

I like some animals  
more than  
some people,  
some people more  
than some animals.

— Jane Goodall

# INSIDE-BOOSTER

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

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## Sudler Property Mngt. files suit against your friendly neighborhood newspaper

People of a certain age may recall a famous 1973 National Lampoon Magazine cover that threatened to shoot a dog - pictured on their front cover with a gun pointed at its head - if you, the reader, didn't buy their magazine.

The cover became an instant classic because nobody really believed the dog's life was at risk.

That's kind of how staff at this newspaper felt when we got a July 11 letter from Sudler Property Management's attorney, Kathryn A. Formeller at Tressler LLP, demanding we issue an immediate retraction, claiming an article we published on July 2 contained "materially false and defamatory statements."

While we took their demand seriously, we didn't think they'd really file a lawsuit. I mean, who shoots their own friendly neighborhood newspaper?

Oddly, it wasn't until the dawn of National Newspaper Week (Oct. 5-11) when the lawsuit paperwork finally showed up at our front door, over two months after Sudler filed the case in the Circuit Court of Cook County - on July 17 - and there weren't even any flowers or chocolates accompanying it.

For those who may not recall our original coverage, on July 2 we published a front-page story on alleged budget fraud and reserve risk in Illinois HOAs, focusing on Sudler Property Management's financial dealings with 175 East Delaware Place, a Homeowners Assoc. [HOA] that is part of the mixed-use high-rise at the former John Hancock Center.

This type of coverage appeals to our North Side readership as a great deal of our readers live in buildings managed by co-ops, and homeowner and condo associations. Stories of troubles emanating out of these associations are not rare. In fact, one of this newspaper's regular writers - Don DeBat, and his wife Sara Benson - wrote an entire book about the trials and tribulations of HOA governance: "Escaping Condo Jail," the ultimate survival guide for condominium living ([www.escapingcondojail.com](http://www.escapingcondojail.com)).

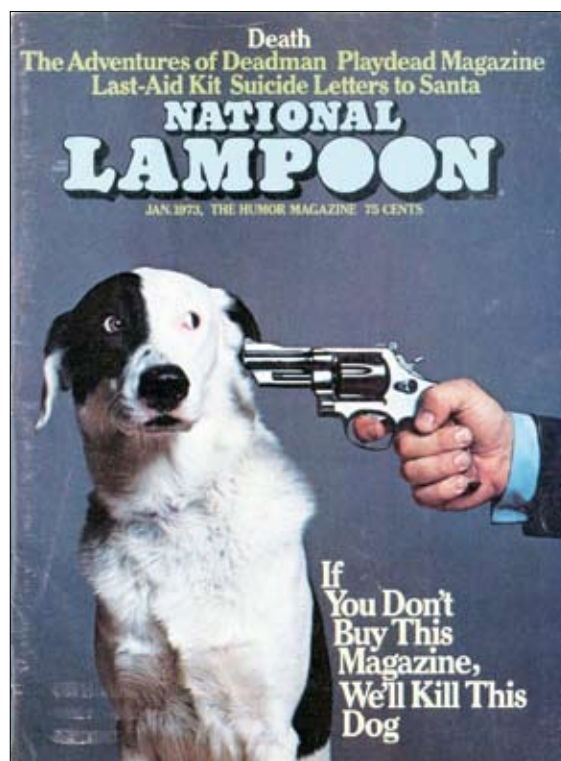
The July 11 letter from Formeller demanded a response from us within seven days. Which we did, in publishing a follow up article in this newspaper on July 16.

In our July 16 article we invited Sudler and their attorneys to meet with us—on the record—to present the evidence they claim exists. We said back then, and again now, that if corrections to our reporting are warranted by credible documentation, we will make them promptly and transparently. This newspaper fully endorses the concept of 100% transparency.

We took Sudler's allegations seriously back in July, and remain committed to correcting the record—if the facts warrant it. We cannot do so without seeing verifiable proof that the HOA board noted in our coverage gave informed approval for the raises and bonuses in question that we reported on July 2.

On July 16 we asked Sudler to produce the following contemporaneous evidence:

- Board Meeting Minutes: Detailed minutes from meetings where raises and bonuses were discussed and approved, explicitly referencing amounts,



National Lampoon Magazine, circa January 1973.

### Help save our dog

Yes, we have a dog in this fight. Inside Publications has hired legal representation to defend us in Sudler Property Management's defamation suit against this newspaper.

But lawfare costs money, and we don't have a lawfare budget. So we are now appealing for your help, and donations.

Below is a link to a GoFundMe page that we established to help raise funds to fight this case in the Cook County Circuit Court. The page is titled "Your Friendly Neighborhood Newspapers."

We would appreciate you sharing this link with anyone in your network who might like to help out their friendly neighborhood newspapers. Visit: [www.gofundme.com/manage/your-friendly-neighborhood-newspapers](http://www.gofundme.com/manage/your-friendly-neighborhood-newspapers).

recipients, and rationale.

- Budget Documents with Line-Item Detail: Approved budgets showing management salaries and bonuses as separate line items—not hidden in broad categories like "Administrative."

- Board Packets and Supporting Materials: All materials provided to board members prior to the vote, including compensation proposals, salary data, and management recommendations.

- Voting Records: Documentation of how each board member voted on these compensation items, with evidence of a quorum and required approval thresholds.

SUIT see p. 12



DePaul Prep junior defensive end Hunter Wahtola rushing the Saint Viator quarterback Friday night.

## DePaul Prep dominates Saint Viator 36-7

BY JACK LYDON

"Every time we try to get cute defensively and try to do more, the kids make mistakes," said DePaul Prep head coach Mike Passarella. "So we said we want to go back to the basics and play fundamental football."

Fundamental football is what fans saw at DePaul Prep Stadium Oct. 3 where the DePaul Prep Rams handled the Saint Viator Lions 36-7 in a Chicago Catho-

lic League/East Suburban Catholic Conference Purple Division matchup.

There was not a whole lot of offense in the first quarter. Both teams were trying to find their legs. It was the Rams that found them first and dominated on defense. With the score 8-0, Rams' senior running back Tyson Hicks scored on 42-yard run midway through the second quarter. With

DOMINATES see p. 12



The vacant Life Science building at the former Lincoln Yards development, which is now called "Foundry Park."

## It's official, JDL and Kayne Anderson take over Lincoln Yards

### Bank absorbs loss on debt from Sterling Bay

The collapse of Sterling Bay's big plans for Lincoln Yards is official, Jim Letchinger of JDL has taken over one of Chicago's most important North Side real estate projects.

On Sept. 30, Chicago-based JDL and its partner Kayne Anderson closed on an \$84 million purchase of most of the troubled former Lincoln Yards site from lender Bank OZK, which took a loss on the transaction.

The bank took over the 31-acre northern segment of the 53-acre development centered at Cortland and the Chicago River, through a deed in lieu of foreclosure. The loss of the property is a major set-

back for Sterling Bay's \$6 billion plan for the space. JDL's takeover of the waterfront property should get things going again, the property was stuck in a Catch-22 form of limbo.

Sterling Bay ran short of development funds and needed promised Tax Increment Financing [TIF] funds to get projects going. The catch though was that they needed completed buildings, and tax-paying tenants in those buildings, in order to generate tax funds to syphon off through the TIF.

For Sterling Bay, the plans for Lincoln Yards morphed into the trigger for their downfall. They had spent hundreds of millions

TAKE OVER see p. 12

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# A neighborhood turned over to cyclists



By Thomas J. O'Gorman

I've lived in the East Village for 27 years. In a vintage reclaimed Chicago farmhouse from the post-fire era when this was Chicago farmland.

I've loved every minute of the ongoing change and rebirth of this part of Chicago, once the homeland of German beer makers and Polish butchers. Some of their names are still written in stone on buildings along Division St. A curious blend, in the late 19th century, of hard-working, non-Irish, Europeans dedicated to the important industries of commercial food and drink.

Significant local food and drink were the celebrated commodities that put this quiet community, sandwiched between Ashland and Damen avenues, at the very center of Chicago neighborhood life. Division St. on the north and Chicago Ave. on the south framed the daily lives of robust newcomers from Europe's Eastern regions.

The most successful of these brewers fashioned large urban dwellings of stone that for the most part remain elegant and substantial today. Saved from the developers' wrecking ball.

East Village is named for its location, "just East of the Ukrainian Village." A dynamic neighborhood situated between Damen and Western avenues. Its boundaries seem similar to those back in the far reaches of the old

country along the Black Sea and Ural Mountains. A cozy Chicago neighborhood filled with the Russians from the Ukraine. Here the Orthodox onion domes of their Eastern Rite faith add a unique architectural splendor and old world charm.

Shop fronts along Chicago Ave. still swirl with the Cyrillic elegance of their familiar native alphabet. Beer and good vittles continue to flourish.

East Village had a hard evolution in the 1950s when so many descendants of the Eastern European immigrants left the old neighborhood for fresh lives in post-World War II housing in expanding ethnic neighborhoods on the city's Northwest side.

East Village became home to newer immigrants more economically challenged. Gangs, along with crime, became a powerful addition to Chicago life here.

But hard-working immigrants thrived here as well until the process of redevelopment began in the late 1980s. Inexpensive Chicago cottages and the availability of large property lots fueled the housing markets anticipating the boom in the 2000s.

Today many vintage Chicago properties have been meticulously rehabbed. Though many Chicago properties were leveled for triplex condos, adding to the growth of the population numbers as well as the alternative residential redesign of architecture. Businesses returned to service the new "yuppie" population that pushed out the artistic colony of young painters and sculptors, who headed west to more affordable Humboldt Park.

The jewel of East Village has always been Wood St., the exception to the single traffic flow of residents. It runs two ways, north and south. Locals, of course, cope rather well with the two directions of the roadway. It's a large street. Exceptionally wide for a neighborhood. This is how you progress north to Division St., or further to North Ave. Or south to Augusta Blvd. Or Chicago Ave.

At least we did until this summer. That's when our 1st Ward Alderman, Daniel La Spata, blew

Wood St. to kingdom come.

The street has spent the summer being redesigned to better serve the cyclists in the Ward. It's strictly about to evolve into a one-way street. One way south. Redesigned for cyclists. The only two-way street in the East Village neighborhood. Now hijacked by our hard left Socialist alderman, the new Chairman of the Chicago City Council Zoning Committee.

The street has been "re-planned." Re-marked. Giving half the wide street to automobiles and half to scooter and bike riders.

Soon moving only one-way, southbound. Through the 1st Ward. Already a neighborhood ransacked from residents and given to cyclists.

The reconstruction and reconfiguration by the City is an urban tragedy of the highest order. Augusta Blvd. is a disgrace and a dangerous reconfigured thoroughfare. Largely to build up political strategy and popularity for the alderman. And to suit his pleasure as a privileged cyclist.

At present neither his electability nor his popularity has much traction. The theft of Wood St. by the bike crowd and La Spata is an empty victory for those residents who over the past decade have embraced the destructive takeover of the neighborhood. These, the residents who will ultimately return to their homes in the suburbs once it's time for their offspring to go to school. Avoiding the failed Chicago Public School system.

As a 22 year veteran of City Hall, I must admit something stinks. Starting with La Spata.

