

I can't go into a bar anywhere without  
someone starting to play 'the Entertainer.'

— Robert Redford

# SKYLINE

AN INSIDE PUBLICATIONS NEWSPAPER

FREE

VOL. 121, NO. 39

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

[insideonline.com](http://insideonline.com)



Main branch of the Chicago River, seen from Salesforce Tower Chicago.

## Friends of the Chicago River wins international award

BY STEVEN DAHLMAN

A Chicago nonprofit working to transform the 156-mile Chicago-Calumet River system has been awarded the prestigious Thies International River Prize by the International River Foundation.

The award was announced at the International River Symposium in Brisbane, Australia, on Sept. 10.

In addition to worldwide recognition, the prize includes \$100,000.

Friends of the Chicago River was one of four finalists that included the Lower Klamath Project to remove four hydroelectric dams and restore the Klamath River in Oregon and California,

the Cumbria River Restoration Strategy in the United Kingdom, and a campaign to safeguard the Vjosa River that flows through Greece and Albania.

"The Chicago River's transformation is evidence of what's possible when communities, scientists, and government unite behind a shared vision," said Michael Wright, chair of the Australia-based International River Foundation.

"Their success highlights a legacy of ecological renewal and civic pride that can inspire cities worldwide," Wright said.

Among the hundreds of delegates at the symposium was John

**AWARD** see p. 12



In 2015, the historic Old Dearborn Bank building was converted into a Virgin Hotel with 250 guest rooms. It is now being converted into a sports-themed timeshare property.

## Sports themed timeshare coming to the Loop

The Virgin Hotel Chicago on Wabash Ave. in the Loop, acquired this summer by Accelerated Assets [AA] for \$77.4 million, may be converted into a new Sports Illustrated-branded urban resort by Travel + Leisure. The conversion of billionaire Richard Branson's 26-story Virgin Hotel Chicago, 203 N. Wabash

Ave., means converting it into 250 timeshare units with flexible, points-based ownership options.

The plan for the Landmarked building is a bet on interest in urban timeshare ownership, and will feature sports-inspired theme and decor. The Orlando-based

**TIMESHARE** see p. 12

## Sale of Citadel Center a stress test for downtown real estate

The real estate market in Chicago's central business district continues to show weakness with a new stress test in place after the owners of Citadel Center put their 37-story Loop office tower up for sale.

It's a move that could show if there are any signs of an uptick in demand for Chicago's high-end office properties after property values dropped dramatically over the last few years.

Like many of its neighbors, the building is suffering from high vacancy rates. It is only 56% occupied, well below the downtown

**TEST** see p. 12



Citadel Center, 131 S. Dearborn St. [building at center].

## Bystanders tackle lakefront necklace snatcher, but similar thefts continue downtown

BY CWBCHICAGO

There is good news and bad news about the ongoing problem of jewelry snatching downtown.

The good news is that a man is facing charges after bystanders tackled him on the lakefront and held him until police arrived.

The bad news is that the robberies have kept happening even after he was taken into custody.

Earlier this month, Chicago police issued a community alert warning about a pattern of gold chain snatchings in Grant Park, the Riverwalk, and surrounding downtown streets.

Detectives linked at least eight incidents to the same crew, describing groups of men and women who rip necklaces from people's necks as the victims walk alone during daylight hours.

On Sept. 12, bystanders may have put a dent in the problem, at least temporarily. Prosecutors said 18-year-old Ricardo Mujica Ravelo ripped jewelry from a 27-year-old man's neck on the lakefront trail near the Chicago Yacht Club.

Around 3:40 p.m., witnesses called 911 as the robbery unfolded and some stepped in to pin Mujica Ravelo until police arrived. He is charged with robbery and possession of a controlled substance. Prosecutors asked Judge Antar Rivera to detain him, but she allowed him to go home on electronic monitoring.

However, the chain snatchings did not stop.

Around 4:30 p.m. Sept. 16, a man escaped after tearing a chain from a woman's neck near Michigan and Ontario. He was described as having a light complexion and wearing a black jacket and black pants.

Then, two days later, around 3:30 p.m. Thursday, another chain snatching was reported at Michigan and Madison. Witnesses said the robber was Black, about 6 feet tall, with long hair, and dressed in all black. He fled west on Madison.

Among other robberies CPD has linked to the crime pattern include Aug. 1, 9:30 p.m. — 1100

**NECKLACE** see p. 12



Ricardo Mujica Ravelo



Chicago Ave. will fully close to all traffic between Larrabee and Peoria streets starting Monday, Sept. 29 for the reconstruction of the Chicago Ave. Bridge.

## Year-long Chicago Ave. Bridge closure begins Sept. 29

**Bridge and Viaduct Reconstruction**

Those heading west out of River North are in for some difficult times due to the upcoming closure of the Chicago Ave. Bridge for over a year. The Chicago Dept. of Transportation last week announced that Chicago Ave. will fully close to all traffic between Larrabee and Peoria streets starting Monday, September 29, as part of the reconstruction of the Chicago Ave. Bridge over the

Chicago River and the adjacent Halsted St. Viaduct.

A 2019 count showed approximately 20,000 vehicles crossing the bridge each day. Work is expected to run through to Dec. 2026.

The project includes removal of the existing temporary Chicago Ave. bridge and replacing it with a permanent tied-arch bridge, construction of a new riverwalk connection beneath the bridge, removal and full replacement of the Chicago-Halsted viaduct and

the installation of a new traffic signal at Chicago Ave. and Jefferson St.

The city also plans to add privileged bike lanes on Halsted St. and a dedicated CTA bus lane on Chicago Ave. that will require removing metered street parking. In June 2024, the CTA and City announced the creation of a nearly continuous 3.9-mile bus lane on Chicago Ave., running from Grand to Ashland and from Mil-

**CLOSURE** see p. 12

# For Bears, Arlington Heights is the only option



By Thomas J. O'Gorman

The seasons have changed in Chicago, with climate conditions more like Autumn than Summer, and the goings on around town reflect a change in socio-economic conditions. Cooler conditions might be falling across Chicago politically and culturally as well. It's more than just coffee and hot cocoa weather.

Some of the observable changes reflect happenings that affect political fortunes, as well as the City's turbulent crime spike, and the continued disintegration of orderly life in the Mayor's Office.

However, it is the fresh football season at Soldier Field that looms largest of all in the City's rear view mirror.

Here are just some examples of what's unfolding around town that needs to be watched:

- Chief Judge Timothy Evans, former Alderman of the 4th Ward, is out as Cook County Chief Judge after 24 years, and eight elections. He's been overseeing about 400 judges whom he assigned throughout the court's 10 divisions and six geographic districts. Cook County is Illinois' largest judicial district. Judge Charles Beach, is the newly elected Cook County Circuit Chief Judge. He received about 57% of the votes cast by circuit judges. One wonders if there is a federal investigation underway.

- Dominick Maniscalco, Chicago Housing Authority HR director, departs in the latest leadership exit there. It's the ninth senior leader to exit the agency in the last year, as it still looks to fill the CEO role. Isn't that what slippery former-Ald. Walter Burnett is for?

- Downtown Ald. Brendan Riley [42nd], announced he wants to run against former Hyde Park Alderman Tony Preckwinkle, once the five-time alderman of the 5th Ward, and currently the four-time Cook County Board president. That promises to be a pre-historic battle.

- The early morning robbery Sept. 11, a truly shocking attempt by six men at Louis Vuitton on Boul. Mich, in a \$700K smash and grab. It ended when at 3:30 a.m. the suspects' truck was involved in a deadly traffic accident at Michigan and Ohio streets. All six were taken to the hospital in serious to critical condition, while Gov. JB Pritzker poses for pics with one of the perps. The new normal?

- Flat broke and busted, we'll have billion dollar budget deficits for as far as we can see into the future.

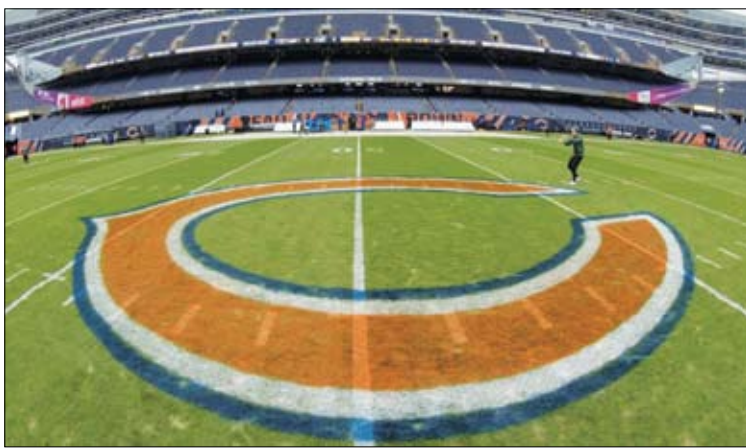
- But perhaps the most personally emotional climatic change appears along the south lakefront, Soldier Field. The Chicago Bears will be leaving the City for good. Abandoning Soldier Field and heading Northwest to their Arlington Heights property. Negotiations to keep Chicago's team here on the lakefront have failed.

Worse than the mayhem and exile plaguing the House of Windsor these days. Looks like there's no way out.

All of this was announced in a letter sent to Bears' fans by Bears' CEO Kevin Warren as the new season began, in the 106th season of Chicago Bears football, supposedly after all the options have been "examined."

So who's going to pay off that \$535 million mortgage?

Warren confirms "the team's commitment to building a new stadium and mixed-use development in Arlington Heights." Warren stresses that this is "not a move but an expansion, allowing the team to build a stadium capable of hosting major events and a connected community space, with development to begin after securing a state bill for property tax certainty and infrastructure contributions."



The Chicago Bears will be leaving the city for good, abandoning stoic Soldier Field and heading Northwest to their Arlington Heights property.

Image courtesy Patrick Gorski-Imagn

All of it outside the reach of Chicago's City and Park District leadership.

Warren doesn't mince words. "Building a new stadium, our future home in Arlington Heights, ... will require zero state money for construction."

Too bad about all that borrowed debt they're leaving behind. The old 'this is all on me, not you,' told to the ex after you dump your date and head out the door.

They are adamant that they get things moving to ensure they can host the Super Bowl in 2031.

For many Chicagoans this is still George Halas' team. Warren reminds fans that Halas' progeny, the McCaskey family, "has been clear: build a world-class stadium that requires zero money from the State of Illinois for its construction."

He goes on to describe an expanding partnership among "political, labor, business, and community leaders across Illinois to develop a plan for property tax certainty and a fair contribution toward essential infrastructure that will benefit the entire community."

For them Arlington Heights is the only place that makes such options available. The only such site in Cook County.

Addressing the geography of the move he adds, "Moving outside of the city of Chicago is not a decision we reached easily. This project does not represent us leaving, it represents us expanding. The Bears draw fans from all over Illinois, and over 50% of our season-ticket holders live within

25 miles of the Arlington Heights site."

Perhaps the bigger 50% problem was the money the City and Park Dist. were taking off the gross?

Warren seems to have connected on the long bomb. After all, there's always Metra Trains. And the joy of riding on Chicago's expressways connecting us to suburban idylls.

I cannot help but look at the spirit, as well as the concrete soothing sports parlance, of the letter's tone. Its correctness. Its trust and belief in the ability to make successful partnerships happen. Even in far-off Arlington Heights.

