

Michigan Ave. losing a lane to buses

**Northbound bus lane
between Roosevelt and
Wacker will create new
AI ticketing opportunities**

All new ticketing will be coming to the Loop as the city, state, Chicago Transit Authority [CTA], and Northern Illinois Transit Authority [NITA] have established a new dedicated bus lane on northbound Michigan Ave. between Roosevelt Rd. and Wacker Dr.

The Chicago Dept. of Transportation [CDOT] will install the nearly 1.5-mile lane, which will

help boost ticketing along this key downtown route, as cars will be prohibited from driving or stopping curbside in the bus lane.

Driving or parking in a downtown Chicago bus lane, a privileged bike lane or at bus stops can earn drivers a \$90 fine through the City's Smart Streets automated enforcement program. Cameras have already been authorized and added to CTA buses to automate ticket writing.

The city already uses AI-powered cameras mounted on select CTA buses and city enforcement vehicles to capture license plates

of violating vehicles in designated downtown zones as far north as North Ave.

So if you're dropping Grandma off at the Art Institute of Chicago, do that around the block, not adjacent to their front door. That could cost you \$90.

The city tried something similar to this in excluding cars from State St. in 1979 in favor of CTA buses. The effort was a failure and Chicago reopened State St. to private cars in 1996 because the 1970s pedestrian-and-transit mall

LOSING *see p. 12*



The Royal Sonesta sign came down on September 29, replaced by discreet lettering for "Hotel 505" following the building's sale to a Canadian hotelier.

Changes coming to Inn of Chicago and The Standard Club

The Inn of Chicago and The Standard Club were perhaps two of the most visible physical reminders of the two concurrent man-made crisis that landed together in Chicago, the pandemic and government-imposed economic lockdown and arrival of illegal aliens in Chicago.

The Standard Club—a 150-year-old private social club operating at 320 S. Plymouth Ct.—had permanently closed its doors in March 2020 amid declining membership and the pandemic. Similarly, the Inn of Chicago at 162 E. Ohio St. halted hotel operations early in the pandemic and remained entirely shuttered.

Both properties were victims of

the economic lockdown that severely damaged Chicago's meeting and tourism industries.

Then, thousands of migrants (primarily from Venezuela) began arriving on buses, and suddenly the two vacant commercial buildings were targeted for emergency housing.

The Inn of Chicago quickly became the city's largest migrant shelter, with over 1,500 residents at its peak. The Standard Club operated as an all-male facility housing upwards of 1,200 men.

A short time later, they both became shelter housing for the arriving migrants. And now they are back in the news due to recent financial transactions.

Last week the Inn of Chicago was transferred for \$51.5 million, under language that could imply the sale was under distress. The transaction featured seller financing.

According to TheRealDeal.com, the seller was an entity tied to Allegiant Equities, LLC, managed by Michigan-based Remo Polselli. The deal also noted having Jeff Katofsky as an associated party, and the buyer was IOC Chicago, LLC, managed by David Davidson.

Documents associated with the deed indicate Allegiant Equities provided an "All-Inclusive Pur-

CHANGES *see p. 12*

CHA cut ribbon on Parkside Phase 5 in Cabrini-Green

99 new homes

Members of the Cabrini-Green community cut the ribbon on Parkside Phase 5 on Oct. 1, a brand new mixed-income development that brings 99 homes into the community.

Cabrini-Green is roughly bounded by Chicago Ave. to the south, Division St. to the north, Larrabee St. to the west, and Orleans St. to the east. Some 30 years ago, bulldozers descended on Cabrini Green to start tearing down what became one of the most dangerous housing projects in Chicago history.

Built by the Chicago Housing Authority [CHA] between 1942 and 1962, the complex expanded from low-rise row houses into 23 dense high-rise towers.

But the Cabrini-Green housing project failed badly because of severe government neglect, gang infestation, crime, concentrated poverty, and poor architectural planning that isolated residents from the rest of the city.

**Chicago taxpayers
helped fund the \$65.8
million development
with \$16.4 million
in Near North
TIF assistance.**

Because the CHA failed to provide basic security or upkeep, street gangs moved in and took control of entire buildings and floors. By the 1980s, elevators broke down permanently, trash piled up, and buildings went with-

out heat during freezing Chicago winters.

The current city-backed project in Cabrini-Green is made up of an eight-story mid-rise with attached townhomes and three three-flat walk-up buildings collectively housing 65 affordable homes and 34 market-rate units.

Chicago taxpayers helped fund the \$65.8 million development with \$16.4 million in Near North TIF assistance, up to \$4.25 million in Dept. of Housing Multi-Family Program funds, and a 9% Low-Income Housing Tax Credit allocation generating approximately \$17 million in equity. The CHA contributed approximately \$32.5 million that came from the Federal government, including

RIBBON *see p. 12*

Royal Sonesta quietly rebrands as Hotel 505 following sale to Canadian developer

**State St. hotel will eventually
adopt a Toronto-based luxury brand**

BY STEVEN DAHLMAN
Loop North News

The prominent boutique hotel at 505 N. State St. has changed hands, prompting an abrupt name change and marking the downtown entry of an international lodging developer.

Toronto-based Manga Hotel Group has acquired the 261-room property formerly known as The Royal Sonesta Chicago River North. Exterior signage bearing the Sonesta name was removed this week, replaced by discreet branding of the property as Hotel 505 River North.

Manga confirmed the purchase to Connect CRE, noting that the property will operate under the interim Hotel 505 moniker until it can be fully converted and repositioned under its lifestyle boutique flag, the TOOR Hotel brand.

The purchase price was not disclosed by the parties and was not immediately available in public records. The property last traded for \$54.5 million in 2019 when Massachusetts-based real estate investment trust Service Properties Trust [SVC] restructured its portfolio.

REBRANDS *see p. 12*

Portion of historic Marshall Field building now for sale

The real estate giant that completed the conversion of former department store floors of the Chicago landmark Marshall Field Building on State St. into offices during the pandemic is ready to sell the upper floors in what could be another big test of the downtown real estate price resets in Chicago and nationally.

Brookfield Corp. has reportedly put the upper 8th through 14th floor office floors of the historic Marshall Field and Co. Building at 111 N. State St. up for sale as part of a retail-to-office conversion.

Macy's does not own these floors anymore. The retailer sold the top seven floors to (formerly Brookfield Properties), which spent \$265 million converting those upper levels into a 632,400-square-foot modern office condo complex. It is this newly built office portion that was put on the commercial market in September, after investment and conversion work.

Brookfield is a leading global investment firm focused on building long-term wealth for institutions and individuals around the world.

Sidewalk repairs at Upper Randolph St.

Beginning on Monday, Oct. 5, the north curb lane and the north sidewalk of upper-level Randolph will be closed between Field Blvd. and the west building driveway at 400 E. Randolph St. for seven weeks for a city construction project.

The project includes partial and full-depth concrete repairs to the north sidewalk and repairs to the underlying steel. Work will be performed in-house by the Chi-

cago Dept. of Transportation.

The north sidewalk and some underlying structural steel exhibit significant deterioration. Repairs are allegedly necessary to maintain the sidewalk walking surface and prevent further corrosion of underlying structural steel.

The westbound bus stop at Field Blvd. will be temporarily relocated west of the intersection. CDOT has coordinated this with CTA.

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Where the crow lingers, the day deepens



By Thomas J. O'Gorman

We are in the midst of a very memorable Autumn season. Pete Crow-Armstrong ended the baseball season with 40 stolen bases and 45 home runs. He simply dazzled as a Cub this year.

What also dazzles me is that my O'Gorman side shares Crow blood.

My grandmother, Rebecca O'Gorman was born a Crow in County Tipperary. So I'm related to a vast extended family of "Crows" and "Crowes" who still use the "e" and live on an Irish dairy farm back in Ireland. "Raegowlaun," a farm that has prospered under the European Union, and an army of cousins who fill the neighborhoods of Chicago.

During Ireland's fight for independence, 1916-1921, it was a hot bed of struggle for independent nationhood.

I recall my grandmother's siblings who I first met on my inaugural trip to Ireland in 1962. I was 13, and travelled there with my 13 year old cousin David, later the Comptroller of the Option Exchange, and our youngest aunt, Anne Marie, who spent long years living on both sides of the Atlantic.

That summer of '62 we spent with the rural relations. Back then

we never could have imagined baseball might run in the family. Although my dad, born in Ireland, was a great baseball fanatic, as were his bros.

In the 1950s we used to go to all his games while growing up. He was fit and young. A power hitter. Fast around the bases. The terror of all pitchers he stood before.

Perhaps I should do some genealogical research on PCA's line of Crows. No telling what we might find.

My cousin, aunt and I were famous for galavanting around Dublin. And one day we were tiring out and ravenously hungry. So Aunt Anne Marie was open for a tasty lunch. As we walked down O'Connell St., Dublin's famed thoroughfare, an answer to Chicago's Michigan Ave., we agreed that lunch at the nearby Gresham Hotel would be ideal, so we went inside.