The process under which this further reshaping of the neighborhood for bicycles has really trespassed with vengeful idiocy and privilege. Can't say I'm surprised at the low grade political character of our 1st Ward. Or the shameful gaggle of incompetent aldermen now dismantling Chicago by their socialist biases and lack of historical knowledge of what has unfolded in Chicago in the past.

We used to be good at transportation. Not any more.

I was at City Hall for much of the Daley years and the reign of Rahm Emanuel. Many of the current batch of aldermen would never have gotten close to the city's engine room back then.

Aldermen of the past were tough. Strong-willed. Competent. Ald. Edward M. Burke and his colleagues, aldermen Burton Natures, Dick Mel, John Daley, Bernie Hansen, Tom Tunney, Kathy Osterman, Vi Daley, Dorothy Tillman and others deeply committed to serving their constituents. Not making sure they were catering to the privileged

bicycle crowd. The people who never, ever, stop at red lights or stop signs, then flipping us all the finger before shouting "because reasons, shut up."

Ald. La Spata has hoodwinked the people of the 1st Ward. Today we have neither the time or the tools to stop his secret incursion into the safety or order of our neighborhood. The cancer has metastasized. So I suggest that we never forget his miscalculated seizure of Wood St. Remember this all the way to the next election, and send La Spata packing along with his lawbreakers and fellow cyclists.

In 27 years, in the 1st Ward, we have bounced around to several shifts in other wards and aldermen. Their handiwork still litters Division St.

I know any criticism of what La Spata has accomplished on Wood St. will be countered with the old familiar excuse of "We had neighborhood meetings, people didn't show up to complain." Yeah. I'm familiar with that. It's a basic Chicago 101 tactic. It leaves the constituent out in the cold.

Will the one way of Wood St. spread beyond the 1st Ward? La Spata can't encroach into neighboring wards, but other aldermen can carry that torch further.

With the energy and passionate resolve to rid ourselves of the current political regime, it shouldn't be too difficult to jettison La Spata as we are tossing out Mayor "Bicycle Seat" Johnson from his office.

Chicago needs to start rebuilding its political infrastructure. And we have no need for an alderman on a bicycle.

**NO COFFEE:** Starbucks closures at Jackson and Wells; State and Adams; Millennium Station - Underground; Halsted and Monroe - Greek Town; Ridge and Clark; 1730 W. Fullerton - Riverpoint; Rush Rubschlagler Bldg. - 4th Floor; 1430 W. Taylor - University Village; 120 S. Riverside; North and Damen; North and Clybourn - CTA Station; 111 E. Chestnut; 55th and Woodlawn - Hyde Park.

**CHIEF:** Neighborhood Housing Services of Chicago in Rogers Park has announced that **Shelbie J. Luna**, an accomplished non-profit executive and attorney, has joined the organization as Chief of Staff / Chief Operating & Legal Officer. In this role, she will oversee the organization's day-to-day operations, legal strategy, and organizational initiatives.

**FORE:** Jason Robin, a partner

at Taft Stettinius & Hollister, won the 2025 Bryn Mawr Country Club Presidents Cup Golf Championship.

**CHICAGO FIRE:** City Council approves the \$650 million, 22,000-seat soccer stadium that Chicago Fire owner **Joe Mansueto** envisions to be open in time for the 2028 season. Joe may be Chicago's most beloved team owner.



Joe Mansueto

**SOLDIER FIELD:** A former Park District boss explained that Soldier Field will bring in more rental revenue without the Bears lease than with it. Seems that

the parks must turn away tons of lucrative concert bookings every Fall due to the terms of the current Bears lease. Losing the Bears will be the best thing to happen to Soldier Field? We'll see.

**BRIDGES:** Chicago, Cortland and Lake Street bridges all under construction, closing them all off to traffic at the same time. What's going on? The Chicago Ave. bridge closed through 2026 for the future casino.

**FILM FESTIVAL:** Chicago International Film Festival announces full lineup for its 61st annual run, Oct. 15-26. The festival features something for everyone. Attending celebrities include filmmakers like **Joel Edgerton**, **Clint Bentley**, **Nia DaCosta**, **Hikari**, and **Kelly Reichardt**. Expect directors such as **Rich Newey**, **Alex Phillips**, and **James Choi**, along with actors like **Andy Koh**, and other industry professionals.

**SERVICE CLUB GALA:** 135th Annual Gala - "Wicked for Good," 6 p.m. Oct. 25. Be part of an enchanting evening at The Service Club of Chicago's 135th An-

## CYCLISTS see p. 8

Ronald Roenigk *Publisher & Editor*  
Sheila Swann *Art Director & Production Mgr*  
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# Mayor Johnson takes aim at small businesses

**Mayor seeks fines for signage, tinting, lighting of business windows**

STORY AND BY BOB ZULEY

Mayor Brandon Johnson, who has no real life experience operating a small storefront business, faced a mini-rebellion among his staunchest City Council defenders as he sought to crack down on local businesses that cover or block more than 25% of their “public-facing window space” at a recent July City Council meeting.

The proposal was withdrawn by mayoral ally and Rules Committee Chairperson Michelle Harris [8th] over what could have been another mayoral defeat. Harris may reintroduce the measure now that tempers have cooled after the August recess period.

Johnson, listed as the Primary Sponsor of this proposed ordinance on Chicago Councilmatic, calls for no more than 25% of public-facing window space that may be obstructed, a commonly ignored restriction imposed on businesses throughout Chicago.

The proposed legislation further requires “All public-facing windows must be clear and non-reflective such that they allow



New American Mart window may violate a proposed ordinance.

views of indoor commercial space or product display areas from the public way.”

Not only window tinting may be prohibited but window lighting may be as well. Businesses will be prohibited from placing lights on a public-facing window of such businesses in such a way that any single side, or all four sides, of such public-facing window appears to be framed or otherwise

outlined by lights.

The proposed ordinance further calls for “Any business that fails to obtain a sign permit shall be in violation of this section.”

“(i) Any person who violates this section shall be fined not less than \$200 nor more than \$500 for each offense.

Each day that a violation continues shall constitute a separate and distinct offense.

Ald. Jessie Fuentes [26th], one of Johnson’s staunchest supporters, told the Sun-Times that it “feels like we’re creating more red tape” on small businesses already enduring no shortage of costly mandates.

“They go through the licensing process. They have to get a lot of permits and pay for a lot of things. This is another fee, another process they have to undergo to function and utilize their windows and their property as a mode of advertising,” she said.

“I tint my windows, and I have blinds because that’s also my public safety. Public safety is a two-way street,” Fuentes said.

Business Affairs and Consumer Protection [BACP] Cmsr. Ivan Capifali argued that excessive front window coverings are “a threat to our investigators, a threat to police. ... We don’t know what’s inside these locations when we’re responding to complaints. We’re trying to fix that.”

In addition to BACP, the Dept. of Buildings and the Chicago Police Dept. will be authorized to enforce this ordinance.

Harris said that the 25% limit on covering “public-facing window space” without a permit was already on the books and that the mayor’s ordinance simply gives BACP the “right to go in and talk to our business.”

An Aug. 2025 report from Illinois Policy found 48,840 licensed businesses operating in Chicago, fewer than any year in the past decade. These small businesses provide more than 60% of all jobs in the city. Fining small businesses over their choice in sidewalk appeal doesn’t make a welcoming environment, and may be a limit on free speech rights.

The U.S. Supreme Court grants commercial speech some First Amendment protection, established in cases like Virginia State Board of Pharmacy [1976] and Central Hudson Gas & Electric [1980]. Regulations on commercial speech requires the speech to be lawful and not misleading, and to directly advance commercial interest. The court demands that the government’s asserted interest in regulation of commercial speech must be substantial.

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

**Small businesses face gauntlet of obstructions, crime, fees, licensing**

BY BOB ZULEY

Chicago had fewer licensed businesses operating in the city in 2024 than in any year in the past decade, thanks to 17% of its businesses disappearing since 2015, according to an Aug. 2025 report by Patrick Andriesen and Jon Josko in Illinois Policy.

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

Among Chicago’s neighborhoods, the Magnificent Mile community on the Near North side saw the largest percentage decline in active businesses licenses during the past decade, with the number falling from 1,600 in 2015 to 784 last year – a 51% drop.

The New City community area on the Southwest side saw the largest increase in active business licenses since 2015, with neighborhood business licenses climbing from 1,429 to 2,580.

While active business licenses declined, the number of license approvals fell from

104,720 in 2015 to 87,029 last year.

The average Chicago business had 1.9 active licenses last year, essentially the same as last year. At the extreme end, Walgreens Co. required 389 licenses to keep operating last year.

### Selected Neighborhood Drops in Business Licensing (2024 - 2015)

	2024	2015	
West Ridge:	1,299	2,189	-41%
Sheffield/DePaul:	304	510	-40%
Lincoln Park:	135	211	-35%
Edgewater:	879	1,301	-32%
Uptown:	1,318	1,905	-31%
Andersonville:	307	435	-29%
Lakeview:	2,915	3,915	-26%
Boystown:	211	268	-21%
Rogers Park:	1,083	1,111	-3%
Wrigleyville:	478	333	+44%

This decline continued into the first six months of 2025, with the city reporting 1,576 fewer active business licenses between January and June then during the same period in 2024. Only 28 of Chicago’s 98 neighborhoods reported having more

active business licenses in 2024 than one decade prior.

There were 60 different types of business licenses issued last year. The most common is the Limited Business License [27,378], followed by the Retail Food Establishments [17,183] and the Regulated Business License [12,477] for home occu-

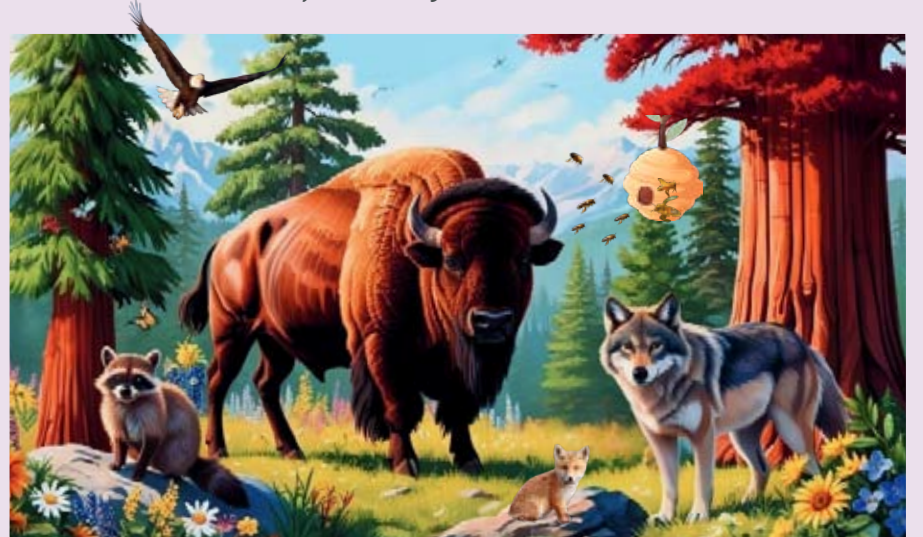
pation and home repair. Licenses typically are renewed every two years and may require on-site inspections, zoning reviews, and criminal background checks.