I also cannot imagine what Mayor Richard J. Daley would be saying and arranging to alter this sports climate change. He knew exactly how successful partnerships were formed, "by his command." Daley was capable of moving mountains, and Presidents, and unions, and sports team owners on command. Soothing the wearied. Encouraging the faint of heart and bolstering the fearful in the awkwardness of negotiation. Doing business that works, and most of all his personal courage and belief in Chicago's capacity to achieve and succeed. It was always without hesitation or faint heart. He certainly wouldn't watch as the Bears exit Chicago and embrace the suburban foibles and missteps of small imaginations.

The Bears would now be embracing their wildest dreams were

Richard J. Daley was still among us. And just think, on his lunch break he would have resolved the changes in the Circuit Court, the County Board, the Chicago Housing Authority, the budget, the crime on Boul Mich and the idiocy unfolding on City Hall's 5th floor and in the stands at Soldier Field.

Yes, there is a chill in the air. **25 YEARS:** Our towns top publicist hosted her 25th anniversary party at Steak 48 on Wabash last week, making **Noreen Heron** the talk of the town. The place was filled wall to wall with friends, neighbors, media and honchos, who were all sworn to secrecy, including this newspaper's reporter. Many tales were told over drinks, steaks, chops and decadent desserts.



Noreen Heron

She recently opened an elegant new office in Lincoln Park on Lincoln Ave. It was hard work that got her to the top. Got her the corner office and top clients.

In 2000, Noreen founded and built the award-winning Heron Agency into one of the nation's leading lifestyle communications agencies, named one of the "Top 200 PR firms in the Country" by Forbes Magazine. She's come a

## BEARS see p. 8

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INSIDE is published every Wednesday by Inside Publications  
6221 N. Clark St.  
Chicago, IL 60660  
(773) 465-9700  
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# Shots fired!

## Police union boss calls mayor 'piece of garbage' for saying law enforcement a 'sickness' to be 'eradicated'

BY CWBCHICAGO

The head of the union representing Chicago's front line police officers is blasting Mayor Brandon Johnson for calling law enforcement a "sickness" that he plans to "eradicate." Also speaking out about the mayor's comments, albeit in a more measured tone, is Cook County State's Attorney Eileen O'Neill Burke.

On Sept. 17, CWBChicago first reported that Johnson erupted at a press conference, calling "jails and incarceration and law enforcement" a sickness that "has not led to safe communities," and vowing to "eradicate" it.

Fraternal Order of Police Lodge 7 President John Catanzara released a spicy YouTube video of his own on Sept. 19, a video he recorded while standing in front of the mayor's home, which is protected 24/7 by multiple CPD units.

"Three squad cars blocking it, patrolling it, protecting it for him and his family," Catanzara said. "Yet, he calls law enforcement a sickness. What a hypocrite. Piece of garbage."

Catanzara told viewers that Johnson's words were no mistake.

"He has always hated us. He still hates us. He just can't say what he wants to publicly. But two days ago, the truth came out a little bit because he lost control. And believe him when he says it, that he believes we are a sickness. That's just who he is."

The mayor's critics have long accused him of hostility toward police, pointing to his past work with the Chicago Teachers Union. Catanzara went down that road, too.

"The reality is if Brandon Johnson was not mayor of the city of Chicago and still working for CTU, he'd be picketing, protesting, and demanding defunding of the police department every single chance he got. Period," said the union chief.

He also said Chicago's improving crime numbers have nothing to do with the mayor.



Chicago Mayor Brandon Johnson and FOP Lodge #7 President John Catanzara.

"Shame on Mayor Johnson for thinking he has anything to do with it," he scolded. "The men and women of this police department have everything to do with it. They have always had everything to do with it. Period. Full stop."

***"The major difference in the decline numbers is attributed to a new Cook County state's attorney who believes in law and order and accountability, prior to her predecessor's ridiculous 'let everybody free' and feel more sympathy for the offenders than for the victims and their families."***

Catanzara also credited O'Neill Burke, who took office in December, for making a real impact.

"The major difference in the decline numbers is attributed to a new Cook County state's attorney who believes in law and order and accountability, prior to her predecessor's ridiculous 'let everybody free' and feel more sympathy for the offenders than for the victims and their families."

Reports from April 2025 indicated the Cook County Jail population was on the rise and had surpassed 5,600 inmates, following a period of lower numbers in 2023 and 2024. For decades prior to the 2020 Antifa and BLM riots and looting, the jail historically housed between 8,000 and 10,000 people but saw a substantial decline over the five years when Cook County leadership stopped enforcing, and prosecuting existing laws.

O'Neill Burke, for her part, said last week that partnerships with law enforcement are essential and distanced herself from the mayor's harsh language.

Speaking with a local news outlet about a different topic, the county's top prosecutor called Johnson's statement "disappointing and disheartening."

"We are part of law enforcement," she said of her office. "I have 1,300 people who work in this office, who are dedicated public servants, who get up every single day to make sure that they keep women safe from domestic violence, to make sure that we are doing our jobs in protecting children from being sex trafficked, to make sure that we are prosecuting murder cases. What we do every day does not call for our eradication."

## Transportation Secretary presses CTA over crime problem, threatens federal support

Put transit worker, rider safety first

On Sept. 19, U.S. Transportation Secretary Sean P. Duffy called for immediate action and accountability from Chicago for their failure to keep riders and transit workers safe, and appears ready to tie federal financial support to improved security.

The Chicago Transit Authority [CTA] has come under federal scrutiny for its incidence of crime after an attack where a 27-year veteran of the CTA was punched and thrown onto the Blue Line tracks at the Grand station, after leaving his customer service booth.

The attacker, 23-year-old Amir Cordova, was later arrested and charged with aggravated battery after being identified via surveillance footage.

Chicago is third largest public transportation systems in the country in terms of ridership. Under the Illinois cashless bail system, deranged, violent criminals are now repeatedly terrorizing public transportation spaces, making citizens fearful of using public transportation. The most common crime was battery. Second was deceptive practices, such as bait-and-switch schemes or counterfeiting.

The CTA Green and Red Lines had the highest rates of crime per rider, with the most dangerous CTA stop - the Green Line's 63rd/Ashland stop - experiencing seven crimes per 100,000 riders, compared to 1.3 systemwide.

"While local leaders seem intent on putting the needs of criminals first, we're not waiting for the next Iryna," said Duffy referring to the Aug. 22 murder of Iryna Zarutka. He put Chicago on notice to "take actions that enhance safety and reduce the crime affecting their riders and transit workers - or risk federal support. American families deserve a safe and clean transportation system."

Research shows that the presence of police on public transportation deter, prevent or uncover more serious crimes through routine arrests, citations and stops for non-violent offenses such as fare evasion.

"Our focus is on a safe, clean transit experience for everyone using public transportation -- whether you're a worker helping people get where they need to go, a commuter relying on transit to get to work, or a parent helping your children get to and from school or other important appointments. We're making transit safe again," said Federal Transit Administrator Marc Molinaro.

In a letter to Acting CTA President Nora Leerhsen, Duffy notes their responsibility to put protections in place to keep transit workers and riders safe and secure. He has requested that the CTA submit written reports within 14 days, that identify what actions have been taken and are being taken by the transit agency to deter crime, stop fare evasion, and provide a clean environment for passengers riding its transit sys-

tem, and in turn, return public confidence in CTA's transit system.

The CTA must also summarize all sources of funds for fiscal year 2025 and 2026 relating to security, safety, and any funds from Federal agencies, including any Dept. of Homeland Security funds.

Duffy is also pressing the public transportation systems in Washington D.C., New York City, Boston and Los Angeles

## Lawsuit claims Cubs use facial recognition on fans without consent

BY CWBCHICAGO

Two fans have filed nearly identical federal lawsuits accusing the Chicago Cubs and their security contractors of secretly collecting facial recognition data from visitors at Wrigley Field without consent. The cases are expected to be consolidated.

In complaints filed days apart in Chicago, plaintiffs Gabriel Berta and Jill Lichte allege that the Cubs, Rosemont-based Blue Star Security, and Blue Star's parent company, Connecticut-based Protos Security, violated Illinois' Biometric Information Privacy Act [BIPA]. Both suits claim the organizations installed a sweeping surveillance network at Wrigley Field that generates and stores "faceprints" of fans and employees without disclosing the practice or obtaining the written consent that Illinois law requires.

According to the filings, the Cubs' security infrastructure includes Genetec's Security Center platform and SAFR facial recognition software, along with Tascant InSight Face scanners used for employee entry. The plaintiffs say this system captures detailed measurements of facial geometry that are stored in electronic databases.

Berta alleges his data was taken during a July 4, game, while Lichte says the same happened to her during games on May 25 and Aug. 17.

The lawsuits cite Blue Star's own public claims that it uses biometric scanners and facial recognition tools for "crowd control" and access restrictions at Wrigley Field. They also note that Major League Baseball's privacy policy references biometric collection but is not shared with fans at the ballpark.

Neither the Cubs nor their contractors provided game attendees with notice, written consent opportunities, or policies for how long biometric data would be stored or when it would be destroyed, the suits say.

Both cases seek to represent all fans whose biometric data was captured at Cubs games, with statutory damages of up to \$5,000 per violation. If certified, the class could encompass thousands of fans and potentially expose the Cubs and their security vendors to millions of dollars in liability.

as part of an efforts by the federal government to demand transit systems address safety and fare evasion and to focus on reducing crime.



Gregory J. Lindeman  
Founder/Director

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# The Pappas Portal: free news you can use

BY MARIA PAPPAS

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

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

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

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

- "Collection Rates Take a Hit in 2024," which explained why more people struggled to pay

their tax bills last year and what that meant for public services.

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

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

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

Subscribing to the free Pappas Portal is easy. Go to the website of the Cook County Treasurer, [cookcountytreasurer.com](http://cookcountytreasurer.com) then, in the light blue box click on the fourth item from the top titled "Pappas Portal – the newsletter."

In the upper left-hand corner press "Click here." You'll be taken to a page that says "Sign Up for the Pappas Portal Newsletter." Enter your name and email and confirm your email address. Then check the box to agree to receive the newsletter.

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

Getting the Pappas Portal is like having a free translator who explains the complicated language of taxes in a way that's clear and direct.

So, to stay one step ahead, avoid surprises and understand where things are headed, sign up for the Pappas Portal newsletter today.

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



Maria Pappas



by Don DeBat

# Home buyers could see 5.75% mortgage rates by Christmas

## The Home Front

Chicago home buyers could be handed a gift-wrapped present of a 5.75% mortgage rate for Christmas.

That's the crystal-ball gazing prediction from economists after the quarter-point interest rate reduction was voted by the Federal Reserve Board (Fed) on Sept. 17.

The move, which lowered the Fed's short-term cost of funds rate to about 4.1% from 4.6%, is the first interest cut since Dec. 2024. After the Fed's action, the federal funds rate now sits at a range of 4% to 4.5%, the lowest since Nov. 2022.

Fed officials, led by Chairman Jerome Powell, signaled they expect to reduce key rates twice more this year through two quarter-point reductions by year-end, dropping the federal-funds rate to a range of 3.5% to 3.75%. However, only one Fed rate reduction is forecast in 2026.

Economists are forecasting a 3.6% federal-funds rate by the end of 2025, 3.4% by the end of 2026, and 3.1% by the end of 2027. So, it is possible that home buyers could see 4% mortgage rates again in the next two years.

Analysts said lower interest rates will likely reduce borrowing costs for home mortgages, auto loans, credit-card interest and business loans—and boost growth and hiring in the nation's currently soft labor market.

On Sept. 18, a day after the Fed's rate cut, Freddie Mac's Primary Mortgage Market Survey reported that lenders nationwide were quoting an average of 6.26% on benchmark 30-year fixed loans, down from 6.35% a week earlier. A year ago, the 30-year

fixed-rate mortgage average was 6.09%.