The Gresham has long been a refined Edwardian historic home for fine dining, afternoon Tea, and cocktails. As we entered the lobby, that's when we saw him, America's most famed television Catholic preacher, Bishop Fulton J. Sheen, as he was known back then. A fixture in the Archdiocese of New York, but originally from El Paso, IL. The three of us were shocked. After all, none of our households back in Chicago ever missed his TV broadcast in those days.

We were hard to miss, two boys in blazers, gray trousers and striped ties. We couldn't believe our eyes. We said hello and he said hello back. Tall. Elegant. And having the look of kings about him. Exchanging pleasant Irish greetings.

We told him we were staying in Ireland for the whole summer. He told us he was in Dublin to speak at a conference. His voice was even better than on TV. The timber of his familiar voice had quite the aristocratic Irish ring to it.

My aunt chirped up that our families never missed his TV show, "Life is Worth Living." He was grateful for allegiance. He was easy to talk to and invited detail concerning our sea travels. We spoke of our Parish, Visita-

tion on Chicago's South Side, our pastor, Monsignor Wolfe, and our family's roots fighting for Irish freedom.

The conversation then turned to lunch which we invited him to join. But sadly he was already booked, I think engaged with the Archbishop of Dublin, John Charles McQuaid.

It was quite the lobby visit. Like meeting a movie star or at least Captain Kangaroo.

He blest each of us and made the sign of the cross on our foreheads. And I really felt like crying for it was like High Mass, sitting in the front pew.

That moment wasn't far in my memory these last days as Archbishop Sheen was "beatified" on Sept. 24. The last step before official sainthood in the Roman Catholic Church. I still feel like weeping for sheer joy as I did 63 years ago.

The ceremony that declared him "Blessed" had close to 70,000 people in attendance in St. Louis.

The surprises in life and the memories that connect us together have the power to change the life unfolding around us. And the mystery and memory of all that is yet to come with runs and stolen bases, family dairy farms and lobby visits with a saint that will never be undone.

CATHOLICISM: Those 70,000 people gathered in St. Louis as **Fulton J. Sheen** became the first U.S.-born bishop to be declared Blessed. The pioneering Catholic TV evangelizer brought the Gospel into millions of homes through radio and television. Today, the Church recognizes his holiness in a major step toward sainthood. Archbishop Fulton Sheen was declared "blessed" in an apostolic letter from **Pope Leo XIV** read by the Vatican's **Cardinal Luis Antonio Tagle**.

BREAKING BAD: Vice President **J.D. Vance** attacked Pope Leo XIV — and received a fiery response he won't soon forget. Vance thought he could score political points by criticizing Pope Leo XIV's message of compassion and inclusion. Instead, the pontiff delivered a response that left the room stunned. "You say compassion is weakness," Pope

Leo XIV began. "Then when did caring for the sick become weakness?"

CROOK: Former CEO of an Illinois railcar management company, **Michael Calomino**, has been charged in federal court with embezzling more than \$22 million from the company, some of which was used to cover his gambling debts. The firm provided railcar management services for clients who owned railcars throughout North America. He embezzled the cash by fraudulently converting funds held by the company on behalf of clients, according to a criminal information filed last week in U.S. District Court in Chicago.

CFD: The Chicago Fire Dept. honored the memory of **Battalion Chief/EMT Sean R. Kevin**, Badge #554, of the 18th Battalion. All remember his service to the City of Chicago and mourn his loss. Rest in peace, Chief Kevin.

SPOOKY: Coming to the Auditorium Theater Saturday, Oct. 24 is "Edward Scissorhands In Concert" with the Chicago Philharmonic. Things are about to get delightfully spooky! Watch **Tim Burton's** cult classic on the big screen while **Danny Elfman's** haunting score is performed live.

OUT: Real Estate sources say that prolific landlord **Mike Kohan** has been ousted as head of affiliate amid allegations of secret loans, bond misuse. Ownership made the move following a corporate probe of a British Virgin Islands-based entity he created to raise capital for Chicago office skyscraper purchases on the Israeli bond market. Recent regulatory filings on the Tel Aviv Stock Exchange forced Kohan to step down as CEO, ousted him from his position as president, revoked his bank signing authority and requested his resignation from the board of directors, which took effect Sept. 27. **Ran Ben Daniel** has been named CEO. Kohan remains the firm's controlling shareholder, so the changes won't affect his financial empire.

CSO: The Chicago Symphony Orchestra has announced that they will debut new bold red usher uniforms. They're hoping it

will set a new standard attracting new audiences.

ART: Edgewater's 6311arts has a whole new schedule for the Fall, starting Oct. 24 with Boats & Pianos by **Michelle Peterson-Albandoz**, followed by Nexus by **Jennifer FitzGerald**. They also offer a Bonsai Workshop with **Carmeanna Eberly** who teaches how to shape a bonsai from the ground up, and how to care for the living sculpture. Everything's provided. No experience necessary.

SIX CORNERS: At the Sept. 9 Six Corners Chamber Roundtable, **Ald. James Gardiner** spoke before a packed gathering of approximately 65 business and community leaders and shared updates. He announced that construction on the long-awaited Shops at Six Corners development at Irving Park Rd. and Kilpatrick Ave. is expected to begin in the spring of 2027. The project will bring new residential and commercial space to the former Peoples Gas property.

LAKEVIEW: Residents of the 44th Ward should keep an eye on **DJ Doran**. This is an impressive fellow. Now running for Alderman, he's no life-long party-insider patronage hack, he earned his chops in the private sector and is also a brother in ink as a media entrepreneur and publisher who built Aequalitas Media into the second-largest LGBT media company in the U.S. He purchased his first newspaper in Indianapolis, which served as the foundation for his media portfolio.

OPAH: The Greek Reporter opines, "The prospect of **Alexi Giannoulis** and **Maria Pappas** appearing on the same ballot adds a Greek-American dimension to an already crowded and unsettled Chicago mayoral race."

HAIL TO THE CHIEF: The

CROW see p. 8

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City Council to consider expansion of AI spying citywide

This week the City of Chicago could be moving forward with expanding Smart Streets Pilot to a citywide enforcement, if the votes are there to pass it out of committee and onto the full City Council.

The Smart Streets Pilot uses street cameras tied to Artificial Intelligence to automate enforcement and a ticket-writing system that would capture evidence, and ticket anyone blocking a bike lane/bus lane, or anyone parking in a no parking stretch of a street, even for shoppers stopping on a commercial street.

And the fines are quite stiff too. Bus lane violation are \$90, bus stop parking/standing will cost citizens \$100, and if you dare pull over into a privileged bike lane, violations are \$250 per incident.

The pilot program started by ticketing in an area roughly bounded by Lake Michigan on the east, North Ave. on the north,

Ashland Ave. on the west, and Roosevelt Rd. on the south. Now some in City Hall want to expand

And the fines are quite stiff too. Bus lane violation are \$90, bus stop parking/standing will cost citizens \$100, and if you dare pull over into a privileged bike lane, violations are \$250 per incident.

the AI-driven spying and ticket-writing platform to the entire city.

The system uses automated cameras mounted on city vehicles and CTA buses to automatically ticket drivers who illegally park or stand in designated bike and bus lanes. Even those who may pull to the curb to pick up passengers, or drop friends and family

off at curbside.

CTA buses feature dual wind-shield cameras and on-board AI processors. The vision AI identifies potential parking, standing, or stopping violations in dedicated bus lanes, bike lanes, and bus stops while the bus is moving. The system captures license plate data and potential violations, which city officials then review before issuing any penalties.

As bikes and scooters and their drivers are not licensed, there will be no way for City Hall and AI to ticket or penalize bike and scooter riders for their many rules of the road traffic violations. In fact, the program does the exact opposite: it uses AI-powered cameras to add another layer of privilege for bikers and scooters by catching and ticketing car and truck drivers who park in, or block dedicated bicycle lanes, bus lanes, bus stops, and commercial loading zones.

Styrofoam products on their way out starting Jan. 1

On Thursday, the Chicago City Council Committee on Environmental Protection and Energy, which is chaired by Ald. Maria Hadden [49th], will look at an ordinance prohibiting City departments from procuring single-use Styrofoam products.

The statewide State Facilities Ban [SB 58] was already signed by Gov. J.B. Pritzker. This law bans the purchase and distribution of polystyrene foam foodware in all state agencies and facilities (effective in 2025 for agencies

and 2026 for vendors.

A proposed statewide ban [SB 1531] has been sponsored by State Sen. Laura Fine. This broader legislation aims to prohibit the sale and distribution of single-use polystyrene foam food containers across all retail and restaurants in Illinois starting Jan. 1, 2030. Violations of the ban would carry financial penalties, including \$1,000 for second and subsequent infractions enforced through the state.