There were 1,195 Tavern licenses in 2024, down from 1,484 in 2015.

**BUSINESSES** see p. 10

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## Detectives ask for tips after CTA robbery in the Loop

BY CWBCHICAGO

Chicago police are asking for the public’s help in identifying three men who allegedly mugged a passenger aboard a CTA train in the Loop late last month.

In a community alert issued Saturday morning, investigators released surveillance images of the suspects. They said the robbery took place around 10:49 p.m. Friday, Sept. 26, as the train traveled near State and Lake streets.

Details of the incident were not immediately provided, but police said the men targeted a passenger on the train before fleeing.

The case is being handled by CPD’s Public Transportation Section. Detectives urged anyone with information about the suspects to call 312-745-4447 or submit an anonymous tip at CPDTIP.com, referencing case number JJ429981.

Police routinely issue community alerts af-



Surveillance images of suspects being sought in connection with a robbery aboard a CTA train in the Loop.

Image courtesy Chicago Police Dept.

ter robberies and other crimes on the transit system to help generate leads from the public. The agency has not released additional details about what was taken or whether the victim was injured in the attack.

# 'Granny Flats' rising out of the rocking chairs in Chicago

**The Home Front**  
by Don DeBat

"Granny Flats" finally are rising out of their rocking chairs in Chicago, a world-class city that is desperate for construction of new affordable housing.

Thousands of basement, attic and coach-house dwellings, also known as "Granny Flats,"— and officially known as additional dwelling units [ADUs]—now are considered legal housing almost citywide following the passage of a compromise City Council plan.

Construction of new ADUs presently allows ADUs city-wide. However, units will still be banned in certain neighborhoods unless individual Aldermen opt into the plan.

Historically, existing Granny Flat ADUs were found all across Chicago on the basement level of small apartment buildings, and on the lower level, or attic, of single-family homes, and, in rear-of-lot "coach houses" over garages.

In 1947, during the great housing shortage following World War II, tens of thousands of living units were created citywide in existing apartment buildings to house returning veterans and their families.

In the then blue-collar Old Town, and throughout the city, many 3-flats were transformed into 6-flats, with shared bathrooms and often only one exit. Any building with a dry basement was considered prime living space. Rent typically ranged from \$16 to \$20 a month.

Today, North Side landlords are charging \$1,000 to \$1,800 a month for a grandfathered-in, and nicely decorated one-bedroom basement unit with off-street parking. Typically, the rent—which is up to 30% below above-grade apartments—may include electricity, gas and heat as utilities usually are tapped off of the building's main service connections.

When the city drafted a comprehensive zoning ordinance in 1956, essentially, new basement, attic, and coach-house units were forbidden, although existing units were grandfathered-in because the vast World War II housing shortage persisted.

On Sept. 25, a compromised version of a long-stalled ordinance to allow ADUs to be built citywide with certain restrictions without requiring a zoning change was approved by the full City Council.

The ordinance grew out of a limited pilot program established in 2021 that allowed additional dwelling unit construction in five target areas on the North, Northwest, West, South, and Southeast sides.

Property owners in single-family home districts already included in the existing pilot zones will still be allowed to build coach houses and other approved



A Granny Flat is a small self-contained living space located on the same lot as a primary residence.



11 E. Wacker will be on the Open House Chicago tour. Photo courtesy Eric Rogers

## Open House Chicago Oct. 18-19

Open House Chicago [OHC] 2025 will be held this year on Oct. 18–19, and features free, self-guided access to hundreds of significant and historically important sites across the city and surrounding areas, produced by the Chicago Architecture Center.

This free public festival offers behind-the-scenes access to 200+ sites, including many not normally open to the public. Events include behind-the-scenes tours, architectural and history trails, and opportunities to ex-

plore diverse neighborhoods and their cultural heritage.

North Side neighborhoods in this year's OHC tour include Downtown, Uptown, Rogers Park, West Ridge, Lake View, Andersonville, Edgewater, Lincoln Square, Ravenswood, Albany Park and the Near North Side.

This year's themes are Urban Agriculture, Highlights of the Black Metropolis and Housing Innovations. For more information visit <https://www.architecture.org/open-house-chicago>.

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ADU units.

The City Council voted unanimously in support of the amended plan, which passed after original sponsor Ald. Bennett Lawson [44th] made numerous concessions to the legislation's most vocal critic, Southwest Side Ald. Marty Quinn [13th].

### Final ADU Ordinance

The final ordinance allows additional dwelling units to be built without a zoning change in areas currently zoned for multi-unit buildings, as well as in business and commercial districts.

However, properties in single-family zoning districts that are not included in the original pilot zones will not be allowed to build the additional units under the expansion, unless individual Aldermen decide to allow them through a separate ordinance for part, or all, of an impacted area.

On top of those restrictions, the legislation requires contractors building new garages topped with a coach house apartment to participate in a U.S. Dept. of Labor apprenticeship program—a stipulation supported by organized labor leaders.

Realtors in such hot housing neighborhoods as Old Town, Lincoln Park and the Gold Coast say that owners of luxury properties are amenable to have approved ADU housing.

"A newly built garage with a coach-house apartment could substantially boost a property's market value while providing much needed affordable housing in the community," noted Gold Coast Realtor Sara Benson, president of Benson Stanley Realty.

### ADU has restrictions

The following restrictions on

construction of the additional units that were part of earlier proposals are also included in the latest ordinance, if legalized in individual wards:

- One additional dwelling unit would be allowed per block every year in residential districts zoned RS-1.
- Two units would be allowed per block in districts zoned RS-2.
- Three units would be allowed per block in districts zoned RS-3.
- Homeowners may also be required to live in the house where they are seeking to build an additional unit.

However, individual Aldermen could opt-out of those rules in their specific wards because Quinn insisted on the old-school City Council concept of "aldermanic prerogative."

Housing advocates have long argued the citywide expansion of ADUs is a relatively simple way to boost "gentle" density and add affordable housing across Chicago.

"We are legalizing ADUs in every multi-unit district in the city," Lawson said. "We're also legalizing them in every "B" (business) and "C" (commercial) zone in the city, which is almost every single commercial street you see."

This new housing legislation could mean wide transformation of vacant storefronts and abandoned office spaces across the city into hundreds of new affordable housing units.

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

# Five common mistakes homeowners make with property taxes

BY MARIA PAPPAS

Every year, my office hears from thousands of homeowners who run into problems with their property taxes due to common errors. Here are the five most common mistakes homeowners make and what you can do to avoid them.

### Paying twice for the same bill

This happens more often than you might think. For example, a homeowner pays online and then also pays at the bank. Or a spouse makes a payment without telling the other, who also makes a payment. Suddenly, they've paid twice. If this happens to you, don't worry — your money isn't lost. You may qualify for a refund directly from my office. Applying is free, simple and safe at [cookcountytreasurer.com](http://cookcountytreasurer.com) and an attorney or third-party service is not needed.

### Not updating your mailing address

When you move, and continue to own that property, your bills don't automatically follow you. If you don't update your address with the Treasurer's Office, your tax bills and notices will continue to arrive at your old home. That means you could miss an important deadline, which might lead to penalties or even having your taxes sold at the Annual Tax Sale. The solution is easy: submit a change-of-address form with our office. It costs nothing and could save you money.

### Forgetting to check exemptions

Cook County offers valuable property tax exemptions such as the Homeowner Exemption, Senior Exemption and exemptions

for veterans and people with disabilities.

The mistake many people make once they qualify is assuming these exemptions appear on their bills automatically. The truth is you must apply and for some exemptions you must apply annually. So, review your bill to make sure you've received every possible exemption. If something is missing, you can apply to correct it going back four years.

### Believing you can't make partial payments

Many families believe they can't pay anything until they have enough money to cover the entire bill. Not true. The Cook County Treasurer's Office accepts and encourages partial payments. Even small payments make a

difference, because every dollar you pay lowers your balance. So, if you don't have the entire bill amount, paying installments can reduce the amount of interest you owe and help keep you on track.

### Waiting too long to act

The last mistake is waiting until it's too late. Whether it's applying for an exemption, updating your address or making a payment, delaying can cost you money.

Stay informed. Check your bill. Use our website to track your payments, refunds and exemptions. The tools are free, easy and available in multiple languages.

Property taxes don't have to be confusing. By avoiding these common mistakes, you can save money, reduce stress and protect your home. Take a few minutes today to check your property tax status at [cookcountytreasurer.com](http://cookcountytreasurer.com). Don't wait — and don't pay for services you can get for free from us.



Maria Pappas

## Noted Buddhist teacher visits Lake View Oct. 12

Kadampa Buddhist teacher Kadam Lucy James, from Kadampa Meditation Center in Denver, will give a special talk with guided meditation entitled Strong and Fearless in a Hopeless World 11 a.m. to 12:30 p.m. Sunday, Oct. 12, at the Chicago Theater Works located at 1113 W. Belmont Ave.

Kadam Lucy is an early student of Venerable Geshe Kelsang Gyatso, the founder of Kadampa Buddhism, and a senior teacher of Kadampa Buddhism. Kadam Lucy has taught in England, Florida, and San Francisco and helped set up many thriving meditation centers in the past 44 years. Tickets to the event are \$25.

Kadam Lucy is known for her practical presentation of Buddha's teachings and meditations. For more information, visit [www.meditateinchicago.org](http://www.meditateinchicago.org).

# Sonnets Academy shuts down, leaving families in a lurch

Sonnets Academy Lincoln Park, 1932 N. Clark St., and Sonnets Academy West Loop, 229 S. Peoria St., closed suddenly on Sept. 26, leaving parents struggling to find new day care spots for their children.

Sonnets Academy was a chain of private preschools and daycares that had expanded to three campuses in River North, the West Loop and Lincoln Park.

The closures were initiated by the private equity owners of the Sonnets Academy. The abrupt nature of these decisions caused difficulties for both families and staff, who lost their jobs and childcare. Sonnets had served hundreds of North Side families until their closure.

Parents woke up that day to an email note letting them know their "last day of operations [was], Friday, Sept. 26," while some 60 staff and teachers found themselves out of work.

The email went on to say that "This was not an easy decision but was forced upon us by serious ongoing financial issues, including low fall enrollment, which resulted in Sonnets not being able to adequately fund operations under DCFS regulations past today. We regret the impact this will have on our beloved students, families and staff. Our Preschool and Infant Program has been more than a learning space -- it has been a nurturing community where children have grown, thrived and had fun."

Sonnets Academy River North had previously closed on Nov. 26, 2024.

Parents who contacted this newspaper said they were blindsided by the decisions, stating that they were stumped by the closure. They also do not know if they

State records unveiled by Block Club Chicago show that the LLC includes Michael Golden and Thaddeus Wong, co-founders of @properties; Golden's wife, Kelly Golden; and Chicago landlord Michael Lerner, among others.

When asked about Wong and

bankruptcy in April. The case listed less than \$50,000 in assets and \$1 million-\$10 million in liabilities. The court approved a restructuring plan in September.

