.

Illinois’ legal limit for blood alcohol concentration is .08, but prosecutors can charge adult drivers with DUI at .05 or higher if there is evidence of impairment. That can include excessive speeding, swerving, running lights, or being involved in a crash.

Judge James Costello ordered Walker detained pending trial. He is charged with reckless homicide and aggravated DUI causing death.

New technology fights rogue sidewalk riding by bikers, legislative effort to regulate now underway, see page 4

We need to commit ourselves to an era of success, urban renaissance



By Thomas J. O'Gorman

Chicago's longest serving mayor, Richard M. Daley, said on many occasions, "I'm very proud to be mayor of our great city. It's a city with a heart and a soul. Chicago has a unique spirit. Our business community wants to give back." Daley's quote is riddled with clues about his personality, his politics, his everyday kind of life, and his sense of urban political direction.

Elected to six consecutive terms, 1989 to 2011, "Richie," even surpassed his father's historic long years of mayoral service from 1955 to 1976.

In America a six-term mayor is an endangered species, reflecting an almost unheard of career strength of a political personality. Most mayors run out of gas long before their freshness date expires. Modern urban political careers share a logical brevity. Today, such longevity can teach us a great deal, a dynamic political lesson, not only about the elected official, but also the voting public who choose who will serve, and for how long.

Chicago's political stamina is amazing. Running our fingers through these unique hairs of history reveals a singular American political consciousness. Chicago is a teaming municipality. It's no Mayberry.

Since the city's 1837 founding, it has been a story of significant urban transformation on the geography of the Prairie. Rising to become the capital of the American heartland along the lapping waters of Lake Michigan. It's the reservoir of Chicago history, economic success, bold American inventiveness and influential political power.

Just ask any president from Abe Lincoln to Donald Trump. And don't forget to ask Franklin Delano Roosevelt who boldly agreed to run for an unheard of third presidential term in 1941, after Chicago politicians pushed their support at the Democrats' Presidential convention in the Chicago Stadium.

That's the political context out of which Chicago's muscular politicians stood in support of both Richard M. Daley and his pop, Richard J. Daley.

But there's another powerful historical concept that must be examined. That's how Chicago's population doubled every 10 years from 1840 through 1910. Growing from 40,000 to 1,500,000 in just those 70 years. That's because Chicago was a fresh modern city that offered space, tolerance, jobs, invention and political freedom as a promise.

An enormous flood of immigrants became the making of Chicago, and no one fit in more with a passion for public service and political leadership like the Irish.

The Daleys, father and son, represent a stunning line of connectedness of Irish politicians who understood the rationale of helping others fit in. The Irish were good at it, prevented, as they were, for 800 years from being able to do it for themselves at home back in Ireland, thanks to the occupation by the British.

When young Richard M. Daley (b. 1942) won election in 1989 he had been "groomed," as it were,



Former Mayor Richard M. Daley and former Mayor Richard J. Daley.



to a dynamic sense of personal service and political responsibility, not only by his remarkable father, but also by the culture of his family life and his Bridgeport neighborhood Catholic sense of human responsibility. His values and sense of personal efficiency were shaped by the quietude of commitment to service, a natural extension of every day neighborhood life. In a place where neighbors knew one another and were concerned for the well-being of others.

Young Daley's many years serving in the Illinois Senate provided him with a structure, after DePaul Law School, to channel his sense of public service.

So did his years as Cook County's State's Attorney, an office that allowed him a very positive structure for commitment to building up the protection of Chicago and its suburbs. He was involved deeply in the minutia of judicial investigations and courtroom dramas all bolstering the code of legal conflict and procedure. All so essential to leadership in an expansive population of some 4 million souls.

Understanding Daley's Chicago is as important as understanding the man himself. The long era from 1989 to 2011 marks a significant political evolution in America, and Chicago, that so powerfully mirrors the best and worst of American culture.

It was an era of urban growth and robust economic development. It's the Chicago that Daley was elected to organize and re-

store following a time of White flight to the suburbs. Daley had the wits and the reason to alter that outward flight.

Over time he, and his strong, bright leadership team stemmed that flow and built a fresh Chicago to be proud of. "I enjoy getting things done," Daley has said.

"My philosophy is the edge, the edge of something. There's where we have to go in local government, in not only the philosophy but the creativity in people around you. They have to go to the edge."

Beyond all the issues of government from racial unrest, to the quality of local public schools, the structures of the city's streets, alleyways and highways, and even the rebirth of the city's downtown, like the very rebirth of city neighborhoods, all had their creative second chances because of Daley.

Especially his personal regard for the city's population and his attentiveness and affection for the city's quality of life.

His father's own ability to bring Chicago into rich modern times in the 1950s and 1960s, was a powerful incentive for altering the affects of age and commercial transition. Daley put his sense of

success and political achievement this way, "The political system was changing rapidly in this country, and we better realize that. The elephants or donkeys are not what younger people look to. They look at individual candidates' philosophy, and I think it's a different time and a different generation."

Daley put his six terms of office in perspective this way: "You have to have passion. You have to have honesty in office. You have to love the people."

Those values blossomed into powerful strategies, I believe. I worked in City Hall for much of Mayor Richie Daley's time in office. I remember what a fresh, festive time it was for effective government. Warm relations with the City Council, (the legislative branch) and stunning years in building commercial and financial success for the city. But most of all, it was a time in which Chicago voters believed in the real heartfelt humanity of Richie Daley.

I write this brief analysis because of all the trauma and leadership disasters we are presently experiencing with Mayor Brandon "Small Payoff" Johnson. We need to commit ourselves to that era of success and urban renaissance under Chicago's longest serving elected leader. People knew Daley

was a friend, as certain as they once trusted meat on their table from the Union Stockyards.

GOOD LUCK: Deborah Witzburg, Inspector General for the City of Chicago, is recom-



Deborah Witzburg

RENAISSANCE see p. 12

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E: insidepublicationschicago@gmail.com




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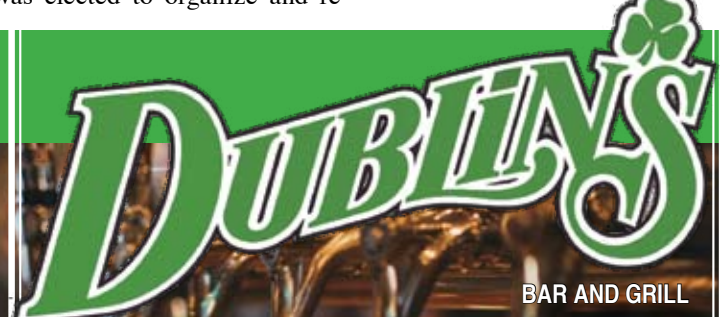
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Chicago businesses fall to 10-year low, Mag Mile down by half

BY PATRICK ANDRIESEN
Illinois Policy

Chicago had 44,840 licensed businesses operating in the city last year, fewer than any year in the past decade and 17% less than during 2015. The Magnificent Mile reported the largest drop, with active business licenses falling by over half.

Chicago had fewer licensed businesses operating in the city in 2024 than during any year in the past decade, thanks to 17% of its businesses disappearing since 2015.

Analysis of Chicago business license data shows the city was home to 54,135 businesses with an active license in 2015. A decade later, that number has dropped to 44,840.

Among Chicago's neighborhoods, the Magnificent Mile community on the Near North Side saw the largest percentage decline in active business licenses during the past decade, with the number falling from 1,600 to 784 last year – a 51% drop.

Other North Side Neighborhoods that have seen steep drops are West Ridge -41%, Sheffield / DePaul -40%, North Park -38%, Lincoln Park -35%, Lincoln Square -34%, and Streeterville -33%.

As the number of active businesses in Chicago declined, the number of license approvals fell from 104,720 in 2015 to 87,029 last year. The number of newly issued licenses declined by one-quarter during this time as renewals fell by about 15%.

The average Chicago business had 1.9 active licenses last year, essentially the same number as a decade ago. At the extreme end, Walgreens Co. required 389 licenses to keep operating last year, the most of any company citywide.

This decline continued into the first six months of 2025, with the

city reporting 1,576 fewer active businesses between January and June than during the same period in 2024.

Only 28 of Chicago's 98 neighborhoods reported having more active business licenses in 2024 than they did one decade prior. New City on Chicago's Southwest Side reported the largest percentage increase in active business licenses since 2015, with the count of neighborhood business licenses climbing from 1,429 to 2,580.

Licenses to do business in the city of Chicago must typically be renewed every two years and may require on-site inspections,

zoning reviews and even criminal background checks.

There were 60 different types of licenses issued last year. The most common was the limited business license, which is required for businesses including retail stores, office supply stores and brokers. Those account for nearly one-third of all licenses.

The next two most common were the licenses for retail food establishments, including restaurants, grocery stores and cafes, and the regulated business license for home occupation, home repair, hotels and long-term care.

The application fee for a lim-

ited business license was \$250. But these costs can be as high as \$6,600 for certain licenses, such as for a caterer from outside the city.

Businesses in Chicago already pay the third-highest state corporate income tax rates in the nation. They also pay the highest commercial property taxes in the U.S.

That's in addition to the seventh-highest combined state and local sales tax rate and one of the most punitive unemployment insurance tax structures in the nation – just because they operate in the city of Chicago.

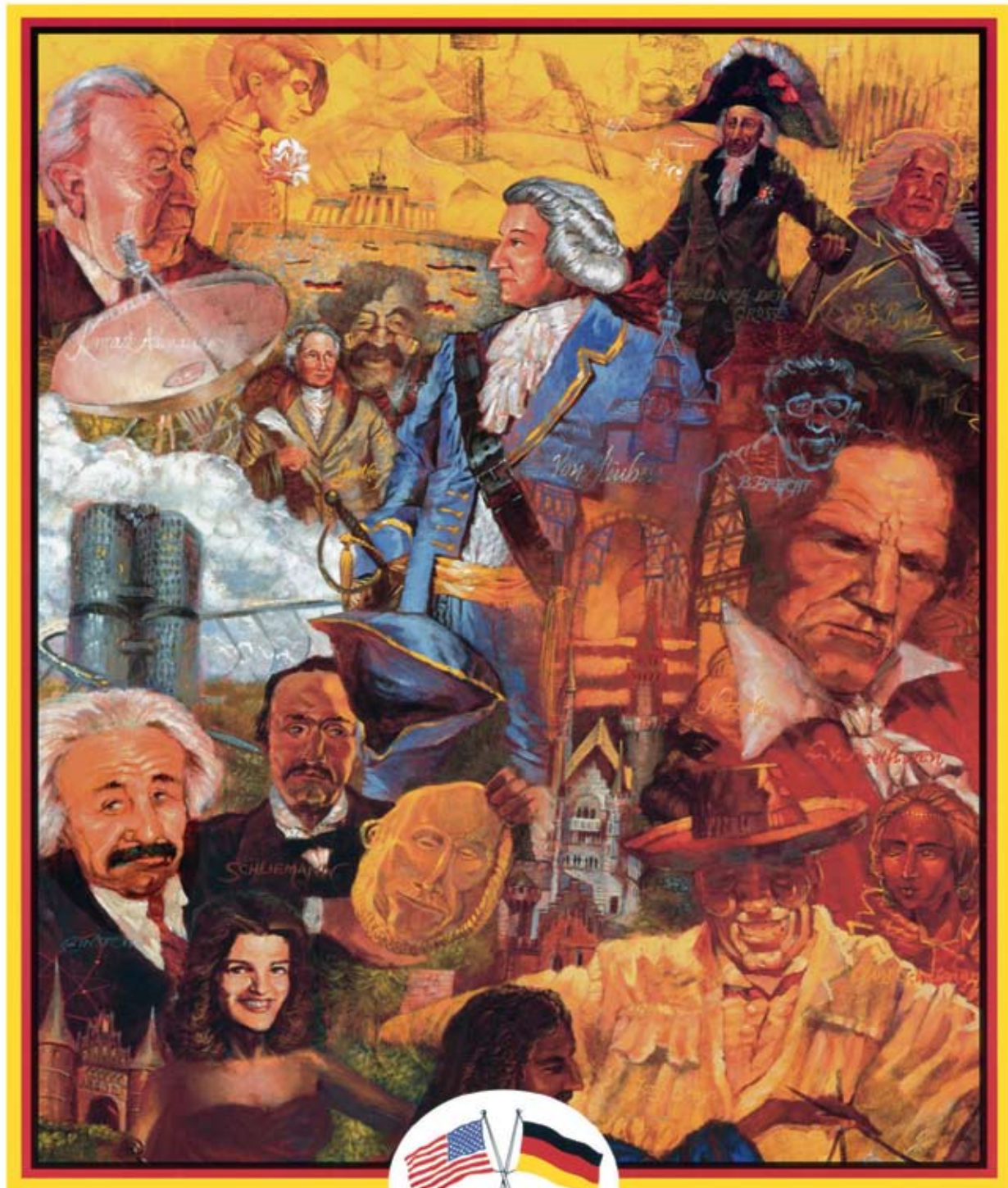
Grand Jury indicts four for COVID-relief fraud

BY CWBCHICAGO

A federal grand jury in Chicago has indicted four individuals for allegedly fraudulently obtaining millions of dollars in small business loans under the Coronavirus Aid, Relief, and Economic Security [CARES] Act.