If mortgage rates drop by year's end to about 5.75% from the current 6.26%, the buyer of a \$500,000 home in Chicago could save dollars.

Based on a \$400,000 loan and 20% down payment of \$100,000, the borrower's monthly principal and interest payment would be \$2,334.29 at 5.75%. Today, at 6.26% the monthly payment would be \$2,465.47. That's a monthly savings of \$131.18, or nearly \$1,600 a year.

If 30-year mortgage rates fell to 5%—a traditional housing market "sweet spot," the monthly payment on that \$400,000 loan would decline to \$2,147.29, a monthly savings of \$318.18, or \$3,816.54 per year.

Of course, property taxes, insurance, utilities and maintenance would have to be added to the monthly "nut" for the complete cost of homeownership.

"The mortgage-rate decrease is prompting many homeowners to refinance," noted Sam Khater,



Jerome Powell

Freddie Mac's chief economist. "In fact, the share of mortgage applications that were refinances reached nearly 60%, the highest since January 2022."

The survey found that the 15-year fixed loan average declined to 5.41%, down from 5.50% a week earlier.

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

The Fed's dream of reducing the nation's inflation rate to 2% never materialized because the labor market slowed. Inflation rose to 2.9% in July. The nation added 911,000 jobs in 2024 and the first few months of 2025.

However, between June through August this year, only 29,000 workers were hired. Analysts say President Donald Trump's international push to collect hefty tariffs likely torpedoed U.S. job formations. Time will tell.

### Mortgage-rate history

Thirty-year fixed-mortgage interest rates have been on a roller-coaster ride the past few years. They ended 2020 at a rock-bottom 2.65%—the lowest level in the Freddie Mac survey history, which began in 1971. Home-loan rates set new record lows an amazing 16 times in 2020, and tens of thousands of homeowners refinanced.

Archives of the Federal Housing Finance Board show long-term mortgage rates in the 1960s were not much higher than the Great Depression, when lenders were charging 5% on five-year balloon loans.



Sam Khater

Six decades ago, between 1963 and 1965, borrowers could obtain a mortgage at 5.81% to 5.94%. Between 1971 and 1977, the now-defunct Illinois Usury Law held rates in the 7.6%-to-9% range.

In the early 1980s, runaway inflation caused home-loan rates to skyrocket into the stratosphere.

According to Freddie Mac, benchmark 30-year mortgage rates peaked at a jaw-dropping 18.45% in October of 1981. Rates finally fell below 10% in April of 1986, and then bounced in the 9%-to-10% range during the balance of the 1980s.

Twenty-five years ago—in August 2000—when some of today's Millennial borrowers were still in diapers, lenders were quoting 8.04%.

Between 2002 and 2011, rates floated in the 4%-to-6% range. They inched down into the 3%-to-4% range until 2020, when they plummeted into the rock-bottom 2% bracket.

Rates hit 5% again in April 2022, then skyrocketed to 7.08% in Oct. 2022. They peaked at 7.79% in Oct. 2023, as the U.S. inflation rate grew to levels not seen since the late 1970s and early 1980s. Since then, rates have bounced in the low-7% and mid-to-upper 6% bracket.

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

## Card sharks needed for Euchre League

The Tattler Post #973 American Legion hall is looking for card players to fill our their Euchre League.

The post at 4355 N. Western Ave. will start league play Thursday, Oct. 2, the Euchre League will run for seven weeks every

Thursday, with five games per night with prizes for the top three finishing teams. Games will start between 7 and 7:30 p.m.

To join the league contact the post at [contact@tattler-post.org](mailto:contact@tattler-post.org) or call 773-588-5809.

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# Redeveloping existing housing aggravates homelessness

BY JANE LAWICKI

While U.S. border closings have dramatically curbed illegal immigration, homelessness in Chicago continues at one of the highest points in two decades, according to the City's 2025 Annual Report on Homelessness.

Temporary reductions of people experiencing homelessness from 2024 to 2025 – where Chicago's Point-in-Time [PIT] Count, held each January, shows a 60% drop from 18,835 in 2024 to 7,452 in 2025 – belies growing problems related to higher taxes, increased rents, and gaps in affordable housing.

In 2019, the City identified 5,390 people as unhoused.

Post-pandemic housing and economic situations locally have strained low-income households and made it harder for people to remain in, or get housed. According to the Dept. of Family and Support Services, the PIT overview shows that on an average day in 2024, for every six people housed through existing resources, 40 people were new to experiencing homelessness.

"The issue is incredibly complex, and we live in a time when people often seek simple answers to complicated problems," explained retired Uptown Ald. James Cappleman, [46th] who served from 2011-2023. An advocate for the homeless, Cappleman introduced a City ordinance in May 2023, unanimously approved, that requires certain steps when closing an encampment, as well as the City's annual home-

lessness report.

The 2025 report notes recent successes, such as by Dec. 30, 2024, 222 households experiencing unsheltered homelessness had moved into housing, and 111 additional households were in progress to do so. The introduction of the One System Initiative – which merged programs for new arriv-

***"The housing that many people with little to no income rely on is rental units that take the Chicago Low Income Housing Trust Fund [CLIHTF], which is primarily financed by [new, market-rate] developers who pay an in-lieu fee rather than provide on-site affordable housing," retired Uptown Ald. James Cappleman explained.***

als and existing homeless as of Jan. 1, 2025 – also brought 3,800 new long-term beds into the shelter system.

However, the overwhelming majority of homeless people are extremely low-income, meaning they earn less than 30% of the area median income, approximately \$25,000 for an individual. They – and the organizations established to help them – face new and ongoing challenges.

Uncertainties around federal funding or policy changes from the U.S. Dept. of Housing and Urban Development loom large. And, according to the National Low Income Housing Coalition, Chicago experiences a gap of 126,000 affordable housing units. Resources and process to

build affordable housing take 36 months on average. According to Cappleman, building affordable housing frequently costs two to three times more than market-rate housing to construct, a problem all over the country.

Building affordable housing costs significantly more than market-rate housing due to complex regulations, a fractured group of funders (called a "capital stack") with specific fee requirements, rigorous and costly sustainability and design standards, higher land and labor costs, and lengthy, uncertain approval processes that add to soft costs like legal and architectural fees. These combined factors—often driven by political policy—create a substantial cost gap, making projects reliant on government taxpayer funds to become feasible.

"The housing that many people with little to no income rely on is rental units that take the Chicago Low Income Housing Trust Fund [CLIHTF], which is primarily financed by [new, market-rate] developers who pay an in-lieu fee rather than provide on-site affordable housing," Cappleman explained.

Those fees are then folded into new market rate housing projects and passed onto the home buyers, as a pass-through tax on new home buyers.

"The reason that's often preferred is because on-site affordable housing must average around 60% of the Chicago Area Median Income [AMI], and most [homeless] people can't afford that. However, they can afford units

with CLIHTF subsidies because they pay only 1/3 of their income to live in a unit, and these funds make up the other portion. In addition, close to a third of the renters of these units have zero income."

"The problem is that there is now less [new, market-rate] development, so the City is running low on the CLIHTF," Cappleman added.

"Here's what's often overlooked: since the 2008 mortgage crisis, it has become significantly more difficult for developers to secure loans, due to stricter federal lending requirements. When new market-rate developments aren't built, developers instead turn to purchasing naturally occurring affordable housing [NOAH]—privately owned units rented at or below 60% AMI—and convert them into high-end units. They're not doing this out of preference, but because lenders demand higher returns to justify the investment. Ironically, the fastest way to gentrify a neighborhood is to halt market-rate development—

because that's when NOAH stock starts disappearing."

*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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## Grubhub to pay \$7M to restaurants over improper platforming

BY SCOTT HOLLAND  
*Cook County Record*

Grubhub has agreed to pay \$7.1 million to restaurants behind a class action alleging the food delivery service falsely promoted partnerships with thousands of businesses.

Restaurants could get between \$80 and \$600 each from the deal, while plaintiffs' lawyers who filed the class action are seeking \$2.3 million for themselves.

In an Aug. 26 filing, the business plaintiffs requested preliminary approval of an agreement they said will end nearly five years of litigation over what they call "Grubhub's decision to place thousands of restaurants on its platform without a contract in place," an action the restaurant proprietors claim "confused consumers into believing that the non-contracted restaurants were affiliated with Grubhub and endorsed its delivery services."

Grubhub denied any wrongdoing or liability and refuted the allegations that any business suffered damage through the claimed conduct. But the restaurants insisted Grubhub employed a strategy of listing scores of noncontracted restaurants on its service to show investors it was keeping up with competitors like DoorDash and Uber Eats. Because there was no partnership, the businesses claim,

Grubhub users encountered outdated menus, canceled orders and delayed deliveries while the restaurants suffered reputational hits, lost direct control over dining experiences and their own online presences, and endured reduced demand.

The restaurants alleged Grubhub executives told investors the poor outcomes were intended to entice restaurants to engage in formal contracts in hope of improved business.

The benefit to Grubhub would be keeping about 30% from each order.

Through a deal reached in connection with federal Magistrate Judge Gabriel Fuentes, Grubhub will pay more than \$7.15 million. Class members who submit valid claim forms can get \$50 each and a prorated amount based on the amount of time any restaurant without a contract was nonetheless listed on the Grubhub platform. The median total payout is pegged at \$685 with a 1% claims rate and \$80 at a 10% claims rate. Restaurants can submit claims from Nov. 3, through March 4, 2026.

Attorneys representing the restaurants will move to be paid up to a third of the overall settlement pool, a sum exceeding \$2.3 million, and be compensated for litigation expenses up to \$150,000. Grubhub has retained the right to oppose the attorneys' application

for that compensation. The motion calls for appointing attorney Rosemary Rivas, of Oakland, law firm Gibbs Mura; and attorney Elizabeth Fegan, of Fegan Scott, with offices in Chicago and New York, to serve as class counsel.

In addition to the payout, Grubhub acknowledged it must comply with a 2024 permanent injunction from a Chicago federal judge stemming from the Federal Trade Commission's settlement of its own litigation. According to the plaintiffs, who said the FTC's terms are similar to the relief they'd sought, the federal "injunction permanently prohibits Grubhub from advertising, marketing, displaying landing pages, listing menus or other content (such as open or closed status) or offering for sale or selling on Grubhub any perishable good or any good or service, from any restaurant of any kind that does not have an agreement with Grubhub to sell or offer to sell its goods or services on Grubhub."

Nine named corporate plaintiffs are seeking service awards of \$20,000 each: Lynn Scott, The Farmer's Wife, Thuan Luu, Old Crown, 132 Degrees, MDR, Momobbq, Tasty and Iowa City Coffee Company. Each said they spent more than 200 hours on the lawsuit. Another corporate plain-

**GRUBHUB** see p. 11

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# Police Beat...



Nabil "Captain Bill" Adzal

## \$10K reward offered for info about the murder of 'Captain Bill' at DuSable Harbor

Cook County Crime Stoppers is offering up to \$10,000 to help solve the murder of a well-known boat captain at DuSable Harbor late last month.

Nabil "Captain Bill" Adzal, 63, of Plainfield, was pulled from Lake Michigan in the early morning hours of Aug. 30 after multiple people called 911 to report a man had fallen off the harbor's "C" Dock, according to dispatch records.

Responders arrived just after 3 a.m. and Chicago Fire Dept. divers found him about 15 minutes later. He was rushed to Northwestern Memorial Hospital, where doctors pronounced him dead.