According to reporting in TheRealDeal.com, in June 2024, a Cook County judge appointed a receiver to take control of multi-family real estate tied to Lerner after his mother sued him, accus-

ing him of diverting more than \$10 million from family properties.

Court filings in that case listed Sonnets Academy among Lerner's business interests, noting it had fallen behind on rent for years. The judge ultimately allowed the receiver to manage and potentially sell the properties while the dispute played out in court.

*Parents who contacted this newspaper said they were blindsided by the decisions, stating that they were stumped by the closure. They also do not know if they will be refunded for tuition, or if their kids' belongings will be returned to them from the shuttered schools.*

will be refunded for tuition, or if their kids' belongings will be returned to them from the shuttered schools.

Sonnets is Great Education Partners, LLC, is a Delaware-registered company with a business license in Chicago tied to several prominent local figures.

Golden's involvement, a spokesperson for @properties told Block Club that "Mike Golden and Thad Wong were investors in Sonnets. They had no role in the operations of the centers."

Records show Sonnets' parent company, Great Education Partners, LLC, filed for Chapter 11



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# Police Beat...

Four years after murder in the middle of Division St., charges are filed



Jason Cribbs and Dimontie Wallace.

A 45-year-old Chicago man has been ordered detained on a murder charge after prosecutors said he shot and killed a man during an early morning confrontation in Old Town on Independence Day 2021.

Around 6 a.m., 38-year-old Dimontie Wallace and the mother of his child got into an argument inside a vehicle, officials said. Wallace got out of the car and started walking down the street.

As the woman pulled up to a red light a short distance away, she saw Wallace exchanging words with another man in the middle of the 200 block of W. Division. The argument turned into a physical fight, and Wallace, who was unarmed, punched the other man, who then punched back, Assistant State's Attorney Danny Hanichak said in a detention filing. The man allegedly stepped back, pulled out a handgun, and shot Wallace in the chest.

The woman rushed to Wallace's side as the shooter slowly walked away. At one point, he turned back toward her before continuing down the street, according to Hanichak. She later identified the gunman in a photo lineup as 45-year-old Jason Cribbs.

Wallace was taken to Northwestern Memorial Hospital, where he was pronounced dead. Prosecutors said surveillance cameras in the area confirmed that Wallace had nothing in his hands during the confrontation and captured Cribbs inside a nearby store and walking toward the scene.

Hanichak said there was no known relationship between Cribbs and Wallace. After his arrest, Cribbs told police he acted in self-defense, but prosecutors said his account was contradicted by surveillance footage.

Cribbs has three prior felony convictions: drug cases in 2004 and 2006, and a weapons charge in 2010.

Officials did not say why it took more than four years to bring charges in the case. Judge John Hock detained Cribbs pending trial.

## Seven years for mugging, trying to carjack victims in the Loop

A Chicago man has been sentenced to seven years in prison for a violent string of robberies and attempted carjackings in the Loop in late 2023.

Prosecutors said 27-year-old Terry Ivory punched and beat two older victims, tried to steal their cars, and

robbed one of them of her purse. He also swiped a woman's iPhone from a CTA train the day before the Loop attacks.

Court records show Ivory pleaded guilty to attempted vehicular hijacking, robbery, and robbery of a victim over 60 before Judge Timothy Joyce, who ordered him to serve three concurrent seven-year terms.

Around 12:25 p.m. on Dec. 2, 2023, Ivory approached a 61-year-old man sitting in his Toyota Prius inside a parking garage on the 800 block of S. Wabash Ave. and reached for the victim's phone, prosecutors said. When the man resisted, Ivory repeatedly punched him, then climbed into the driver's seat. But he couldn't drive off because the victim still had the car keys.

Roughly 20 minutes later, authorities said, Ivory targeted a 69-year-old woman who was loading items into her Honda Fit on the 800 block of S. Michigan Ave. He allegedly climbed



Terry Ivory

into the driver's seat and struggled with her, but eventually left, only to return and threaten to punch her if she didn't hand over her belongings. As the woman tried to

comply, Ivory punched her in the face, knocking her down, before taking her purse and fleeing, prosecutors said.

Officials said he was also responsible for stealing a woman's iPhone aboard a CTA train at State-Lake on the day before those robberies.

Chicago police arrested Ivory days later and allegedly found him still carrying the 69-year-old woman's identification, credit cards, and Ventra card.

His sentence will be cut in half with good behavior credit, setting his parole date for June 4, 2027.

## Three years for DUI driver who killed passenger in high-speed crash near Belmont Harbor

The speeding DUI driver whose passenger died in a crash on Lake Shore Dr. near Belmont Harbor last year has been sentenced to three years in prison.

Jaime Torres Jr., 21, pleaded guilty Sept. 30 to aggravated DUI causing a fatal accident in exchange for the sentence from Judge Arthur Willis. Torres must serve 85% of the prison term.

Chicago police said Torres was barreling northbound on the drive, topping 100 mph and weaving recklessly, when he swerved to avoid another car just south of Belmont shortly after midnight on May 9, 2024. His Volkswagen Tiguan struck a curb and then slammed into a light pole, police said.

His passenger, 25-year-old Jorge Castillo of Des Plaines, was killed in the crash.

A video posted to the Citizen app showed police pulling Torres from the wrecked SUV. He did not appear to have serious injuries.

In his arrest report, officers wrote that Torres told them another car cut him off, forcing him to swerve into the curb. He said his cousin was in the front passenger seat and "might not be breathing," according to the report.

A DUI test kit allegedly showed Torres had a blood alcohol concentration of .118, above the .08 legal limit.

With credit for time served while awaiting trial, he is expected to be re-

leased in about 14 months.

## Six years for sexually assaulting an unconscious woman at downtown CTA station

In June 2023, just three days after walking out of Stateville Correctional Center on parole for his tenth felony conviction, a Chicago man was arrested for allegedly sexually assaulting an unconscious woman inside a River North CTA station elevator. On Sept. 30, that man received a six-year prison sentence.



Anthony Richardson

Anthony Richardson, 48, pleaded guilty to one count of criminal sexual assault in connection with the attack. Judge Neera Walsh handed him the sentence and ordered him to submit his DNA to a law enforcement database and register as a sex offender.

Richardson had reported to Stateville on May 31, 2023, to begin an 18-month term for felony retail theft, but was released the same day after receiving credit for time served. Just three days later, on June 3, police arrested him after CTA workers allegedly found him assaulting a 55-year-old woman who had passed out from drug use in an elevator at the Grand Red Line CTA station.

Prosecutors said security cameras captured the woman smoking an unspecified narcotic before collapsing on the floor. Richardson, who did not know her, allegedly entered the elevator, lowered his pants, and climbed on top of her.

A CTA employee who entered the elevator about 10 minutes later saw Richardson holding the woman's head and making "thrusting motions." A second worker also witnessed the incident. When Richardson noticed them, prosecutors said, he let go of the woman, who fell limp to the floor.

Police arrested Richardson nearby, and both workers identified him as the assailant. He confessed to the assault, though his attorney initially argued he had a learning disability that may have affected his understanding of Miranda rights.

Richardson's record includes a robbery conviction in 2020, multiple narcotics and theft cases, and 39 misdemeanor convictions, according to prosecutors.

## Mail thief, package room burglar get 'fresh starts' at Cook County drug court



Arvin Basilio and Kalea Blanke.

A woman who allegedly used stolen master keys to raid mailboxes across Chicago and a man accused of breaking through an apartment complex wall to steal packages are celebrating "fresh starts" as graduates of Cook County's Drug Treatment Court, according to Chief Judge Timothy Evans.

Kalea Blanke, 35, once described by prosecutors as a serial mail thief, admitted last year to six burglaries in neighborhoods ranging from Uptown to Wicker Park. Chicago police arrested her in a South Side garage and found a U.S. Postal Service master key, known as an arrow key, lying in plain sight. Officers also discovered a set of wrenches she allegedly filed into crude replicas of arrow keys.

Blanke's thefts stretched across North Center, Lincoln Park, the Loop, and other neighborhoods, where prosecutors said she used her keys to plunder locked mailboxes.

But in court this month, the story



Ricky Willis, inset, and a CTA surveillance image of the robbery suspects.

## DePaul student robbed, used as extortion bait on crosstown Red Line ride

An 18-year-old man is facing felony charges after allegedly terrorizing a DePaul Univ. student in a prolonged robbery and extortion scheme that began aboard a Red Line train in Lincoln Park and ended in a South Side alley.

In a detention filing, prosecutors said Ricky Willis and another man who remains at large boarded a southbound Red Line train at Argyle in the early hours of Sept. 6. When they reached Fullerton, an 18-year-old DePaul student boarded the train. They backed him into a corner and demanded money while threatening to kill him, according to prosecutors.

After gaining control of the man's phone, Willis and his accomplice tried to transfer money to themselves from the victim's banking account, but the attempt was blocked due to suspected fraud, the detention petition said. Unable to get money from the victim directly, the pair allegedly extorted money from the victim's friends and family.

First, Willis and the accomplice contacted the student's sister using his phone, warning her that he would be killed if she didn't send cash, according to prosecutors. Out of fear, she Zelled \$700 to Willis' phone number.

The men also contacted the victim's roommate, who sent \$100 through Cash App to an account in the name "Ricky Willis," prosecutors said. When they called the victim's mother, a language barrier and her lack of familiarity with digital banking prevented her from sending money, according to the

allegations.

As the train approached 63rd Street, the men allegedly threatened to kill the victim if he tried to escape. They allegedly claimed to have automatic weapons and warned he would "end up dead in a ditch" if he disobeyed. After forcing him off the train, Willis and his accomplice marched him to a nearby alley, took his driver's license, photographed his Social Security card, and demanded his addresses, prosecutors said. They then gave him a phone number, told him they would be contacting him weekly for payments, and threatened to kill him if he failed to comply.

"I will kill you," Willis allegedly told him. "This is life or death."

Over the next week, the victim received calls from the number Willis allegedly provided, but he did not pay any more money. Chicago police subsequently issued a community alert with surveillance images of the robbers. A housing worker recognized Willis and the accomplice as residents of a property where they worked.

During questioning, Willis admitted he was the person in the surveillance photo and told investigators he "messed up," according to prosecutors. His accomplice has been identified but has not yet been arrested.

Willis is charged with aggravated robbery, intimidation, and unlawful restraint. Judge John Hock ordered him detained pending trial.

was different. After years of addiction, Blanke said she has been sober for two years and now works as a counselor in the same recovery program where she once sought treatment.

"I was given a second chance to get out of the legal trouble I was in," Blanke said. "I enjoy being at the place where I am today and helping other people realize their strengths."

Blanke is one of six Drug Treatment Court graduates honored recently at the Skokie Courthouse. Evans praised the program for turning people away from crime and toward stability.

"One of our goals as a court is to move people away from criminal activity and enable them to become productive and useful citizens in society," Evans said. "The problem-solving courts provide people with a fresh start to live a productive, happy life."

Arvin Basilio, 36, another graduate, once punched and kicked through a wall to reach a package room in a Rogers Park apartment complex after failing to pry open the door, prosecutors said. Surveillance cameras captured his distinctive hand tattoos and showed him pulling down his mask, details that helped police identify him.