Dexter M. Crawford, Jr., 41, Timika Royston, 49, Orlando Patrick, 54, and Jermie Miller, 42, engaged in fraud related to the Paycheck Protection Program [PPP] and the Economic Injury Disaster Loan program [EIDL]—two sources of relief under the CARES Act, according to an indictment unsealed this week in the Northern District of Illinois. The indictment alleges that the defendants defrauded lenders and the U.S. Small Business Administration of millions of dollars in PPP loans and EIDL funds. From 2020 to 2022, the defendants submitted numerous fraudulent applications on behalf of themselves and business entities purportedly owned by some of the defendants, the indictment states. The applications contained materially false statements and misrepresentations about the defendants' companies, including the number of purported employees, payroll and revenue amounts, and other expenses, the indictment states.

The indictment charges Crawford with seven counts of wire fraud and three counts of money laundering; Royston with three counts of wire fraud; Patrick with two counts of wire fraud; and Miller with one count of wire



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Pet blessings on Sheridan Rd. Aug. 31

Is your dog or cat in need of a blessing? St. Andrew's Greek Orthodox Church, 5649 N. Sheridan Rd., will be hosting their annual Pet Blessings Service 6 p.m. Sunday, Aug. 31.

All well-behaved pets are welcomed.

Adoption, shopping, end of Summer fun for dogs and pet owners

Pup Social, 2200 N. Ashland Ave., Chicago's membership dog club, is hosting an Adopt & Shop event on Saturday, Aug. 30, for dog lovers.

Adopt & Shop brings together local rescues from Chicago Rescue Authority and small pet-forward businesses for a full-day celebration of community, shopping, and pet adoption. Guests will be able to meet adoptable dogs, discover local brands, and enjoy a fun, relaxed atmosphere alongside fellow dog enthusiasts.

"Pup Social is more than a membership club it's a community for dog owners and their dogs coming together with other dog owners and dogs in a safe and social environment," said Aly Udartseva, Founder of Pup Social.

All events are 21+ and require proof of dog vaccinations. For more information, and RSVP links, visit www.pupsocial.com.

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Don't pay for what you can get for free: How to claim your refunds

BY MARIA PAPPAS

Every year, many Cook County homeowners are bombarded with letters, emails and phone calls from vendors offering to help secure property tax refunds — for a fee. But here's the truth: You don't need to pay anyone to get money that's already yours.

My office has \$122 million in potential refunds available from overpayments going back 20 years. In addition, more than \$33 million in refunds may be available to homeowners who missed exemptions in the last four years.

Applying is simple, free and secure — and you keep every dollar of your refund, tax-free.

To get started, visit cookcountytreasurer.com. On the homepage, look for the purple box labeled Your Property Tax Overview and click on it. You'll be asked to enter your 14-digit Prop-



Maria Pappas

erty Index Number (PIN). If you don't know your PIN, use your property address — just enter the house number, street name, city, and zip code.

A photo of your property will appear. Click the words View Your Property Tax Information to get details about your property and its tax history. Scroll down the page until you reach the section titled "Are There Any Overpayments on Your PIN?" If you're eligible for a refund, you'll see red text indicating the amount available and the year the overpayment occurred. It will say "Refund Available, Application Required, Apply Now." Click "Apply Now" and an application will open with several sections already filled in.

You'll be asked to confirm or provide a phone number and email address, and to certify that you're entitled to the refund. On the following screen, you'll have the option to upload any proof of payment you may have, especially helpful if the property changed hands. After submitting the application, your refund should arrive within six to eight weeks.

While checking for overpayments, you should also review whether you've missed any exemptions in recent years. Just below the overpayment section,

Are there any overpayments on your PIN?

Please be aware that if you did not own the property or make the payments at the time of the overpayment, you are not entitled to the refund.

Tax Year 2021 (billed in 2022)			
Installment	Tax Amount Billed	Tax Amount Paid	Refund Available
1st	\$1,050.29	\$1,533.61	\$483.32
2nd	\$0.00	\$0.00	\$0.00

Refund Available: \$483.32 Application Required: Apply Now

Have You Received Your Exemptions in These Tax Years?

	2023	2022	2021	2020
Homeowner Exemption:	NO	NO	NO	NO
Senior Citizen Exemption:	NO	NO	NO	NO
Senior Freeze Exemption:	NO	NO	NO	NO
Returning Veteran Exemption:	NO	NO	NO	NO
Disabled Person Exemption:	NO	NO	NO	NO
Disabled Veteran Exemption:	NO	NO	NO	NO

you'll see a grid titled "Have You Received Your Exemptions in These Tax Years?" This tool will show you whether you have received the Homeowner, Senior Citizen, Senior Freeze, or any other exemptions. If you have missed one or more, you may be owed hundreds or even thousands of dollars — and you can apply for a refund for missed exemp-

tions going back four years right there on the site.

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It's your refund. Don't give a dime of it away. Take five minutes — and take back what's rightfully yours.

New technology fights rogue sidewalk riding by bikers, legislative effort to regulate now underway

Most every sane pedestrian or vehicle driver in Chicago these days knows that the most reckless drivers on the roadways are those on e-bikes and scooters. On a daily basis they're darting in and out of traffic, riding at high speed on sidewalks, not wearing protective gear or helmets, running red lights and stop signs, traveling counter to traffic on one-way streets and even operating their vehicles while high on dope and staring at smart phones.

And with no identifying license plates, stickers or even personal identification required to operate these vehicles, they're basically immune from traffic laws in a

city that today is more focussed on protecting the lawless, rather than enforcing traffic laws.

But there may finally be one sign of progress in this maelstrom of chaotic, turbulent lawbreaking. Chicago's Lime is deploying sidewalk detection and an audible rider warning system they claim has the ability to be used by their clients by 2026.

The technology uses GPS technology to send clear audible warnings to riders that are operating illegally on sidewalks.

"After months of conversations and at my insistence, shared scooter operator Lime has informed my office that they are deploying sidewalk detection and audible

rider warning capability to 100% of their fleet by 2026," reports Ald. Brian Hopkins [2nd].

Lime's latest sidewalk detection system, called Lime Vision, employs AI-enabled image detection (potentially leveraging cameras, though the primary detection method for initial systems relied on scooter sensors and accelerometer data) to distinguish between sidewalks and roads. This technology can reportedly identify sidewalk riding in under a second.

Currently, 25% of the Lime fleet is equipped with new, accurate GPS technology that sends clear audible warnings to riders that are operating on sidewalks.

When sidewalk riding is detected, the scooter can make a sound to alert the rider to move off the sidewalk and slow down the scooter.

Next, perhaps the city or state of Illinois could make that the law for all bike, scooter and e-bike users.

Hopkins has offered draft legislation of Section 9-52-020 of the Municipal Code, a person 12 or more years of age may ride a bicycle upon any sidewalk along any roadway only if such sidewalk has been officially designated and marked as a bicycle route, or such sidewalk is used to enter the nearest roadway, intersection, or designated bicycle path, or to access a bicycle share station.

The law also prohibits bicycles from being operated on Lake Shore Dr. or on any public way where the operation of bicycles has been prohibited and signs have been erected indicating such prohibition.

"I welcome this upgrade and will monitor to ensure Lime and other operators are doing everything they can to ensure riders are not posing a risk to pedestrians, especially ones with mobility challenges," said Hopkins.

Earlier this month, Ald. Hopkins proposed legislation to prohibit negligent sidewalk riding, saying he was working on legislation that would require registration of Class 3 electric bikes (any bike that can reach speeds of approximately 28 mph) in the City of Chicago. "I look forward to working with my colleagues to preserve sidewalks for pedestrians, we have much more work to do to ensure our public ways are safe for all Chicagoans."

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Chicago was built on a swamp, with our buildings being erected right on top of the water table, so flooding has been an inevitable, and annual part of Chicago's history ever since its founding. (Far right) 2017 photo of a flooded Chicago Riverwalk.

As floods rise, is Chicago the Windy City or Water City?



The Home Front

by Don DeBat

Is Chicago the “Windy City” or the “Water City”? That’s the question homeowners are asking as they complain about their basement flooding after recent monsoon weather events.

Chicago was built on a swamp, with our buildings right at the waterline, so flooding is inevitable.

We created Chicago’s Deep Tunnel project - The Tunnel and Reservoir Plan [TARP] - to help mitigate the flooding. It has seen a significant investment of around \$3.8 billion to \$4 billion by 2023, though the final completion date is set for 2029. One wonders, is it helping?

With climate change came record summer rains of up to seven-inches in Chicago and suburbs, and flooded basements becoming the norm in many neighborhoods. There’s water, water everywhere, and the City of Chicago has left homeowners bailing their boats.

“We don’t control the rain,” said Mayor Brandon Johnson. “The infrastructure in our city has been in need of repair for a very long time. We are committed to that repair. However, we are living in a time in which people want me to cut the budget.”

Chicago’s Dept. of Water Management Cmsr. Randy Conner called the recent deluge—nearly six inches in under two hours—a “100-year downpour.”

Connor said the emergency management office is asking residents impacted by the storms to fill out a floor-damage assessment survey, which he says will help homeowners pursue options for additional resources.

City officials floated quicker solutions—adding sensors in drains, planting thousands of trees, and more aggressively clearing street sewer pipes.

Ald. Raymond Lopez [15th] criticized the mayor for pushing for more city revenue to solve the flooding problems, and blamed the city’s 100-year-old sewer lines.

Lopez and five other South and Southwest side Aldermen sent Mayor Johnson a letter last week asking him to establish a rebate for homeowners who install flood-preventing backflow valves, which could cost as much



Mayor Brandon Johnson



Former Mayor Rahm Emanuel



Randy Conner, Chicago Water Management Commissioner

as \$50 million citywide.

Lopez wants the mayor to spend city money now to help residents clean up their rain-soaked basements, in anticipation of federal disaster funds that could take years to arrive from Washington D.C.

In 2011, Mayor Rahm Emanuel convinced the City Council to raise water and sewer rates by \$120 a year for the average homeowner by doubling those rates over four years and locking in annual cost-of-living increases after that.

His plan was to replace all 900 miles of the city’s century-old water pipes and reline or replace 750 miles of 100-year-old sewer lines. Unfortunately, that never happened.

“I didn’t just raise the rates. I’m rebuilding the system,” Emanuel said then. “We will not have the city we want if we don’t keep the resources we have and invest in it.”

“It’s something that should be looked at and possibly mimicked if it leads to solving the problem,” said Rich Guidice, who ran the Office of Emergency Management and Communications under Emanuel. Later Guidice became Johnson’s first chief of staff.

“Of course, you’d have to re-establish a relationship with the federal government to help you out with that,” Guidice said. “The city obviously doesn’t have any money at the moment.”

The Albany Park neighborhood had chronic flooding problems until a \$70 million underground pipeline was built. The one-mile tunnel is located 150-feet below Foster Ave. and runs east from Eugene Field Park to the North Shore Channel.

During heavy rains, the Albany Park pipeline moves excess water from the north branch of the Chicago River into the North Shore Channel, a drainage canal that runs from the Chicago River

north to Wilmette in Lake Michigan. Since that was done, Albany Park has not had a flooding problem.

So, decades later, and after dozens of basement floods, what is a homeowner to do? The Home Front column has assembled the following flood-survival kit to help homeowners overcome the water in their basements:

- Before the flood hits, hire a

professional home inspector to tour the interior of your basement. Ask the inspector to write a report on suggestions for water penetration prevention.

- Review your home’s gutter and downspout direction. Make sure your downspouts empty far away from your home. Do not let downspouts empty into your catch basin, which usually is near the house. This is especially true if your home was built after 1960.

Downspouts should be extended at least 10 feet away from your foundation and empty on a section of your lawn. Also check your neighbor’s downspouts to make sure they are not emptying close to your foundation.

- Owners of older homes often have stand pipes installed in original basement floor drains. Stand pipes usually are about four-foot tall, and pretty ugly, but they may

WATER see p. 15

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Chris Walz

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WITH DONALD AND TANYA SMITH

WEDNESDAY, OCTOBER 8 AT 6:30 PM

Donald and Tanya Smith, owners of the land surveying and map making company Greeley-Howard-Norlin & Smith, own, preserve, protect and maintain a large collection of historical documents dating back to the early 1800s.

