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NOVEMBER 4 - NOVEMBER 10, 2026

Patience and time
do more than strength or passion.
— *Jean de La Fontaine*

NEWS-STAR

AN INSIDE PUBLICATIONS NEWSPAPER

FREE

INSIDE: Delinquent Property Tax List

VOL. 122, NO. 44 NEWS OF ROGERS PARK, EDGEWATER, UPTOWN & ANDERSONVILLE insideonline.com

Taxpayers kicking in $20 million for Leland Hotel

Can housing that costs $693,458 per unit really be called 'affordable?'

Last week news of another suspicious pile of taxpayer money landing in an affordable housing project in Uptown drew the attention of the community blog Uptown Update [UU]. And considering the large amounts of money in question, it may be time to question the credibility of the City of Chicago in underwriting construction of affordable housing using taxpayer money.

The project in question is the six-story Leland Hotel at 1201–1213 W. Leland Ave. UU's coverage noted that following years of severe structural mismanagement, poor maintenance, and a foreclosure process under the previous provider, Heartland Alliance, Mercy Housing Lakefront officially stepped in to acquire, renovate, and operate the building as affordable housing.



The Leland Hotel at 1201–1213 W. Leland Ave. *Courtesy Uptown Update*

(Heartland Alliance has just announced its permanent closure in late October due to financial troubles.)

Last month, Ald. Angela Clay [46th] announced the approval of $20 million in Tax Increment Financing [TIF] support to fund a $59.2 million historic preservation and rehabilitation project for the nearly 100-year-old Leland Hotel Apartments.

These new funds are coming from the Lawrence/Broadway TIF Redevelopment Project Area.

LELAND *see p. 16*

Residents appeal massive Broadway upzoning dismissal, demand protections

City denied residents adequate notice, meaningful participation

Last week, the Edgewater Residents for Responsible Development [ERRD] and 13 individual Co-Plaintiffs filed their Opening Brief in the Illinois Appellate Court, First District, seeking reversal of the dismissal of their lawsuit challenging Chicago's sweeping Broadway upzoning.

Plaintiffs argue that the City violated fundamental due process protections—and that the dismissal threatens property owners' rights recognized under Illinois law for more than 60 years.

On Oct. 16, 2025 the City upzoned hundreds of properties along Broadway between Foster and Devon avenues and on adjoining streets in one fell swoop, in one of the largest mass upzonings in Chicago history.

Plaintiffs challenge the rezoning of specific blocks and properties, principally on Broadway's west side, arguing that it disregards neighborhood conditions, threatens existing homes and businesses, and lacks adequate planning.

Plaintiffs argue that the City violated fundamental due process protections—and that the dismissal threatens property owners' rights recognized under Illinois law for more than 60 years.

"The City decided to forcibly upzone hundreds of commercial and residential properties on the Broadway corridor in an effort to remake a dense, thriving and diverse neighborhood business district into a slick high-rise canyon and to do so by targeting 80% of the buildings on Broadway for demolition," said Patricia Sharkey, President of ERRD.

"This includes historic buildings that provide affordable space for small businesses and some of the most affordable housing in Edgewater," she said.

Indeed, the City rushed to do this while denying basic due process to directly affected residential and business property owners.

"That decision cannot be al-

APPEAL *see p. 16*



Fundraiser launched for boy paralyzed after stray bullet fired at car strikes him a block away

BY CWBCHICAGO



Anas. *Courtesy of GoFundMe*

A GoFundMe campaign is raising money for the family of a 14-year-old Chicago boy who was paralyzed from the chest down after being struck by a bullet while walking home from school last month. Prosecutors have said the gunman fired the shot more than a block away, intending to shoot someone else.

Prosecutors said Muhammad Sayadul Boshar, 19, fired five or six shots at a car carrying a former soccer teammate during a dispute in West Ridge. One of the bullets traveled about a block and a half before striking the boy as he unlocked a Lime scooter in the 6300 block of N. Rockwell St.

The injured boy, identified only as Anas, had been walking with friends to pick up his younger siblings from elementary school, according to the fundraiser. The bullet struck his spine. Boshar faces charges including attempted murder and has been ordered detained while the case is pending.

The fundraiser is intended to help Anas' family pay for medical care, rehabilitation and therapy. Organizers said the family is also dealing with lost income and time away from work and school.

Anas was 5 when his family came to the United States in 2018 after fleeing Myanmar as members of the Rohingya refugee community and traveling through Malaysia, according to the GoFundMe page. The family became U.S. citizens as soon as they were eligible.