Like Blanke, Basilio said his crimes were fueled by addiction that began in his teens. He credits Drug Treatment Court with changing his life.

"If I hadn't gone to drug court, I'd be doing the same thing," he said. "They gave me the motivation to get myself together."

Basilio said the program taught

him to stick with treatment, stay sober, and build stability.

"First, they want you to attend all your meetings, get to your court dates, drop clean [for drugs], then they want you to find a job, keep the job, find a stable home, stay sober. I have a lot to lose. I'm not trying to mess anything up."

Cook County operates 20 problem-solving courts, including divisions for veterans, mental health, and drug treatment. Judges say the programs improve public safety, reduce re-arrests, and save money while giving defendants a chance to rebuild their lives.

## Man accused of taking phone at gunpoint, transferring \$1,190 to himself (while on probation for stealing phones and transferring money to himself)



Kyir Walker

A man on "second chance probation" for commandeering victims' phones to transfer money to himself is back in jail after prosecutors said he upped his game by taking a man's phone at gunpoint and then transferring a large sum of money to himself.

Kyir Walker, 22, who is still serving a two-year "second chance probation" sentence for a pair of 2024 theft

**POLICE BEAT** see p. 10

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# MPOX cases continue to increase locally say health officials

BY PETER VON BUOL

Reported cases of MPOX (also known as Monkeypox) continue to increase in Chicago with 89 new cases reported in the period from July 12 to Sept. 27, according to officials at the Chicago Department of Public Health [CDPH].

“The highest surge was in August, which most attributed to the end of festivities associated with [June’s Gay Pride week and parade], and other large outdoor gatherings happening at the time.

Because MPOX is a skin-to-skin contact transmission virus, large gatherings, regardless of venue, can be a hotspot for transmission of MPOX,” said Jasmine Mikell, director of the HIV/STD hotline and the resource coordination HUB at the non-profit Center on Halsted [CoH].

Located in Boystown, the CoH, 3656 N. Halsted, is a community center which offers health services to individuals who are lesbian, gay, bisexual, and transgender.

“The CoH is working with the

CDPH, and the University of Illinois Health, to host several MPOX vaccine clinics around the city to not only counter this re-emerging virus but also spread awareness to all Chicagoans about the seriousness of the virus. It is important [for us] to take care of each other, and knowledge is the first step,” said Mikell.

While most of the reported cases of MPOX continue to be recorded on the city’s North and Far North Sides, the city’s health officials have expressed concern about a sudden increase of cases (40) reported on the city’s South and West Side. Nearly half (49%) of these 92 reported cases have been in people who were unvaccinated against developing MPOX. Another 12% were partially (one of two shots) vaccinated.

“In September, we hosted four vaccine clinics on the South and North sides of Chicago to spread awareness about the rising MPOX numbers and ensure folks get vaccinated. We will be hosting several more in the future,” said

Mikell.

According to public health officials at the CDPH, the majority of MPOX cases affect a specific segment of the population.

“This recent surge has primarily affected sexually active gay, bisexual, and same-gender-loving men, who are encouraged to add the MPOX vaccine to their fall health routine at one of the many convenient clinics across the city,” according to the CDPH’s spokesperson.

The next CoH vaccination clinic will be held Oct. 22 and Oct. 23 at its satellite location, 6323 S. Cottage Grove, from 10 a.m. to 1 p.m.

Spread through prolonged skin contact, symptoms include a painful and uncomfortable rash or sores, often accompanied by flu-like symptoms. Symptoms of an MPOX infection typically appear 7-14 days after exposure but can range from 3-17 days. Left untreated, the condition of those suffering from MPOX can worsen and require hospitalization,

especially among those who are immunocompromised.

While not categorized as a sexually transmitted disease, most locally diagnosed cases continue to be diagnosed among men who have sexual intercourse with other men.

According to officials at the CDPH, vaccination continues to be the best protection against MPOX. Those vaccinated are administered a smallpox vaccine found to be about 66% effective against MPOX. The vaccine has been approved for use in adults 18 years of age and older and who are determined to be at high risk for smallpox and monkeypox infections.

CDPH Sexual Health Clinics in Lakeview, Austin, and Roseland offer the MPOX vaccine. Many providers across the city also offer vaccination and treatment.

Residents can find detailed information about symptoms, testing, and prevention, as well as a

MPOX see p. 8



## Street closures, do’s and don’ts for Chicago Marathon

Set for Sunday, Oct. 12, the 47th annual Chicago Marathon is less than a month away, when runners from around the globe hit the streets of Chicago. The world will be watching so be nice.

As much of the race route weaves through the North Side, residents and businesses need to be aware of an important change in city policy this year: for the first time ever, street closures will begin at 6 a.m. on marathon morning. That means no parking, no riding, no biking, no trips to the grocery, and ticketing and tow trucks clearing the streets of Chicago.

For residents who live along the marathon course, and for those traveling to and from Chicago on race day, be aware that extensive street closures will take place on race day, and no parking zones along the course will be enforced in the early morning hours. Those who use the streets set to be part of the race course should plan ahead for travel, parking, and access around the course and round town.

The marathon has a course time limit of 6 hours and 30 minutes, which is a 15-minute mile pace. An event vehicle following the last starter will maintain a 15-minute mile pace indicating to event and traffic safety personnel when it is time to re-open the course to vehicular traffic.

Other issues to be aware of include that wheeled devices are not permitted on the marathon course by anyone other than a registered and authorized wheelchair, handcycle and duo team participants. Prohibited wheeled devices include non-registered wheelchairs and handcycles, baby joggers, strollers, skateboards, rollerblades, e-bikes, e-scooters and bicycles. Motorized devices of any kind are prohibited.

The use of selfie-sticks, camera mounts, video devices, computers or any similar devices by anyone while participating in the event are prohibited.

For runners, any type of hydration backpack is not permitted. Fuel belts and hand-held water

MARATHON see p. 8



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## Letter to the Editor

### Access to park

Old Town's access to Lincoln Park is our community's lifeblood—and Fern Hill's proposed development threatens to cut it off. While managing growth and development pressures is important, nothing matters more than preserving our neighborhood's connection to the park. The courts must act now to stop Fern Hill from taking what generations have relied on.

The proposed Fern Hill project would sever Old Town's historic access to Lincoln Park through its massive parking pedestal—eliminating public parking, creating traffic gridlock, and choking off the few remaining routes to the park. This development doesn't enhance Old Town's relationship with the lakefront; it walls it off.

Only the State has the legal power to take property without compensation—and only through eminent domain. Private develop-

ers do not. Yet the Lakefront Protection Ordinance seems to have been skimmed over in the rush to pass upzoning and modifications that turn PD 89 into a vehicle for one million square feet of development on a site far too small and already surrounded by built properties. Politics should not clear the way for such a power play.

Zoning authority is delegated by the State of Illinois to the City of Chicago. When the City rushes through zoning changes that override protections like the Lakefront Protection Ordinance, it breaches the legal framework granted by the State itself.

The courts must act now to protect Old Town's access to Lincoln Park by enforcing state zoning laws—before our lifeline to the park is lost for good.

Tim Carew  
Old Town

## Rare Wizard of Oz collection coming to Driehaus Museum

Nope, they're not in Kansas anymore, they're at the Driehaus Museum, 50 E. Erie St., on the Near North Side of Chicago. The Land of Oz: Beyond the Page, an installation showcasing rare objects and memorabilia from The Wizard of Oz film including a replica of Dorothy's Ruby Red Slippers and the Cowardly Lion's Medal of Courage, all from the private collection of Richard H. Driehaus will be on public display starting Nov. 13.

The installation takes visitors back to the original 1939 inspiration, viewed in two galleries on the Museum's third floor. Curated by Laura Woolley, a memorabilia expert and consultant known for her appearances on Antiques Roadshow, the exhibit explores the imaginative artistry required to turn the classic children's story into a world famous movie. Divided into three sections—Writing, Costume, and Production Design—the installation reveals how designers brought L. Frank Baum's world to life.

Highlights include a replica of Dorothy's Ruby Red Slippers, an early draft of the script, a proto-

type of the iconic Flying Monkey costume, a character costume from Emerald City, and a replica of the Cowardly Lion's Medal of Courage.

Visitors will also see an original edition of the Wizard of Oz book, a historic telegram announcing the change from silver to ruby slippers, and a rare illustration of the Emerald City. Families, film lovers, and design enthusiasts alike will find something to spark their imaginations.

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The next class will be held noon to 2 p.m. Sunday, Oct. 19, visit [www.gejascafe.com/](http://www.gejascafe.com/).

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## CYCLISTS from p. 2

nual Gala, at the Palmer House Hilton. Black Tie.

**ARCHITECTURE HONOR:** Retired Chicago Police Lieut. **Shaun Fleischhacker** worked hard to get Carl Shurz High School's architect, **Dwight Perkins**, honored by having a street near the school, designed in 1910, named for the man who so enriched Chicago's architectural heritage.

**HEAVENLY VOICE:** Chicago's Leo Catholic High School choir fell short, did not win America's Got Talent. Let's put these guys in the next St. Patrick's Day Parade.

**RHINO:** **Kapuki**, a 20-year-old Eastern Black Rhino, is pregnant with her third child. Come next year, the Lincoln Park Zoo will have four of the critically endangered species, with only around 5,000 globally.

**POPE:** **Fr. Clete Kiley** seen escorting a group of American labor leaders to Rome for meetings and a celebration with **Cardinal Blase Cupich** and **Pope Leo** with dinner at Castel Gondolfo.

**TWIRLING PASTA:** Piccolo Sogno's **Ciro Longobardo** in Italy, his beloved Naples among his stops. We ran into the chic **Bobby Meyer**, she's a devoted column fan. **Kathy Howlett** lunching on a perfect day with **Mrs. Schlesinger** on the patio.

**SIT STAY:** **Melinda** and **Lucien Lagrange's** beloved doggy ran off while heading up to the North Shore near the highway, keep your eyes peeled.

**IF MY WORDS DID GLOW:** **Paul Ruffino** and **Rattleback Records** hosted an interview with **New York Times** best-selling author of **Loud and Clear**, **Brian Anderson**, last Friday in Andersonville. Afterward the band **Brian's Bears**, consisting of **Sydney Cramer** (guitar and vocals), **Seamus Moore** (saxophone), and **Vincent Byas** (guitar) performed a few songs as a musical sendoff into the night.

**WHO'S WHERE:** **Bill** and **Cathy Bell Bartholomay** in Venice paddling the canals in

## MARATHON from p. 7

bottles are allowed. Participants may be asked to empty the contents of these containers before entering Grant Park.