Included in their collection are drawings and documents related to the legal career of President Abraham Lincoln, which are potentially the only remaining assemblage of these documents due to what was lost in the Great Chicago Fire in 1871.

Learn a brief history of how and why the land in the U.S. was originally divided and sold, the need to raise money after the Revolutionary War and Thomas Jefferson's idea to divide the land into squares.

Hear about the re-building of Chicago after the Great Chicago Fire, and Mr. Samuel S. Greeley, the founder of the Smith's family business.



Land surveyors

NATIVE AMERICAN TRAIL MARKER TREES

WITH GAIL SPREEN AND ANDREW JOHNSON

THURSDAY, NOVEMBER 6 AT 6:30 PM



At right: Gail Spreen and Andrew Johnson

Have you ever seen a bent tree in the forest? It's possible that it was shaped that way intentionally centuries ago.

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Chicago gets five NEH grants

Chicago has just received five grants from The National Endowment for the Humanities [NEH]. These nationwide grants are intended to support research and learning in history, literature, philosophy, and other areas of the humanities by funding selected, peer-reviewed proposals from around the country.

Chicago's grants include:

- Adler Planetarium: \$312,836 [Sustaining Cultural Heritage Collections] under Project Director Christopher Helms.

- Project Title: Adler Collections Lighting Upgrade. Project Description: A programmable LED lighting system for the planetarium's storage spaces, galleries, and internal case lighting.

- Loyola Univ.: \$299,669 [Scholarly Editions and Translations] under Project Director Melissa Bradshaw.

- Project Title: The Amy Lowell Letters Project. Project Description: Preparation for publication of an open-access, digital edition of the letters of American poet, editor, and critic Amy Lowell (1874–1925).

- Newberry Library: \$347,131 [Sustaining Cultural Heritage Collections] under Project Director David Weimer.

- Project Title: Improving Flat File Stor-

age for Rare and Historical Maps Project Description: Purchase and installation of 30 flat file cabinets and 1,550 storage folders to rehouse and store 12,000 maps owned by the Newberry Library.

- Newberry Library Outright: \$47,884 [Sustaining Cultural Heritage Collections] under Project Director Sharon Walton.

- Project Title: Developing a 20-Year Plan for Preventative Preservation Project Description: Staff and consultant costs associated with assessing mechanical systems at the Newberry Library complex and development of a 20-year master plan for capital improvements to benefit collection preservation.

- Newberry Library Outright: \$179,005 [Institutes for K-12 Educators] under Project Director David Weimer and Kara Johnson as a co-project director.

- Project Title: 250 Years of Teaching with Maps: Maps in the Making of U.S. Education. Project Description: A three-week in-person institute for 25 K-12 educators the history of how maps and other geospatial resources have been used in the U.S. educational system from 1776 to contemporary times.

Letters to the Editor

Condo boards, management are fiduciaries, they should not act in own interest

Last month Adriana Foustanou published a nice article, "Budget fraud and reserve risk in Illinois HOAs; A crisis of transparency," which I enjoyed reading. I also enjoyed reading the response in the subsequent edition.

As Harris Meyer pointed out, not all condominium fiduciaries such as boards and management companies are doing a poor job. However, what your article pointed out is the potential for abuse that needs to be legislatively addressed.

Condominium board and management companies are fiduciaries. They should not be taking decisions based on their best interest, but that of the entire condominium associations and the owners. I suspect that many condominium board members realize this. Where things go wrong is when the fiduciaries use their power to pursue their own interests. The checks and balances that you find in the corporate world to protect against this are lacking in the condominium world. And this is where the legislature and courts need to step in.

There is a symbiotic relationship between the board and the external managers and advisors. The management company and the external advisors are hired by the board, and in many cases the president. In order to keep the source of revenue, they need to keep the president and the board happy. This creates a Madigan-style dynamic and potential for abuse.

At the same time, there is an abhorrent asymmetry in the rights of the unit owners. If a unit owner finds a violation of the Condominium Act or a fiduciary duty, that owner is probably not going to spend time and money asserting her rights against the board or the president who are defending themselves with the owner's money. Moreover, Cook County trial courts don't want to deal with these cases, so they regularly dismiss them.

As condo lawyers in Illinois know, a plaintiff does not receive careful consideration of her complaint unless she is willing to take it to the appellate level. There is a whole industry of advisors and contractors who realize this dynamic and are cashing in on it. I agree with Meyer that not all condominiums are managed poorly, but they are all vulnerable to this problem.

It's time for some legislative changes:

- All of the records of an association should be available to all unit owners except for records containing confidential or

Profit over patient welfare

Bob Zuley's coverage regarding the closure of Weiss Memorial Hospital was superb. It explained in detail how mismanagement and putting profit over patient welfare is eroding the healthcare system, not just in Chicago, but nationwide as venture capitalists merge clinics and hospitals and undermine the structure of medical facilities and the doctor-patient relationship. Capitalism should get nowhere near healthcare!

Jeremy McGuire
Edgewater

personal information. The people refusing access are fiduciaries of the people requesting access. They should not be hiding anything. The boards should also not be able to charge dissuasive fees for access to the records. All of the records should be saved digitally, so that there are no copying costs. The ability to charge fees is currently being abused by boards and their lawyers to dissuade the owners gaining access to the records.

- Boards should be required to engage law firms separate from the law firm that represents the association. If you have lived in a condo association for a while, you will know that the lawyers tend to represent the interests of the board and the president. Finding a law firm in Illinois that represents unit owners is difficult. That is because the condo lawyers in Illinois know that the money is in representing the board and the president. The board and president are paying the legal fees with the money of the owners.

- There needs to be greater turnover in the officers and directors of an association. As any Chicagoan will tell you, the longer a person is in power, the greater the likelihood of malfeasance. Five years is long enough. Then the person should be required to sit out for five years before serving again.

Once again, I express my appreciation to Ms. Foustanou for putting this issue out there and for Mr. Meyer for opining on it.

Andre Fiebig
Edgewater

Write a Letter To The Editor to:
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More than 20 tents in camping colors make up the encampment in Clarendon Park near the Wilson underpass west of Lake Shore Dr.



Divvy bikes were parked by several of the more than 20 tents in the Clarendon Park encampment near the Wilson underpass of DuSable Lake Shore Drive.

Lincoln Park's homeless ready for housing, not shelters

STORY BY JANE LAWICKI
PHOTOS BY JACK LYDON

As the National Guard helps local police to clear out the tent cities in Washington, DC., Lincoln Park's homeless expressed little anxiety about it happening here.

"I'm not concerned about the federal government," said Frederick Calvin, 56, who has been living in a tent since April. Receiving bug spray from a Night Ministry van, he added, "I would not be shocked, nonplussed. It's the system that makes these camps."

The handsome African American who recently lost his tent when a quarreling neighbor set it on fire, believes shelters are not doing their job. "You should attempt to clear the camps. But, you need formidable housing, not [shelters.]"

Having struggled with addiction, incarceration, recovery, and sporadic homelessness, Calvin said overnight shelters have too many criteria and insufficient space. He continued, noting that staff often take advantage of their visitors, pilfering personal items or the best donations, leaving the dredges. For many, living independently out in the elements outranks dealing with shelter bureaucracy.

Calvin has a point. Enabling privacy, security, and varying levels of independence has been shown to help the homeless. A City study of 259 older homeless individuals found those who were provided rooms, food, and support services from April to September 2020 at Hotel 166, 166 E. Superior St., were 2.5 times less likely to contract COVID than those in traditional shelters.

Furthermore, unexpectedly, the Hotel 166 Study showed significant improvements in hypertension and glycemic control, and 51% of those temporarily housed successfully transitioned to longer-term housing.

The findings have influenced the City toward "non-congregant" – dorm-like – shelters that offer "wrap around" health and social services on-site.

"Our shelter is always full," said Peter Marchese, board president of North Side Housing and Supportive Services [NSHSS] and the leader of the City's first non-congregant, trauma-informed emergency shelter at 7464 N. Clark St.

City-funded, the City decides who is assigned to it. "The City is bringing in men directly off the streets – from the parks and inviting them from the encampments. Because they're coming from living outside, they're very grateful that they're living in the City's nicest shelter for men," Marchese said.

The shelter, a calm space with walls painted in muted green and blue, rounded edges, a common area with a television and wall fireplace, and no more than two to a bedroom, allows 70 men to rest from the constant guardedness required for outdoor living. Donations such as bedding from

IKEA, bathroom fixtures from Kohler, and mattresses secured at a reduced price from Steinhafels help make the shelter special.

"It's easier to work with them, to get them started on a program with what they need," Marchese said. "They're dealing with economic hardship, mental and physical issues. There's a combination of services that we can provide to help [them] transition. It's exceeded our expectations for having guys from the encampments become comfortable with our space."

One such resident is Martin Bendick, 38, an old soul who is also a Philadelphia Eagles fan. A man who has seen it all, from prison to multiple shelters, he has found the time and space he needed since arriving last December. He understands the non-congregant shelter was built for this purpose, and it has helped prepare him to soon join family in Madison, WI.



Martin Bendick, 38, said the North Side Housing and Support Services shelter has provided the rest and support he needed to prepare for his next steps.

"People may perceive things one way, but you want people to sit down and see things more positive than negative, more pro than con," Bendick said as he warmly exchanged stories about his favorite sports legends.

In July, Mayor Brandon Johnson and the Dept. of Family and Support Services [DFSS] announced \$40 million in capital improvement funding to modernize homeless shelter facilities throughout Chicago. It builds on a complementary \$30 million in related investments by the Dept. of Housing. Cornerstone Community Outreach's [CCO] family shelter, the Sylvia Center, 4615 N. Clifton Ave., is one of seven shelters selected for upgrades and the only DFSS grant recipient on Chicago's North Side.

In January, as part of Chicago's One System Initiative, the City moved to a unified shelter access system, merging previously separate systems for new arrivals or existing residents. City- and State-funded shelters are open to anyone regardless of immigration status or length of time in Chicago. However, even as the influx of migrants has waned, shelter space – whether traditional or non-congregant – remains insufficient for those needing shelter.



Frederick Calvin lost his tent when a quarreling neighbor set it on fire.

In the City's annual Point-in-Time study, 7,452 people were identified as homeless the night of Jan. 23. Of these, 6,136 were sheltered with 1,316 residing in unshel-

tered locations. While the City is racing to improve the situation, it means many remain unhoused, sometimes by choice, living in tents or under viaducts in inclement weather.

The homeless use propane or other substances to cook food and keep warm. Fires have become a problem, particularly near or under the Wilson and Lawrence viaducts of Lake Shore Dr. Multiple events in the past few years are beginning to raise alarm.

"Throughout my service, I observed that residents' concerns about homeless encampments centered largely around safety—especially due to fires caused by exploding propane tanks," wrote former Ald. James Cappleman [46th] who served from 2011-2023. "These incidents often

HOMELESS see p. 8

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Frederick Calvin, 56, collects bug spray following a night of heavy rains. "A tent offers a 'flavor of protection' but it's no substitute for an apartment," he said.



The North Side Housing and Supportive Services shelter has trauma-informed design, offering rounded corners and walls painted in calming shades of blue and green.



Board President of North Side Housing and Support Services, Peter Marchese (left), with front desk support staffer, Sonja Badger, take a moment to greet visitors.



Peter Marchese, board president for North Side Housing and Supportive Services, shows a prospective donor the shelter's non-congregant, dorm-like, bedrooms.



Fires from propane tanks and other flammables have left their mark on the ceiling of the Wilson viaduct of Lake Shore Dr., potentially weakening the structure through spalling (where chunks of concrete break off), cracking (due to thermal expansion), and color changes from extreme heat.

HOMELESS from p. 7

occurred when tents caught fire, posing serious risks. [Chicago Dept. of Transportation] assessed the two viaducts under Wilson and Lawrence and warned city officials via e-mail that continued fires could eventually require full reconstruction of both overpasses" due to weakening the structure through spalling (where chunks of concrete break off), cracking (due to thermal expansion), and color changes from extreme heat.

Cappleman added that the Chicago Fire Dept. noted that propane, being heavier than air, does not disperse and tends to sink into lower areas such as viaducts—making the use of propane tanks in these spaces particularly hazardous. One lit cigarette can trigger a big explosion.

The Chicago Police Dept., however, cannot search tents for propane tanks without a warrant, making it difficult to proactively prevent danger.

After a heavy August rain flooded her tent, a fresh-faced, blonde, blue-eyed young woman sat on the ground eating a sandwich. She shared her frustration - that the wind lifted her tent's tarp in the middle of the night - and all the clean laundry she had just done got wet.

Having grown up on Chicago's North Side, Rebecca (not her real name) had to flee quickly from an abusive relationship and has been living outdoors for more than a year.