Polystyrene is a form of plastic

that isn't compostable or biodegradable, and is almost impossible to recycle so we cannot recycle our way out of this problem. Once produced, it lingers in our environment indefinitely. Studies show that upwards of 85% of river trash is plastic, much of it from polystyrene food packaging. This pollution allegedly contaminates Chicago's drinking water, harms wildlife, and threatens ecosystems.

Manufacturers oppose heat protection ordinance

BY JIM TALAMONTI
The Center Square

A North Side alderwoman says she will not give up the fight for workplace heat protection mandates on employers, despite opposition from Illinois manufacturers who say the measure would make it more difficult to do business in the city.

Ald. Maria Hadden's [49th] proposal requires employers to provide shade when the outdoor heat index exceeds 80 degrees and 15-minute cooling periods every two hours when the heat index exceeds 90. The measure also includes temperature monitoring requirements, training, record keeping and other provisions.

Hadden posted a statement on social media after her ordinance was not called for a vote last week. "We were able to prevent the ordinance from being voted down, which is a good thing," she said.

Patrick Schweska, general counsel for the Illinois Manufacturers' Assoc., said many Illinois businesses have facilities both inside and outside the city.

"You could create a framework in which you have an enforcement regime within one particular municipality, but then outside of that municipality, you're subject to

a different enforcement regime where you're allowed to do your workplace safety standards as you had normally done them," said Schweska.

Schweska said the ordinance would create a Chicago-specific workplace safety system that would make it more difficult to do business in the city.

When asked, Schweska said the ordinance's private right of action provision would allow workers to recover civil damages and potentially impact taxpayers with additional court proceedings.

Schweska said similar measures have been introduced in Chicago and by state lawmakers in Springfield.

"They're continuing to sneak private rights of action into leg-

islation that continue to put businesses on the hook. And it makes no distinction between bad actors and good faith mistakes as well," Schweska said.

Chicago's workplace heat ordinance was introduced in 2023 and stalled without a vote in September.

Schweska said that Chicago employers could face different sets of regulations from city, state and federal governments.

"It continues to give businesses pause as to whether they want to locate here, whether they want to be here, or whether they want to continue investing at a time when I would say that both the city and the state could really use it given the fiscal environment," he said.

Early voting starts Oct. 19

Early voting for the 2026 Midterm General Election begins on Monday, October 19, in all 50 wards.

Chicago voters may vote at any Early Voting location through Nov. 2.

Any voter who needs to register to vote for the first time or file an address update or name change must show two forms

of ID, one of which reflects the voter's current address.

Voters may also return their mailed ballot to a secured drop box at any early voting location before Election Day. Mail ballots may also be delivered in person to the Election Board at 69 W. Washington St., Sixth Floor.



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(Left) Sunset at Sheraton Maui Resort and Spa during last year's HFWF's World of Wagyu, Wine and Whiskey event, Oct. 25, 2025. (Center) Last year's HFWF's Southern Seafood Sunday hosted by Chef Aarón Sánchez at Royal Lahaina Resort & Bungalows. (Right) Creole Blackened Hawaiian Ahi served by Chef Troy Guard, from Colorado's Guard and Grace, at last year's event. Originally from Hawai'i, Guard studied under Chef Roy Yamaguchi and is an example of Hawai'i talent on the mainland.

Chicago well-represented at upcoming 16th annual Hawai'i Food and Wine Fest

BY PETER VON BUOL

Chefs with ties to Chicago and the state of Illinois will be well-represented at the 16th Annual Hawai'i Food and Wine Festival [HFWF], the state's premier culinary festival which will be held over the course of three fall weekends on three different islands.

Included among the festival's more than 250 chefs, winemakers, master mixologist and culinary industry experts are Chef Art Smith, owner and operator of the Blue Door Kitchen and Garden on the Gold Coast and Reunion at Navy Pier and Charles Joly, a local James Beard Award-winning mixologist and co-owner of Crafthouse Cocktails, a Chicago-based maker of ready-to-drink cocktails.

"Nothing brings people together quite like food and drink. This will be my second time as a featured mixologist [at HFWF].

Hawai'i has a special place in my heart and I've traveled there many times. Bringing so many incredible food and beverage professionals together in this magical landscape makes for a one-of-a-kind experience. It will celebrate the region, while allowing chefs and mixologists to bring a bit of themselves from our respective homes," said Joly, winner of the 2013 James Beard Foundation Award for Outstanding Bar Program.

Participating in a premiere culinary showcase event such as the HFWF presents Joly with the opportunity to showcase Chicago as a city with its own world-class culinary scene.

"Chicago has a rich and diverse culinary landscape; truly a world class place to eat and drink. We are a melting-pot with influences from all over the globe and strong ethnic representations around the city," said Joly.

In addition to celebrating the flavors and cultures found throughout the state, the festival also celebrates the state's rich agricultural bounty. During the festival, participants work with local farmers, ranchers, fishermen, educators, and hospitality leaders.

For Joly, any trip to Hawai'i also includes unscheduled stops while on the way to other locations.

"I pull off to the roadside produce stands in Hawai'i to see what local produce is being sold. From unique fruits to local delicacies, you don't get bored eating and drinking in Hawai'i. Getting to find local shops that offer the freshest ocean to table [seafood] is always high on my list," said Joly.

The festival's first culinary event, Smoked, Shucked and Cured, will take place on the evening of Oct. 17 at the Mauna Kea Beach Hotel. Overlooking Hawai'i Island's Kauna'oa Beach, the hotel just completed a \$250 million renovation to mark its 60th anniversary. The hotel is today recognized as a landmark of Mid-Century Modern design and was created by the Chicago-based architectural firm Skidmore, Owings and Merrill.

The festival resumes on Nov. 5 with its FEAST Summit, an all-day event for food and hospitality professionals to be held at the Sheraton Waikiki Beach Resort. Discussion topics will include food, education, agriculture, sustainability and Tourism. The Kamehameha Schools (which operates a school system for native Hawaiian children), will host a hands-on learning experience for participants which will bring them into a traditional Hawaiian lo'i, an irrigated wetland patch used to grow taro, the source of the traditional Hawaiian staple food, poi. The event also includes a family-style lunch prepared by Indigenous chefs (including Chef Pyet DeSpain, whose Prairie Band Potawatomi ancestors were indigenous to Illinois) from around the world, sharing the flavors of their respective heritage foods, highlighting the connection between culture, identity, and what we grow and eat.

That evening, the festival will continue with the 24K Magic held on the rooftop of the 'Alohilani Resort Waikiki Beach. Participating chefs will create dishes to highlight Hawai'i's incredible locally grown, raised, and caught ingredients.

According to Joly, festival attendees will be able to enjoy his own tiki drink creation inspired by a classic tiki drink. Many were first formulated by the late Donn Beach, whose eponymous Don the Beachcomber flagship restaurant was once located at 101 E. Walton Place.

"One of the original cocktails I'll be making at the HFWF is inspired by a classic [reintroduced] by a modern tiki icon, Jeff "Beachbum" Berry. He resurrected the Saturn, which I've adapted into a punchier, island ready "Neptune" riff (aged rum, cognac, passion fruit, Falernum liqueur, citrus and bitters). I'm a big fan of Donn Beach, including his history and his influence. I'm also a big rum drinker and lover of tropical inspired flavors," said Joly.

While the Chicago location of Don the Beachcomber closed in 1981 (after more than 40 years in operation), Beach's concept continues to inspire local establishments such as Three Dots and a Dash at 435 N. Clark St., the Hala Kahiki Lounge in River Grove and the Tiki Terrace in Des Plaines.

Next, the festival moves to Kapiolani Community College where 17 chefs will present a new version of the dishes that put them on the map, but reconstituted using Hawai'i's locally grown, raised, and caught ingredients.

Two events will be held on Nov. 8, the festival's final day. The Breakfast Club will be held in the morning at the Hyatt Regency Waikiki Beach Resort and Spa and BTS: Beyond the Seoul will be held in the evening, at the Halekulani Hotel. The Breakfast Club is described as a walk-around brunch and will feature six of the festival's participating chefs. At the BTS gala finale, an elegant five-course Korean

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Rates hit 7.28%, gloomy mortgage news for house hunters



The Home Front

by Don DeBat

For Chicago families seeking the American Dream of homeownership, the nation's latest mortgage-rate and economic news is not looking bright.

With autumn winds starting to blow, home-loan interest rates now hover at a lofty 7.28% nationwide for the first time since Aug. 2023.

On Oct. 1, Freddie Mac's Primary Mortgage Market Survey reported that benchmark 30-year fixed home loans rose sharply to 7.28% from 7.03% a week earlier.

Analysts historically note that a one-week increase of a quarter of one percentage point in rates is viewed as substantial, and worrisome. A year ago, the 30-year fixed loan averaged 6.34%.

On Oct. 1, the 15-year fixed mortgage average also rose to an average of 6.60%, up from 6.42% a week earlier. A year ago, the 15-year fixed loan averaged 5.55%.