Additional prohibited items on the course route include large bags (backpacks, suitcases and rolling bags), hard-sided coolers, costumes covering the full face, any non-forming bulky outfits extending beyond the perimeter of the body, props and non-running equipment, pets/animals (except for service animals that are trained to perform specific work



Actor Richard Kind (left) and friends.

gondolas and moving on to Florence... **Col. Paul Malarik III** recuperating from surgery... In Switzerland **Dr. Rose Gomez** and pals dining and celebrating at **Le Guerite**... **Christie's Steve Zick** at **Lismore Castle**, Ireland's most charming country residence, with grand gardens... **Stephanie Leese Emrich** with Olympic champ **Allyson Felix** at **Chicago Founda-**



Fran Lebowitz

tion for Women... **Mercy Home's Fr. Scott Donoghue** dining at **Tufano's** with friends... **Fran Lebowitz** live in **Evanston**, 8 p.m., Oct. 23, at **Cahn Auditorium**... **Lake Forest's Anne Regan McNulty** in Ireland looking like she was born there... **Birthday Girl Janet Owen** at the Peninsula... **Candace** and **Chuck Jordan** at **Chicago Gourmet's Tacos & Tequila** with the divine **Rick Bayless** nearby... **Retired Judge Mark Ballard** walking his dog through **Tufano's** patio... **Marking** the passing of the grand man of the Circuit Court, **Judge Bill Maddux**... **Myra Reilly** and

tasks for a person with a disability), alcoholic beverages, legal and illegal drug substances, chairs, weapons, remote controlled aircrafts and drones.

Whether you're a participant, a volunteer, or a supportive spectator, it's going to be a day filled with activity, energy, determination, pride and traffic problems.

The route uses many important North Side streets like **LaSalle**, **Sheridan**, **Broadway**, **Clark**, **Wells** and **State** streets. Residents are encouraged to plan ahead and also line our streets to welcome, and cheer-on the runners.

**Sherry Lea Fox** in **Lake Forest** lunching at **Francesca's Intimo**... **Happy Birthday** to **Liza Schlenker**... **Barb Bailey** returns to **Herb Alpert's Vibrato Grill Jazz** in **LA** on **Nov. 18** with a brand new show... **Gordon Sinclair** completed three days of stem cell injections at **Glennview Restorative Medicine Clinic**, using his own bone marrow... **Sarah Tuohy** with her sisters supporting the **Little Sisters of the Poor** in their mission at the **Chez Ste. Marie Annual Wine Tasting**, generously hosted by **House of Glunz**... **Eamonn Cummins** and **Peter Kalenik** at **Wrigley Field** with **Ike Muzikowski** and **Mike Tobin**... **Singer Catherine O'Connell** with son, **Gavin**, recently wed and turning 30... **Actor/comedian Richard Kind** at **Wrigley** to see the **Cubs** outdo themselves... **Bill Zwecker** in **Ireland** at its finest country house hotel, "**Ballyfin**" in **County Laois**, owned by **Chicago's Kathleen Krehbiel**... **Judicial candidate Dan Balanoff** in **Lakeview** at "**Movies in the Park**" chatting with neighbors about the safety of the community.

**SOCIETY:** **Irish High Society's Daphne Guinness**, the daughter of **Lord Moynne**, bro of my late pal **Desmond Guinness**, is the glamorous author of the initial script to get "**The House of Guinness**" off the ground and onto **Netflix**, way naughtier than "**Downton Abbey**."

**Democracy is the only system that persists in asking the powers that be whether they are the powers that ought to be.**

- *Sydney J. Harris*

[tog515@gmail.com](mailto:tog515@gmail.com)

## MPOX from p. 7

citywide vaccination dashboard, at [chicago.gov/mpox](http://chicago.gov/mpox). Those without a doctor or insurance can call the **HIV/STI Resource Hub** at **844-482-4040** or visit [hivhub.org](http://hivhub.org) for help finding care.

First known as **Monkeypox**, the virus was discovered in 1958 when two outbreaks of a pox-like disease occurred in colonies of monkeys kept for research. The virus is a species within the genus **Orthopoxvirus**, which includes **smallpox** and **cowpox**. The actual source of the disease remains unknown. **African rodents** and **non-human primates** (including monkeys and apes) might harbor the virus and infect people.

The first human case of **MPOX** was recorded in 1970. Prior to the 2022, **MPOX** had been reported in people in several central and western African countries, but the current outbreak is not linked to a current African outbreak.

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(Left) The groundbreaking ceremony included then-Alderman Gene Schuller. (Center) Cutting the ribbon for the opening of Sulzer Library were (L-R) James Lowry, Leah Steele, Ed Kelly and Gene Schuller. Photographer Randy Haglund (Right) Chicago Public Library's Conrad Sulzer Regional Library, 4455 N. Lincoln Ave.

## Fortieth Anniversary of Sulzer Regional Library

### Staff philosophy was to 'give community what they wanted'

BY PETER VON BUOL

A larger-than-life photography exhibit has been unveiled at the Chicago Public Library's [CPL] Conrad Sulzer Regional Library, 4455 N. Lincoln Ave., to celebrate the 40th Anniversary of the indispensable Lincoln Square cultural institution.

Opened on Sept. 14, 1985, Sulzer serves as the CPL's regional North Side library. As a regional library, its circulating collection and non-circulating collections remain significantly larger than those found at the CPL's branch libraries. The library is also home to a unique resource, the Northside Neighborhood History Collection (open by appointment). This collection includes the extensive Ravenswood- Lake View Historical Collection that was begun in 1935 by librarian Helen Zatterberg, and which is still growing.

The library's namesake, Conrad Sulzer (1807-1873) was an early 19th Century immigrant from Winterthur, Switzerland who had settled in the area and who had helped develop what became the Ravenswood neighborhood. Civic-minded, Sulzer had also served as collector of Ridgeway Township and assessor of Lakeview Township.

While Sulzer opened its doors

in 1985, its genesis had actually taken place much earlier. In the early 1970s, the North Side regional library was housed in the decades-old Frederick Hild Regional Library building located at 4544 N. Lincoln Ave. (now the Old Town School of Folk Music).

While the Hild Library continued to experience heavy usage, it had long ago outlived its space.

After Gene Schuller was elected 47th Ward alderman in 1975, he used the opportunity to lobby Mayor Richard J. Daley for a new regional library in his ward. At the time, the CPL was in the process of building the Carter Woodson Regional Library, 9525 S. Halsted St., to serve the city's South Side neighborhoods.

"I asked Daley for a new regional library. The city was building a new one on the South Side and I raised the possibility of building a new one on the North Side. He told me that there was only money to make some enhancements to Hild. When I mentioned to him that the building (which had opened in 1931) was small and antiquated, Daley said I should just be satisfied with what I was getting," said Schuller, who served as Alderman from 1975-2011.

Despite Daley's reluctance, Schuller remained undeterred. While only a rookie alderman, Schuller knew he would wait for the right opportunity to raise the issue. again. Daley had served more than 20 years as mayor and

was considered among the most powerful big city mayors in the country. However, Daley did not complete his final term as he died on Dec. 20, 1976.

"After Mayor Daley passed away, I reached out to Louis A. Lerner (owner of the Lerner newspaper chain) and raised the issue with him over coffee. At the time, Lerner was serving as president of the CPL's library board."

Schuller had worked for the Lerner's Booster newspaper and had known all of the Lerner family.

"When I told Lerner that we really needed a new regional library for the North Side, he suggested that the community start a petition drive. If the public supported a new regional library, Lerner said he would support it," said Schuller.

Buoyed by his meeting with Lerner, Schuller reached out to neighborhood groups and civic-minded individuals.

"I got all the people in the area together and explained the concept for a new building. We ended up in excess of the number of signatures that Lerner had said we needed. When I presented them to Lerner, he exclaimed, 'Oh boy, that's pretty good,'" said Schuller.

Schuller believes some of Daley's reluctance to build a new library in the 47th Ward had been because the ward had been represented by Republican John J. Hoellen from 1947-1975.

"Daley believed there were oth-

er areas in the city that City Hall needed to help out, ahead of the 47th Ward," said Schuller.

After Lerner's suggestion of a petition drive was successful, the momentum to build a new regional library to replace Hild started to gather steam.

**"When I told Lerner that we really needed a new regional library for the North Side, he suggested that the community start a petition drive. If the public supported a new regional library, Lerner said he would support it," said Gene Schuller.**

After the petition drive, Lerner presented a resolution to the library board in which he supported a new North Side regional library. "There were many community meetings, afterwards. After each one, support galvanized even more. Many said they wanted the new building to be as close to Hild as possible. There was one underused parcel that seemed to work. It was located on the east side of the 4400 block of N. Lincoln Ave., from Montrose to Sunnyside avenues. This property had a record store and also a vacant storefront," said Schuller.

To design the new library, the city hired an outside architec-

tural firm of Hammond, Beeby and Babka. As an homage to the neighborhood, many of whose citizens had emigrated from Europe, or had parents that had done so, the firm designed the library in a Neo-classical style which evoked the architecture of buildings found in the German speaking nations of Europe.

While the parcel was large for the area, it did not have a parking lot. At many meetings, supporters of the new regional library had said available parking was a necessity.

"While it was a huge parcel for the area, it was really impossible to add a parking lot. Therefore, we came up with another solution. It was decided to close Leavitt St., north of Montrose, and to turn what had been a street into the library's parking lot. It sort of was a mirror of what was already being done at the Lincoln Square Mall," said Schuller.

While today it may seem as if the construction of what would become the Sulzer Regional Library was assured once Lerner had provided his support, the 1970s and early 1980s were a tumultuous time in Chicago politics.

"The process to build Sulzer began under Mayor Michael A. Bilandic. Then, in 1979, Jane Byrne is elected mayor. When she asked me about the new regional

**SULZER** see p. 10

### Kristallnacht survivor to share memories on 80th Anniversary of end of WW-II

Retired professor George Otto will be the featured guest speaker at a Nov. 11 Loyola Univ. program commemorating the 87th anniversary of Kristallnacht, as part of commemorating the 80th anniversary of the end of World War II, and the 87th anniversary of Kristallnacht, i.e., the Night of Broken Glass.

On the evening of Nov. 9 through 10, 1938, in an incident known as Kristallnacht, Nazis in Germany torched synagogues, vandalized Jewish homes, schools and businesses and killed close to 100 Jews.

Otto will share memories from his youth of the German Nazi invasion of Poland in 1939, and the occupation that followed, which brought vast amounts of persecution down on the Polish and Jewish communities. The program is

titled The Traumas of Childhood in a Time of War, Reflections of a Polish Christian Survivor.

Kristallnacht and the Holocaust marked a dramatic increase in Nazi terror and demonstrated that murderous potential of antisemitism that remains a risk to this day.

Otto is a retired professor of Management and Economics, who at 95 continues to stay busy with his work on behalf of retired teachers and professors through the Cook County College Teachers Union, the Polish National Congress, and various neighborhood organizations.

His talk is sponsored by the Dept. of History, University Libraries and Polish Studies, and will be given at 4 p.m. at the McCormick Lounge in Coffey Hall, 1000 W. Sheridan Rd.

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**BUSINESSES** from p. 3

Businesses in Chicago already pay the third highest state corporate tax rates in the nation. They also pay the highest commercial property taxes in the U.S. and Chicago also suffer from some of the worst retail crime rates in the nation, many which are never prosecuted.

Locally, small businesses also face threats directed from City Hall including upzoning changes that will increase commercial rents, promoting developer-led projects without community input, and reduced parking opportunities along commercial corridors and in high-density communities.

**SULZER** from p. 9

library, she derisively called it the “Taj Mahal.” I had to remind her the community had already gone through the entire process and the project had been vetted, and an architect hired. She had to throw in her two cents and she reduced the future building’s size,” said Schuller.