She tried a few shelters but because of illness and a back injury, she said she found the shelters abusive and was kicked out of one after she was hospitalized.

Having called shelters daily, she repeatedly heard that no beds were available. Advised to try the suburbs, rural locations

Cappleman added that the Chicago Fire Dept. noted that propane, being heavier than air, does not disperse and tends to sink into lower areas such as viaducts—making the use of propane tanks in these spaces particularly hazardous. One lit cigarette can trigger a big explosion.

in Illinois, or out of state, she gave up trying as she had no transportation.

"They could get me there but could not [guarantee] transportation back," said Rebecca. "One of the biggest obstacles is the City's failure to provide transportation, and the communication is terrible," she said. Rebecca is not ready to try again.

Stating that she does not use drugs, Rebecca shared that, "A lot of us are not contributors [to the problem.] We're out here doing better [than the social workers] - where to eat, what kind of solutions might help - than what is being offered."

This work was made possible in part by funding from the Alliance Matters campaign, an initiative of Chicago Independent Media Alliance (CIMA) and the Field Foundation.



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Helping the homeless costs money, lots of it

Volunteers of America drops The Haven; Cornerstone taking over at Diplomat Hotel shelter

BY JANE LAWICKI
PHOTOS BY JACK LYDON

Chicago's Dept. of Housing [DOH] will have spent \$14 million by early 2026 to purchase and renovate the former Diplomat Hotel, 5230 N. Lincoln, into The Haven, a 37-unit stabilization housing project.

Following the success of the City's COVID-era study showing significant outcomes for the unhoused when provided with greater privacy along with on-site medical and social services, DOH is leveraging the City's Shelter Acquisition Rehabilitation Program with support from Dept. of Family and Support Services [DFSS], \$5 million in TIF money, and Chicago Recovery Plan bonds for The Haven.

These funds do not include the annual costs for running the shelter as the City faces a \$1.1 billion shortfall in its 2026 budget - not including the CTA and Chicago Public Schools budget shortfalls.

"Do you want to solve homelessness or just not see it," asked Ald. Andre Vasquez [40th] as he opened a community meeting on Aug.19 at Swedish Covenant Hospital. With fewer than 50 people in attendance, some area residents complained the update event was not sufficiently promoted.

The 60-minute meeting included presentations from DOH, DFSS, Cornerstone Community Outreach [CCO], Gensler design, and Executive Construction. Speakers explained the project's delay was caused by the building's structural challenges and fiscal constraints.

"Funding for operations were deleted from the budget," Vasquez

said, explaining that the designated shelter operator, Volunteers of America [VOA], no longer had the money. The initial vision for a behavioral health pilot was revised to focus on increasing the City's non-congregant, or dorm-like, shelter space.

The Haven will house up to 50 adult men in 37 rooms with private baths, including one-third that could be double occupancy. It will offer case and property management on-site, referrals to other clinical and recovery services, and 24/7 security.

CCO's Executive Director Andrew Winter expressed excitement that with 35 years of experience, CCO has been named The Haven's new operator.

According to nonprofit evaluator Charity Navigator, CCO holds its highest "four-star" ranking. With a budget ranging from \$4 to \$5 million annually for operating four distinct shelter programs in Uptown, CCO reported in 2022 a surplus of \$536,331 and in 2023 a shortfall of \$780,481. In 2025, of the 318 men, families, and children CCO supports, 30% have successfully moved from shelters to housing.

"Cornerstone has stepped in to run the project, and I think that this is a good thing," said Sofia Zneimer, a lawyer who lives in the 40th Ward. "Cornerstone has been around in Chicago for years and already runs shelters for families and men with support from the DFSS. They do care, and don't have the controversy like one of the VOA-affiliated organizations."

Through a pending arrangement, the City also intends to sell the building, purchased for



Andrew Winter



Ald. Andre Vasquez

\$2.9 million in 2024, to CCO for \$1 subject to a regulatory agreement governing property use, a mortgage to secure CCO's performance, and repayment of City funds under a failure to perform. CCO plans to move operations to The Haven from its existing Epworth Shelter, 5253 N. Kenmore Ave., which houses 65 single men nightly.

ing and operate the building as non-congregate shelter, transitional housing, permanent supportive housing, or affordable housing in alignment with DOH's mission and vision.

"The North Side shelters - we're looking at affordability everywhere in the city," explained Cmsr. Lissette Castañeda. "We're working with DFSS to ensure

Through a pending arrangement, the City also intends to sell the building, purchased for \$2.9 million in 2024, to CCO for \$1 subject to a regulatory agreement governing property use, a mortgage to secure CCO's performance, and repayment of City funds under a failure to perform.

A DFSS-delegated agency since 1989, CCO must also apply for a special use permit for on-site services at The Haven.

According to the DOH, as with similar agreements for North Side Housing and Supportive Services, the City's first non-congregant shelter at 7464 N. Clark St. and with similar future locations, DOH agreements require a grantee to operate the related building as non-congregate shelter for the 15 years following construction completion.

The regulatory agreement sets a period of an additional 30 years following the grant agreement term for a total of 45 years. During the regulatory agreement term, the grantee is required to maintain ownership of the build-

ing and operate the building as non-congregate shelter, transitional housing, permanent supportive housing, or affordable housing in alignment with DOH's mission and vision.

that. We're the first funders that allow our [shelter] operators to partner with and find support in other places. We're in there with you... Go forth and try to leverage other [financial] sources," she said.

Dan Sheehan and other neighbors of The Haven insist they want to help the homeless, but many expressed concerns at The Haven's high cost and anxiety about how it might change the neighborhood. They are also frustrated that the initial project was simply announced with little or no constituent input.

Police foundation highlights officer's courage in Logan Square tragedy, persistence in Rogers Park serial rapist case

BY CWBCHICAGO

The Chicago Police Memorial Foundation is recognizing several officers for their bravery and determination in two recent high-profile cases, underscoring both the life-or-death emergencies and the painstaking investigations that define police work.

Among the honorees is Field Training Officer Larry Branch Jr., who confronted a nightmarish scene in Local Square July 4. Dispatched to handle a "person with a knife" call, Branch and fellow officers arrived in the 3600 block of W. Palmer St. to see flames ripping through a home while a child screamed for help from a basement window. Nearby, 46-year-old Wendy Tolbert allegedly walked outside with a bloodied knife in her hand.

The officers forced their way inside the burning house, where they found two children suffering from stab wounds. Branch began speaking with one of the children and learned that a 4-year-old was still trapped inside.

"Branch started talking to one of these children and learned that

there was [a] 4-year-old child still inside the residence," the memorial foundation said. "Without regard for his own safety, Officer Branch smashed out a basement window and entered the inferno. He located the child and removed him from the building."

Branch performed CPR on 4-year-old Jordan Walker until paramedics arrived. Despite his efforts, Jordan later died from multiple stab wounds. Prosecutors allege Tolbert attacked her children after claiming they were possessed. She is charged with murder, arson, and other felonies.

North Side serial assault case

The foundation also honored a team of officers in the Rogers Park District who identified, tracked and arrested 19-year-old Tymarion Averhart, accused of sexually assaulting two women and committing residential burglaries in a string of crimes that started late last year.

According to the memorial foundation, the team spent weeks "conducting surveillance, pro-

COURAGE see p. 15

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could live there?" asked Sheehan.

As a retired city worker and long-term Arcadia Terrace resident, Sheehan said he may have to move because his taxes have gone up so much.

"We're not only paying to build it, we're paying Cornerstone - through our taxes - to fund the service... With the City's \$1.2 billion shortfall in 2026 and \$500 million and pension sweetener for police and fire down the road, the regressive socialists could care less if they bankrupt the city," Sheehan said.

"To anyone who asks why are our costs so high? What are we paying for? We are paying for 30 years of affordability, paying for a tracking system, management, utilities assigned," said Cmsr. Castañeda. "We're focused on ensuring affordability for families for years to come. We're talking about long-term sustainability and affordability - affordable housing for long run. At the end, it's an investment."

Still, as with any investment, the funders now seek positive returns. Time will tell if this was money well spent.

This work was made possible in part by funding from the Alliance Matters campaign, an initiative of Chicago Independent Media Alliance (CIMA) and the Field Foundation.

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Police Beat...

CFO sentenced to federal prison for embezzling \$510,000

The former Chief Financial Officer of a staffing firm has been sentenced to more than two years in federal prison for embezzling more than \$510,000 from the firm.

Charles Nelson misappropriated the money in 2018 and 2019 while working in the firm's Chicago office. Nelson made a series of unauthorized credit card purchases for his personal benefit, initially on meals and travel and later on jewelry, gold, and renovations of his personal residence.

Nelson used the fraud proceeds to purchase many extravagant items, including Cartier and Rolex watches, a gold and diamond bracelet, and high-end appliances for his home. Nelson executed the fraud scheme by circumventing multiple corporate controls over expenditures.

Nelson, 67, pleaded guilty last year to a federal wire fraud charge.

Man charged with DUI Reckless Homicide of his passenger

Jon Walker, 40, of the 7600 block of S. Calumet Ave., was charged with one felony count – Aggravated DUI/Accident/Death

And one felony count – Reckless Homicide on Aug. 22.

Chicago police and the U.S. Marshals Great Lakes Regional Fugitive Task Force arrested Walker Aug. 19, in the 700 block of E. 111th St. He was identified as the offender who, on April 19, was driving while intoxicated in the 100 block of E. Superior St., when he crashed into a building. A 40-year-old male passenger in the offender's vehicle was killed.

The offender was placed into custody and charged accordingly.

Killer gets 25 years for gunning down 9-year-old while trying to kill someone else



Darrell Johnson, left, and Janari Ricks.

A man who prosecutors said "went hunting" for a victim before gunning down a 9-year-old boy on the Near North Side five years ago has been sentenced to 25 years in prison.

Darrell Johnson, 44, pleaded guilty Aug. 21 to one count of murder in exchange for the sentence from Judge Peggy Chiampias. By law, Johnson must serve the entire sentence, though the five years he has already spent in custody will be credited.

At about 6:30 p.m. July 31, 2020, 9-year-old Janari Ricks was in the 500 block of W. Locust St., shaking hands with a neighbor believed to be Johnson's intended target, when Johnson began shooting, prosecutors said. Surveillance video allegedly showed Johnson walking down an alley, peering through a fence, and then firing six shots.

Other cameras recorded Janari running before collapsing from his injuries. He died shortly afterward.

During a press conference after the killing, Ald. Walter Burnett Jr. [27th] said the families involved had "known each other for over 50 years."

Many witnesses identified John-

son, including some who noticed the gunman limping away from the scene. Prosecutors said Johnson walks with a limp due to a gunshot wound that he received years ago. Prosecutors said he fled in his girlfriend's Nissan Altima. Police arrested him as he stepped into the same car on the South Side two days after the murder.

Court records show Johnson had a history of violent crime. He was convicted of aggravated battery causing great bodily harm in 2002 and of vehicular hijacking and a gun offense in 2005.

Talk of gang affiliation preceded shooting in Rogers Park

A 19-year-old man was wounded in a possibly gang-related shooting in Rogers Park Aug. 22.

Chicago police said the victim was outside in the 6500 block of N. Ashland Ave. when a white car pulled up around 2:45 a.m. Witnesses reported hearing talk about gang affiliation moments before someone fired shots from the vehicle. The car reportedly sped north on Ashland after the shooting.

The victim, shot in both thighs, was transported to St. Francis Hospital in Evanston, where he was listed in fair condition.

Saturday's victim is the 15th person shot in the neighborhood this year, exactly matching 2024's year-to-date total. But the figure remains well below 2023, when 28 people had been shot by late August. This year is also trending better than 2022 and 2021, which saw 19 and 17 victims, respectively.

Man sentenced to 16 years for dealing over a dozen firearms

A Chicago man has been sentenced to more than 16 years in federal prison for unlawfully dealing more than a dozen firearms.

In 2020 and 2021, Johnathan Burgos, 33, illegally sold 14 firearms and multiple large-capacity magazines to an individual who was surreptitiously working on behalf of the FBI.

The sales involved several stolen handguns, a gun with an obliterated serial number, and a rifle. During most of the transactions, Burgos was on either parole or bond with electronic monitoring from the Illinois Dept. of Corrections for firearm cases in state court.

Burgos pleaded guilty earlier this year to federal firearm charges. On Aug. 15, U.S. District Judge Steven C. Seeger sentenced Burgos to 16 years and eight months in federal prison.

Judge gives 12 years to man linked by DNA to Lakeview carjacking

A man who carjacked a woman in Lakeview while on parole for seven armed robberies has been handed a 12-year prison sentence.



Marqese Lance

Around 5:20 p.m. on February 9, 2021, a 31-year-old woman was waiting for a parking spot to open in a residential driveway in the 600 block of W. Irving Park Rd. when Marqese Lance allegedly ordered her out of her black Mercedes.