The campaign describes Anas as an honors student and avid soccer player who admires Lionel Messi and supported Argentina during the World Cup. Organizers called him his family's "hope and dream for the future."

The fundraiser was created by a small group that has supported the family since they arrived in the United States. Rachel Bronson and John Matthews are holding the donations on the family's behalf, and organizers said all money raised will be used to cover the family's expenses.

Community meeting to focus on Chicago police budget

The Better Government Assoc. is hosting a Chicago Police Dept. budget engagement community meeting starting at 6 p.m. Monday, Nov. 9, at the Japanese American Service Committee, 5700 N. Lincoln Ave.

The meeting hopes to provide residents information about the CPD's proposed budget and share their public safety funding priorities.

The meeting will feature Geoffrey Cubbage, BGA's Policy and Budget Analyst, who will provide an overview of CPD's proposed budget. Residents will be encouraged to share their feedback.

Work at Leland and Sheridan could drag on until January

City contractors have begun rebuilding the intersection of Leland Ave. and Sheridan Rd. as part of an effort to install new traffic signals.

That work is creating driving and accessibility challenges for the roadway and all four corners of an intersection heavily used by drivers and pedestrians.

The new traffic signals will include pedestrian walk signs at the intersection, and crews have also extended the curb to block parking and turning traffic while reducing pedestrian crossing distances.

Due to construction delays, the new signals may not be installed and functioning until December or January of 2027. Two weeks ago, workers began installing the foundations for the new traffic signals. After that, concrete restoration is expected to take another 2-3 weeks, after which the new poles will be installed and the current poles will removed.

The managing engineer for the project is pushing hard to ensure that all sidewalks are restored before Thanksgiving.

First fight. Then fiddle. Our sense of civic duty is essential



By Thomas J. O'Gorman

As this newspaper went to press before election results were in, we certainly hope the voters have freed us of some great ineptitude, flagrant suspicious political control of the mayor by the teachers union and an ending to the wasteful spending of the peoples' financial resources.

Perhaps the scattering of the unqualified teams of advisors of Mayor Brandon Johnson, who thinks he has all the answers (spend, spend, spend) has begun.

Everyone is looking for details about the numbers of voters. You won't find that here this week, as print publishing has its limitations due to deadlines.

We know that early voting has become a critical factor in the outcome of election events. I know many people who weren't taking chances. They got to the polls as soon as it was legal. So good work, fellow citizens.

Many voted by mail. It's a genius process for ensuring that your ballot, and all those candidates you support, are not able to be compromised and exhausted by the dirty tricks department looking for anything that might change our right to vote.

Two days after I mailed in my ballot, I received notice that my vote had been received. That's trust-building at its best.

Mayor Johnson's people have been grabbing with both hands while they can. Ald. Raymond Lopez on X shows us how a City department can have a $3 million increase in personnel costs without changing headcount… "By giving raises of $10K, $30K $50K or $60k raises to senior management that's how!" We can't believe Trump's Justice Department couldn't find an indictment in that hot 5th floor mess. Trump must be torturing us by looking at the situation and laughing as Brandon's people get what they can. Or maybe they're just too incompetent to even catch the easiest of big fish to fry.

We live in strange times. We need critical reassurance that in spite of all the ceaseless ranting and skewed accusations against Democrats, safe election procedures have been successfully accomplished.

Though President Trump appears more and more disturbed about things, wildly casting aspersions about tampering and illegal polling tricks.

Thank God that modern communications have the capacity to protect the truth that brings shame, embarrassment, and sanity. It belies the falsehoods so generously sprinkled on the American voter whose ability to spot lies, half-truths and concocted falsehoods is refined.

Sadly neither Mayor Johnson nor President Trump will be out of office when the results of this mid-term election are officially recorded. Those elections come in February for Chicago, and November 2028 nationally, long after yesterday's outcome.

But we can now plan for that future.

Rational humans can lay the groundwork for reason, intelligence and healing. Wisdom can return. Strategies for repairing the damage done can proceed.

Lake Ontario and the Gulf of Mexico can both return to their long-time honorable names. The Atlantic will remain the Atlantic, and the courts of the nation can rule to protect our soil, mountain ranges and golf courses. And flowers may bloom once more in the White House Rose Garden.

Chicago poet, Gwendolyn Brooks, was a dynamic force of wisdom and urban understanding. She was a brilliant woman of observation. A South Side Chicagoan. The first African American woman to win the Pulitzer Prize for poetry in 1950. Her 1949 work, "First Fight. Then Fiddle" observed the necessity of always being ready to act, and to defend deeply held beliefs.