The Freddie Mac survey is focused on conventional, conforming, fully amortizing home purchase loans for borrowers who place 20% down and have excellent credit, with a typical FICO score of 740 points.

"With mortgage rates on their current trajectory, the housing market continues to be supported by favorable economic conditions," noted Sam Khater, Freddie Mac's chief economist.

That cheerful Freddie Mac comment doesn't sum up what really is going on in the nation's tumultuous mortgage market, with oil prices soaring, and both inflation and the bond market ris-

ing.

Despite the recent mortgage-rate acceleration, and an Aug. 2026 inflation rate of 4.86%, experts say the U.S. economy has been surprisingly resilient in the face of the war in Iran and the gasoline and energy-prices spike it caused.

"Rates are tied to the bond market, with yields rising last week to the highest levels since 2004," explained veteran lender Jeremy Rose, a senior loan officer for Lower Mortgage. "The increased price of oil has directly influenced interest rates—making them rise since the Iran War. The market is volatile. I think there is a general uncertainty as to what's next."

Rose noted that the new Federal Reserve Board [FED] chairman has one vote along with the committee of governors who vote on interest rates and monetary policy.

"I believe the quarter of one percentage point increase in mortgage rates was justified in an effort to battle inflation," Rose said. "The disconnect between President Trump and the FED is



Lawrence Yun (left), Sam Khater and the latest Freddie mac mortgage chart.

really proof how an independent FED should be, and it is important to keep it that way."

Mortgage forecasting is inexact

Crystal-ball gazing on the mortgage rate outlook is far from an exact science. With interest rates see-sawing in mid-summer of 2026, Lawrence Yun, economist for the National Assn. of Realtors, predicted benchmark 30-year loans would average 6.5% this year. Wrong!

During a clairvoyant moment in the spring of 2024, Yun forecasted mortgage rates would rise above 7% in 2024. They hit 7.03% on May 30, 2024. Rates

also bounced in the 7%-bracket in 2023, hitting 7.23% on Aug. 24 and skyrocketing to a lofty 7.79% on Oct. 26, 2023.

With visions of white-picket fences and their children's jungle-gyms dancing in their heads, nervous first-time home seekers are probably wondering if this current interest rate roller-coaster ride will get better—or worse.

Bad-news ride into the 7%-bracket

Freddie Mac's recently compiled statistics shows the bad-news ride into the 7%-bracket has been on the radar before. On Nov. 10, 2022, rates inched up to

7.08%. On Dec. 21, 2021, rates hit to 7.17%.

What a difference a few years make. Less than six years ago, 30-year fixed-mortgage interest rates 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.

Luckily, novice mortgage hunters have not had to fret about the 8%-bracket the millennium year of 2000, when interest rates

RATES see p. 11



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Science Social Oct. 12, Oct. 19

The Illinois Science Council is hosting a Science Social hangout in Wrigleyville to meet and socialize with others who like science at 6 p.m. Monday, Oct. 12 at Cork Lounge, 1822 W. Addison St.

The event is for like-minded science fans to meet over drinks and partake in casual conversation.

Then on Oct. 19, Large Language Models [LLM] will be the theme for an ICA meeting at The Map Room, 1949 N. Hoyne Ave., with guest presenter Karen Livescu.

LLM, like ChatGPT and Claude, are getting increasingly powerful and pervasive. But how pervasive are they really? In order to work well, LLMs need to be trained on enormous amounts of data, mainly written and/or spoken language, mostly in English, and in a handful of other high-resource languages.

But for most of the world's 7,000 languages, there is little data.

For more information, visit <https://www.illinoisiscience.org/>.

32-time felon arrested in scooter theft spree, released without even an ankle monitor

BY CWBCHICAGO

A 57-year-old man with 32 felony convictions and a long history of stealing e-scooters is back on the street after prosecutors charged him with stealing five more scooters, part of a city-wide crime pattern that left Chicago scooter owners frustrated all summer and sparked two Chicago police community alerts.

Incredibly, Randall Brown was released from custody without even being placed on an ankle monitor, and Judge James Costello indicated in a court document that there was “no obj,” apparently meaning there was no objection to his release.

CPD’s newly formed Area 5 Motor Vehicle Theft Team arrested Brown on Oct. 1, capping a weeks-long effort to identify a man who has stolen so many scooters that victims formed their own Facebook group to post pictures, compare surveillance video and report sightings in real time.

Brown is charged with five scooter thefts, although he is suspected of many more. Prosecutors on Friday accused him of stealing a Coleman Power scooter from a woman in the 200 block of N. Aberdeen St. on Aug. 5 and a Puma scooter from a man in the 4100 block of N. Sheridan Rd. on June 23. He is also accused of damaging a victim’s Stella scooter in the 2300 block of N. Commonwealth Ave. July 2, apparently while attempting to steal it. The locations of the other two alleged thefts were not listed in court documents.

The latest charges come after a summer in which Chicago scooter owners began comparing notes about a string of thefts that appeared to stretch across the city. CWBChicago readers started emailing us after their scooters disappeared, and several provided surveillance video showing a man who looked remarkably like Brown.

In one video, recorded near Orleans and Hubbard streets in River North, a man who appears to be Brown can be seen working on a scooter in plain view as pedestrians and drivers pass by. He manipulates the ignition and unscrews the front panel before walking away with the scooter.

Victims told us that the thief appears to use his mechanical skills to defeat the scooters’ steering columns and ignition systems. The scooters can then be pushed into alleys or other secluded areas, where someone with the necessary mechanical knowledge



A collection of Randall Brown’s mugshots and surveillance images that allegedly show him stealing scooters over the years.

can get them running.

CPD issued a community alert in late August identifying seven scooter thefts on the North Side. But CWBChicago readers had been reporting similar thefts for months, with cases stretching from downtown to the Northwest Side and Lakeview.

Several victims told us they were frustrated by what they described as a lack of police follow-up. One man whose scooter was stolen in July said the detective assigned to his case never returned his calls or collected available surveillance video. When he contacted his local police district, he said, he was directed to detectives. Detectives then directed him to the auto theft division. Three days later, he received a call.

“They told me, ‘Look, I’m going to be honest. If we find it we’ll let you know, but no one is going to be looking for this,’” the victim recalled.

“All I can do at this point is laugh,” he said.

The victims eventually created a Facebook group to share photographs, surveillance video and sightings of the suspected thief.

Brown’s criminal history makes the new charges particularly notable. He was convicted of stealing 10 scooters in 2020 and received 10 concurrent eight-year sentences, but he was released after less than three years, having earned credits while in prison, according to a source. Some of those credits were reportedly based on — Are you ready? — his proficiency as a mechanic.

Now police have made an arrest. But Brown was back on the street the next day. Under the Pretrial Fairness Act, part of the SAFE-T Act that eliminated cash bail, prosecutors can seek detention only for offenses that meet specific statutory criteria, so prosecutors did not ask Costello to keep him in custody.

That does not explain why he was released without electronic

monitoring. Costello did not impose it, and his entry indicates there was “no obj” to the conditions he imposed.

The Cook County State’s Attorney’s Office declined to explain its handling of the case or what options were available to prosecutors under Illinois’ pretrial release law, saying, “We do not comment on pending cases.”

However, the office has publicly discussed other pretrial release decisions involving defendants with pending cases far more serious than Brown’s. State’s Attorney Eileen O’Neill Burke has personally criticized the decision to release Alphonso Talley on electronic monitoring before he was accused of shooting two Chicago police officers, killing one of them.

“We make sure that we put every bit of information in front of a judge to establish why we believe this person presents a danger, as we did in this case,” Burke said of Talley in April. “We established that he had four pending violent felonies, and despite that, he was placed on electronic monitoring.” Burke discussed Talley again in August and also criticized the release of Lawrence Reed, who had a pending case when he was accused of setting a woman on fire aboard a Blue Line train last November.

This reporter tried to purchase a transcript of Friday’s court hearing to learn more about what hap-

SPREE see p. 11

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Letter to the Editor

There is room for two retailers in Old Town

In his [Sept. 9] article, “Is plan for Whole Foods in Old Town a smoke screen?,” Don DeBat asks whether the proposed Whole Foods at the former Treasure Island property is a smoke screen for the much larger Old Town Canvas development. His question raises another, more basic one: Does the proposed grocery store fit this particular property and Old Town in form, function and feasibility?

Whole Foods is increasingly operating smaller urban stores designed for dense, established neighborhoods. That makes the former Treasure Island location particularly interesting. The relevant market is not just the proposed 349 apartments next door. It is the existing Old Town trade area. The first task should be to define that trade area and determine what size and type of Whole Foods it can support.

Then comes function. The former Treasure Island property is more complicated than its advertised square footage suggests. Portions of the property accommodate parking, loading, access drives and mechanical

facilities, while condominium garage access also must continue to work. A grocery store brings deliveries, employees, customers, rideshares and vehicles. Those movements need to be tested against what already exists. And where is Walgreens in all of this? Walgreens was part of the approved tower plan and reportedly signed a lease to return, yet we have heard remarkably little about that lease amid all the recent attention to Whole Foods.