The building was then reduced from a proposed approximately 80,000 square feet to its present 65,000 square feet. When the parcel on Lincoln was purchased, it had been planned for the new library to stretch the entire length of the block. After Byrne’s capricious change, the length of the building would only stretch from Sunnyside to Agatite.

“A couple of years later, Mayor Byrne came to me about what had happened. She admitted she had been concerned about the politics and that I had been an advocate for what the community had wanted. Unfortunately, that still meant the building would be about 20% less than what it should have been. There should have been a bigger wing to the back end,” said Schuller.

Despite its reduction in size, Schuller

**POLICE BEAT** from p. 6

cases, was ordered detained on Friday by Judge John Hock. Officers took him into custody near Wrigley Field on Oct. 2 when they recognized he was wanted in connection with a May armed robbery in River North, a CPD report said.

Prosecutors said Walker approached a 23-year-old man from Crown Point, IN, around 4 a.m. May 11 in the 600 block of N. Clark. He allegedly displayed a gun, ordered the victim to unlock his phone, and used it to Zelle \$1,190 to an account identified as “BBOYS.” The victim later picked Walker out of a photo lineup, according to police reports.

Walker had already struck a favorable plea deal last November. Judge Shelley Sutker-Dermier sentenced him to “second chance probation”

said the Sulzer Regional Library is an example of what a civic-minded community can accomplish.

“We still won the major battle. Getting the community to support the library initially, and then Lerner’s support, it serves as an example of what can be accomplished. After we knew it would finally be built, there was a discussion about its name. It was Lou Lerner who had suggested Conrad Sulzer.”

Former Alderman John Hoellen was big on that choice, too. So was Dick Bjorklund, a Lerner Newspapers executive editor and tireless advocate for the CPL. The community felt Sulzer had contributed a lot to building the community and that there had not been anything named in his honor.

On the date of the library’s opening, Mayor Harold Washington eagerly attended the event. Upon his arrival at Sulzer, Washington had expected to be greeted by Schuller.

“On that day, we had organized a day of celebration, including a parade. Imagine my surprise when I received a phone call [from the mayor] in which he asked, ‘Where are you? You’re supposed to be at

after he pleaded guilty to two counts of theft from person. The deal required him to complete 40 hours of community service and earn his GED; if successful, the convictions would be wiped from his record.

Those charges stemmed from incidents outside the Nike Store at 669 N. Michigan Ave., where prosecutors said Walker and an accomplice snatched victims’ phones and the victims’ banking apps to drain their accounts. In one case, a 20-year-old Gold Coast resident lost \$500 through his Chase app. In another case, a 37-year-old Uptown man lost \$2,000 through Bank of America after Walker allegedly grabbed his phone under the pretense of a donation request. That victim later received taunting text messages from the offenders, prosecutors said.

Both victims identified Walker in photo line-

up, and detectives eventually circulated his information to officers in the Town Hall 19th District, where similar thefts were reported near the Wrigleyville bar strip last year. Like his latest arrest, Walker was taken into custody last year by officers who recognized him while working a Cubs game.

Prosecutors dropped four robbery charges in those earlier cases, allowing Walker to plead to the lesser theft counts. But with a new armed robbery charge pending, his probation agreement is in jeopardy, and he faces the prospect of far tougher consequences than the second chance he is currently enjoying.

— Compiled by CWBChicago.com

**“It was wonderful. The Swiss Consul General was there. There was a big parade of over 2,000 people in the park. We were on all the television newscasts. It was just lovely for the community,” said Leah Steele.**

the library with me.’ I had to rush over to the library to be with him and when I got there, he was just about to start storytelling to the young students in the children’s library sitting on the beautiful custom chairs that had been made for us. It was really a good event and it just showed that while a

project may take a long time, the outcome was worth it,” said Schuller.

Among those also present on opening day was Leah Steele, Sulzer’s first regional director. Steele had been hired in 1979 and in the process, had been actively involved in overseeing the construction process.

“I learned to pick my battles and my primary battle was to get the building built! There were a lot of hitches, along the way. There was also tension between the city’s architect and the private architectural firm. It was a difficult [balancing act]. I remember Dick Bjorklund telling me that after this project I would be able to walk into any room and not care [what other] people were there. I had learned people are all the same,” said Steele.

Because it was expected Sulzer would receive heavy usage, a lot of attention in the planning phase was paid to its furniture. It had to be durable, functional and beautiful.

The furniture was a tribute to the heritage of the community. Traditional Swiss, German, and Luxembourg furniture is known for being hand-painted. The table in the children’s story hour went to the Biennale of Venice (an international cultural festival and competition held annually in Venice, Italy). “It was quite prestigious to do that. People from all over the world have come to visit it,” said Steele.

“I remember the first six to eight months after opening. We had Swedish architects come visit. We had people from Japan. The building and its furniture got a lot of accolades. The building itself was actually based on a museum in Germany,” said Steele.

Like Schuller, Steele has fond memories of their opening day and the community parade that had preceded Washington’s arrival at Sulzer.

“It was wonderful. The Swiss Consul General was there. There was a big parade of over 2,000 people in the park. We were on all the television newscasts. It was just lovely for the community,” said Steele.

After its opening day, Sulzer quickly became known as the gem of the CPL. At the time, the city did not have a permanent central library. The city’s central library (named to honor the late Mayor Harold Washington) would not open until 1991. In addition to its large circulating collection, Sulzer’s extensive research materials attracted not only students but also adults and academic researchers.

“I had a wonderful staff and it was a really busy place, in those days. The library was really a welcoming place in the 1980s and 1990s. When I left Sulzer, circulation was at more than 900,000. That was strictly books, too,” said Steele.

Throughout her tenure as Sulzer’s regional director, Steele said she simply chose to support Sulzer’s patrons.

“I sort of had the Marshall Field philosophy of ‘give the lady what she wanted.’ I felt the taxpayers paid for this facility. They deserved a regional library. At the time, the CPL really wanted to bring the public in. We developed a small business collection at Sulzer because there were very active chambers of commerce in the area. We had a librarian who went to all of their meetings. We later developed a very strong parenting collection, at the impetus of one of the librarians who had done research at Harvard and the Erickson Institute. That collection was heavily used by mothers as they came in. Our whole philosophy was to give the community what they wanted,” said Steele.

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**Real Estate For Sale**

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080808 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA, ON BEHALF OF THE REGISTERED HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2007-AQI Plaintiff vs. META AAVIK DAWSON, RAPHAEL DAWSON A/K/A RAFAEL DAWSON, 320 OAKDALE CON-

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080808 -----

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2019-4 Plaintiff, -v- MIKE TEOFIOLOVICH A/K/A MILAN TEOFIOLOVICH A/K/A MICHAEL TEOFIOLOVICH, DNA FINANCE CORPORATION, GOLD COAST GALLERIA GARAGE CONDOMINIUM ASSOCIATION, GOLD COAST GALLERIA CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants 19 CH 10674 111 WEST MAPLE STREET UNIT 1401 CHICAGO, IL 60610 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on November 21, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on October 28, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 111 WEST MAPLE STREET UNIT 1401, CHICAGO, IL 60610 Property Index No. 17-04-422-039-1252 The real estate is improved with a white stone, high rise unit condo with an attached multi car garage. Sale terms: If sold to anyone other than the Plaintiff,

**Real Estate For Sale**

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 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

**Real Estate For Sale**

where The Judicial Sales Corporation conducts foreclosure sales. MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiff’s Attorneys, One North Dearborn Street, Suite 1200, Chicago, IL, 60602. Tel No. (312) 346-9088. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales. MCCALLA RAYMER LEIBERT PIERCE, LLC One North Dearborn Street, Suite 1200 Chicago IL, 60602 312-346-9088 E-Mail: pleadings@mccalla.com Attorney File No. 20-05730IL Attorney Code: 61256 Case Number: 19 CH 10674 TJSC#: 45-2306 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff’s attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 19 CH 10674 **13274090**

242424 -----

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## Notice of Public Sale

Pro Self Storage intends to enforce its lien on certain self-service Storage Space in default listed below on the 23rd of October 2025 at 12:00 p.m. at 3632 E. Lake Ave. Wilmette, IL. 60091 at [www.storage-treasures.com](http://www.storage-treasures.com) with the sale to conclude no earlier than 12:00 p.m.  
L1 Jerwin Baltazar  
L5 Jerwin Baltazar  
I11 Paul Karnes  
B8 Paul Karnes  
M5 Stephanie Klus  
J10 Neville Thompson  
C4 Daniel Palacios

This public sale will result in the goods being sold to the highest bidder. The winning bidder must pay by cash at the time he/she is declared the winning bidder. Certain terms and Conditions apply; see the Manager for additional details.

## Notice of Public Sale

THE LOCK UP SELF STORAGE at 1930 N. Clybourn Ave., Chicago IL 60614 Will sell the contents of the following units to satisfy a lien to the highest bidder on 10-21-25 by 11:00 AM at [WWW.STORAGETREASURES.COM](http://WWW.STORAGETREASURES.COM) All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit 4123 Tinika Epps

## Notice of Public Sale

East Bank Storage located at 730 West Lake Street, Chicago, IL, 312-876-2000, is opening lockers:  
5230D- AE Clements LLC  
8194SM- Akinwumi, Akinseye  
4000X- Bickham, Jennifer  
2130E- Bolden, Evan  
6480D- Filipescu, Cristina  
4130F-Hofbauer, Michael  
4075D- Talley, Tefny Catrice  
5105G- Watson, Francheska for public sale.  
This sale is to be held on Tuesday, October 28, 2025, at 2:00PM. Cash payments only.

## Notice of Public Sale

East Bank Storage, located at 429 W. Ohio St, Chicago IL (312-644-2000), is opening lockers 4524X (Elbert Hatley), 7161SM (The Wine Guide, LLC), 4528X (Heith Thorndill), 6805F (Lisa Sterberg), and 2711X (John Egan), for public sale on October 28, 2025, at 3:00 p.m. Cash only.