It was a sentiment frequently expressed during elections in Chicago. An American electorate like no other. Elections here were often turbulent. Having a sense of civic duty was essential.

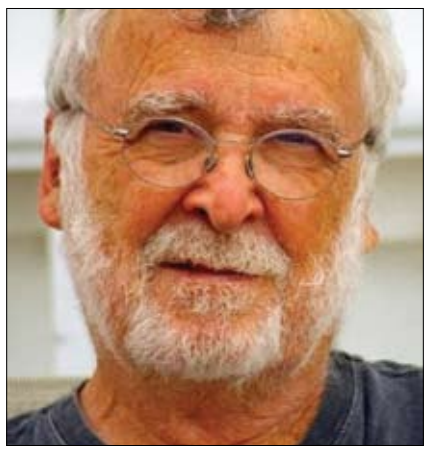
"It urges voyages," she wrote. "You just can't stay in your comfortable old grooves. You have to extend yourself. And it's easier to stay at home and drink beer."



Anne M. Burke



Barack Obama



Theodore "Ted" Johnson

From the very beginning of Chicago's historic settlement as a city in 1837, its future appeared to be written in the stars, when it was a meagre campsite settlement along the Chicago River, for French Jesuit Pere Marquette and his explorer companion Louis Joliet. Located near what is today Damen Ave., it was written off as little more than a strategic campsite of undetermined progress. It's primitive growth into a fertile hunting ground of fur trappers. A seemingly endless supply of critters etching the rich boundary marking the starry perimeter of the area known as the Great Prairie.

It is a landscape that has grown to become the fertile capital of the American heartland. An urban capital for which American political and economic leadership expands and thrives. Remember, First fight. Then fiddle.

BOT IN PRINT: A good fight is on in Ohio. Unionized journalists at the Akron Beacon Journal and Kent Ravenna Record-Courier in Ohio are demanding that their employer remove their names from stories featuring a new AI chatbot being implemented on their publications' websites. They will be withholding their bylines from stories featuring the chatbot for 14 days spanning across the November General Election.

The staff cites serious concerns over editorial integrity with the DeeperDive tool used by USA TODAY Co., which owns both newspapers.

The chatbot generates AI summaries of the papers' coverage and was recently added to their publications' websites. The tool violates the company's current standards of requiring a "human in the loop" prior to publishing computer generated content online or in print. The workers are demanding the company pause the use of AI.

Since USA TODAY introduced DeeperDive across its U.S. publications, the tool has hallucinated facts and violated editorial standards in many examples caught by union members. In one egregious case in October, DeeperDive substituted the name of a murder suspect with the reporter covering the case. Sheesh!

No bots here at Inside Publications, just real cranky people.

OBAMALAND: Our former President, Chicago's own **Barack Obama** worked overtime steering the spirit of the mid-term election. I remember his visits to our City Hall offices before his presidency. He was always a treasured visitor. Thanks for all the effort you've put into this mid-term election.

ILLINOIS SUPREME COURT: Retired Justice **Anne M. Burke** was honored with the Hon. George N. Leighton Justice Award, given to those whose career represents the highest standards of the legal profession and dedication to public service.

CSO: The Civic Orchestra of Chicago, the Chicago Symphony Orchestra's acclaimed training ensemble, continues to expand its presence beyond Orchestra Hall, with a series of free performances in community venues. Principal Conductor **Ken-David Masur** returns for his eighth season. Meanwhile, several conductors make their debuts, such as **Michael Sanderling**, **Tianyi Lu**, CSO Assistant Conductor **Robert Kahn** and **Daniel Bartholomew-Poyser**. Did you already get your tix for **Yo-Yo Ma** and the CSO Nov. 11? It's already sold out.