Prosecutors said Lance, 29, approached the woman's passenger window, pressed a handgun against the glass, and motioned for her to get out. The woman complied, and Lance sped away, crashing into a fence on Frontier Ave. before heading toward Lake Shore Dr.

Police recovered the stolen Mercedes a few days later. Inside, investigators found items that did not belong to the victim, including a gaiter-style face mask. DNA tests linked the mask to Lance, who was charged after the lab results came back a year after the carjacking.

Court records show that Lance was

already a convicted armed robber at the time. In 2013, he received seven concurrent 13½-year prison terms for armed robberies. He was out on parole for those crimes when the Lakeview carjacking happened.

Now, Lance has pleaded guilty to aggravated vehicular hijacking with a weapon. Judge Steven Watkins sentenced him to 12 years, but the term will be reduced to six years for good behavior. Lance also received 1,230 days of credit for time spent in Cook County Jail. His current parole date is Feb. 28, 2028.

Man accused of groping women at North Side park is released to await trial

Two weeks after officials issued a warning about a man following and inappropriately touching women at a North Side park, prosecutors have filed charges in the case. But, because he is not charged with a detainable offense, prosecutors did not ask a judge to keep him in custody.



Noaman Patel

Noaman Patel, 22, of the 6300 block of N. Artesian, is charged with three counts of aggravated battery in a public place, allegations stemming from three separate incidents this month, including two at the West Ridge Nature Preserve.

Aggravated battery in a public place is not a detainable charge under the cashless bail provisions of Illinois' SAFE-T Act, according to materials published by the 17th Judicial Circuit Court and a DuPage County judge.

According to police and court filings, the first assault occurred at the nature preserve, 5801 N. Western Ave., around 10:15 a.m. Aug. 4. A 53-year-old woman was walking in the park when a man came up from behind, grabbed her buttocks, and then fled on foot.

Two days later, on the morning of Aug. 6, a 33-year-old woman reported being struck on the buttocks while walking in the preserve. She ran away, yelling for help as the man briefly followed her before breaking off and leaving the park, according to an initial police report.

The third incident came on Aug. 14, when a 29-year-old woman reported that a man grabbed her buttocks in the 6100 block of N. Maplewood Ave.

Chicago cops arrested Patel this week, and he appeared before Judge James Murphy III on Thursday. Murphy released him with orders to stay away from the victims.

Woman gets 7 years for citywide stabbing spree

A Chicago woman who slashed and stabbed strangers in a string of random attacks across the city will serve a seven-year sentence after pleading guilty to multiple felony charges.

Court records show Shaynella Williams, 35, pleaded guilty to five counts of aggravated battery stemming from a series of unprovoked stabbings in 2022 and 2023. The cases were handled by three different judges, resulting in an effective sentence of five years in prison plus a consecutive two-year term.

The first attack linked to Williams happened on June 18, 2022, when a woman walking home from the beach was suddenly slashed on her arm in the 1700 block of W. North Ave.

Prosecutors said Williams parked her red Kia across the street, crossed over, and made a swiping motion at the unsuspecting victim. The woman required 13 stitches to close the wound. Police tracked Williams down through the Kia's license plate, but she was released pretrial after paying a \$2,000 bail deposit.

While on bail, prosecutors said, Williams struck again. On the afternoon of Jan. 8, 2023, she allegedly carried out a spree of random stabbings



Left to right: Zion Bellamy, Zavion Bellamy, Trajhan Young, Adayveon Young, Jermel Rogers. Bottom: The firearms, ammunition, and other items allegedly seized during the traffic stop.

Judge detains 5 charged with having guns during River North traffic stop; another judge lets them free

A routine traffic stop by Cook County Sheriff's Police officers recently resulted in the arrests of five men for illegally possessing firearms, the agency said Aug. 19. But, while a judge ordered all five men detained on the felony charges, court records show a different judge released all of them less than a week later.

It all started when sheriff's police officers tried to pull over a red Chevy Impala for having illegally tinted windows as it traveled through River North around 5:16 p.m. Aug. 9, according to a sheriff's office spokesperson. They said the car sped away and evaded officers before it eventually stopped in an alley in the 500 block of N. La Salle Dr.

Officers ordered the occupants out, searched them, and searched the vehicle.

Four of the men were armed with loaded 9mm handguns, two of which had extended magazines, the sheriff's office said. A fifth firearm, a .40-caliber pistol with an extended magazine holding 21 rounds, was allegedly found under the front passenger seat. In total, officers recovered five guns, 87 rounds of ammunition, and 24 grams of cannabis, according to the sheriff's office.

The agency identified the men as 19-year-old Zion Bellamy, Zavion Bellamy, 20, Trajhan Young, 22, Adayveon Young, 18, and Jermel Rogers, 18. None of them has a license to own or carry firearms in Illinois, according to the allegations.

Sheriff's officials said Zavion Bel-

lamy and Adayveon Young were

each armed with loaded 9mm handguns equipped with extended magazines, and Zion Bellamy and Jermel Rogers were armed with loaded 9mm firearms with standard magazines. Trajhan Young allegedly claimed ownership of the handgun found under the seat.

Prosecutors charged each man with unlawful possession of a weapon in a vehicle. Zion Bellamy was also charged with fleeing and eluding, unlawful possession of cannabis by a driver, and cited for the tinted windows. Rogers faces an additional charge of illegal cannabis possession by a passenger.

On Aug. 10, prosecutors asked Judge Antara Rivera to detail all five men and she agreed they should be held pending trial, according to court records. However, Judge Robert Kuzas released all five men from custody five days later.

The agency charged with overseeing policing in Chicago, the Community Commission for Public Safety and Accountability [CCPSA], is preparing to place limitations on the kinds of traffic stops CPD officers are allowed to perform. The panel has already said that a majority of its members are prepared to order the city's police force to stop performing traffic stops for illegal window tints.

The CCPSA has no authority over any agency other than CPD, including the sheriff's police.

she accrued in the Cook County Jail.

Gunshot victim flees to CTA platform in Rogers Park

A 32-year-old man fled onto the Howard CTA platform after being shot nearby on Aug. 24, witnesses said.

Officers responded around 10:23 p.m. to a call of a person shot in the 7500 block of N. Ashland Ave. They found the man on the platform with a gunshot wound to his mouth. A blood trail stretched from the street into the train station, where he was found.

Chicago Fire Dept. paramedics treated him at the scene before taking him to St. Francis Hospital, where he was listed in fair condition. The victim was unable to provide officers with further details, according to CPD.

Officers were told to be on the lookout for a group of four people who left the area, all Black males between 17 and 20 years old, 5 feet 7 inches to 6 feet tall. A witness reported that one was wearing a red mask, another a black shirt, and another a white shirt.

Sunday's attack pushed Rogers Park's shooting total for 2025 to 16 victims. That is one more than the year-to-date count in 2024. But this year's total remains well below 2023, when 28 people were shot through late August. The neighborhood also saw higher tallies in 2022 and 2021, with 19 and 17 victims by this time

In Illinois, e-bikes 'more equal' than mopeds

E-bikes now legally the same as Schwinn pedal bicycle

BY PETER VON BUOL

Electronic motorized bikes [e-bikes] and scooters have become the menace of Chicago's sidewalks, crosswalks and vehicle lanes, darting in and out of traffic and ignoring traffic laws in challenging pedestrians, drivers and the disabled to games of chicken.

But now they've gotten the state-sanctioned privilege to be even more reckless, aggressive and dangerous. They are now more equal than even their sister-vehicles, mopeds.

The modern concept of special privileges for some classes of people arose from George Orwell's seminal book *Animal Farm* (1945) where the world first heard that, "All animals are equal, but some animals are more equal than others."

The term "Four legs good, two legs better!" is a modified propaganda slogan used by the ruling pigs in *Animal Farm* to signify their complete betrayal of their core principles. Initially, the slogan was "Four legs good, two legs bad" to rally animals against humans, but the pigs, who eventually walk on two legs, change it to "Four legs good, two legs better!" to justify their own superiority and control.

For Chicago's radical biking activists, it's "Four wheels good, two wheels better."

Gov. J.B. Pritzker on Aug. 1 signed SB2285 which expanded the legal definition of bicycles to include motorized e-bikes, despite these motorized vehicles having the ability to travel at speeds up to and over 30 mph.

Introduced by State Sen. Mike Simmons [7th] earlier this year, SB2285 had been supported by the state's powerful bicycle special interest groups. The legislation ensures the riders of these motorized e-bikes will continue to be treated the same under the law as those who ride bicycles powered by humans and foot pedals.

The new state statute exempts e-bike riders from having a valid driver's license,



If you're looking for signs of privilege, these two recently installed sign on Granville (6200 north) are it. This sign allows bikers and e-bikers to use public roadways that are now denied to other vehicles.

The new state statute exempts e-bike riders from having a valid driver's license, vehicle insurance, a license plate or a city sticker. These riders also have the privilege of riding in the city of Chicago's bike lanes at two to three times the speed as manually powered bikers.

vehicle insurance, a license plate or a city sticker. These riders also have the privilege of riding in the city of Chicago's bike lanes at two to three times the speed as manually powered bikers.

Similar vehicles known as mopeds, which are also two- or three-wheeled vehicles with pedals but with an internal combustion engine, are legally considered to be motorcycles. These bikes have a mandated top speed of 30 mph.

Because they are considered to be motorcycles, moped riders are therefore required to travel in traffic lanes with cars, buses and trucks, and they must follow the same rules of the road as those who drive a vehicle. Moped riders must have a valid driver's license, vehicle insurance, a license plate and a city sticker (where required).

But SB2285 is not the only recent bike-themed piece of legislation introduced by Simmons.

In Feb. 2025, Simmons introduced SB2111, a bill which would grant those riding what the state of Illinois considers to be a "bicycle" the privilege to not have to stop at a stop sign or stop light. Popularly known as the "Idaho Stop" after the state which first legalized the practice, if the legislation passes, bicyclists would be granted the special privilege of riding through intersections, even though there is a stop sign or light, or yield sign. Bikes and e-bikes also have the privilege of illegally riding against the flow of traffic on one way streets.

In June, that bill was referred to the

House rules committee. While vocal supporters claim the adoption of an "Idaho Stop" has contributed to a safer riding environment because bike riders can maintain their momentum, very few traffic studies of the matter have been conducted. Most data was collected in less densely-populated areas. Bike lobbyists throughout the country cite the same handful of questionable studies.

If passed and signed into law, SB2111 would create a privileged category for cyclists and e-bikers who don't have to obey Illinois' established traffic laws.

Unlike pedestrians and vehicles powered by internal-combustion engines who must stop at stop signs or lights, those riding bicycles and e-bikes would have the legal privilege to run red lights and stop signs at intersections, and drive counter to traffic on one-way streets.

Show us the money

On Aug. 31, the Active Transportation Alliance [ATA] will hold its annual Bike the Drive event. Since 2002, the city of Chicago has given the politically-powerful and well-connected ATA the exclusive privileged use of all eight lanes of Lake Shore Dr. to fundraise for the organization.

For nearly five hours, the organization is given exclusive control of the eight-lane highway as an opportunity to collect revenue from those who want to experience the novelty of riding a bicycle on the city highway. Adult non-ATA members will be charged \$78. Adult ATA members are charged \$68. Children are charged \$18.

The organization also provides a special Ultimate Bike the Drive Package. Non-members are charged \$104 and ATA members are charged \$94. The money generated from the annual event supports the organization's year-round lobbying efforts.

Feds create new section to prosecute criminal healthcare fraud

BY CWBCHICAGO

On Aug. 22, Andrew S. Boutros, U.S. Attorney for the Northern District of Illinois, announced the creation of a new section within the Office's Criminal Division dedicated to the prosecution of healthcare fraud, which is among the Department of Justice's [DOJ] top fraud enforcement priorities and the first time the Office has created such a section.

The new Healthcare Fraud Section [HFS] will consist of six federal prosecutors and will be led by Heidi Manschreck, who will serve as the inaugural Section Chief, and Prashant Kolluri, as the Section's inaugural Deputy Chief. Both prosecutors have dozens of years of experience investigating and prosecuting healthcare fraud cases.

Assistant U.S. Attorneys Erin Kelly, Kate McClelland, Alejandro G. Ortega, and Kristin Pinkston have also been assigned to the Section full time.

The work of this new section will be in addition to the healthcare fraud-related matters in this district that are being handled by the HFS Strike Force, which is part of the Fraud Section of the DOJ's Criminal Division. The Strike Force, which is housed in the Chicago U.S. Attorney's Office, is led locally by Assistant Chief Patrick M. Mott.