Whole Foods would be a welcome addition to Old Town. But welcoming a grocery store does not answer the separate questions surrounding Walgreens, a 36-story tower or the broader PD 89 development. Before treating one as justification for the other, Old Town deserves a straightforward analysis of fit, form, function and feasibility. There should be room for two retailers in Old Town: Whole Foods and Walgreens.

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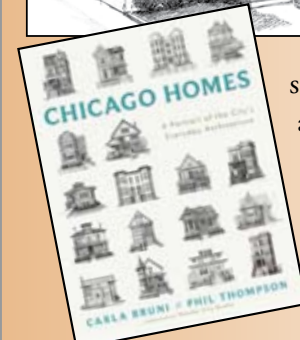
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Fall 2026 Lecture Series

CHICAGO HOMES: A PORTRAIT OF THE CITY'S EVERYDAY ARCHITECTURE WITH CARLA BRUNI

WEDNESDAY, OCTOBER 14 AT 6:30 PM

at Lerner Auditorium,
Conrad Sulzer Regional Library
4455 N. Lincoln Ave.



Join author Carla Bruni for Chicago Homes: A Portrait of the City’s Everyday Architecture, a comprehensive, conversation about Chicago’s residential architecture and the stories that shaped it. This is an entertaining and precisely illustrated story of Chicago homes from the city’s earliest days through the Second World War, revealing everything about what makes a home a Chicago home.

Carla Bruni has spent close to twenty years preserving, studying, and writing about historic architecture across dozens of US cities and four continents. She teaches graduate students at the School of the Art Institute Chicago, where she holds a Master of Science degree in historic preservation.

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Chicago’s lakefront topic of Oct. 10 book club meeting

Chicago’s lakefront stretches 30 miles, with 24 miles preserved as public parkland. The Chicago History Book Group will discuss the book *Forever Open, Clear, and Free: The Struggle for Chicago’s Lakefront* by award-winning journalist Lois Wille. The book discussion will be held 10 a.m. Saturday, Oct. 10, in the Betty A. Barclay Community Room at the Edgewater Branch of the Chicago Public Library,

6000 N. Broadway. Books will be available at the first floor circulation desk. This history book traces the ongoing fight to ensure that the city’s shoreline remains a shared resource, accessible to all residents. This program is in partnership with the Edgewater Branch of the Chicago Public Library. No reservations are required.

Monthly public debate showcase series starting up Oct. 21 in Loop

A new monthly debate series is coming to town, proposed for multiple locations where various people will debate current events. The first debate is 5:30 p.m. Oct. 21 and will argue the future fate of Artificial Intelligence over beers and pizza at The Ferris, an AI co-working space at 1 W. Monroe St. These debates hope to make thoughtful, engaging debate a regular part of Chicago life. “The effort began with free debate club gatherings in Chicago public libraries,” said John Connor, founder of SuperDebate. The Oct. 21 showcase is their first paid evening “and the start of a monthly series at The Ferris in the Loop.” The Chicago Debate Showcase will offer three live debates about AI, and include audience questions and votes, with time to talk between rounds. Some rounds are casual. Some get competitive. The other scheduled Chicago dates are Nov. 18, Dec. 16, and Jan. 20, 2027, all of which will be held at The Ferris. SuperDebate believes good debate is not just about becoming more persuasive. Debate forces people to listen, respond under pressure, and understand arguments

some may not agree with. The Oct. 21 debate is focused on AI, with three debates of roughly 35 to 40 minutes each, plus audience questions, voting, and shorter debates that let people in the room participate. One announced pairing is Joshua Sarnoff and Jordana Goodman, two intellectual property law scholars, on AI, authorship, and inventorship. “We’re also developing debates on whether the AI investment boom is a bubble and whether AI expands or erodes human moral agency.” Said Connor, who says those speaker pairings are still being finalized. “Our aim is for people to leave with a sharper understanding of the disagreement, whatever their own view.” Earlier debates are available online to view, and included topics like “Jordan vs LeBron: The GOAT” and “DEI: More harm than good?” Debate tickets range from \$20 to \$50 per person, and they are developing free clubs and workshops alongside the showcases. Visit <https://superdebate.org/events/chicago-debate-showcase-2026>.



(Left) Whitney Reynolds and son Archer. (Right) Donna LaPietra, Bill Kurtis and John Drummond.



CROW from p. 2

crowd cheered and shouted as Air Force One flew **President Donald Trump** over Medinah Country Club’s Presidents Cup tournament, and the golfers were so inspired they came back from being down to take the win. Drinks and cigars all around after the big win. **WASTED AWAY AGAIN:** Jimmy Buffett’s *Escape to Margaritaville* opens this week and Music Theater Works will hold special events including the Na Kupuna Ukulele Club pre-show Opening Night Performance in the lobby Friday, Oct. 9, 6:30 p.m. - 7 p.m. Plus, Behind the Curtain post-show discussions will be held with **Thomas M. Shea** after the 2 p.m. performances on Sunday, Oct. 11 and Sunday, Oct. 18. **WHO’S WHERE:** **Stephanie Leese Emrich** in Lake Forest for the Gala opening of the Citadel Theater Company on Greenbay Rd... **Miyeon Kwon, Prak Sis, Diene Ponder** and **Rahul** had a visitor from Canada and a few friends from a local art community in Chicago with a nice meal and lovely hang outs... **Whitney Reynolds** with **David Heiner** at Montrose Harbor for their son, **Archer Heiner’s** first cross country race - now in the books - with a 6:26 miler... **Bobbi Panter** with **Matt Arnoux** at Le Bristol Paris, it was a little hectic with another Chicagoan there: the Pope... Happy Birthday to **Andrew Harold Santos**, adored son of designer **Lauren Lein Cavanaugh**... **Michael Brosko** is in Sofia, Bulgaria, a long way from Ohio... **Liz Teasley** at the White DeVries rowing center in Culver, IN, daughter **Christina’s** first regatta for St. Ignatius College Prep... Former Lincoln Square librarian **Leah Steele** still recovering, wish her well... Happy Birthday **Marty Harman Junkins**, LaCrosse player supreme... **Julie Barrish** lunching on the Aegean Sea at Armeni, in Oia, Greece... **Julia Jacobs** and son, **Charlie Sanford** caught up in the festivities at Settlers Park for Plainfield’s Homecoming... Lovely **Sherry Lea Fox** is in sunny Miami Beach... **James Staples, Sarah Q. Crane** and friends were in attendance for Opening Night at the Chicago Symphony and report it was “superior”... **Bill and Kathy Bell Bartholomay** in Santar, Viseu, Portugal and Lisbon sipping Veno Verde... **Dario Pizano** making it to Oktoberfest for steins of Hofbrau from Munchen and brats... **Jose Rivera** at the Visceral Dance Gala with friends loving **Crystal’s** songful performance... **Eddie Burke, Jr.** stoppin’ by Florida’s Sanibel Island...**Ken** and **Mary Claire Scorsone Moll** in Rome for the wedding of **Greta Quintini** and **Joseph Flore**... Chef **Tony Pirola** and Chef **John Hogan** joined Chicago Chefs for Grand Cru 2 @ Chicago Gourmet... **Linda** and **Richard Robin** in Tokyo, Japan loving every minute of it, the theater, the art, the cuisine... **Sam** and **Honey Jacobs Skinner** and their sons at the opening of Northwestern U’s new Ryan Field... **Fr. Jeremiah Boland** in the city of Palma de Mallorca... Shout out to **Corky**

and **Lenny** at Manny’s Cafeteria and Delicatessen... CBS Channel 2 reunion with **Bill Kurtis, John Drummond** and **Donna LaPietra** at the Museum of Broadcast Communications, oh the things those three have seen... Attorney **Karen Conti** back from Warsaw and Krakow, Poland and Prague, Czech Republic... glad to see the **McCaskey Family** the night before the



Julie Barrish with her husband of 44 years.