The next day, the Cook County Medical Examiner's Office ruled his death a homicide caused by drowning. That determination shifted the case to a criminal investigation.

Adzal, who was widely known in Chicago's boating community as "Captain Bill," was seen on surveillance video interacting with a small group of men shortly before he ended up in the water, according to reports.

Crime Stoppers is now offering up to \$10,000 for information that leads to an arrest or indictment in the case. Tips can be submitted anonymously by calling 1-800-535-STOP or emailing TIPS@cookcountycrimestoppers.org. Anonymous tipsters will be given a code number to claim the reward if their information proves valuable.

## Man caught with counterfeit postal keys, stolen credit cards, and meth — just like in July



Mugshots of Andrew Trotter.

A Chicago man charged in July with having a counterfeit U.S. Postal Service master key, stolen mail, credit cards, and drugs in Logan Square skipped court, went missing for two months, and got arrested again last week in Logan Square with pretty much all of the same stuff, prosecutors say. But there is one difference between July and now: this time, Andrew Trotter had the word "Trust" etched across his forehead.

Trotter, 45, was arrested Sept. 15 in the 2400 block of N. Lawndale during a joint operation between the U.S. Postal Inspection Service and Chicago police. Officials said he was carrying two counterfeit postal keys, suspected methamphetamine, several stolen debit and credit cards, and a stolen passport.

Those master keys, also called "arrow keys," can unlock banks of residential mailboxes and postal service

collection boxes across the city.

Monday's arrest was probably a bit of déjà vu for all of the involved parties.

Back on July 3, prosecutors alleged police caught Trotter in Logan Square as he carried, well, a counterfeit USPS master key, mail stolen from multiple people, more than 30 credit and debit cards, fraudulent IDs, burglary tools, and \$2,600 worth of suspected meth.

Investigators at the time also reported recovering a handbag with screwdrivers and Allen wrenches, which they described as common burglary tools, along with U-Haul keys, IDs, and even a CTA employee badge that did not belong to him. Despite that haul, Trotter went home to await trial because the charges were not considered detainable offenses under the SAFE-T Act.

Now, he's back.

On Tuesday, Judge Luciano Panici Jr. ordered Trotter detained for violating the conditions of pretrial release in the July case.

Prosecutors have also slapped him with new charges stemming from items allegedly found when cops arrested him Monday: possession of methamphetamine, burglary, felony possession of burglary tools, misdemeanor attempted possession of burglary tools, misdemeanor theft, and misdemeanor possession of drug paraphernalia. Officials said additional charges may be filed as their investigation continues.

In a press release, postal inspectors said Trotter is suspected of being behind multiple mail thefts on the city's Northwest Side earlier this year.

Mail theft has become increasingly prevalent in recent years due to a combination of systemic vulnerabilities, low enforcement risk, and high financial reward.

One of the biggest drivers is the black-market circulation of counterfeit or stolen USPS master keys, commonly known as arrow keys. These keys can unlock entire banks of mailboxes in apartment buildings, commercial complexes, and even street-side collection boxes. Once a thief has one, they can hit dozens of addresses at once, often without forcing entry.

Mail is an easy source of sensitive personal and financial information. Thieves look for bank documents, credit cards, government IDs, tax and insurance records, and checks that they can alter for larger sums.

Some mail thieves operate as front-line personnel in much larger, sophisticated operations that launder money, steal identities, and sell personal information on the dark web.

While mail theft is technically a federal crime, prosecutions are almost always handled at the state level.

## Probation for man who shoved paralyzed man in wheelchair into River North street



Security video footage of man shoving a partially paralyzed man into the street (Inset) Mugshot of Tristan Block.

A River North man who shoved a partially paralyzed man into the street during a bizarre downtown confrontation over a dog has avoided prison time by entering a guilty plea.

Court records show that 27-year-old Tristan Block pleaded guilty Sept. 17 to aggravated battery causing great bodily harm. Cook County Judge Aleksandra Gillespie sentenced him to 30 months of probation and ordered him to complete 40 hours of community service. As conditions of probation, Block must provide a DNA sample to a law enforcement database, submit to random drug testing, and remain in Il-

linois unless granted court permission to travel, records show.

The charge stemmed from an incident on July 22, 2023, at the intersection of Ontario and Wells. Prosecutors said Block was seen chasing a golden retriever that had run into traffic and a passerby stopped to help. But after the dog was safely back in Block's arms, the two men argued over whether Block was actually the dog's owner, prosecutors claimed.

The quarrel escalated. Prosecutors said Block punched the man who helped him catch the dog and then hurled a leash at a woman who had briefly lent it to him. A 26-year-old man using a wheelchair came out of a nearby restaurant to check on the commotion but was not involved in the dispute, prosecutors said. That was about to change.

According to prosecutors, Block shoved the man in the chest, sending his wheelchair off the curb and tipping it backward. Officials said the victim's head struck the pavement, leaving him bleeding and concussed. He sought treatment at a hospital and later reported that one of his hands, which already had limited mobility, went completely numb after the fall.

The entire incident was recorded by a city surveillance camera. At the time of his initial court hearing, Block's attorney, Hal Garfinkel, described the allegations as "troubling" and suggested that alcohol may have impaired his client's judgment. He also noted that Block had never been arrested before.

## One dead in wrong-way crash on Lake Shore Dr.

A man was killed Sept. 16 after a wrong-way, head-on crash on Lake Shore Dr., Chicago police said.

The crash occurred at about 8:33 p.m. in the 4500-block of N. Lake Shore Dr. Police said a 53-year-old man driving a gray vehicle was traveling northbound when they entered the southbound lane and struck a black SUV.

The man driving the gray vehicle was transported to Illinois Masonic Medical Center, where he was later pronounced dead.

A 68-year-old man who was in the black SUV was transported to Illinois Masonic Medical Center in good condition.

## SW Side man tried to leap over bench, threatened to kill city judge

A 30-year-old man from the Southwest Side is accused of taking courtroom drama to a whole new level by trying to leap over a judge's bench during an administrative hearing at the Chicago Central Hearing Facility, 400 W. Superior, storming out, and then calling 911 multiple times to say he was going to kill the judge.

Prosecutors say King Thomas of the 3800 block of W. 84th Place made his move on May 21 inside Courtroom 115 at the Chicago Central Hearing Facility, where the city handles Water Management cases and other bureaucratic battles.

During his hearing, prosecutors said in a complaint, Thomas "became angry and attempted to jump over [the judge's] bench."

After storming out of the building, Thomas allegedly picked up his phone and repeatedly dialed 911 to announce his plans to kill the 58-year-old judge.

A police report quotes him as saying he was going to do it because the judge didn't give him "a fair trial." Investigators quickly traced the calls back to Thomas' own phone, which he had conveniently listed in his court paperwork.

Chicago police say they recently received another call that Thomas had returned to the administrative hearings building. They found him in the area and took him into custody.

Cook County Associate Judge Ankur Srivastava ordered Thomas detained after noting that he is a mul-

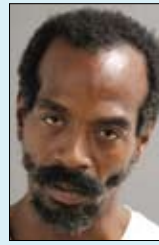
tipl-time convicted felon with prior convictions for robbery, battery, and weapons violations.

At his second hearing this week, a courtroom observer, who didn't even know the details of Thomas' case, noted that both the judge and the county sheriffs were "being unusually cautious."

Thomas is charged with threatening a public official.

## Man charged with attempted murder, shoved man onto tracks on CTA platform

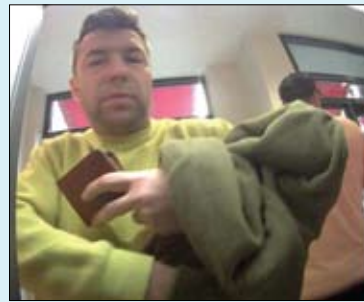
On Sept. 16, David Norris, 42, was arrested and charged with felony counts of Attempt Murder First Degree, Aggravated Battery/Public Place and Aggravated Battery/Transit Employee.



David Norris

Norris was arrested at 4:50 p.m., in the 0-100 block of N. State St. He was identified as the offender who, earlier that day, while on a CTA platform pushed a 51-year-old male victim, causing him to fall onto the train tracks in the 100 block of N. Dearborn St. The offender was placed into custody and subsequently charged accordingly.

## ATM skimming scheme fraudster gets sent to federal prison



Prosecutors said this ATM image shows Florin Tarta installing a skimming device at a Bank of America location in the Gold Coast. He is accompanied by Radu Farcas.

A Romanian man has been sentenced to six years and nine months in federal prison after jurors found him guilty of running a high-tech card-skimming operation that hit Bank of America ATMs in Chicago and New Jersey, stealing more than \$177,000 from unsuspecting customers.

Federal prosecutors said Florin Nicolae Tarta, 40, traveled from Romania to the U.S. in 2023 and quickly linked up with fellow Romanians to carry out the fraud. Using specially built equipment, the group installed razor-thin metallic "skimmer" plates inside ATM card slots and concealed pinhole cameras above keypads to capture customer PINs. Several days later, the devices were removed, and stolen data was downloaded. Tarta and his crew re-encoded the information onto the magnetic strips of gift cards and scrawled victims' PINs on the back. The counterfeit cards gave them access to cash from real accounts at Bank of America branches across Illinois and New Jersey.

Federal authorities said that on Aug. 18, 2023, Tarta and co-defendant Radu Farcas were caught on surveillance video installing a skimmer at a Bank of America branch at 1167 N. State St. Days later, they allegedly used the stolen credentials to withdraw thousands of dollars. Similar setups appeared in Woodridge, Irving Park, and downtown Chicago in the fall of 2023, followed by cities in New Jersey.

The operation unraveled in March 2024 when detectives in Westfield, NJ, discovered a hidden camera at a drive-up Bank of America ATM. A bank technician dismantled the machine and Tarta's fingerprint was allegedly found on the device.

Late that night, Tarta returned to the ATM in the same clothes he had worn when installing the device. Cops

who had staked out the ATM moved in. Prosecutors said he resisted arrest and dropped a wad of \$100 bills totaling more than \$5,000. Officers found Farcas waiting in a nearby car.

A federal jury in Chicago convicted Tarta earlier this year of bank fraud, access device fraud, and aggravated identity theft. Prosecutors said he compounded his crimes by lying under oath, claiming the camera he installed at an ATM was simply meant to "record his private life" and that he was testing "diamond sales advertising" materials.

Jurors rejected those explanations after seeing surveillance video and hearing testimony from Farcas, who admitted his role in the scheme and described how the crew split proceeds equally, according to prosecutors.

U.S. District Judge LaShonda A. Hunt handed down the 81-month sentence and ordered restitution of \$177,280. Prosecutors said Farcas, 42, of London, pleaded guilty and received a 30-month sentence. Two additional accomplices were scooped up in the probe.

## Ghost gun ties man to murder in Noble Square church parking lot

A 23-year-old man who listed his job as "security officer" is now charged with first-degree murder in a killing that unfolded in a church parking lot in Noble Square this summer.

Prosecutors say surveillance video and ballistics evidence tie Antwan McLaurin to the fatal shooting of 24-year-old Jimvonta Blossom on Aug. 2, just steps from McLaurin's home.

According to Assistant State's Attorney Jennifer Karr, video showed McLaurin leaving his residence around 11 p.m. and joining a nearby gathering where Blossom was present.

About 40 minutes later, Blossom got into a fight with a 50-year-old man, and the two struggled to control Blossom's .40-caliber handgun, Karr said. The weapon discharged, hitting the older man in the thigh.

As 911 calls flooded in, video captured Blossom walking toward the parking lot of Holy Trinity Polish Catholic Church, 1118 N. Noble and driving out of his parking spot.