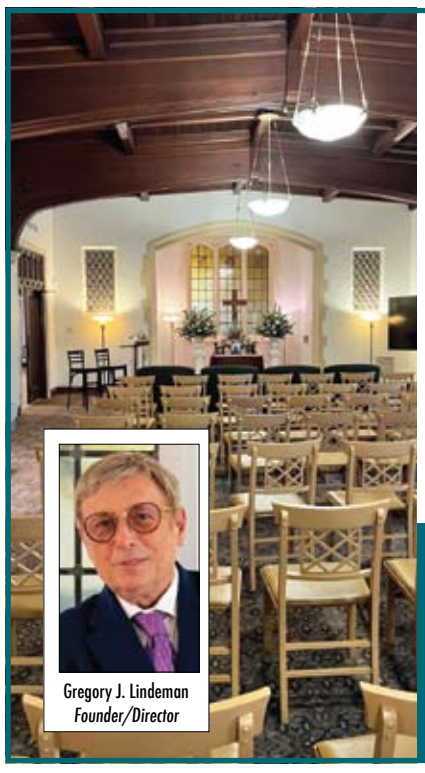
WXRT's **Terri Hemmert** and Chicago Symphony Chorus member **Ryan Cox** were on stage for the first Classic Encounter of the season before the Brahms Requiem concert, followed by dessert and a lively multimedia discussion about the evening's program and its connection to and influence on popular music. Terri remains our local treasure.

A TUNEFUL LIFE: Old Town School of Folk Music teacher, **Theodore "Ted" Johnson**, has died at 98. An instructor for more than 40 years, Johnson returned as a student for 20 more years. His sense of the arts and his loyalty to the revolutionary and creative approach to the American folk tradition at the school was without equal. He was present at the school from the moment of its birth, opening night, Dec. 1, 1957. That's when they first demonstrated their unique teaching method. Among the audience back then were **Studs Terkel** and **Paddy Bauler**, Chicago's ubiquitous 43rd Ward alderman. That opening experience was dynamic and challenging to all present attempting to grasp the new concept of the school's method and style. Life there was ground breaking. Johnson's long life allowed him to thrive in a fascinating range of History.

SHAKESPEARE THEATER: Kimberly Motes, Shakespeare Theater boss, has announced plans to step down as Executive Director and exit her position mid-November to return to Minnesota.

Theater is flourishing at Chicago Shakespeare for their 40th

DUTY *see p. 8*



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City expands spy camera ticket writing scheme north to Foster

The citywide expansion of the Smart Streets spy camera enforcement program (using cameras on CTA buses and city vehicles to ticket cars blocking bike and bus lanes) is expected to expand beyond downtown and into Chicago's North Side neighborhoods up to Foster Ave. between January and June 2027.

The automated pole-and CTA bus-mounted cameras will issue tickets for double-parking (minimum one-minute block) and blocking dedicated bus and privileged bike lanes. Double-parking tickets are $90, while blocking a dedicated privileged bike lane carries a $250 fine.

As of mid-October, the city has reportedly issued nearly 17,000 citations and collected more than $2.5 million in fines from their new spy camera network. Delivery trucks operated by UPS, Amazon, FedEx and UPS accounted for nearly $500,000 of that total.

As of mid-October, the city has reportedly issued nearly 17,000 citations and collected more than $2.5 million in fines from their new spy camera network. Delivery trucks operated by UPS, Amazon, FedEx and UPS accounted for nearly $500,000 of that total.

City-owned and government vehicles in Chicago are often allowed to park in restricted areas, such as "no standing" and "no stopping" zones in the Loop, because officials treat the practice as a perk for official business. The comptroller for the Chicago Dept. of Finance, has reportedly defended the practice, stating that municipal workers conducting official business are permitted to use these zones for convenience.

While city vehicles routinely occupy these illegal parking spaces without citations, private citizens face immediate ticketing or towing for the exact same infractions. Although officials claim the exemption applies strictly to work duties, there is little active enforcement to prevent public workers from using the vehicles or spaces for personal errands.

The spy camera scheme will also now spread south to Pershing Rd. Further expansion is planned north to Devon Ave. and Pulaski Rd. later in 2027. More than 300 miles of privileged bike lanes are expected to be issuing tickets by 2028.

City wants citizens to register their gardens

The Dept. of Streets and Sanitation has launched its native and pollinator garden registry. Native and pollinator gardens help to support local wildlife and ecosystems. They also help act as a natural defense against erosion and help manage stormwater.

Property owners, residents, organizations, and institutions with qualifying gardens are encouraged to apply to be listed on the registry. Applications will be reviewed by the Native and Pollinator Garden Registry Advisory Board, and once the Board approves a garden, it will be added to the City's registry. Visit http://tiny.cc/NGregistry.

St. Andrew's Church brings back their popular senior lunches

The senior lunch is back on at St. Andrew's Church, 5649 N. Sheridan Rd. Intended as a fun-filled lunch for those aged 55 and older, the church serves up authentic Greek food, while also hosting live entertainment.

Service typically runs from 11:30 a.m. to 2 p.m., with lunch served around noon. The next luncheon will be Thursday, Nov. 12. The lunches were a popular Edgewater community event until the effort was ceased during the COVID pandemic and government-imposed lockdown. The luncheons used to draw in 300 to 400 seniors every month.