Bear v. Eagles game at Piccolo Sogno... happy to run into **Fathers Scott Donahue** from Mercy Mission and **John Canary** from Mundelein Seminary at Mart Anthony’s... Ukraine diplomat **Marta Farion, Barb Bailey, Tina Gravel, Lauren Lein Cavanaugh**, and this writer, joined for an end of Summer lunch at RL. **MANGE, MANGE:** Piccolo Sogno’s sous chef for the past seven years has been the magical **Nick Tolitno**, whose kitchen skills helped to place Piccolo Sogno on the map from Gazpacho to Bronzino. He was a natural fit for food and fame. And Nick became a revered Chicago face in their exquisite Italian eatery. Best wishes on all your kitchen endeavors to come. And a warm welcome to sous chef **Lazar**. Delicioso. **DATA:** A new report on data centers in Illinois predicts they will create more than 100,000 jobs over the next decade and help reduce local property taxes. Time for the luddites protesting against our digital age to let go of the fear mongering and welcome the 21st century. Data centers, like our ballooning property taxes, are not a passing fancy, they’re here to stay. Tech executives and lawmakers claim China is spreading negative information about data centers. And as opposed to turning your tax dollars over to Cook County and City Haul, data centers will prove to offer a better return on investment. **WINE:** The **Campos Family** of Mart Anthony’s recently squeezed in a wine weekend in Napa Valley. **Jack** and **Michael Campos** were glad to have “desert queen,” **Sandy Campos**, their mom, on hand. **FUNDRAISER:** The Lynn Sage Foundation is hosting their fall fundraiser Oct. 22 at Theater on the Lake, and honoring **Rita Nanda, MD**, the Principal Investigator of the Chicago Breast Cancer Research Consortium. **TOAST:** **Todd S. Davis** quoting **F. Scott Fitzgerald** on a Sunday, with no plans beyond brunch: “Here’s to alcohol, the rose-colored glasses of life.” **Jealousy is the tribute mediocrity pays to genius. - Bishop Fulton J. Sheen**

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WAITRESS

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Hell Hath No Fury, the epic saga of the Dark Age Frankish Queens Brunhild and Fredegund

DANKHaus history series

BY PETER VON BUOL

Hell Hath No Fury, The Epic Struggle of Dark Age Queens Brunhild and Fredegund, the epic and often violent struggle between two rival Frankish Queens during the Dark Ages will be the subject of two upcoming talks in October by Michael Haas, MA, the resident historian at DANKHaus, 4740 N. Western Ave.

The first presentation will take place Oct. 21 via Zoom. The following evening, on Oct. 22, Haas will give an in-person presentation in the Brauhaus Room of the DANKHaus. Both start at 7 p.m. and are expected to last 90 minutes. The ticket prices range from \$20 to \$25. The Brauhaus restaurant bar will be open during the in-person event.

According to Haas, the lives of the Frankish rival queens Brunhild (c. 543–613) and Fredegund (c. 543 – 597) is stranger than the fictional accounts they inspired. For 40 years, they fought a brutal and political and military battle against one another. Both ruled with an iron fist on behalf for their sons and grandsons (and great-grandsons). The husbands of both were assassinated. Both were military commanders, levied taxes, served as judges and negotiated with foreign leaders.

“The Germanic Frankish kingdom of the Merovingian Dynasty had set itself up as the successor kingdom of the former imperial western Roman province of Gaul. At the time, the former Gaul had already been torn apart by blood-borne rivalry and betrayal, when the rival spirits of two of its queens collided and splintered into a legendary feud,” said Haas.

Today, their real-life battle is best remembered as the inspiration for the late German composer Richard Wagner, who incorporated their lives into his The Ring of the Nibelung opera cycle. While Wagner also borrows heavily from the ancient Norse sagas and Norse mythology as his source material, he relied on inspiration

from the lives of both queens for the basis of his fictional character of Brunhild. Elements of the real-life Brunhild’s life were also incorporated into Wagner’s character of Guttrune, who seeks to avenge the assassination of her beloved husband, Siegfried.

Their epic struggle should dissuade anyone from the idea that powerful women did not exist in Western Europe during the Dark Ages (also known as the early Middle Ages).

While Brunhild outlived Fredegund, she did not outlive Fredegund’s son, King Chlothar II, who finally defeated Brunhild’s army and successfully reunited the Frankish Kingdom. After her defeat, Brunhild was brutally executed.

“The army of the Franks and Burgundians joined into one, all shouted together that death would be most fitting for the very wicked Brunhilda. Then, King Clotaire ordered that she be lifted onto a camel and led through the entire army. Then, she was tied to the feet of wild horses and torn apart limb from limb. Finally she died. Her final grave was the fire. Her bones were burnt,” wrote an anonymous 8th century chronicler.

Buried in town of Autun, in the region of Burgundy, close to where she was executed, she was laid to rest in a tomb located in what had been the Abbey of St. Martin. The location was appropriate as she had founded the abbey in 602. Both were destroyed in 1793 during the French Revolution by Jacobin socialists.

“Both Brunhild and Fredegund were far from minor players. They were engaged in brutal Merovingian politics (they represented two factions of the same dynasty). They were truly “Power Frauen (women)” at a time early medieval Europe was still dominated by men. Their real-life story is still waiting for the right Hollywood screenwriter to capture the historical and dramatic essence of their significant roles they played,” said Haas.

For more information visit dankhaus.com or call 773-561-9181.

HAWAII from p. 4

meal will highlight the traditions and modern culinary artistry of Korean cuisine.

Co-founded by Yamaguchi and Chef Alan Wong, both James Beard Award-winners, the festival originally was begun to put a spotlight on the state of Hawai’i as a culinary destination for fall travelers during a quieter time-period for travel and also to showcase the state’s agricultural diversity by requiring all participating chefs to highlight locally-grown, raised or caught ingredients in their dishes.

Since its modest beginnings, it has become known as the premier food festival in the Pacific.

Among those participating in the HFWF will be Chef Lee Anne Wong, the chef/owner of O’ahu’s Koko Head Cafe. On Sept. 26, Wong participated in two events that were part of Chicago Gourmet held in Millennium Park.

“Over the years, I have cooked at numerous events in Chicago, including collaborations with my good friend, Stephanie Izard (including at this year’s Chicago Gourmet), and cooking for the James Beard Awards. Now that I live in Hawai’i, I do not get to Chicago as often as I’d like,” said Wong.

Now based in Hawai’i, Wong believes in the festival’s mission of cultivating local culinary talent in Hawai’i.

“The Fest has partnered with the Culinary Institute of the Pacific since its inception 15 years ago, working closely with culinary schools on O’ahu, Maui and the Big Island (Hawai’i). The festival every year introduces over 100 international and nationally celebrated chefs to the Hawaiian



Chef Art Smith, who owns and operates Chicago's Blue Door and Reunion, at a previous HFWF event.



Chef Lee Anne Wong, chef and operator of Honolulu's Koko Head Cafe, at a previous HFWF event.

culinary community. It’s a fantastic opportunity for the culinary students who volunteer to learn and to be exposed to a once in a lifetime experience working side by side with the featured chefs of the festival,” said Wong.



Canadian company Ballets Jazz Montréal makes their Chicago debut at The Auditorium Saturday, November 7 at 7:30 p.m., performing Dance Me: The Music of Leonard Cohen a tribute to Montréal's greatest musical ambassador, on the 10-year anniversary of his death (November 7, 2016). Dance Me was created under the artistic direction of Louis Robitaille and with bold and compelling staging by Eric Jean. Tickets are available at auditoriumtheatre.org.

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THE MANHATTAN BUILDING CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION
Plaintiff,
-v.-
BARBARA SUSMAN A/K/A BARBARA A. SUSMAN A/K/A BARBARA ANN SUSMAN, ILLINOIS DEPARTMENT OF LABOR, 161 CHICAGO AVENUE EAST CONDOMINIUM ASSOCIATION
Defendants
2025 CH 12678
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The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property

Real Estate For Sale

is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact Thomas M. Olson, KOVITZ SHIFRIN NESBIT Plaintiffs Attorneys, 640 N. LASALLE DR., SUITE 495, CHICAGO, IL, 60654 (312) 880-1224.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
Thomas M. Olson
KOVITZ SHIFRIN NESBIT

Real Estate For Sale

640 N. LASALLE DR., SUITE 495
CHICAGO IL, 60654
312-880-1224
E-Mail: tolson@ksnlaw.com
Attorney Code: 38862
Case Number: 2025 CH 12678
TJSC#: 46-1155
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2025 CH 12678
13294412

232323 -----

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Lakeview Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
SELENE FINANCE, LP
Plaintiff,
-v.-
GAVIN C. MEINSCHNEIN, 3711 N. PINE GROVE CONDOMINIUM ASSOCIATION
Defendants
2026 CH 02823
3711 N Pine Grove Ave 1G SE
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 14, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on November 9, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 3711 N Pine Grove Ave 1G SE, CHICAGO, IL 60613
Property Index No. 14-21-106-029-1004
The real estate is improved with a condominium.
The judgment amount was \$405,517.22.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted.
The balance, in certified funds/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 admon-

Real Estate For Sale

ished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact CHAD LEWIS, ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC Plaintiffs Attorneys, 6400 SHAFER CT, STE 325, ROSEMONT, IL, 60018 (561) 241-6901. Please refer to file number 26-400518.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
CHAD LEWIS
ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC
6400 SHAFER CT, STE 325
ROSEMONT IL, 60018
561-241-6901
E-Mail: ILMAIL@RASLG.COM
Attorney File No. 26-400518
Attorney ARDC No. 6306439
Attorney Code. 65582
Case Number: 2026 CH 02823