Seconds later, McLaurin was seen entering the same lot with a gun as another vehicle blocked Blossom's vehicle in, Karr said. At that moment, McLaurin ran up to Blossom's car, aimed at the driver's side window, and fired a single shot before fleeing, according to Karr.

Blossom was struck in the head and died. His gun, jammed, was recovered from his waistband at Stroger Hospital.

Other footage allegedly showed McLaurin returning to his home minutes later.

After police recently arrested McLaurin, they executed a search warrant at his home and found a 9mm ghost gun in his bedroom along with clothing resembling what he wore the night of the killing, Karr said. Ballistics testing allegedly matched a casing recovered at the scene to that weapon. Judge Shauna Boliker ordered McLaurin detained pending trial.

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# Lincoln Park arrest exposes law that lets sex offenders become massage therapists

BY CWBCHICAGO

Did you know some registered sex offenders can become licensed massage therapists in Illinois? We didn't either, until a recent arrest in Lincoln Park sent us digging. And what we found is one of those "wait, how is this even possible?" stories that state lawmakers apparently don't want to talk about.

It all started late last month when prosecutors charged 40-year-old Nicholas Brown, a licensed massage therapist at Equinox Lincoln Common, 2355 N. Lincoln Ave., in Lincoln Park, with sexually abusing a male client during a massage.

Assistant State's Attorney Mike Pekara told Judge Luciano Panici, Jr., that Brown encouraged the

client to get naked, then launched into a bizarre monologue about his "sexual preferences," saying he was divorced, polyamorous, went to sex clubs, and "would get aroused while taking 'shrooms.'" Pekara said Brown then escalated to unwanted touching, starting with "tickling the victim's upper thigh and buttocks" and continuing from there.

Pekara told the judge that Brown was convicted of criminal sexual assault in Wisconsin at age 15. Even though the case was later expunged, Pekara said, "The state police made clear to the defendant that although it was expunged, it wasn't vacated or set aside, so he does still have to register as a sex offender."

Panici granted the state's detention petition, citing Brown's



(Inset) Mugshot of Nicholas Brown.

status as a registered sex offender as one of the reasons for his decision. Brown has been in the Cook County jail ever since.

That's disturbing enough. But when we looked into Brown's background, we found something more.

Not only did Brown receive his state massage therapist license in Jan. 2015 while being a sex offender, but he was even convicted in Cook County of failing to register after getting the license. Years later, state regulators reprimanded him for not disclosing

the Wisconsin case when he applied for his therapist's license. But Brown remained licensed, ultimately landing at Equinox last year.

It turns out that Illinois law says state regulators "cannot normally consider juvenile offenses or expunged convictions when making licensure determinations," according to a spokesperson for the Illinois Dept. of Financial and Professional Regulation.

And that's how someone who had to register as a sex offender ended up licensed to touch people for a living.

But there's more. While Pekara told the court during Brown's detention hearing that Brown still had to register,

LAW see p. 11

# Days before fatal Mag Mile crash-and-grab, accused man posed with governor at 'peacekeeper' event — while wanted in four states

BY CWBCHICAGO

Less than a week before a crash-and-grab burglary crew killed an innocent man on the Magnificent Mile Sept. 11, one of the men now charged with that murder donned a "peacekeeper" uniform and posed for a one-on-one picture with Illinois Gov. JB Pritzker.

While that's troubling, some law enforcement experts are more concerned that the accused man was able to stand directly next to the state's most powerful executive despite having outstanding warrants in four states.

CWBChicago first reported on 35-year-old Kellen McMiller's role as a "peacekeeper" Sept. 13. Now, we have more detail, including a picture of McMiller posing with Pritzker—a photo that has apparently been scrubbed from the state's online press release about the West Side event.

### Father-to-be killed

Just before 5 a.m. Sept. 11, a group of burglars backed a pickup truck into a display window at the Louis Vuitton store at 919 N. Michigan Ave. Video shows



Kellen McMiller and Gov. JB Pritzker pose for a photo in Englewood on Sept. 5. Inset is a mugshot taken after McMiller was arrested in 2023.

several men running through the shattered storefront and returning with trash bags filled with merchandise. Prosecutors said goods worth nearly \$700,000 were stolen.

Chicago police arrived as the crew was loading into getaway cars. One of those vehicles, a black Kia, sped down Michigan Ave. at 77 mph, running red lights until slamming into a Honda CR-V at Ohio St., prosecutors claim. The driver of the Honda, 40-year-old Mark Arceta of Skokie, had a

green light and was heading to his final shift at Northwestern Univ. before starting paternity leave. He was killed in the crash, and his wife gave birth to their son soon after.

Prosecutors said McMiller was one of five burglars in the Kia. He remained hospitalized yesterday for injuries from the crash.

Just six days earlier, McMiller and Pritzker posed side-by-side for a picture as the governor met with "peacekeepers" in Engle-

wood. In a press release issued later that day, the governor's office called the group "'trusted messengers' in the community."

"It's folks like these that we need more of doing the hard work of community violence prevention," Pritzker said on Facebook, "not troops on the ground to undermine efforts fighting crime."

That press release also included a photo of McMiller posing with Pritzker, but it was quickly removed after officials learned that he was being charged in connection with Arceta's death. Despite its removal, the image remained accessible on Google until earlier this week.

Former Riverside Police Chief Tom Weitzel is skeptical about the effectiveness of "peacekeeping" programs and called the governor's advance team "incompetent" for allowing Pritzker to pose at an anti-violence event with a man wanted in four states.

"Over the years, they have allocated millions of dollars to the peacekeepers program, yet there are no positive outcomes to dem-

onstrate from a data perspective," Weitzel said Sept. 17. "It appears to be another feel-good program, with many participants having prior convictions for violent felonies."

*"Over the years, they have allocated millions of dollars to the peacekeepers program, yet there are no positive outcomes to demonstrate from a data perspective," Tom Weitzel said. "It appears to be another feel-good program, with many participants having prior convictions for violent felonies."*

"The funds spent on the peacekeepers program could be better directed toward police operations, equipment, training, education, and technology. These invest-

'PEACEKEEPER' see p. 11

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**BEARS** from p. 2

long way since her first job doing PR for Candlelight Playhouse/Forum Theatre, the 1025-seat dinner theater venue where she started as an usher at 14 years old, moved up to House Manager, eventually becoming the theater's PR Director.

Today she has represented over 1000 restaurants, pop ups and theater productions, as well as large-scale events including the Taste of Chicago, the Race to Mackinac, the Jeff Awards, the Grand Chefs Gala, the Randolph Street Market, the Highland Games, the Chicago Boat & RV Show, the Thanksgiving Day Parade and the One of a Kind Show.

She got where she is today by being a pro every day.

**THE CUBS:** **Pete Crow-Armstrong** has firmly declared that he will be loyal to the Chicago Cubs for life after turning down multi-million dollar contracts from the Detroit Tigers and NY Yankees. Also loyal, ailing Cubs superfan **Ronnie "Woo Woo" Wickers** made a triumphant return to Wrigley with a nursing team. Woo Woo had been determined to cheer once again at the ballpark.

**BLEACHER BUM:** **Tom Ricketts** has banned "**Phillies Karen**" from ever entering Wrigley Field after stealing a home run baseball away from a young fan in the stands. **Mark Walter**, Dodgers owner, dropped the hammer on her and banned her for life from Dodgers' Stadium. The Phillies CEO, **Jeffrey Lurie**, has banned her from entering Lincoln Financial Field.

**MANGE MANGE:** **Phil Stefani** and **Art Smith** have just entered a partnership with the Vatican. And they will open the first restaurant at the papal Sum-



(L to R) Porchlight Music Theatre Artistic Director and Co-Host of the gala Michael Weber, 2025 Luminary Award Recipient Brenda Grusecki, 2025 ICON Award Recipient Leslie Uggams (seated), 2025 Luminary Award Recipient James Grusecki and Porchlight Music Theatre Interim Executive Director Jenna Deja. Photo by Sarah Elizabeth Larson Photography

mer residence in the Alban Hill at Castel Gandolfo. It will be known as "Borgo Laudato Si." Somebody get the Aurelio's Pizza chef on the horn, ASAP, they need a recipe.

**ICON:** Award-winning Porchlight Music Theatre launched its 31st season with the ICONS GALA: Celebrating Leslie Uggams, Sept. 14 at The Ritz-Carlton Chicago at Water Tower Place. The event directed by Artistic Director **Michael Weber**, music directed by **Linda Madonia** and co-hosted by Weber and Broadway veteran **Kenny Ingram**, raised more than \$200,000 that supported Porchlight's mission of celebrating the past, present and future of music theatre through its artistic, educational and community programming. Attendees saw multi-award winner **Leslie Uggams**,

in-person, accept the 2025 ICON Award and join WGN's **Paul Lisnek** in a one-on-one interview. In addition, the festive afternoon included performances highlighting Ms. Uggams' incredible career and the presentation of the 2025 Luminary Award for Exemplary Leadership and Support of Music Theatre to philanthropists **Brenda and James Grusecki**.

**PAX TIBI:** **Nicholas C. Rassas**, 81, of Moose, WY, a resident of the Teton Mountains for more than 30 years, has died. He had been Senior Vice President at UBS in Chicago. But also well-known as a graduate of the Univ. of Notre Dame in 1966, a First Team All American football player for the great **Ara Parseghian**. A celebrated player, still holding a record at Notre Dame for the longest punt return for a touchdown. Son of **George and Francis McGuire Rassas**, his mother connected him to the large historic Northshore family of gentry **McGuires**. Irish-born grandfather, **Dr. Walter McGuire**, an early Winnetka property owner, and two grand

Museum of Broadcast Journalism was a showcase of lasting historical understanding of Chicago's deep impact on news in America. Rest in Peace, Bruce.

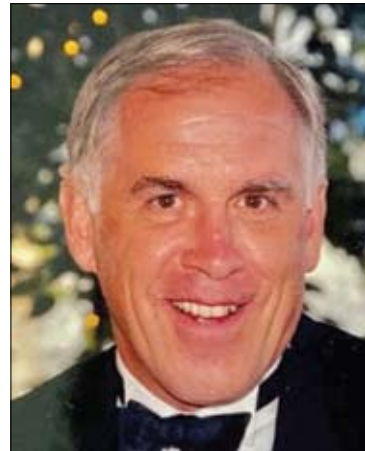
**NAZI STOLEN ART:** An Argentine court charged the daughter and son-in-law of a Nazi official who stole art from European Jews during World War II with hiding numerous works.

**U.S. OPEN:** Tennis fan **Anna Wintour**, Vogue's former editor invited Italian tennis star, **Jannik Sinner**, with a \$10 million offer for sponsorship and to appear on the cover of Vogue after watching him play.