The cost is $15 per person and the menu items are Pastitsio, Spanakopita, Tiropite, Greek Chicken and meatballs, and Dolmades. For reservations or carry out, call 773-234-3041, or write to hospitality@standrewortho-dox.org.

Don't miss this chance for fellowship and fine, homemade Mediterranean cuisine, co-sponsored by the Hellenic Foundation and St. Andrew's Hospitality Circle, as the next one may not be until May, 2027. Many who attended previous luncheons may not be aware that they've been restarted.

The church also offers exercise, tai chi, art and history programs and trips for older adults.

Residential Only Permit Parking Pass fees for 2027

If you live in a Residents-only Permit Parking [RPP] zone then you have to pay extra every year for a that parking pass, and for guest passes. The pink 2026 daily RPP will expire on Dec. 31, and the city is now selling the new blue 2027 parking passes.

The blue passes can be used immediately and will not expire until Dec. 3, 2027. Pink 2026 passes cannot be exchanged for the blue 2027 ones, nor can you get a refund.

Visit your local Alderman's office to purchase your stickers, or go online at ezbuy.chicityclerk.com.

Feigenholtz to host conversation with new NITA Board Chair Nov. 16

To give people a chance to ask questions and learn more about the new Northern Illinois Transit Authority [NITA], State Sen. Sara Feigenholtz [6th] is hosting a community meeting 6:30 p.m. Monday, Nov. 6, so that residents can join her for a conversation with NITA Board Chair Tom Kotarac.

The event will be held at Third Space Chicago, 716 W. Addison St. The event is free and open to the public, but space is limited and advanced registration is required. Visit https://docs.google.com/forms/d/e/1FAIpQLSdx0Va0IqfP7GPBxmgoXyFHzMxAVPi2HhBC8335AySHdgTX7A/viewform.

"After the long-awaited solution to the transit challenges we faced, NITA became a reality on Sept. 1," said Feigenholtz. "I encourage residents and families to join us for the opportunity to ask questions, learn more and hear more about our regional public transit system."

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Dorothy Lou Galbraith: Old Town artist and dog lover



The Home Front

by Don DeBat





Don DeBat and his sister Dorothy "Dot" Galbraith (left) grew up in the 1950s on tough, blue-collar Halsted St. in Old Town. Dot passed away quietly at age 87 on July 26. (Right) "Winter Landscape," by Dot in 2013.

Creating beautiful art, breeding show dogs and rearing children were the highlights of Dorothy (Lou) DeBat Galbraith's long life.

My sister, nicknamed "Dot," brother Alfred, and this writer grew up in the 1950s on tough, blue-collar Halsted St. in the Old Town neighborhood. Dot passed away quietly at age 87 on July 28 in rural Canton, IL.

As a young teenager, Dorothy always dreamed of raising dogs and showing them at the "International Dog Show" that was held at the Chicago's Amphitheater on the city's West Side.

Dot learned about the love of animals and about art from her father, Chester Louis DeBat, a Chicago cab driver who immigrated to the Windy City from New Orleans in the 1920s. Although Chester loved all three of his children, I always thought he loved Dot the most because she was sympathetic to animals—especially dogs—as much as he was.

How Dot's love of art and dogs began

At Christmas time, Chester would sketch horses, dogs, jet planes and rockets on our big ornament box stored in the attic. As a youngster, Dot raised pet hamsters in a cage in her bedroom. One day, the hamsters escaped, and were never found. That drove Marie, my nervous mother, nearly crazy.

As a teenager, Dot took photos of "Topper," her toy-collie mutt, and used my mother's coveted silver-plated bread tray as an imaginary "Best-In-Show" award. One of Dot's best friends on Halsted St. was a middle-aged woman named Tonti who had 30 dogs. As a kid, I thought Tonti smelled like wet puppies, and needed a bath.

One chilly winter day in the mid-1950s, Dot rescued a beautiful Great Dane stranded on the ice of a Lincoln Park lagoon. She brought the huge stray animal home and named him "Fawn." Then, she fed the brindle-colored show dog, much to the chagrin of my mother.

Our mother, Marie, a no-nonsense Southern Indiana farm girl, who worked at a Kosher deli near Halsted and Roosevelt Rd., had no use for animals of any kind around the house.