Real Estate For Sale

TJSC#: 46-1677
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 # 2026 CH 02823
13295104

070707 -----

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWTAL, INC., ALTERNATIVE LOAN TRUST 2007-OH1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OH1,
Plaintiff
vs.
ATTORNEY GERALD P. NORDGREN, SPECIAL REPRESENTATIVE FOR SHARON L. LANCASTER, MALIBU EAST CONDOMINIUM, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
Defendant
25 CH 8541
CALENDAR 56
NOTICE OF SALE
PUBLIC NOTICE IS hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on November 3, 2026, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate:
P.I.N. 14-05-215-017-1041.
Commonly known as 6033 N. SHERIDAN RD., 7K, 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 189.5 of the Condominium Property Act. Sale terms: At sale, the

Real Estate For Sale

bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(c) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
For information call Sales Department at Plaintiff's Attorney, Marinosci Law Group, PC, 2215 Enterprise Drive, Suite 1512, Westchester, Illinois 60154. (312) 940-8580. 25-03681
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
13294681

303030 -----

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
THE HUNTINGTON NATIONAL BANK
Plaintiff,
-v.-
COLTON WILLIAM CULL A/K/A COLTON W. CULL, PARK PLACE TOWER MASTER ASSOCIATION, PARK PLACE TOWER 1 CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
Defendants
2025 CH 05748
655 W. IRVING PARK ROAD, UNIT 5005
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 22, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on October 27, 2026, at The Judicial Sales Cor-

Real Estate For Sale

poration, 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 655 W. IRVING PARK ROAD, UNIT 5005, CHICAGO, IL 60613
Property Index No. 14-21-101-054-2575
The real estate is improved with a condominium.
The judgment amount was \$160,243.70.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is 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.

Real Estate For Sale

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 David T. Cohen, COHEN DOVITZ MAKOWKA, LLC Plaintiffs Attorneys, 10729 WEST 159TH STREET, Orland Park, IL, 60467 (708) 460-7711.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
David T. Cohen
COHEN DOVITZ MAKOWKA, LLC
10729 WEST 159TH STREET
Orland Park IL, 60467
708-460-7711
E-Mail: Foreclosure@CDM.Legal
Attorney Code. 65427
Case Number: 2025 CH 05748
TJSC#: 46-1749
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2025 CH 05748
8277-969504

232323 -----

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Rogers Park Township Real Estate For Sale

Real Estate For Sale

070707 -----
303030 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
CITIBANK, N.A.
Plaintiff
vs.
UNKNOWN HEIRS AND LEGATEES OF JERRY MATTHEWS; DONNA J. MATTHEWS; 6500N. RIDGE CONDOMINIUM ASSOCIATION; WILLIAM P. BUTCHER AS SPECIAL REPRESENTATIVE OF JERRY MATTHEWS; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
Defendant
23 CH 2907
CALENDAR 60
NOTICE OF SALE
PUBLIC NOTICE IS hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on November 2, 2026, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate:
P.I.N. 11-31-401-091-1022.
Commonly known as 6500 N. Ridge Blvd. Unit 4F, Chicago, IL 60626.
The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
For information call Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates P.A., 1771 West Diehl Road, Suite 120, Naperville, IL 60563. (630) 453-6960. 6710-191745
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
13294597

Real Estate For Sale

RECORD CLAIMANTS;
Defendants.
2023CH09654
1728 W. Farwell Avenue, Unit 307, Chicago, IL 60626
NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 5/8/2026, an agent of Auction.com, LLC will conduct the Online Only auction at www.auction.com, with the bidding window opening on 11/2/2026 at 10:00 AM CDT and closing on November 4, 2026 at 10:00 AM subject to extension, and will sell at public sale to the highest bidder, as set forth below, the following described real estate.
Commonly known as 1728 W. Farwell Avenue, Unit 307, Chicago, IL 60626
Property Index No. 11-31-221-028-1021
The real estate is improved with a Condominium.
The judgment amount was \$212,469.99
Sale Terms: Full Sale Terms are available on the property page at www.auction.com by entering 1728 W. Farwell Avenue, Unit 307 into the search bar. If sold to anyone other than the Plaintiff, the winning bidder must pay the full bid amount within twenty-four (24) hours of the auction's end. All payments must be certified funds. No third-party checks will be accepted. All bidders will need to register at www.auction.com prior to placing a bid. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no 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 6766-194720. Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 6766-194720 Case Number: 2023CH09654 NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT PLAINTIFF'S ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY

Real Estate For Sale

INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
13294548

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
AMERISAVE MORTGAGE CORPORATION
Plaintiff,
-v.-
JENNIFER M BREWER, FIGURE LENDING LLC
Defendants
2024 CH 06061
7555 NORTH ROGERS AVENUE
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 June 12, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on November 2, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 7555 NORTH ROGERS AVENUE, CHICAGO, IL 60626
Property Index No. 11-29-301-002-0000
The real estate is improved with a single family residence.
The judgment amount was \$420,398.61.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Judicial Sales Corporation 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.

Real Estate For Sale

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 Andrew Weiss, QUINTAIROS, PRIETO, WOOD & BOYER, P.A. Plaintiffs Attorneys, 141 W. JACKSON BOULEVARD SUITE 1575, CHICAGO, IL, 60604 (904) 354-5500. Please refer to file number IL-005858-24.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
Andrew Weiss
QUINTAIROS, PRIETO, WOOD & BOYER, P.A.
141 W. JACKSON BOULEVARD SUITE 1575
CHICAGO IL, 60604
904-354-5500
E-Mail: andrew.weiss@qpwblaw.com
Attorney File No. IL-005858-24
Attorney ARDC No. 6284233
Attorney Code. 48947
Case Number: 2024 CH 06061
TJSC#: 46-1525
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 06061
8231-969038

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
REGIONS BANK DBA REGIONS MORTGAGE
Plaintiff,
-v.-
LONNIE DUNCAN, GREYSTONE COURT CONDOMINIUM ASSOCIATION
Defendants
25 CH 11422
1430 W LUNT AVE APT. 3E
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 June 24, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on October 26, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 1430 W LUNT AVE APT. 3E, CHICAGO, IL 60626
Property Index No. 11-32-109-016-1015
The real estate is improved with a condominium.
The judgment amount was \$187,122.00.
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

Real Estate For Sale

due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact HEAVNER, BEYERS & MIHLAR, LLC Plaintiffs Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 2064656.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
HEAVNER, BEYERS & MIHLAR, LLC
601 E. William St.
DECATUR IL, 62523
217-422-1719
Fax #: 217-422-1754
E-Mail: CookPleadings@hsbattys.com
Attorney File No. 2064656
Attorney Code. 40387
Case Number: 25 CH 11422
TJSC#: 46-1519
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 11422
13294363

Real Estate For Sale

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

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RATES from p. 5

soared to 8.54% on June 2, 2000. Earlier, on June 14, 1996 they hit 8.39%.

What about the 9%-bracket? On Dec. 16, 1994 the average rate on a 30-year loan hovered at 9.25%. And, a few years earlier, on Aug. 24, 1990, rates hit the stratosphere—exploding to the dreaded double-digit level—10.29%.

“Mortgage interest rates may have declined over the past two-and-a-half decades, but home prices have tripled,” noted Rose.

According to Rose, one option is to pay a loan fee to buy-down the mortgage rate. Today, the buyer of a \$400,000 home with a credit score of 740, who places a 25% down payment and takes out a \$300,000 mortgage for 30 years would pay a rate of around 7.25%.

“If the buyer is willing to pay a 1% discount point, or a loan fee of \$3,000, the interest rate would drop to 6.875%,” Rose said.

Freddie Mac’s Khater gave the following sage advice: “Aspiring buyers should remember shopping around for the best mortgage

rate and getting multiple quotes can potentially save them thousands.”

However, borrowers should be wary of having their credit score pulled too often. Multiple credit inquiries may lower their credit scores and raise their mortgage rate.

North-Side prices on the rise

With the current listing shortage, median home prices have increased on the Near North/Gold Coast, Lincoln Park and Lakeview, reported broker John Irwin of Baird & Warner. Median North Side prices are up 10.9% year to date.

In August, North Side home-sales numbers dropped -14% and residential listings declined -18.4%, reported the September Baird & Warner North Side Chicago Market Analysis.

Long-term mortgage-rate history

Archives of the now-defunct Federal Housing Finance Board show long-term mortgage rates in the 1960s were not much higher than the Great Depression, when

INSIDE PUBLICATIONS

lenders were charging 5% on five-year balloon loans.

Nearly six decades ago, between 1963 and 1965 borrowers could get 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, 30-year mortgage rates peaked at a jaw-dropping 18.45% in October of 1981 during “the Great Recession.”

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-six years ago—in August of 2000—when some of today’s Millennial borrowers were in diapers, lenders were quoting 8.04%.