**WHO'S WHERE:** **The Toms, Hackett and McGuire** at Eden Rock on the French Riviera... **Ikram Goldman** in Buchanan, MI harvesting lovely Gomphrena petit blooming beauties from their garden... **Maria Pappas** honored to join the 30th Annual Moy Family Convention in Chinatown, and soon after had an unforgettable night on the Music of the Baroque River Cruise 2025... **Julia Jacobs** says **Leah Chavie** is back in Chicago and her new salon is fabulous... **Kim Duda** at Downtown Detroit Jazz Festival... Hackney's on Lake, home of America's finest burgers and onion loaf, is at it updating the Circle Bar... Happy Birthday and best wishes to television gentleman **Art Norman**... Cool, fall-like Saturdays on the patio at Trail's Edge in Frankfort are unbeatable... **Joey Majumdar** and **Ed Howlett** joined Bill Marovitz at Carnival's 20th anniversary... **Brian Roddy** now in beautiful Split, Croatia... while **Fr. Bill Corcoran** was at the shrine at Knock in Ireland he ran into two former students, now priests, **Ray Donnelly** and **Dan Gallagher**... **Rory McIlroy** was on site watching the final round of the ISPS HANDA Senior Open... **Shaun Rajah** says lunch at The Little Nell at the Aspen Mountain Club was nothing short of unforgettable... **Mark Olley** waiting with his runway bestie, **Sandra Murillo**, moments before taking the stage in support of The Chi-



Bruce Dumont



Nick Rassas



Ronnie "Woo Woo" Wickers

Univ. Chicago alum. Sharp-eyed attendees may have noticed a big bus pass by on Sheridan wrapped in a Loyola Univ. cover, that at the back of the bus said "Go Ramblers." It passed by just as the street sign was uncovered. Great timing, Bob.

**LATINO FASHION:** **Cesar Rolon**, co-founder of Latino Fashion Week, honored **Candace Jordan** with the Iconic Fashion Award at World Fashion Festival, the largest global fashion festival in the Midwest.

**WE GET LETTERS:** **Marta Farion:** What beautiful, eloquent, witty writing style. A pleasure to read.

**Rosemary Fanti:** You're the finest independent news source for our city, thank you.

**Julia Jacobs:** Your column is one of my favorite things to read. You capture so much of the life in Chicago and beyond.

**Tom Hackett:** Thanks Tom, brilliant words.

**Rose Gomez:** Very eloquent column as always. So great to help me keep up with what is happening in Chicago. Not easy to do from my home in Switzerland.

**Rhonda Sanderson:** Thanks for a really honest column in Skyline this week. I hope Chicago Mayor's Office reads it.

**The seasons change their manners, as the year had found some months asleep and leapt them over.**

— William Shakespeare

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A bus drove by the Bob Newhart street naming ceremony with "Go Ramblers," a nice coincidence for the Loyola alum.

uncles, both Chicago pastors, the **Monsignor McGuires, Patrick and Henry**. Nick was also the brother of Chicago's Auxiliary Bishop **George Rassas**. Funeral took place in Wyoming. "Wake up the Echoes."

**RENAISSANCEFESTIVAL:** Treasurer **Michael Frerichs** saying thank you to Chicago's Auburn Gresham neighborhood for an unforgettable weekend of culture and community, having a great time at the 20th annual 79th Street Renaissance Festival.

**RIP: Bruce DuMont**, Chicago broadcasting legend, died September 10 at age 81. His legacy and career truly nourished Chicago's nose for news. "Beyond the Beltway" was a textured expression of his timeless belief in widening the public need to understand what was going on in our nation. His remarkable creation of the

cago Lighthouse... **Dr. Stacie McClane** 2025 honoree at the Lighthouse For The Blind annual Flair fashion show... **Edmund Lester** at Wrigley Field savoring a Cubs' victory... **Irene Mojica** on that legendary stage at The Arcadia Theater in St. Charles to host cool cat **Nick Pontarelli** and his 18-piece orchestra, along with super talented **Gina Knight** singing / playing drums as **Karen Carpenter**... **Virginia Shorey** and her sister **Roseann** exploring Athens in the Greek sun... **Holly Wortell** in Granada, Spain doing an intense and challenging bike ride see the Alhambra.

**BOB'S STREET:** Edgewater honored **Bob Newhart** with a street renaming on his birthday, and our man on the job, **Bob Kitsos**, covered it well in his Sept. 10 story. Newhart was a Saint Ignatius College Prep and Loyola

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## Ten-day festival features artists from 15 countries

The city last week announced the music lineup for the 2025 World Music Festival Chicago, taking place Friday, Sept. 26 through Saturday, Oct. 5. The festival recognizes the contributions and artistry of musicians from around the world, hailing from 15 countries and regions.

From the Chicago Cultural Center to Navy Pier, the 25th World Music Festival Chicago will take place in 12 citywide venues, including a sunset to sunrise Ragamala event. Throughout the 10-day festival, musical genres from geographical regions including Colombia, Vietnam, Egypt, Bosnia and more will be presented for free to the public.

As a kickoff to the festival, the country's largest all-night presentation of live Indian classical music, Ragamala returns for its 13th year at the Chicago Cultural Center, 78 E. Washington St., Preston Bradley Hall. Ragamala gives guests the opportunity to hear the ragas (traditional scales or

modes) during the early morning and late-night hours as the instruments were meant to be played.

The Ragamala celebration takes place throughout the Chicago Cultural Center from Friday, Sept. 26 at 6 p.m. through Saturday, Sept. 27 at 8 a.m.

A Global Peace Party at Navy Pier celebrates global peace with performances from 2 to 8 p.m. on Saturday, Oct. 5, closing out the festival.

"Chicago has always created and celebrated diverse and inspiring music," said Cmsr. Clinée Hedspeth of the Chicago Dept. of Special Events. "Through music, we will continue to unite Chicagoans and visitors from all around the world. This festival grants us the opportunity to introduce audiences to new cultures and demonstrate music's influence on humanity."

Full schedule canoe found at WorldMusicFestivalChicago.org.



Twin houses designed by Walter Burley Griffin at 5917 and 5921 N. Magnolia are examples of Prairie School architecture. The Emil Bach House at 7415 N. Sheridan Rd., designed by Frank Lloyd Wright, is another local example. The distinctive horizontal lines of the structures reflect and pay homage to the surrounding environment and the Midwestern prairie landscape.

Photo by Joanne Kitsos

## Prairie School architecture program at Edgewater Library Sept. 27

If you walked past the twin houses at 5917 and 5921 N. Magnolia, you're familiar with Walter Burley Griffin's work. The two Prairie School wood and stucco houses, which were built in 1908, are on the National Register of Historic Places and are designated as a Chicago landmark.

A historical presentation, "The Prairie School: From Edgewater to India, By Way of Australia," will be presented on Saturday, Sept. 27, from 2 to 3 p.m. at the Edgewater Branch library, 6000 N. Broadway.

The program will highlight the lives and architecture of Walter Burley Griffin and his wife, Marion Mahoney Griffin. The couple worked with Frank Lloyd Wright and were influenced by Louis Sullivan. Even before winning the international competition to design Canberra, the capital city of Australia, the pair was uniquely influential to the architecture of the early 1900s.

The free program is a partnership with the library and Friends of the Edgewater

Library. The presenter, Douglas Snider, AIA, an architect and Griffin enthusiast, will include an overview of the Griffin's work and highlight their lasting legacies in the world of design.

## Oktoberfest history

The DANK Haus German American Cultural Center is hosting "All About Oktoberfest" presented by Mike Haas, 7 p.m. to 8:30 p.m. Thursday, Sept. 25, at 4740 N. Western Ave. This presentation will explore the rich history and traditions of Oktoberfest, from its origins in Munich to its influence on celebrations around the world.

For reservations, visit <https://dankhaus.com/event-6324967>.

Every year, Munich's Oktoberfest draws million of visitors from across the globe, and its traditions has become a beloved part of American culture.

## Bach is back at St. Vincent de Paul Church

Chicago's Bach in the City [BIC], led by music director Richard Webster, has announced its 2025-2026 debut concert season, comprising three Baroque music programs featuring period instruments. BIC opens its season with a concert 7:30 p.m. Friday, Oct. 3, at St. Vincent de Paul Church, 1010 W. Webster Ave.

The primary purpose of BIC is to present the choral, orchestral, and chamber music of Johann Sebastian Bach and other composers whose music would come to life in the splendid acoustic and visual setting of the historic Lincoln Park church.

What makes these shows unusual is that the musicians are fully committed to period instruments. It is a "180-degree turn" from the mainly modern-instrument approach of the organization's predecessor, says Webster. "We decided to make a fresh start and leap into the vanguard of Baroque performance."

The season opens with "Music in Heaven's Castle," a reference to Germany's Himmelsburg castle church, where J.S. Bach premiered an innovative sacred cantata. In addition to music by Bach, the program includes works by Georg Philipp Telemann and Georg Muffat.

A January 11 chamber concert, "Bach's Musical World," brings two of Telemann's "Paris Quartets" for flute and strings, plus trios by Bach, Dieterich Buxtehude, and George Frideric Handel.

The finale and showpiece of Bach in the City's first full season will be the March 20 Chicago premiere of the critically acclaimed, recently reconstructed version of J. S. Bach's lost St. Mark Passion, BWV 247, by British musicologist Malcolm Bruno, with Webster composing the speech-like recitatives and crowd ("turba") chorus parts.

"To the best of our knowledge, this will be the first time any version of the St. Mark Passion has been presented in Chicago," said Webster.

BIC also announced that Jason J. Moy has been appointed to the new post of associate music director. Moy is professor at DePaul University's School of Music and leader of several early music ensembles. Moy's stamp, Webster says, includes the organization's commitment to period instruments and to offering opportunities for talented, rising young artists to be seen and heard.

BIC's programming takes advantage of the spaciousness, resonant acoustics, and visual aesthetics of St. Vincent de Paul Church, the organization's home venue. The historic, Romanesque Revival-style church's layout, almost as wide as it is long, brings audience members closer to the performers for a more intimate experience.

Listeners will hear J. S. Bach's music in the context of works by some of his con-

temporaries and one of his greatest influences at "Bach's Musical World," a chamber concert 3 p.m. Sunday, Jan. 11, 2026 at Allen Recital Hall in DePaul University's Holtschneider Performance Center, 2330 N. Halsted St.

For the season finale, BIC will present what it believes will be the first Chicago performance of any version of J. S. Bach's St. Mark Passion. The concert will take place at 7:30 p.m. Friday, March 20, 2026 at St. Vincent de Paul Church.

Listeners will listen to the local premiere of Malcolm Bruno's new reconstruction of Bach's lost masterpiece from 1731, of which the libretto survives but not Bach's original score. Bruno's reconstruction comprises music that Bach likely recycled for use in his St. Mark Passion. Bruno's reconstruction received its New York premiere in April.

Single tickets range from \$10 to \$45. Discounted multi-concert ticket bundles also are available. For more information visit [www.bachinthecity.org](http://www.bachinthecity.org) or call 312-273-9834.

## Youth flag football coming to Chase Park

A brand-new Sunday flag football sports program is coming to Chase Park, 4701 N. Ashland Ave.

This fall, children can join in on action-packed match ups, skill-building drills, and plenty of teamwork fun designed for athletes who love football and want to grow their game.

Session dates are Oct. 5 through Nov. 16, and the schedule is 5th-6th grade: 9 a.m. to 1 a.m., 7th-8th grade at 10:30 a.m. through 11:30 a.m. The registration fee is \$145 per child and includes a free Chase Park Flag Football T-shirt, a pizza banquet awards celebration and award medals.

Spots are limited, to register visit <https://www.mychasepark.com/home>.