Fawn ate like a horse. We constantly fed that hound—cheap canned dog food, dinner leftovers, and meat scraps from mom's deli near Maxwell St. Marie, in a kind moment, even cooked up pots of white rice to fill up the beast. One day before dinner, Fawn, whose head rose higher than the kitchen table, lapped up a pound of butter with a single lick. Marie, a penny-pincher, was not happy.

For animal-lover Dot, Lincoln Park Zoo was her playground. She often walked Fawn in the park. Unfortunately, one day after school the dog's real owner saw her, followed her home to our humble frame three-flat apartment building, and claimed the animal. Despite receiving gifts from the legal owners of the Great Dane, giving up Fawn truly broke Dot's heart.

Love of art blossomed at Newberry

Dorothy's love of art blossomed at Newberry Elementary School on Willow and Burling streets. Although she had no formal art training, Dot was naturally talented. She could sketch animals and people beautifully.

After Dot's 8th-grade graduation, our teacher, Miss Grace, remembered Dorothy was my sister. My grammar school teachers always posted my temper-color art, inspired by Dot, on the bulletin board.

Miss Grace knew I owned a wood-burning craft set. So, even after graduation, she asked Dorothy to create pencil sketches, including one of a ballerina, on cedar cigar boxes which I had sanded smooth. Then, I wood-burned the image into the cedar. The teacher loved the boxes and used them to store her jewelry.

While attending Waller High School (now Lincoln Park High), Dot worked summers as an assistant to Jack Funk, a professional show-dog handler. Dot cleaned kennels, groomed dogs and learned how to professionally show canines.

Funk, her mentor, connected Dot to a breeder and she purchased "Tarzan," a pedigreed Collie. Funk helped Dot show the dog, which earned several points toward his championship under the name "Satan's Big Deal."

As a beautiful, young teenager with thick, wavy brown hair and a shapely figure, Dot also liked flirting with boys.

When I was 8 years old, Dot taught me how to "pucker up" and kiss a girl, although I wouldn't have a girlfriend until age 15. As a result, women have always told me I have "soft lips."

At Waller High School, her teenage life was like a 1950s movie. Dot was a member of a cool, very social gang of teenagers that hung out after school sipping nickel Cokes and playing a Juke Box at the "V&L Grill" on Armitage east of Burling.

First romantic love

Inspired by the 1953 Marlon Brando movie, "The Wild One," teen boys at Waller High wore blue jeans, wide black "motorcycle" belts, and white T-shirts with a pack of Lucky cigarettes rolled up in the sleeve. The scene was right out of the 1955 movie "Rebel Without a Cause," starring James Dean and Natalie Wood.

That year, Dot became infatuated with blond, handsome William Eugene Galibraith, who she met painting high school play stage sets for "Annie Get Your Gun."

"Gene," who also acted in the play, was Dot's James Dean.

Dot and Gene's favorite 45-RPM Juke-Box record was "Earth Angel," recorded in a Los Angeles garage in 1954 by the Penguins. The record hit No. 1 on the Billboard charts and sold 10 million copies.

She also was a fan of teenage heartthrob Robert (Bobby) Wagner, who later married movie-star Natalie Wood. After high school graduation, Dorothy attended business school and landed a good job as a bank teller on Michigan Ave.

Dot's future husband, Gene Galbraith, joined the U.S. Marines after high school graduation to escape his troubled home life. He served for three years in the tank corps based at Twenty-Nine Palms, CA. Dot missed Gene, quit her job, and rode a Greyhound Bus to California to be with him. They married and lived in a trailer at the Marine base. Dot said: "Those were the happiest years of my life."

The Galbraith family

Their son, William Scott Galbraith, was born in 1958, and the couple moved back to Chicago after Gene's honorable discharge from the Marines. As a young teen on Halsted St., I occasionally babysat Scott and changed his diapers.

In the early 1960s, Gene, also a gifted artist, painted, portraits and found work as a professional convention-display builder. Dot and Gene bought their first house with a Veterans-guaranteed loan—a modest three-bedroom, one-bath ranch, in northwest suburban Crystal Lake.

Dot gave birth to sons Gerald (Jerry) Eugene in 1960, and Robert Louis in 1962, then a daughter, Victoria Marie in 1968.

Life was not easy after 11-year-old "Robbie" died of leukemia in 1973. Much later, in 1994, Gene Galbraith passed away of Lou Gerhrig's Disease at the young age of 56. In 2015, Jerry contracted lung cancer and also passed away early, at age 55.

Scott and Jerry had long, successful careers in the building trades. Scott worked for decades as a successful union plumber. Today, at age 68, he is talented enough to build an entire house from scratch.