The new HFS will be tasked with prosecuting defendants in all types of healthcare fraud, such as false and fraudulent

claims submitted by transnational criminal organizations to America's health insurance programs; upcoding and unbundling schemes; scams by providers and individuals against Medicare and Medicaid; fraudulent billing; and illegal kickbacks, among many other healthcare-related frauds and schemes.

"Every year, healthcare fraud causes billions of dollars in losses to the federal government and private insurers and siphons off hard-earned tax dollars meant to provide care for people in need," said Boutros. "My Office has charged nearly \$2 billion in healthcare fraud schemes involving alleged criminal conduct that has stretched across the country, and even transnationally."

The new section hopes to bring greater focus, efficiency, and impact to efforts which often involves the exploitation of patients through unnecessary and/or unsafe medical tests and procedures.

Boutros acknowledged the cooperation of the HFS's investigative partners, including the FBI, DEA, U.S. Dept. of Health and Human Services Office of Inspector General, U.S. Dept. of Labor's Office of Inspector General, U.S. Food and Drug Admin., U.S. Postal Inspection Service, and other federal, state, and local agencies.

Since March 2007, this program, currently comprised of nine strike forces op-

FEDS see p. 15

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D&D: The Twenty-Sided Tavern national tour, 2025. Photo by André Chung.
 Pictured: (clockwise from top left) RJ Christian, Alex Stompoly, R. Alex Murray, Madelyn Murphy, William Champion, Diego F. Salinas, Conner Marx, Cassidy Sledge, Jasmin Malave.
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Adult cardio tennis at Chase Park

An adult cardio tennis program has become a smash hit at Chase Park, 4701 N. Ashland, so much so that the park has added an additional late summer class on Thursday nights.

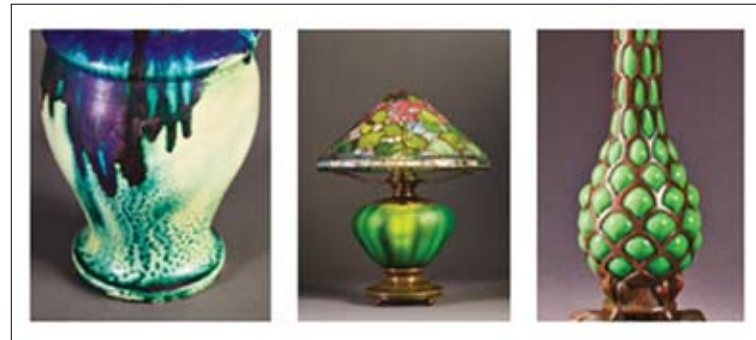
This is full-body cardio, and an introduction to tennis, with high-energy drills set to music — non-stop movement that boosts your heart rate and your mood.

No experience needed, just bring your energy, tennis shoes and plan

to sweat, smile, and serve.

The new sessions are running Sept. 4 through Oct. 23 from 6 p.m. to 9 p.m.

The cost is \$275 per person, and limited spots are available. Visit https://www.dayoffcamp.com/cardiottennis?utm_campaign=36d9b153-b847-4759-977f-aa30cd1ad1a4&utm_source=so&utm_medium=mail&cid=5982da95-a759-45fa-8b17-bf8afac21b5f.



Driehaus Museum Tiffany Lamp show opens Sept. 12

Tiffany-related workshops

The Driehaus Museum has announced their next show, Tiffany Lamps: Beyond the Shade, an exhibition illuminating the volume and breadth of Louis C. Tiffany's vast artistic production.

From the 1890s through the 1920s, Tiffany Studios created a captivating range of decorative lighting fixtures that embraced the technological shift from oil lamps to electricity and simultaneously met the styles and tastes of 19th and 20th century consumers.

Drawn from the expansive collections of the Museum and the private art collection of Richard H. Driehaus (now the Art Exhibition Lending Foundation), the exhibition explores how the artisans at Tiffany Studios used a range of materials — including bronze, enamel, ceramic, and glass—to bring Tiffany's innovative lighting designs to life.

Building on past exhibitions such as Eternal Light: The Sacred Stained-Glass Windows of Louis Comfort Tiffany (2019-2020) and

Louis Comfort Tiffany: Treasures from the Driehaus Collection (2015), Tiffany: Beyond the Shade expands the narrative of Tiffany lamps beyond their iconic glass shades.

In addition to presenting a range of lamp types and designs, the exhibition will include a selection of decorative objects produced by Tiffany Studios, such as Favrite glass and ceramic vases, enamel and bronze boxes, and a leaded-glass fire screen.

The exhibition also includes noteworthy works never before exhibited at the Driehaus Museum, including a table lamp with an enameled base and a monumental bronze and Favrite glass chandelier.

Organized by guest curator Alexandra M. Ruggiero, Tiffany Lamps: Beyond the Shade will be on view at the Driehaus Museum, 50 E. Erie St. from Sept. 12, to March 15, 2026. The Museum encompasses two historic landmark buildings, the 1883 Nickerson Mansion and the 1926 Murphy Auditorium.



Marilyn Traum



Geoffrey R. Stone



Cardinal Blase Cupich



Kimbriell Kelly

RENAISSANCE from p. 2

mending that City Council develop clear rules by which it can evaluate and adjudicate any Aldermanic misconduct that might not otherwise be prohibited by the City of Chicago Governmental Ethics Ordinance or criminal law. As it is currently written, it's just an aspirational code of conduct for Aldermanic behavior that is not enforceable. Aldermen are always looking out for themselves.

SUN-TIMES: Kimbriell Kelly named editor-in-chief at Sun-Times and WBEZ. A Pulitzer Prize winner, Kelly has a background in investigative reporting. She succeeds **Jennifer Kho**, who will work on a project dealing with the future of public media.

CARDINAL CUPICH: Cardinal Blase Cupich is observing the 50th anniversary of his ordination as a priest of the Archdiocese of Omaha and his 10 anniversary as Archbishop of Chicago. He enjoys a global influence in Rome as a close confidant of the late **Pope Francis** and currently with **Pope Leo XIV**. His careful reading of the ecclesiastical life of the Church has been an important enhancement for these popes. His leadership here in Chicago has strengthened the quality of Church life. His reasoned intelligence and wise counsel provide the Archdiocese of Chicago with a powerful leadership and resourceful integrity.

LITTLE SICILY: Labor Day weekend, the Italian-American community gathers to honor one of the Midwest's oldest and largest cultural celebrations: the 125th Annual Feast of Maria SS. Lauretana. A local tradition since 1900, the Feast began in our historic Little Sicily neighborhood — now known as Cabrini-Green — and today continues in Niles, where thousands will unite to celebrate Italian heritage, faith, and family. Props to **Salvatore Camarda**, Co-Chairman of the Festival. The Feast was established by immigrants from Atavilla Milicia, Sicily, to honor the Blessed Mother under the title of Maria Santissima Lauretana.

BRAVO: The American Constitution Society's Chicago Lawyer Chapter named **Geoffrey R. Stone**, '71, inaugural recipient of the Geoffrey R. Stone Award, established in his honor.

TAYLOR ST. STYLE: **Irene Michaels** and **Jimmy Star** had an unforgettable (and very hot) night at the annual Taylor St. Festival. Huge thanks to **Ron Onesti**, the entire team at Show.com, and all the wonderful people who braved the excessive heat to cel-

brate Italy. The energy, the love, and the music made it a night to remember.

IRISH: Publisher **Cliff Carlson**, and wife, **Kathy**, hosting a Summer dinner for his writers, including the esteemed **Estelle Shanley**, visiting from Palm Springs. Her late husband, **Dr. John Duff**, Chicago Library Commish oversaw Harold Washington Library by architect **Thomas Beebe** being built.

Sardinia for a beachy fever dream of hot days in the sun... Chicago artist **Adam Umbach** off to Maine for an exhibition of his melodic works and controlling his excitement for his first showing of paintings in Berlin, Germany... Lovely **Linda Robin** and gal pals celebrating the beauty of their friendships... the **Junker Family** celebrating fresh moments of adventurous education as the offspring set off for really bright horizons... Sweetheart **Jane Justic** having a great visit with family, **Jill, Todd** and **Beatrix**, in Staatsburg, NY... **Jane Canepa** really was surprised at her surprise birthday party in River North last week, not easy to do with somebody like Jane who knows everybody... **Denise Tomasello** sounding superb opening up Taylor Street's Italian Fest.

ARCTIC: Debi Catenacci, founder of Divine Biscotti, is thrilled her article, "Greenland an arctic adventure," has just been published in Classic Chicago Magazine.

LUNCH AT RL: Dining with my favorite people at Ralph Lauren Bar & Grill. **Irene Michaels**, **Barb Bailey** and I would still be talking about politics, the arts and life's bounty if we hadn't had other places to be. Partaking of **Ricky Lauren's** (Mrs. Ralph's) "Hampton Spritzers" and the Lobster Rolls, and the Yellow Gazpacho.

THE GARDEN: Super-green thumb **Myra Reilly** reports, "After I discovered the squirrels crept under the netting on the peach tree and ate 45 peaches - not one left - I quickly picked the corn before the raccoons got it."

MOVIE NIGHT: "Loved this fun Summer memory at Ravinia such a wonderful evening." That's how **Leah Chavie** summed up the 'thank you' to **Sherry Lea Fox** for these fun moments and memories.

O'HARE AIRPORT: The over eight million travelers at the airport marked the busiest June in its 70 year history and the second busiest month of all time only behind July 2019, the mayor's office said.

Why should a city be mandated to do something by the federal government or state government without the money to do it?

- Mayor Richard M. Daley

tog515@gmail.com



Sister Jean Dolores Schmidt, BVM

KEEP ON TRUCKIN': One of San Francisco's finest exports, Loyola University Chicago's beloved **Sister Jean Dolores Schmidt, BVM** celebrated 106 trips around the sun on Aug. 21. Belated blessings.

PAX TIBI: Marilyn Traum, 98, was Fashion Editor at the Chicago Tribune, a career that spanned four decades. She spent 16 years editing the paper's Monday Feminique section — an award-winning fashion roundup aimed at women — and she was one of the first female section editors in the Tribune's history.

WHO'S WHERE: Jim Kinney and **Brian White** at HOBNOB, their favorite Racine, WI, Supper Club with a "time standing still" dinner... **Cynthia Olson** remembering **Michelangelo's Tomb** in Florence, in the Cathedral of Santa Croce... **Maria Pappas**, **Candace Jordan** and **Kathy O'Malley Piccone** had the best seats in the house at the Ritz Carlton for the Service Club's fashion extravaganza... **Mary Laskey** is thrilled as her daughter, **Grace**, begins her medical school journey at the Univ. of Illinois... **Joey Majumdar** loving **Barb Bailey's** stunning Sinatra Show at Le Piano where she brought the house down with her music and stories... **Sherry Lea Fox** and **Camille Marae** in NYC at Ralph Lauren's Polo Bar... **Jeff** and **Stephanie Leese Emrich** at Dartmoor National Park in southwest England, checking out the Dartmoor ponies... **Demeko Taylor** and **Sean Eshaghy** with friends at Service Club's "Day on the Terrace" at the Ritz Carlton... **Mary Claire Scorsone Moll** and **Ken** with family in Villasimius,

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Uptown Theater 100th Anniversary portrait taken

On Saturday, Aug. 16, members of the Uptown community showed up for an Uptown Community Portrait in front of the Uptown Theater. Friends and neighbors gathered to capture a moment in history—standing shoulder to shoulder on Broadway. The portrait was done in honor of the theater’s 100th anniversary.

The effort was a call back to early community portrait photos that were taken over the years. The last one was taken in 2005.

The Uptown Theatre was placed on the National Register of Historic Places in 1986 and was designated a Chicago Landmark in 1991.



Authors Robert Loerzel (left) and Andy Pierce (right) show off their new book on The Uptown Theater with Ald. Angela Clay [46th Ward].

The Chicago River is the city’s floating music venue

BY JUDITH RUIZ-BRANCH
AND AMY FELEGY
Arts Midwest

It seemed like a nice enough day for a boat trip along the Chicago River.

A bright pink, rented kayak in tow, local Cindy Juhasz took to the water with her husband and friend last year. It’s something they did often, but this time was different.

“We were on the river and we heard music, and we all got goosebumps and we’re like, ‘What is this?’” Juhasz says. “We literally followed the sound, and we couldn’t believe what we were seeing.”

In front of them was a large dolphin—a Floating dolphins, which in a maritime context, are man-made structures used to guide, berth, or moor ships, particularly where extending the shore is impractical.

On top of the dolphin: a full band.

“It’s about, I dunno, eight feet up? And then you get one guy in the boat, one guy on the ladder, one guy on top receiving, and then pass the gear up,” says dolphin-stage brainchild Ben Kinsinger.