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**Lakeview Township Real Estate For Sale**

**Real Estate For Sale**

242424 -----  
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION SELECT PORTFOLIO SERVICING, INC. Plaintiff,  
 -v-  
 MARK S. WHEELER, THE 828 W. GRACE CONDOMINIUM ASSOCIATION Defendants  
 2024 CH 07866  
 828 W GRACE ST 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 July 21, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on October 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 828 W GRACE ST, CHICAGO, IL 60613  
 Property Index No. 14-20-214-014-0000  
 The real estate is improved with a single family residence.  
 The judgment amount was \$350,674.57.  
 Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will

**Real Estate For Sale**

entitle the purchaser to a deed to the real estate after confirmation of the sale.  
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).  
 IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
 You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.  
 For information, contact CHAD LEWIS, ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC Plaintiff's Attorneys, 6400 SHAFER CT, STE 325, ROSEMONT, IL, 60018 (631) 241-6901. Please refer to file number 24-225793.  
 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.  
 CHAD LEWIS  
 ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC  
 6400 SHAFER CT, STE 325

**Real Estate For Sale**

ROSEMONT IL, 60018  
 561-241-6901  
 E-Mail: ILMAIL@RASLG.COM  
 Attorney File No. 24-225793  
 Attorney ARDC No. 6306439  
 Attorney Code: 65582  
 Case Number: 2024 CH 07866  
 TJSJC#: 45-1938  
 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 07866  
**13273126**  
 171717 -----  
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2021-2, Plaintiff  
 vs.  
 JOSEPH E. GOHNDROME, SHERIDAN BOARD-WALK CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS GENERALLY, AND NON-RECORD CLAIMANTS  
 Defendant  
 25 CH 2110  
 CALENDAR 63  
 NOTICE OF SALE  
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercountry Judicial Sales Corporation will at 10:30 AM on October 14, 2025, at the hour 11:00 a.m., Intercountry'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. 14-05-210-020-0000; a/k/a 14-05-210-025-

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1036; a/k/a 14-05-210-025-1046.  
 Commonly known as 6102 N. Sheridan Rd., Apt 506, Chicago, IL 60660.  
 The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 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, Altman, Strautins & Kromm, LLC d/b/a Kluever Law Group, 200 North LaSalle Street, Suite 1880, Chicago, Illinois 60601. (312) 236-0077. SPS002248-25FC2  
 INTERCOUNTRY JUDICIAL SALES CORPORATION intercountryjudicialsales.com  
**13272684**  
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff,  
 -v-  
 IOAN ROMEO MOLNAR Defendants  
 25 CH 02350  
 1931 W CORNELIA AVE CHICAGO, IL 60657  
 NOTICE OF SALE  
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on June 13, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on October 6, 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 For Sale**

real estate:  
 Commonly known as 1931 W CORNELIA AVE, CHICAGO, IL 60657  
 Property Index No. 14-19-409-017-0000  
 The real estate is improved with a single family residence.  
 The judgment amount was \$1,623,827.90.  
 Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.  
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).  
 IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
 You will need a photo identification issued by a

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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 2042932.  
 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@hsbatlys.com  
 Attorney File No. 2042932  
 Attorney Code: 40387  
 Case Number: 25 CH 02350  
 TJSJC#: 45-1559  
 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.  
 Case # 25 CH 02350  
**13272784**  
 101010 -----

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**Rogers Park Township Real Estate For Sale**

**Real Estate For Sale**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff,  
 -v-  
 DONALD R. BROCAR, DISCOVER BANK, JPMORGAN CHASE BANK, N.A., ARTHURS COURT CONDOMINIUM ASSOCIATION, Defendants.  
 24 CH 2605  
 6454 N. BOSWORTH AVE, UNIT 2A, CHICAGO, IL 60626  
 NOTICE OF SALE  
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 8/26/2024, an agent of Auction.com, LLC will conduct the auction in person at 12:00 PM on 10/29/2025 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 6454 N. BOSWORTH AVE, UNIT 2A, CHICAGO, IL 60626  
 Property Index No. 11-32-322-017-1002  
 The real estate is improved with a Condominium.  
 The judgment amount was \$204,576.41  
 Sale Terms: If sold to anyone other than the Plaintiff, 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/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

**Real Estate For Sale**

plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information.  
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).  
 IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
 For information, contact Plaintiff's attorney: Law Offices of Ira T. Nevel LLC. (312) 357-1125 please refer to file number 24-00539.  
 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. 24-00539  
 Case Number: 24 CH 2605  
 NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT PLAINTIFF'S ATTORNEY IS DEEMED TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
**8231-958096**  
 242424 -----  
 171717 -----  
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION FIFTH THIRD BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO MB FINANCIAL BANK, N.A. Plaintiff,  
 -v-  
 confirmation of the sale.  
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).  
 IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
 You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.  
 MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiff's Attorneys, 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. 20-057301L  
 Attorney Code: 61256  
 Case Number: 19 CH 10674  
 TJSJC#: 45-2306  
 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

**Real Estate For Sale**

AMIR MOHABBAT, NOT INDIVIDUALLY BUT AS SPECIAL REPRESENTATIVE FOR THE ESTATE OF DIKRANOUHI ARTINIAN, UNKNOWN HEIRS AND LEGATEES OF DIKRANOUHI ARTINIAN, JACK JOSEPH ARTINIAN, BELLMORE SOUTH CONDOMINIUM ASSOCIATION F/K/A BELL-MORE SOUTH CONDOMINIUM ASSOCIATION, INC., UNKNOWN OWNERS AND NON-RECORD CLAIMANTS  
 Defendants  
 2023 CH 00847  
 2208 W. FARWELL AVE., APT 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 April 1, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on October 10, 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 2208 W. FARWELL AVE., APT 2, CHICAGO, IL 60645  
 Property Index No. 11-31-118-015-1014  
 The real estate is improved with a condominium.  
 The judgment amount was \$34,958.82.  
 Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.  
 Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.  
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are

**Real Estate For Sale**

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 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 www# 22-001389-1.  
 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. www# 22-001389-1  
 Attorney Code: 31495  
 Case Number: 2023 CH 00847  
 TJSJC#: 45-2203  
 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is

**Real Estate For Sale**

deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.  
**Case # 2023 CH 00847**  
 8231-957806  
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION NEWREZ LLC, Plaintiff,  
 -v-  
 YOSEF Y. BEN-ZEV AKA YOSEF Y. BENZEV; RACHEL L. MCCLAIN AKA RACHEL MCCLAIN; Defendants.  
 2017CH16771  
 2946 West Jarvis Avenue, 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 7/17/2025, an agent of Auction.com, LLC will conduct the auction in person at 12:00 PM on October 22, 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 2946 West Jarvis Avenue, Chicago, IL 60645  
 Property Index No. 10-25-314-023-0000 fka 10-25-314-023  
 The real estate is improved with a Single Family Residence. The judgment amount was \$442,386.16  
 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/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

**Real Estate For Sale**

sale.  
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information.  
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).  
 IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
 For information, contact Plaintiff's attorney: Diaz Anselmo & Associates, LLC (630) 453-6960 please refer to file number 1496-190222.  
 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. 1496-190222 Case Number: 2017CH16771  
 NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT PLAINTIFF'S ATTORNEY IS DEEMED TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
**13272363**  
 101010 -----  
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**North Township Real Estate For Sale**

**Real Estate For Sale**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2019-4 Plaintiff,  
 -v-  
 MIKE TEOFIOLOVICH A/K/A MILAN TEOFIOLOVICH A/K/A MICHAEL TEOFIOLOVICH, DNA FINANCE CORPORATION, GOLD COAST GALLERIA GARAGE CONDOMINIUM ASSOCIATION, GOLD COAST GALLERIA CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS  
 Defendants  
 19 CH 10674  
 111 WEST MAPLE STREET UNIT 1401 CHICAGO, IL 60610  
 NOTICE OF SALE  
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on November 21, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on October 28, 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 111 WEST MAPLE STREET UNIT 1401, CHICAGO, IL 60610  
 Property Index No. 17-04-422-039-1252  
 The real estate is improved with a white stone, high rise unit condo with an attached multi car garage.  
 Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after

**Real Estate For Sale**

confirmation of the sale.  
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).  
 IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
 You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.  
 MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiff's Attorneys, 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. 20-057301L  
 Attorney Code: 61256  
 Case Number: 19 CH 10674  
 TJSJC#: 45-2306  
 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

**Real Estate For Sale**

for that purpose.  
**Case # 19 CH 10674**  
**13273490**  
 242424 -----  
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff  
 vs.  
 DAMON RITENHOUSE, AS SPECIAL REPRESENTATIVE FOR HAROLD L. JOHNS, OZ PARK GARDENS CONDOMINIUM ASSOCIATION, DAVID SYFEZAK A/K/A DAVID SYFZAK, LISA VARGA, WILLIAM VARGA, RONALD SHAEFER, CYNTHIA FORD, SHANNON PICKEL, UNKNOWN HEIRS AND LEGATEES OF HAROLD L. JOHNS, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS;  
 Defendant  
 19 CH 8874  
 CALENDAR 59  
 NOTICE OF SALE  
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercountry Judicial Sales Corporation will at 10:30 AM on October 27, 2025, at the hour 11:00 a.m., Intercountry'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. 14-33-121-080-1078.  
 Commonly known as 2036 N. Larrabee St., Apt. 8106 Chicago, IL 60614.  
 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.

**Real Estate For Sale**

For information call Sales Department at Plaintiff's Attorney, Marinosci Law Group, PC, 2215 Enterprise Drive, Suite 1512, Westchester, Illinois 60154. (312) 940-8580, 19-07007  
 INTERCOUNTRY JUDICIAL SALES CORPORATION intercountryjudicialsales.com  
**13273339**  
 171717 -----  
 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS MUNICIPAL DEPARTMENT - FIRST DISTRICT NICOLAI TANCREDI AND KELLY & KARRAS, LTD. Plaintiff,  
 -v-  
 BARBARA A. SUSMAN  
 Defendants  
 2019 M1 133974  
 161 EAST CHICAGO AVENUE, UNIT #25E CHICAGO, IL 60611  
 NOTICE OF SALE  
 PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on April 8, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on October 10, 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:  
 PARCEL 1: UNIT 25E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 161 CHICAGO AVENUE EAST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 85080173, AS AMENDED, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
 PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS, SUPPORT AND UTILITIES INCLUDING EASEMENTS FOR OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF ELEVATOR PITS, SHAFTS, EQUIPMENT, ETC., ALL AS DEFINED AND DECLARED IN DECLARATION OF COVENANTS, EASEMENTS, CHARGES AND LIENS FOR OLYMPIA CENTRE DATED JUNE

**Real Estate For Sale**

27, 1985 AND RECORDED JUNE 27, 1985 AS DOCUMENT 85080144 OVER AND ACROSS VARIOUS LOTS AND PORTIONS OF LOTS IN OLYMPIA CENTRE SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
 Commonly known as 161 EAST CHICAGO AVENUE, UNIT #25E, CHICAGO, IL 60611  
 Property Index No. 17-10-200-068-1007 VOLUME 501  
 The real estate is improved with a condominium.  
 The judgment amount was \$96,415.69.  
 Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.  
 The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
 If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).  
 IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
 You will need a photo identification issued by a

**Real Estate For Sale**

government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.  
 For information, contact James J. Karras, Esquire, Kelly & Karras, Ltd. Plaintiff's Attorneys, 1010 Jorie Blvd, Suite 100, Oak Brook, IL, 60523 (630) 575-0202.  
 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.  
 James J. Karras, Esquire  
 Kelly & Karras, Ltd.  
 1010 Jorie Blvd, Suite 100  
 Oak Brook IL, 60523  
 630-575-0202  
 Fax #: 630-575-0221  
 E-Mail: jkarras@kellykarras.com  
 Attorney ARDC No. 3125297  
 Attorney Code: 31365  
 Case Number: 2019 M1 133974  
 TJSJC#: 45-1110  
 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that

# Service Directory/Classifieds

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## Miscellaneous

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## GRUBHUB from p. 5

tiff, The Tin Pig, will seek \$7,000 for 70 hours since filing a complaint in late 2023.