"Vicki," who married Chris Strong, a school English teacher and talented musician, worked as a private investigator and currently is an insurance agent.

Photography and writing in the family DNA

In the 1950s, Dot's older brother, the late Alfred Louis DeBat, was graduated in 1954 with a master's degree in journalism from Northwestern Univ. Al DeBat, a world-renowned photographer, had a long career in magazines and digital photography. He rose to be Playboy Magazine's editor of foreign editions.

Darkroom-trained on Halsted St. at age 10, this writer followed Al DeBat's footsteps, attending the Univ. of Missouri journalism school. After graduating with a master's degree in 1968, I started a 27-year newspaper career as a business writer, real estate editor, sports copy editor and softball columnist at the Chicago Daily News.

Later, at the Chicago Sun-Times, I worked as real estate editor and an assistant managing editor. I was nominated for a Pulitzer Prize in 1982, and wrote books on mortgage lending and Chicago neighborhoods. Today, I still write a weekly column for this North Side newspaper.

Dot as a professional dog breeder

"Over the past 50 years or so, my mother ran her own successful dog-breeding business. Through-

DOROTHY *see p. 8*

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Special taxing districts' uncertain future looms over historic school board races

BY ALEX NITKIN
Illinois Answers Project, Chalkbeat Chicago

As candidates just competed to serve on the Chicago Board of Education, the newly elected group will soon face a $1 billion question: how to deal with a controversial city of Chicago financing program that is both a cash cow for the district and a curse.

In the short term, Chicago's controversial Tax-Increment District [TIF] financing program is increasingly lucrative and serves as a much needed lifeline for the school system's financial crisis.

But in the long term, it muddies Chicago Public Schools' [CPS] budgeting process and hardens its financial dependence on the city's taxpayers. Many of those taxing districts are set to expire by law over the next decade — along with the extra cash they provide.

Chicago has for decades used TIF to create geographic districts that divert property tax growth away from local governments — especially CPS — and channel the money into special funds that can be tapped to help pay for private enterprise, construction and public works.

But in recent years, the tax money raised by TIF districts has eclipsed spending on local projects. Chicago mayors have declared larger and larger annual "surpluses," one-time measures reaching into TIF reserves and spreading the money back over local governments. The biggest beneficiary has been the school system, which is by far the largest local collector of property taxes.

TIF districts expire each year, automatically sending millions back to the school district and other taxing bodies. But as some of the highest-earning districts near downtown Chicago and on the North Side remain in place, CPS has had to rely on surpluses to reap their share of property taxes. The surpluses also float cash to the district without triggering the state law that limits how much the district can raise its property tax levy.

As recently as 2019, the amount CPS raised by the TIF surplus barely accounted for 1% of the district's total budget. But this year, when the school district received more than half of the record $1 billion surplus declared by Mayor Brandon Johnson, its share represented more than 6% of its spending plan.

That's a problem when the school district is legally required to pass its budget months before its leaders know how much they'll get from the mayoral-declared surplus, said Justin Marlowe, director of the Center for Municipal Finance at the University of Chicago's Harris School of Public Policy.

"It's bad on multiple levels," Marlowe said. "It would be one thing if it was a relatively small share of … CPS's overall budget, but it's not. It makes a material difference how much TIF surplus there is, and we've seen that play out in some very direct ways."

The timing of the cash infusion is one major unknown in the school district's budget process. Another unknown is the amount of money coming in. During the past five years, TIF surplus has buffed the schools' approximately $10 billion spending plan by as little as $141 million and as much as $523 million.

The stakes have been raised on the district's annual TIF guessing game as CPS and city leaders argue over who's responsible for a $175 million annual pension payment. Last year, Johnson was able to resolve the issue by declaring a much larger surplus than the school district budgeted for, floating CPS a cash infusion big enough to cover the cost.

"The whole point of having a calendar is that you make certain decisions — sometimes tough decisions — at certain moments in time, and you make compromises and you make trade-offs," Marlowe said. "If the process just stretches on endlessly, waiting for new information from the city or from Springfield or whatever, that violates some really core principles at a very high level."

This year, the school board — for now split between elected members and mayoral appointees — passed a controversial plan to assume $285 million in TIF surplus plus an additional $150 million in money from the state, aiming to prevent painful cuts.

State leaders have insisted Springfield does not have the money. District leaders got an indication of how much surplus to expect when Johnson released his budget proposal, but they won't know for sure until the City Council approves a final spending plan later in the year.

How do TIFs work?