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

Don DeBat is co-author of “Escaping Condo Jail,” the de-

finitive guide to condominium living. A veteran real estate voice, DeBat provides essential insights for navigating condo and homeowner association ownership at escapingcondojail.com. Stay updated on housing news at dondebat.biz. Don is currently writing “Chicago’s Game,” a look at the history and lifestyle of 16-inch softball.

SPREE from p. 7

pened in the courtroom to convince a judge to release a 32-time convicted felon with a proven history of motor vehicle thefts without so much as an ankle monitor. We were told that a “daily copy” of the transcript, which is supposed to be available within 24 hours at a premium price, would not be available for “three weeks at the earliest” because the county’s court reporters are buried under a severe backlog of casework.

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Registration Number: M26002063 on October 1, 2026
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Clark St. building up for residential conversion

A developer acquired a seven-story Gold Coast office building last week for \$6.8 million, planning to convert it into an 80-unit multifamily complex at 1165 N. Clark St.

Newstreet (formerly Initium Development) purchased the property from Goldman Sachs. Sachs had already sold the 18,000-square-foot ground-floor retail space in 2022, for \$21.3 million. The ground floor space houses a CVS pharmacy and a parking lot.

Sachs purchased the building in 2015 for \$22.8 million. The Cook County Assessor set the estimate of the building's current market value at \$11.5 million.

Newstreet acquired only the upper floors of the 110,000-square-foot building, totaling 74,500 square feet.

The project will be the first office-to-residential conversion for the firm.

Newstreet hopes to start construction by June 2027, with a target move-in date of June 2028. The firm plans to build smaller one and two-bedroom units with an average size of 880 square feet.

The building is zoned B3-5 and is currently 60% occupied.

In March, Newstreet also broke ground on a 48-unit project in Lincoln Park at 2600 N. Clark St.

CHANGES from p. 1

chase Money Deed of Trust” securing a \$33.5 million promissory note from IOC Chicago, LLC. According to ThRealDeal, the note allegedly wraps around existing debt obligations due by Dec. 15, including a \$20.7 million note to Antigua Investments, LLC, a \$15 million note to Axos Bank, a \$2 million note to Miami Beach-based ARCPE and outstanding mechanics liens. The seller financing carries a 90-day maturity term requiring full payoff upon sale, refinancing or loan assumption.

Polselli bought the 359-room, 22-story Inn of Chicago for \$13.5 million in 2021, which was much less than the \$57 million loan the property had attached to it. The property is currently undergoing a massive transformation. In early 2026, IHG Hotels & Resorts teamed up with the Germany-based Ruby Group to completely renovate and reposition the historic 1920s property. It is slated to reopen as the first U.S. location for the “Lean Luxury” Ruby

In early 2026, IHG Hotels & Resorts teamed up with the Germany-based Ruby Group to completely renovate and reposition the historic 1920s property. It is slated to reopen as the first U.S. location for the “Lean Luxury” Ruby Hotels brand.

Hotels brand.

Polselli bought The Standard Club for \$9 million in 2022.

Two years ago Polselli and the city officially closed the migrant shelter operation amid neighborhood concerns and declining shelter resident numbers. At the time he announced renovation plans for both properties, saying he intends to rename The Standard Club as the Chicago Social Club with two restaurants and 60 hotel suites. But today the site remains mostly vacant.

RIBBON from p. 1

an \$11.5 million capital loan and approximately \$21 million in projected operating subsidy over 20 years for 37 CHA-assisted homes.

The project includes nine studios, 28 one-bedrooms, 27 two-bedrooms, 27 three-bedrooms, and eight four-bedroom apartments.

Those 37 affordable units include CHA replacement homes supported by project-based vouchers and 28 units available to households earning between 50% and 60% of the Area Median Income. The completed development offers residents amenities including a community room, garden, fitness center, dog park, and 70 parking spaces.

Also attending the ribbon cutting was Ald. Walter Red Burnett [27th], Dept. of Housing Cmsr. Lissette Castañeda, CHA Chief of Staff Kamena Brooks, Peter Holsten of Holsten Real Estate Develop-

ment Corp., the Rev. Randall K. Blakey of Cabrini Green LAC Community Development Corporation, and Mayor Brandon Johnson.

“Today, we honor [Cabrini-Green’s] history while continuing the work of building a stronger, resilient neighborhood for current and future residents,” said Brooks. “Parkside of Old Town has been central to that effort—bringing new homes, new opportunities, and a new chapter to this historic part of Chicago.”

“As this final phase of Parkside nears completion, we are reminded of the promises that were made over 25 years ago—those of inclusion, of hope and community,” said Jackie Taylor Holsten, Executive Director, Holsten Human Capital Development. “Although it took a long time to get to today—from The Plan for Transformation to cutting the ribbon at 520 Hobbie—we are proud of [this] accomplishments.”

REBRANDS from p. 1

“Chicago is an important hospitality market, and this was a strategic move to add another major city to the TOOR brand alongside Toronto and New York City,” said Sukhdev Toor, president and CEO of Manga Hotel Group.

Built in 2010, the hotel occupies the lower 17 floors of the 36-story tower, which also houses residential apartments above. The property originally opened as the Kimpton Hotel Palomar Chicago before abruptly shifting to the Royal Sonesta banner in late 2020 amid a portfolio-wide dispute between SVC and InterContinental Hotels Group. The hotel features more than 8,000 square feet of meeting and event space spread across ten rooms, a 17th-floor indoor heated lap pool with an outdoor sundeck, a fitness center, and ground-floor

dining space along State Street.

The River North purchase continues an aggressive U.S. expansion strategy for Manga. The hospitality group acquired the SoHo 54 Hotel in New York in 2025 and followed with the 158-room Chelsea New York Hotel earlier this year for a reported \$50 million.

The hotel transition also comes at a quiet time on the local labor front. While 46 downtown Chicago hotels are facing potential strikes following an 85% walkout authorization vote by UNITE HERE Local 1, 505 North State is not on the union’s list of potential strike locations due to an earlier, separate contract cycle under prior management.

A timeline for exterior renovation work and permanent TOOR rebranding has not yet been announced.

LOSING from p. 1

experiment had failed economically and socially.

Initiated under former-Mayor Jane Byrne, the State Street Mall banned regular cars and restricted the corridor to CTA buses, taxis, and emergency vehicles. The city hoped it would mimic suburban shopping centers and revitalize downtown retail, but instead it created several severe problems, such as:

- Desolate and unsafe environment: The wide, sterile spaces felt quiet, deserted, and unsafe after dark, driving shoppers away rather than attracting them.

- Relentless diesel fumes and noise: Restricting the street mostly to bumper-to-bumper diesel buses turned the pedestrian walkway into a polluted, loud “bus mall” rather than a pleasant oasis.

- Retail decline: Major department stores struggled and closed (losing seven major flagship stores), and property values and foot traffic slumped.

To fix the struggling retail district, Mayor Richard M. Daley ended the experiment. The city launched a \$24.5 million renovation project that narrowed the sidewalks, restored car lanes, and brought back regular automobile traffic by Nov. 1996, successfully reviving the historic shopping corridor.

Michigan Ave. in the Loop is one of the busiest roadways in the city, with 1,490 buses on 21 different routes using at least part of the new bus lane. An estimated 22,000 bus riders travel through the segment every weekday.

During the morning rush, CTA buses carry an estimated 35% of all trips on Michigan Ave. but make up only 3 percent of the vehicles. That leaves the remaining approximate 65% of person-trips split among private cars, taxis, rideshares, and other modes of travel. City data specifically notes that private and other non-bus vehicles make up roughly 97% of the physical vehicles on Michigan Ave., and those vehicles are now all targets for AI-ticketing.

Last week, CDOT started installing new pavement markings and signage to stake out the bus lane.

Michigan Ave. is one of the busiest corridors in the region, and now with the loss of one lane of northern egress, traffic congestion should get considerably worse.

“This new dedicated bus lane is the kind of change that NITA was created to deliver — working hand-in-hand with [the city and state] and CTA to make travel faster, safer and more reliable” for everyone who uses the CTA, said NITA interim Executive Director Jamie Rhee.

City data specifically notes that private and other non-bus vehicles make up roughly 97% of the physical vehicles on Michigan Ave., and those vehicles are now all targets for AI-ticketing.

Michigan Ave. is under Illinois Dept. of Transportation’s jurisdiction, and they worked closely with City Hall to secure approval for the project.

Following installation, the city and CTA will conduct field observations and collect data over the first six months to evaluate bus travel times, schedule reliability, traffic operations, safety and other conditions along the corridor. The agencies will use the findings to identify any adjustments that may be needed.

Through the Better Streets for Buses program and its automated ticketing technology, city officials are using dedicated bus and bike lanes, concrete barriers, traffic signal changes, bus boarding islands and other public transit measures to create more ticket-writing opportunities. The effort will increase congestion for private vehicles, through the reductions of traffic lanes and removal of curbside parking, and creat longer and larger traffic backups and congestion.

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