"There are many questions of law and fact that are common to the proposed settlement Class," according to the motion for approval. "These include whether defendant's inclusion of unaffiliated restaurants on its platform was likely to cause consumer confusion as to the restaurant's affiliation with Grubhub; whether and how much they profited from including unaffiliated restaurants on its website and mobile apps without a contract in place; whether Grubhub engaged in false advertising by including unaffiliated restaurants on its website and mobile apps without a contract in place; whether Grubhub engaged in false advertising by stating that deliveries from non-partnered restaurants are available on Grubhub; whether Grubhub's actions violated the Lanham Act; and the nature of the relief, including damages and equitable relief, to which plaintiffs and the settlement class members are entitled."

for their thoughts. They did not respond.

We also asked former Chicago mayoral candidate Rep. Kam Buckner [26th] and Sen. Robert Peters [13th], one of the champions of the state's criminal justice "reform" efforts, for their thoughts. They did not respond, either.

So, here's where Illinois stands right now: A sex offender who committed the sex crime as a juvenile can get a massage therapist license. Employers can't legally reject them just because they're a sex offender. And lawmakers are silent about whether any of that should change.

## 'PEACEKEEPER' from p. 7

ments would significantly impact crime reduction, of that I am certain," the retired chief added.

Told that Pritzker posed for a picture with McMiller, Weitzel replied, "The governor's advanced team is incompetent."

"I know that some people approach politicians and ask to take a picture, but if the photo is posed, it reveals an absolute lack of due diligence on the part of the governor's team, in my opinion."

When CPD announced charges last weekend against McMiller—mistakenly identifying him as "Keller McMillan"—and six other men in connection with the fatal crash-and-grab, the department said he had four outstanding warrants. According to Cook County Circuit Court records, three of those were from out of state: one each in Florida, Indiana, and Wisconsin.

Exactly what McMiller is wanted for in those states was

**"I know that some people approach politicians and ask to take a picture, but if the photo is posed, it reveals an absolute lack of due diligence on the part of the governor's team, in my opinion."**

not immediately clear. However, a 2021 NBC Miami news story shows he and a female companion were tased by police and arrested in a caught-on-camera altercation while visiting South Beach.

The Miami Herald Newspaper said McMiller was accused of throwing a bottle of Hennessy at an officer's squad car before getting into a confrontation with a cop that ended with McMiller being sent to the ground by a taser discharge. He was charged with battery of an officer, resisting an officer with violence, and carrying an open container of alcohol, the outlet reported.

Locally, McMiller is charged with murder during the commission of a forcible felony, burglary, and felony theft in connection with the crash-and-grab and death of Arceta.

## LAW from p. 7

we have secured a 2019 letter from the Illinois State Police to Brown that said, because he had the juvenile matter expunged in 2018, he no longer had to register. When we pressed the State's Attorney's Office about whether Brown is actually required to register, they directed us to ISP. When we asked ISP, they wouldn't answer because it's a juvenile case.

On Sept. 2, a couple of days after Brown was detained, IDFPR slapped a chaperone requirement on Brown's license, meaning he couldn't see clients unless someone else was in the room. Then, a week later, IDFPR suspended his license altogether, saying Brown failed to comply with the chaperone order—even though Brown has been in jail since the end of August.

This raises another concern: employment law. If a licensed massage therapist who is also a registered sex offender applies for a massage job, an employer who flat-out rejects them for their criminal record could be breaking state law.

**This raises another concern: employment law. If a licensed massage therapist who is also a registered sex offender applies for a massage job, an employer who flat-out rejects them for their criminal record could be breaking state law.**

"If the state gave him a license, who am I to say his background is disqualifying?" said the manager of a Lakeview health club not connected to Brown's case. Instead, the manager said, they'd come up with "another excuse" not to hire a sex offender as an applicant.

So we asked lawmakers—the ones who represent Lincoln Park and some who've been leading the state's criminal justice "reform" movement—if they think the law should change so sex offenders can't become massage therapists. We also wondered if they thought employers should be able to deny a sensitive job like massage therapist based on an applicant's status as a sex offender.

Sen. Sara Feigenholtz [6th] and Rep. Margaret Croke [12th] represent the neighborhood around the Lincoln Park Equinox location. We told them about this case and asked



A new 56-story mixed-use tower is being proposed for 669 N. Michigan Ave. It will next be debated at an upcoming Chicago Plan Commission meeting.

## Michigan Ave. development with 498 units, but only 199 parking spots

A 56-story mixed-use tower at 669 N. Michigan Ave. has been proposed for the northeast corner of Michigan Ave. and Erie St. The site, which was previously the home of a Nike flagship store and is currently owned by investor Meyer Bergman, has zoning that allows for a larger building such as this to be constructed.

Plans call for 498 residential units and 26,531 square feet of retail located on the ground and second floors, but the plan only calls for 199 parking spots, about .40 spaces per unit, not including future retail needs.

Prior to the onslaught of Transit Oriented Developments, zoning for a project like this would have called for a minimum of 498 off-street parking spaces.

While plenty of public transportation options are available in this area, the Streeterville community is an area with precious little street parking. Anyone who can af-

ford to live on Michigan Ave. likely can also afford to own a car.

A majority of the building's ground floor east elevation would be set back five feet from the property line, widening the alley from 14 feet to 19 feet wide, improving circulation for delivery trucks and neighboring properties.

The plan calls for trees along Michigan Ave. and additional landscaping along Erie St. The building is designed to meet LEED sustainability standards and to support walking, biking, and transit use.

The proposal will be reviewed at an upcoming Chicago Plan Commission meeting and requires subsequent City Council approval. No construction timetable has yet been announced.

### TIMESHARE from p. 1

vacation ownership company is known for converting hotels and apartment buildings into timeshare properties.

Constructed in 1928, the building is adjacent to Michigan Ave. and the Riverwalk, and was designated a landmark in 2003. AA hopes to start their sales efforts early next year and complete their rehab of the property in late 2026. The hotel will continue to operate during construction. Michigan-based AA is also planning to create similar sports-themed timeshare properties in Nashville and Tuscaloosa.

AA partnered with Bluegreen Vacations on another local project, converting the Hotel Blake, 500 S. Dearborn St., into timeshares in 2013.

According to Crain's Chicago, the sellers are a joint venture between Miami's Lionstone Development and Virgin Hotels, who in 2011 spent over \$117 million to redevelop the landmark Old Dearborn Bank Building a decade ago. The Virgin Hotel opened in 2015.

### TEST from p. 1

average of 73%.

The building is currently owned through a joint venture of New York-based TPG Angelo Gordon and Houston-based Hines. The duo hired Eastdil Secured to market the 1.5 million-square-foot building at 131 S. Dearborn St., reports Crain's Chicago.

There's no published asking price, but offers are expected to come far short of the \$448 million mortgage the owners placed on the property in 2020. With office values down and debt costs up, comparable property sales suggest the tower's market value could be far short of that figure.

***There's no published asking price, but offers are expected to come far short of the \$448 million mortgage the owners placed on the property in 2020.***

Two new tenants recently took space in the high-rise, Bain signed a 173,000-square-foot lease there earlier this year, while JP-Morgan Chase recently took 126,000 square feet, while renovating its own nearby office tower at 10 S. Dearborn.

The big loss for Citadel Center was when they lost their anchor tenant, hedge

### AWARD from p. 1

Quail, Friends of the Chicago River's Director of Policy and Conservation.

Margaret Frisbie, Executive Director of Friends of the Chicago River, says the award confirms the global significance of the Chicago-Calumet River system.

"It shows that urban rivers – when championed – can be restored for all people, water, wildlife, and contribute to climate resilience," said Frisbie.

Founded in 1979, Friends of the Chicago River has more than 45,000 members, volunteers, and online activists.

### Autumn Cruise fundraiser

Friends of the Chicago River is hosting a fall cruise 6 to 8 p.m. Thursday, Oct. 2. Cruise departs from the Wendella dock on the Main Stem of the river at Rush St. near the iconic Wrigley Building.

Tickets are \$100 per person, \$95 for two or more. The cruise will benefit education and engagement programs of the McCormick Bridgehouse and Chicago River Museum, located on the Michigan Ave. bridge over the river, 376 N Michigan Ave. The river cruise evening will provide drinks, hors d'oeuvres from local eateries, live music as onboard entertainment. For tickets, or more information, visit [www.bridge-](http://www.bridgehousemuseum.org/)

fund Citadel Securities, who moved their headquarters to Miami in 2022 along with billionaire Ken Griffin, who took his estimated \$42.2 billion personal fortune to Florida.

Still Citadel Center has a checkered history. The current owners swooped in with \$50 million of fresh equity in 2016 to rescue it from default. They then tried to flip it in 2019 for \$750 million. The government-imposed pandemic lockdown and its aftermath killed that plan, forcing a drastic refinancing.

According to TheRealDeal.com, comparisons of recent sales in the Loop aren't exactly equal, but could indicate just how steep a discount the tower could go for. Late last year, 70 W. Madison St. went for about \$60 per square foot, a 77% discount from its 2014 price. The 57-story building also had leasing issues, falling from 90% leased during the 2014 purchase down to 68% occupied when it sold last year.

Elsewhere in the Loop, a Namdar-led group last year paid a little less than \$20 million, or about \$40 per square foot, to obtain the debt position for the office tower at One North LaSalle Street, a discount of nearly 73% from the property's remaining loan balance of \$74 million.

If recent trades are any guide, the outcome of this sale won't be pretty.

[housemuseum.org/](http://housemuseum.org/).

The Bridgehouse Museum stands as the cultural anchor of the Chicago Riverwalk and welcomes tens of thousands of visitors every season for exhibits on the history and future of the Chicago-Calumet River system. The museum leads visitors on interactive tours of the river from pre-colonization to its modern revitalization. Inside this historic building, the gear room allows visitors to get up close and personal with the massive gears and counterweight system that still moves the 103-year-old bridge.

### NECKLACE from p. 1

block of S. Columbus Dr.; Aug. 2, 9:45 p.m. — 200 block of E. Balbo Dr.; Aug. 11, 3:44 p.m. — 300 block of S. Columbus Dr.; Aug. 13, 5:25 p.m. — 300 block of E. Wacker Dr.; Aug. 22, 8:43 a.m. — First block of E. Wacker Dr.; Aug. 22, 8:48 a.m. — First block of E. Wacker Dr.; Aug. 22, 11:00 a.m. — 200 block of E. Roosevelt Dr., and Aug. 29, 4:12 p.m. — 100 to 200 block of E. Wacker Dr.

This year's spree is similar to a wave of chain snatchings that spread through the Loop last summer after Lollapalooza. Robbers often swarmed lone pedestrians, snatched jewelry, and sped off on bikes or scooters. One migrant was convicted in one of those cases and sentenced to three years in prison this past June.

### CLOSURE from p. 1

waukee to Michigan Ave. that will drastically reduce commercial customer street parking for local businesses along Chicago Ave. Besides the lost access to commercial parking, those lost metered spots must be purchased back LAZ Parking, LLC at a cost to taxpayers that could run into tens of millions of dollars.

Making travel even more difficult for users, the city has been implementing automated camera ticketing programs to enforce parking and standing restrictions in these new bus lanes. Parking will now be prohibited in lanes where it was previously allowed.

The construction detour will reroute people. Eastbound Chicago Ave. traffic will be detoured via N. Ashland Ave., W. Division St., and N. LaSalle Dr., back to Chicago Ave.

Westbound Chicago Ave. traffic will be detoured via N. Orleans St., W. Division St., and N. Ashland Ave., back to Chicago Ave.

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