‘Just a Random Bridge’

Kinsinger’s “sad cowboy song” group, Lawrence Tome, has been hosting what he calls “secret river shows” for several years, just west of Western Ave., below the Belmont Ave. Bridge over the river. Discoverable by latitude and longitude coordinates, the shows have grown from a few friend-fans to a venue of sorts where music acts across genres appear.

“It’s pretty epic. It’s a whole



The secret is out, free river shows are being played on the Chicago River west of Western Ave., below the Belmont Ave. Bridge.

crowd of folks that are 20, 30 feet out in front of you and there’s a body of water in between. At one of these shows, there’s probably 30-plus kayaker/canoe people out on the water, and other bigger boats,” Kinsinger says. “And it’s surreal. It’s just a random bridge that nothing ever happens at, and suddenly it’s filled with hundreds of people.”

Kinsinger happened upon the river-crossing bridge and underpass maybe four years ago and, like a true artist, thought: Why not?

The shows are collecting community with every gig, Chicagoan Sata Geist says: All sorts of folks show up; an artist has painted a mural on the dolphin; even a barber makes the occasional appearance and offers haircuts (just don’t bob your head too much, OK?)

“I think of it as sort of an important third space. You can kind of always count on there being a secret river show over any week-

end in the summer now. And if you go, there are going to be friends there and cool bands ... it just feels like this really special part of the community that you can rely on now,” says Geist.

Creative Care for a River

Over a century ago, Chicago used the river as a means of runoff. Around 1900, the river’s flow was reversed to mitigate environmental impacts and sewage backing up into homes, especially during periods of rain.

“In the city, it’s like, ‘Don’t get in the river. It’s gross.’ But it’s not,” Kinsinger says. “I love the river ... It still has that desire, I feel, to be just a natural river and it has the possibility of doing it, if we can get people organized around caring.”

Next up, Lawrence Tome will do that the way it knows best, but better: through a river band parade with a slew of performers,

RIVER see p. 15

German-American Fest returns to Lincoln Square for 103rd year

The United German American Societies of Greater Chicago, the parent organization for over 50 German American organizations in Chicago, will be hosting the 59th Von Steuben Parade 2 p.m. Saturday, Sept. 6, on Lincoln Ave. from Irving Park Rd. to Sunnyside Ave.

The Von Steuben Parade is named after Friederich Wilhelm von Steuben, originally from Magdeburg, Prussia (now Germany), who was Inspector General under George Washington during the Revolutionary War.

In 1777, Von Steuben went to Paris to meet America’s Ambassador to France Benjamin Franklin to offer them his military services. The Continental Congress, much impressed by Von Steuben’s title and his refusal to accept any salary while in service, immediately sent him to George Washington at Valley Forge.

Von Steuben had an illustrious military career and with his expertise joined in the war efforts in the American colonies. He was one of Washington’s most trusted generals. A masterful military tactician, he trained countless American regiments — despite not speaking any English and having to rely on an interpreter.

The Von Steuben Parade showcases the many German cultural Clubs and Organizations in the greater Chicago area, including musicians, dancers and choral groups.

The parade will be part of the 103rd Anniversary of German American Fest, one of the oldest cultural festivals in Chicago.

The free festival takes place Friday, through Sunday, Sept. 5, 6

and 7, on Lincoln Ave., between Sunnyside and Wilson avenues, centered across from the Old Town School of Music.

The German Day Assoc. was founded in 1920 by dedicated Germans wishing to promote the usage and continuance of the German language, customs and songs in Chicago. At that time the Association became the umbrella organization for all of the German Organizations under the name of the United German American Societies of Greater Chicago.

The festival helps fund the continued education of youth and traditional culture. The location of the German-American Day celebration has changed several times over the years, from Riverview Park, Saint Paul Woods, Navy Pier, Schwaben Center, and Grant Park to Lincoln Square for the last 26 years.

Traditional local singing and dancing groups will perform on Saturday after the parade and on Sunday at 2 p.m. Groups will include the German American Children’s Chorus of Chicago, the Heimat und Trachten Verein Edelweiss, and the Rheinischer Karneval Verein Chicago -Fanfare.



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Rogers Park Township Real Estate For Sale

Real Estate For Sale

272727 -----
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF RMH 2023-4 TRUST Plaintiff,
 -v.-
 UNKNOWN HEIRS AND LEGATEES OF ESTHER H. COHEN (DECEASED), KENNETH H. COHEN, INDEPENDENT EXECUTOR OF THE ESTATE OF ESHTER H. COHEN (DECEASED), ROY COHEN OWNER, EDWARD B. COHEN KNOWN HEIR OF ESTHER H. COHEN (DECEASED), WINSTON TOWERS NO. 2 ASSOCIATION, RESURGENCE FINANCIAL,LLC, UNKNOWN OWNERS-TENANTS AND NON-RECORD CLAIMANTS Defendants
 2025 CH 02820
 6833 N. KEDZIE AVENUE #1516 CHICAGO, IL 60645
 NOTICE OF SALE
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on August 5, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on September 19, 2025, 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 6833 N. KEDZIE AVENUE #1516, CHICAGO, IL 60645
 Property Index No. 10-36-120-003-1218
 The real estate is improved with a vacant single family condominium.
 The judgment amount was \$597,817.71.
 Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
 Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate

Real Estate For Sale

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 NOONAN & LIEBERMAN Plaintiff's Attorneys, 33 N. LaSalle Street, Suite 1150, Chicago, IL, 60602 (312) 431-1455. Please refer to file number 1889-474.
 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.tjisc.com for a 7 day status report of pending sales.
 NOONAN & LIEBERMAN
 33 N. LaSalle Street, Suite 1150 Chicago IL, 60602
 312-431-1455
 E-Mail: intake@noonanandlieberman.com
 Attorney File No. 1889-474
 Attorney Code. 38245
 Case Number: 2025 CH 02820
 TJS#C#: 45-2034
 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2025 CH 02820
 8231-957174

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION SELECT PORTFOLIO SERVICING, INC. Plaintiff,
 -v.-
 JIMMY TORMON, 6951-57 NORTH WESTERN TOWN HOME OWNERS ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants
 2024 CH 06838
 6957 N. WESTERN AVENUE, UNIT A CHICAGO, IL 60645
 NOTICE OF SALE
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on June 20, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on September 23, 2025, 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 6957 N. WESTERN AVENUE, UNIT A, CHICAGO, IL 60645
 Property Index No. 11-31-113-037-0000
 The real estate is improved with a townhouse.
 The judgment amount was \$162,931.77.
 Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
 Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property

Real Estate For Sale

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 JOHNSON, BLUMBERG & ASSOCIATES, LLC Plaintiff's Attorneys, 30 N. LASALLE STREET, SUITE 3650, CHICAGO, IL, 60602 (312) 541-9710. Please refer to file number 24 0868.
 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.tjisc.com for a 7 day status report of pending sales.
 JOHNSON, BLUMBERG & ASSOCIATES, LLC
 30 N. LASALLE STREET, SUITE 3650 CHICAGO IL, 60602
 E-Mail: lpleadings@johnsonblumberg.com
 Attorney File No. 24 0868
 Attorney Code. 40342
 Case Number: 2024 CH 06838
 TJS#C#: 45-1748
 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 06838
13271555

Real Estate For Sale

Defendants
 24 CH 07658
 2041 WEST BIRCHWOOD AVENUE, UNIT #2 CHICAGO, IL 60645
 NOTICE OF SALE
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on June 25, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on September 26, 2025, 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:
 ED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0531410084.
 Commonly known as 2041 WEST BIRCHWOOD AVENUE, UNIT #2, CHICAGO, IL 60645
 Property Index No. 11-30-312-030-1002
 The real estate is improved with a three unit apartment building.
 Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
 Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
 IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN

Real Estate For Sale

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, One North Dearborn Street, Suite 1200, Chicago, IL, 60602. 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.tjisc.com for a 7 day status report of pending sales.
 MCCALLA RAYMER LEIBERT PIERCE, LLC
 One North Dearborn Street, Suite 1200 Chicago IL, 60602
 312-346-9088
 E-Mail: pleadings@mccalla.com
 Attorney File No. 24-184791L_1072548
 Attorney Code. 61256
 Case Number: 24 CH 07658
 TJS#C#: 45-1765
 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 # 24 CH 07658
13271650

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION BANK OF AMERICA, N.A. Plaintiff,
 -v.-
 NILA GUTIERREZ, 3600 CONDOMINIUM ASSOCIATION Defendants
 24 CH 08834
 3600 N LAKE SHORE DR. UNIT 2803 CHICAGO, IL 60613
 NOTICE OF SALE
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on June 18, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on September 25, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
 Commonly known as 3600 N LAKE SHORE DR. UNIT 2803, CHICAGO, IL 60613
 Property Index No. 14-21-110-020-1616
 The real estate is improved with a condominium.
 The judgment amount was \$90,548.80.
 Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
 Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
 IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
 You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
 For information, contact HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 2032312.
 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.tjisc.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. 2032312
 Attorney Code. 40387
 Case Number: 24 CH 08834
 TJS#C#: 45-1625

Real Estate For Sale

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 # 24 CH 08834
13272214

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION BLUEBIRD CRE CREDIT I, LLC Plaintiff,
 -v.-
 AZAS, LLC, CITY OF CHICAGO Defendants
 2025 CH 05442
 5806-10 N. RIDGE AVE. CHICAGO, IL 60660
 NOTICE OF SALE
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on August 11, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on September 22, 2025, 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 5806-10 N. RIDGE AVE., CHICAGO, IL 60660
 Property Index No. 14-05-311-046-0000
 The real estate is improved with a multi-family residence.
 The judgment amount was \$359,435.84.
 Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
 Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
 IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
 You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
 For information, contact Noah Weinger, THE WEINGER LAW FIRM LLC Plaintiff's Attorneys, 11757 SOUTHWEST HIGHWAY, PALOS HEIGHTS, IL, 60463 (312) 796-8850.
 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.tjisc.com for a 7 day status report of pending sales.
 Noah Weinger
 THE WEINGER LAW FIRM LLC

Real Estate For Sale

11757 SOUTHWEST HIGHWAY PALOS HEIGHTS IL, 60463
 312-796-8850
 Fax #: 312-248-2550
 E-Mail: nweinger@weingerlawfirm.com
 Attorney Code. 83307
 Case Number: 2025 CH 05442
 TJS#C#: 45-2087
 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2025 CH 05442
13271985

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION NewRez LLC dba Shellpoint Mortgage Servicing Plaintiff,
 -v.-
 Johnathan Hawthorne; 515 Wrightwood Condominium Association; Unknown Owners and Nonrecord Claimants Defendants.
 2024CH09592
 515 W WRIGHTWOOD AVE APARTMENT 315, 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 5/27/2025, an agent of Auction.com, LLC will conduct the auction in person at 12:00 PM on 10/2/2025 located at 100 N LaSalle St., Suite 1400, Chicago, IL 60602, and will sell at public sale to the highest bidder, as set forth below, the following described real estate.
 Commonly known as 515 W WRIGHTWOOD AVE APARTMENT 315, CHICAGO, IL 60614
 Property Index No. 14-28-318-065-1039
 The real estate is improved with a Condominium.
 The judgment amount was \$211,043.12
 Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com, LLC. No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds or wire transfer, is due within twenty-four (24) hours. (relief fee not required) The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
 Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information.
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
 IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
 For information, contact Plaintiff's attorney: CODILIS & ASSOCIATES PC (630) 794-5300 please refer to file number 14-24-05899.
 Auction.com, LLC
 100 N LaSalle St., Suite 1400 Chicago, IL 60602 - 872-225-4985
 You can also visit www.auction.com.
 Attorney File No. 14-24-05899
Case Number: 2024CH09592
 NOTE: PURSUANT TO THE FAIR DEBT COL-

Real Estate For Sale

LECTION PRACTICES ACT, YOU ARE ADVISED THAT PLAINTIFF'S ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
 8277-955823

272727 -----
 202020 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION FACO REO SECURITIZATION SUB I LLC Plaintiff,
 -v.-
 PINNACLE GROUP INVESTMENTS LLC, BERT TAKITA, UNKNOWN OWNERS AND NONRECORD CLAIMANTS Defendants
 2024CH05948
 1904 W BERWYN AVE CHICAGO, IL 60640
 NOTICE OF SALE
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on July 14, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on September 15, 2025, 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 1904 W BERWYN AVE, CHICAGO, IL 60640
 Property Index No. 14-07-216-021-0000
 The real estate is improved with a commercial property.
 Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
 Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
 IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
 You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
 For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876
 THE JUDICIAL SALES CORPORATION
 One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
 You can also visit The Judicial Sales Corporation