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## Rogers Park Township Real Estate For Sale

### Real Estate For Sale

080808  
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT – CHANCERY DIVISION  
MSR Asset Vehicle LLC  
Plaintiff,  
-v-  
Charles Wade; 1529-37 W. Farwell Condominium Association; Unknown Heirs and Legatees of James Wade; Unknown Owners and Nonrecord Claimants; Thomas P. Quinn, as Special Representative of James Wade (deceased)  
Defendants.  
2024CH05935  
1531 W FARWELL AVE UNIT 1N, 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 4/10/2025, an agent of Auction.com, LLC will conduct the auction in person at 12:00 PM on 10/29/2025 located at 100 N LaSalle St., Suite 1400, Chicago, IL 60602, and will sell at public sale to the highest bidder, as set forth below, the following described real estate.  
Commonly known as 1531 W FARWELL AVE UNIT 1N, CHICAGO, IL 60626  
Property Index No. 11-32-1020-038-1007  
The real estate is improved with a Residential Property.  
The judgment amount was \$163,254.27  
Sale Terms: If sold to anyone other than the Plaintiff, 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com, LLC. No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. (relief fee not required) The subject property is subject to general real estate taxes, special assessments, and 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

### Real Estate For Sale

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: CODILIS & ASSOCIATES PC (630) 794-5300 please refer to file number 14-24-03724.  
Auction.com, LLC  
100 N LaSalle St., Suite 1400 Chicago, IL 60602 - 872-225-4985  
You can also visit [www.auction.com](http://www.auction.com).  
Attorney File No. 14-24-03724  
**Case Number: 2024CH05935**  
NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT PLAINTIFF'S ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
8231-958430  
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION  
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY  
Plaintiff,  
-v-

### Real Estate For Sale

ANTOINETTE MILTON, WINCHESTER PARK CONDOMINIUM ASSOCIATION  
Defendants  
2025CH03265  
7334 N WINCHESTER AVE 2 E  
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 July 25, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on October 30, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:  
Commonly known as 7334 N WINCHESTER AVE 2 E, CHICAGO, IL 60626  
Property Index No. 11-30-408-087-1018  
The real estate is improved with a condo/townhouse.  
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 a condominium unit which is part of a common interest community, the purchaser of the unit at the

### Real Estate For Sale

foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).  
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.  
For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876  
THE JUDICIAL SALES CORPORATION  
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE  
You can also visit The Judicial Sales Corporation at [www.jscc.com](http://www.jscc.com) for a 7 day status report of pending sales.  
CODILIS & ASSOCIATES, P.C.  
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BURR RIDGE IL, 60527  
630-794-5300  
E-Mail: [pleadings@il.cslegal.com](mailto:pleadings@il.cslegal.com)  
Attorney File No. 14-25-01691  
Attorney ARDC No. 00468002  
Attorney Code. 21762  
Case Number: 2025CH03265  
TJSC#: 45-2155  
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 # 2025CH03265  
**13273931**  
010101  
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

### Real Estate For Sale

COUNTY DEPARTMENT – CHANCERY DIVISION  
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER,  
Plaintiff,  
-v-  
DONALD R. BROCAR, DISCOVER BANK, JP-MORGAN CHASE BANK, N.A., ARTHURS COURT CONDOMINIUM ASSOCIATION,  
Defendants.  
24 CH 2605  
6454 N. BOSWORTH AVE,  
UNIT 2A,  
CHICAGO, IL 60626  
NOTICE OF SALE  
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 8/26/2024, an agent of Auction.com, LLC will conduct the auction in person at 12:00 PM on 10/29/2025 located at 100 N LaSalle St., Suite 1400, Chicago, IL 60602, and will sell at public sale to the highest bidder, as set forth below, the following described real estate.  
Commonly known as 6454 N. BOSWORTH AVE, UNIT 2A, CHICAGO, IL 60626  
Property Index No. 11-32-322-017-1002  
The real estate is improved with a Condominium.  
The judgment amount was \$204,576.41  
Sale Terms: If sold to anyone other than the Plaintiff, 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com, LLC. No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. (relief fee not required) The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.  
Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.  
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished

### Real Estate For Sale

to check the court file to verify all information.  
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium Property Act, 765 ILCS 605/9 (g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1).  
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
For information, contact Plaintiff's attorney: Law Offices of Ira T. Nevel LLC, (312) 357-1125 please refer to file number 24-00539.  
Auction.com, LLC  
100 N LaSalle St., Suite 1400 Chicago, IL 60602 - 872-225-4985  
You can also visit [www.auction.com](http://www.auction.com).  
Attorney File No. 24-00539  
Case Number: 24 CH 2605  
NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT PLAINTIFF'S ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
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# Five-story building likely ends all hope for saving Our Lady of Lourdes Church

## High density development at 4641 N. Ashland

All hope for saving the Our Lady of Lourdes Church is likely lost with the news that their parking lot will now be turned into a high density residential development on Ashland Ave.

Ald. Matt Martin [47th] has announced his support for a proposed residential development at 4641 N. Ashland, by Honore Properties. Located across the street from Our Lady of Lourdes Church, the effort would likely bring to an end any hopes of saving the church and its famous grotto.

Despite ongoing efforts by congregants and preservation groups to save the landmark, the efforts now seem doomed.

The church and grotto now face an uncertain future as the parish has been merged with Saint Mary of the Lake. The grotto is a replica of the famous Grotto of Our Lady of Lourdes in France.

The site formerly served as a surface parking lot for the church. It is adjacent to the former Our Lady of Lourdes School which is also being converted into 42 apartments. With no parking available for congregants and worshipers, the landmark church - which drew visitors from across the region - cannot survive.

Designed by Kennedy Mann, the five-story, 60-foot tall building will create 78 residential units, but provide only 33 parking spaces, or .42 space per unit. Prior to recent changes in zoning law, and the on-



The Our Lady of Lourdes Church and grotto face an uncertain future after plans were announced to build a new high density building at 4641 N. Ashland Ave.

slaught of Transit Oriented Developments, zoning for a project like this would have required at minimum 78 off-street parking spaces for future residents.

Changes to the current site include moving the location of the parking entrance from Leland Ave. to Ashland Ave., and in adding a dedicated loading zone on Ashland for rideshare and delivery drop-offs.

Thirty percent of the building's parking

will have access to EV charging stations, a bike room has been redesigned to accommodate electric and cargo bikes.

Honore Properties will next move to rezone the site from RT-4 to B2-3 with a Planned Development designation. It will need approval from the Chicago Plan Commission, the Committee on Zoning, and City Council.

## DOMINATES from p. 1

five minutes left in the half and the ball at midfield, the Lions had a fourth and two. The frustrated Lions went for it.

"I called the stunt. We knew that we could get some movement. After a couple of series that they were sliding to [Junior defensive end Hunter Wahtola] because he's kind of our big disruptive player that creates penetration," Passarella said.

"My nose guard took up that block, I slanted right in that A gap. Once I met the quarterback face to face, I knew I was going to get that sack," Wahtola said.

Wahtola was in the backfield so fast, it looked like the play was designed to give him the ball. Wahtola dropped Lions' senior quarterback Joey Lampignano so quickly it took a moment to realize the play was over.

After that, it was all Rams. Responding to the stop, the Rams came up with a little trickieration.

Junior quarterback Jackson Grabinski tossed a long lateral pass to senior wide receiver Blake Yucan, who also happens to be the backup quarterback, who then launched a deep ball to a wide open senior wide receiver Matthew Osterman who trotted into the endzone for a 53-yard touchdown reception making the score 15-0 at the half.

The second half was Rams sophomore running back Tyson Hooks turn to shine. He had a 49-yard touchdown catch and run in the third quarter littering the field with failed Lion tacklers reminiscent of Walter Payton run. And then Hicks added a third touchdown with 3:17 left. This time for 58-yards to put the game away. Hicks shined with touchdowns of 58, 49 and 42 yards.

"I think we've got the best of offensive line in the state. I say that a lot. They make my life easy," said Hicks.

"I ran 30 yards before I was touched. My receivers are running down field blocking safeties 40 yards down the field."

For some icing on the cake, senior safety, who plays more like a linebacker, split out into the flat in coverage deep in the Saint Viator end of the field. Lampignano looked to his left and passed the ball. In what seemed like a lifetime, the ball sailed right to Luke Flom with no Lion receiver even in view.

"I was ready for it. I knew the ball is coming to me. They were throwing at me all night. I don't know why but I was ready for it and it took it to the house," Flom said.

Flom, who has missed a few games with injuries this season, grabbed it like he was the intended receiver and raced it into the end zone to give the Rams a 35-0 lead late in the third quarter.

"My first game back [from] a lot of injuries. I knew it was coming. I got a few pass deflections, but I was ready for it and took it to the crib," Flom added.

The Rams move to 2-4 on the season. The Lions drop to 1-5. It's been a rough opening campaign for first year Saint Viator head coach and former Chicago Bears place kicker Robbie Gould. Gould came over to Saint Viator from Rolling Meadows high school where he coached last year.

Gould spent 11 seasons as the Bears' kicker from 2005-2015. After being unceremoniously and stupidly dumped by the Bears, he played nine more seasons in the NFL principally with the San Francisco 49ers. Gould is the ninth most accurate field goal kicker in NFL history.

## SUIT from p. 1

- Written Resolutions or Consents: Any written resolutions or unanimous consents specifically authorizing the raises and bonuses, signed by board members.

This matters because a HOA board—especially one like 175 East Delaware with 48 members—cannot meaningfully approve raises and bonuses if those details are not visible or discussed. Fiduciary duty requires informed consent, not rubber-stamping vague budget categories. If Sudler cannot produce this documentation, their claim of board approval is procedural at best—not substantive or legitimate.

Sudler never responded to our July 16 offer to meet and share information. The

evidence we requested should show why Sudler may, or may not have had approval.

Sudler's inability or unwillingness to provide this evidence undermines their legal position, and also reinforces the community's concerns about transparency and governance. Without clear, contemporaneous proof, the claim that the board "approved" these raises and bonuses is, at best, misleading.

If this case ends up before a judge, we will again ask Sudler Property Management to share this evidence. To our readers, we plan to share more details on this case as it moves along, as that's what newspapers do. If we turn out to be wrong, we'll cop to it... We just ask that Sudler not shoot the dog.

## TAKE OVER from p. 1

assembling industrial real estate along the river, demolishing structures and remediating the sites to prepare their redevelopment, only to lose it all.

Arkansas-based Bank OZK was forced to take over the Lincoln Yards site to help settle a \$126 million mortgage loan taken out against the land by Sterling Bay and Dallas-based Lone Star Funds. JDL had announced that they were changing the development's name to "Foundry Park," and will focus on residential development, with plans for up to 3,300 new housing units.

Prior to the Sterling Bay takeover, the site was owned by Finkl Steel, which is where the ties to a foundry come from. Finkl had occupied the site for over a century. Foundry Park sits on the border between Bucktown and Lincoln Park.

JDL and Kayne's \$1 billion plans also include up to 350,000 square feet of office space, 435,000 square feet of retail, 250,000 square feet of hospitality and 12 acres of open space, according to city records.

It is also likely to scale back the required infrastructure improvements on the site, that included a new bridge over the river, a new multi-modal transportation facility and an extension of the 606 Trail east into Lincoln Park.

As a sad reminder of this spectacular fail, just south of Foundry Park, the only property Sterling Bay was able to complete in the area is a vacant life sciences-oriented building tower at 1229 W. Concord Place. It is an eight-story, 285,000-square-foot lab space that's for sale and carrying a \$64.7 million loan from Bank OZK that matured last month.

## REAL ESTATE AUCTION

### NOVEMBER 19, 2025

## BOUTIQUE RIVER NORTH RETAIL/ OFFICE/RESIDENTIAL PROPERTY

### 634-636 N. ORLEANS ST., CHICAGO, IL

Adjacent to Orleans and Ontario, this high-visibility property is 10,070 sq. ft., mostly occupied with long-term uses, with a vacant Coach house. Gross income over \$200,000 annually with five tenants plus a prominent outdoor billboard. Near East Bank Club, Mr. Beef, new developments, and the new Chicago casino currently under construction.



Previously Valued Over \$5,250,000

Suggested Opening Bid \$3,150,000

On site inspections 2 to 4 pm October 28, November 5, 12th and by appointment.

FOR INFORMATION CONTACT

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