Real Estate For Sale

at www.tjisc.com for a 7 day status report of pending sales.
 CODILIS & ASSOCIATES, P.C.
 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527
 630-794-5300
 E-Mail: pleadings@ilcslegal.com
 Attorney File No. 14-24-02880
 Attorney ARDC No. 00468002
 Attorney Code. 21762
 Case Number: 2024CH05948
 TJS#C#: 45-2015
 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 # 2024CH05948
13271452

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION THE HUNTINGTON NATIONAL BANK Plaintiff,
 -v.-
 VERONICA MIKLUSIKAC, INDIVIDUALLY AND AS TRUSTEE OF THE VERONICA MIKLUSIKAC LIVING TRUST DATED NOVEMBER 21, 2016, THE 4444-46 N. SHERIDAN CONDOMINIUMS, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, VERONICA MIKLUSIKAC Defendants
 2023 CH 08988
 4446 NORTH SHERIDAN ROAD APARTMENT 3N CHICAGO, IL 60640
 NOTICE OF SALE
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on June 5, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on September 8, 2025, 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 4446 NORTH SHERIDAN ROAD APARTMENT 3N, CHICAGO, IL 60640
 Property Index No. 14-17-225-041-1008
 The real estate is improved with a condominium.
 The judgment amount was \$77,321.54.
 Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
 Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
 IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
 You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
 For information call Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates P.A., 1771 West Diehl Road, Suite 120, Naperville, IL 60563. (630) 453-6960. 1422-201458
 INTERCOUNTY JUDICIAL SALES CORPORATION
 intercountyjudicialsales.com
13271060

Real Estate For Sale

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 WELTMAN, WEINBERG & REIS CO., LPA Plaintiff's Attorneys, 180 N. LASALLE STREET, SUITE 2400, CHICAGO, IL, 60601 (312) 782-9676. Please refer to file number wwr# 23-001020-1.
 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.tjisc.com for a 7 day status report of pending sales.
 WELTMAN, WEINBERG & REIS CO., LPA
 180 N. LASALLE STREET, SUITE 2400 CHICAGO IL, 60601
 312-782-9676
 Fax #: 312-782-4201
 E-Mail: ChicagoREDG@weltman.com
 Attorney File No. wwr# 23-001020-1
 Attorney Code. 31495
 Case Number: 2023 CH 08988
 TJS#C#: 45-1581
 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2023 CH 08988
 8277-956822

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION NewRez LLC dba Shellpoint Mortgage Servicing Plaintiff
 vs.
 Raphael Strzelecki aka Raphael D. Strzelecki; Imperial Towers Condominium Association; United States of America, Department of Treasury; State of Illinois Department of Revenue; Unknown Owners and Non-Record Claimants; Defendant
 24 CH 6259
 CALENDAR 62
 NOTICE OF SALE
 PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on September 16, 2025, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell to the highest bidder for cash, the following described mortgaged real estate:
 P.I.N. 14-16-301-041-1323.
 Commonly known as 4250 North Marine Drive Unit 2812, Chicago, IL 60613.
 The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act.. Sale terms: At sale, the bidder must have 10% down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information.
 For information call Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates P.A., 1771 West Diehl Road, Suite 120, Naperville, IL 60563. (630) 453-6960. 1422-201458
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WATER from p. 5

prevent floor-drain water from overflowing into the basement if the city sewer line is overwhelmed in a downpour.

- Buy sewer back-up insurance, which adds about \$200 a year to the standard home-insurance policy premium.
- Sump-pump inspection. Make sure your sump pump is working, or install a new one with a battery back-up for a cost of about \$200.
- Foundation cracks. Search for any cracks in your foundation and hire a professional foundation-repair contractor to make hydro-cement repairs. Cost \$750 to \$1,500.
- Install a power check valve between the main city sanitary sewer pipe and your house. Estimated cost \$6,000 to \$16,000. A check valve prevents city sewer water from backing up through the city sewer line into the basement floor drains inside your house, but allows home sewer water drain out.
- Install interior drain tile around the perimeter of your basement walls. This is a costly project that can run \$15,000 to

\$20,000 or more.

One Northwest Side homeowner who grew tired of a wet basement called a major waterproofing company for an inspection and analysis.

The company's Rolls-Royce package proposal called for a long list of improvements, including demolition of soggy drywall, and installation of costly drain tile.

The package also included a polyurethane concrete raising, demolition of a shower and shower base, wall bracing, a new battery-powered sump pump with discharge piping to the city sewer, and complete gutter and downspout replacement.

In 2024, the homeowner paid a whopping \$23,029 for the complete waterproofing package, which is under warranty.

Ironically, her basement flooded again a couple of weeks ago causing an estimated \$17,000 in damage. She filed an insurance claim because the home is protected by sewer back-up insurance.

The homeowner is waiting for a warranty response from the waterproofing company. A courtesy inspection is scheduled for next week.

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.

FRAUD from p. 3

fraud and one count of money laundering. Each wire fraud count is punishable by up to 30 years in federal prison, while each money laundering count is punishable by up to 10 years.

POLICE BEAT from p. 10

of year.

Another man was shot in the neighborhood early on Aug. 23. Witnesses reported hearing talk about gang affiliation moments before someone fired shots from a vehicle in the 6500 block of N. Ashland, striking the victim in both legs.

—Compiled by CWBChicago.com

RIVER from p. 13

pontoons, and buoyant stages.

Because if the river moves and changes, so can its future—with electric guitars and drum kits floating with it.

COURAGE from p. 9

cessing evidence, reviewing videos, and establishing trust while interviewing victims and witnesses."

Their work culminated on May 1, when they were monitoring Averhart and arrested him minutes after he committed another attack, according to prosecutors.

"The sense of invasion in these crimes is monumental," the foundation said. "But through the strength of the victims and the

FEDS from p. 11

erating in 27 federal districts, has charged more than 5,800 defendants who collectively have billed federal health care programs and private insurers more than \$27 billion.

Recently, the Unit led and coordinated the National Health

persistence of investigators, a reign of terror has been stopped."

Eight officers were recognized for their contributions: Sgt. Paul Sznura and Officers Maureen Boyle, Adam David, Michael Granadon, Matthew Skalski, Slawomir Skubaja, Cora Williams, and Arturo Delgado.

Among its primary missions, CPMFD provides support for officers and family members of officers who are seriously injured or killed in the line of duty.

Care Fraud Takedown, which resulted in charges against more than 320 defendants nationwide for allegedly participating in various health care fraud schemes involving more than \$14.6 billion in intended losses. This was the largest national health care fraud enforcement action in DOJ history.

Care Fraud Takedown, which resulted in charges against more than 320 defendants nationwide for allegedly participating in various health care fraud schemes involving more than \$14.6 billion in intended losses. This was the largest national health care fraud enforcement action in DOJ history.



Lake St. Bridge project starts this fall, may be closed for two years

Lake Street Bridge, built 1916.

Photo courtesy Dennis Rodkin

City Contractors this week are inspecting the Lake St. Bridge for repairs and expect to undertake those repairs by this Fall, which could close the bridge down for a year or two.

The contractors are conducting a site survey and measurements on the 110-year-old bridge. The project will include a complete replacement of the bridge over the Chicago River and rehabilitation of its mechanical/electrical systems, substructure and the bridge houses, according to the Chicago Dept. of Transportation.

Full continuous closures of the bridge will not occur until this Fall, and the project is expected to be completed sometime in 2027. This closure may affect Green and

Pink line CTA trains that use this bridge.

The project has been over four years in the making, requiring the coordination between several city, state and federal agencies to determine what needed a complete replacement and what could be rehabilitated.

The current Lake Street Bascule Bridge was the first double-decked trunnion bascule bridge in the world, and it was completed in 1916 to replace a problematic swing bridge. Constructed with an innovative approach that built the new bridge around the old one while maintaining traffic, it features a lower deck for cars and pedestrians and an upper deck for the “L” trains.

MONEY from p. 1

get their legal share. It should be noted that the RPM Super TIF does not take funds from Chicago Public Schools, because by state statute, CPS receives its proportional share of revenues generated from the district. CPS has been collecting their cut of those TIF taxes all along, and will continue to until the TIF expires.

Earlier this year we asked the CTA if they were planning to sweep the excess RPM Super TIF money into their recently announced Red Line Extension, a \$5.7 billion project to extend the Red Line 5.5 miles south from the 95th Street Terminal to 130th St. They said “no.”

The extra cash could be used to build much needed off-street parking along the North Lakefront, but the city today is in the business of eliminating parking, so that’s unlikely. But the funds themselves are restricted by law to the Transit Facility Improvement Area for specific transit projects.

If the city is willing to ignore the law, or can get Springfield to change the law, the monies could be swept away from the North Side and used in new Blue Line track maintenance near Oak Park on the West Side, the entirety of the Purple Line in Evanston, or subsidize the new Red Line Extension on the South Side.

Mayor Johnson has criticized TIF districts for locking away tax money that he thinks would be better used in other communities. His signature economic development bond is funded by allowing certain TIFs to expire in the coming years.

The fiscal prospects for both Chicago and the CTA are bleak. Such a large pot of money would be difficult for the city to cede, making it a natural revenue source for CTA’s future Red Line plans.

Allowing the TIF to expire early would mean relinquishing any built-up funds, divvying up the balance to give back to other

If the city is willing to ignore the law, or can get Springfield to change the law, the monies could be swept away from the North Side and used in new Blue Line track maintenance near Oak Park on the West Side, the entirety of the Purple Line in Evanston, or subsidize the new Red Line Extension on the South Side.

taxing districts while allowing them to access that bigger tax base.

Gaining increased CTA capacity appears a moot point at this time as the transit agency is facing a 40% reduction in service due to a lack of consumer demand, funding limitations and state inaction. And post-COVID, the public has spoken with their feet, largely choosing to avoid public transportation in favor of working from home and using their own private cars, or car-sharing services, scooters, bikes and e-bikes.

PLAN from p. 1

The property was recently purchased by developer Jim Letchinger at JDL after it was taken away from Sterling Bay for non-payment of a bank loan.

Initial plans by Hartshorne Plunkard Architecture were recently released to the community.

JDL, in partnership with OZK and Kayne Andersen, plans to redevelop the area north of and west along Cortland Ave. The initial plans call for a residential and retail based development, with a focus on open green spaces, utilizing the river, and creating a pedestrian friendly plan.

“We also continue to work on the Bloomingdale Trail extension that requires much more engineering work to cross the UP Metra rail as well as Elston and the Chicago River,” reports Ald. Waguespack. “[U.S. Rep. Mike Quigley] has been partnering with us on funding and planning issues for the Metra station (which will not be moved to a new location) and the trail extension.”

“The new version of the development will require us to prepare and pass an amended planned development ordinance, but the TIF district will stay in place and help fund the public improvements needed in the area,” he said in his last aldermanic newsletter.

After several months of planning, two images of the potential site layout were distributed by Jameson Sotheby’s and Katie Bishop Properties.

Those documents show that the project will center around an extension of Southport Ave., connecting Kingsbury St. to Cortland St. The street will be flanked by mixed-use mid-rises of around 20 stories, surrounded by over eight acres of parkland—including courtyards, playgrounds, and a riverwalk.

Presently the new plans do not show any eastern extension of the 606-trail or any new bridge being built through the site.

Reportedly, the tallest structure proposed for the south end of the site includes three towers that may reach 38-stories in height. Sterling Bay had imagined buildings as tall as 600-feet going up in their earlier plans.

The project is expected to cost over \$1 billion, with Kayne Anderson Capital partnering with JDL to secure funding. The development may break ground quickly, and will include a hotel, retail space, boutique offices, a gym, medical facilities, ice skating rink, and as many as 3,000 new residential units, consisting of townhomes, condos, apartments, and even some single-family homes located on the site’s northern end.

‘The Fall Guy’ is Sept. 6 movie at Lake Shore Park

The movie playing at Lake Shore Park next weekend will be The Fall Guy, playing at 7:45 p.m. Saturday, Sept. 6, at 808 N. Lake Shore Dr.

The two hour movie features a stuntman, fresh off an almost career-ending accident, who has to track down a missing movie star, solve a conspiracy, and try to win back the love of his life while still doing his day job.

Bring a folding chair and snacks and join your neighbors in the park.

AIR RIGHTS from p. 1

tive change and therefore invalid. The trial court agreed and voided the special amendment, and the defendants appealed.

River North Partners Holdings said the museum lacked the authority to assert exclusive ownership and the airspace was instead owned by the condo association and all unit owners.

In affirming the trial court ruling, the appellate court concluded the rooftop development rights section of the condo declaration was not originally intended to include the airspace.

“The special amendment was not meant to merely remedy some kind of drafting error but instead was intended to create a substantive right for the Museum that did not previously exist,” wrote Justice Nathaniel Howse in the Aug. 19 ruling.

The building was sold in 2023 to Fern Hill, which had exercised its right to buy the two other floors in addition to the two floors that it owned. The museum closed to the public on April 30, 2023.

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