Chicago's TIF districts have steadily declined in number from their 2011 peak as the bonanza of districts created under Mayor Richard M. Daley reached the end of their 23-year life cycle. The 160 districts when Daley left office shrank to 101 active districts this year. Another 13 are scheduled to expire this year with an additional 15 due for expiration by 2030, including the juggernaut LaSalle Central district, which on its own raised more than $200 million in taxpayer cash last year.

When a TIF district expires, the money in its account is distributed back to taxing bodies, and local governments can raise their levies to absorb its annual collections moving forward.

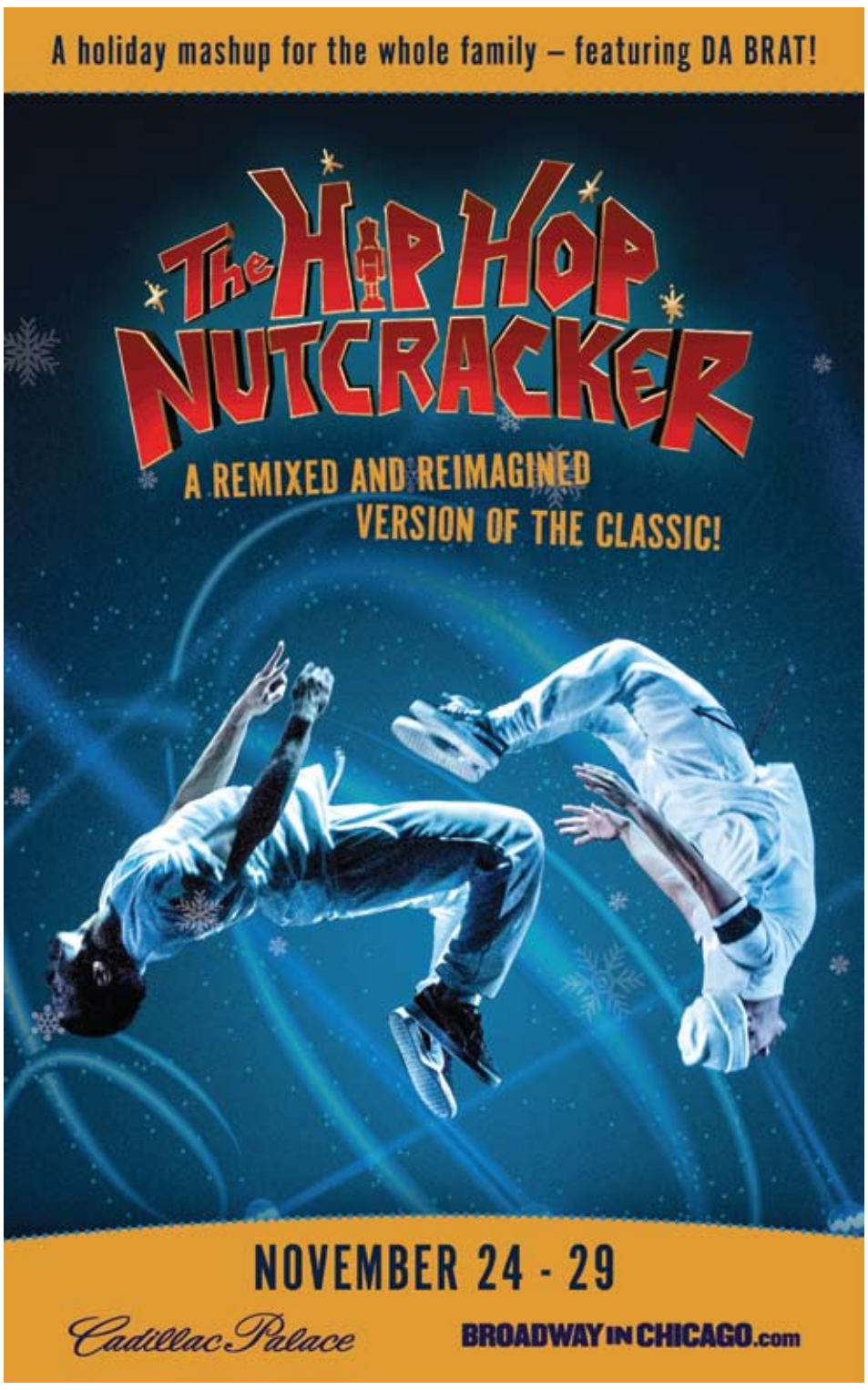
"The overwhelming history around TIF has been that it has not been used for areas that are 'blighted,'" as they are intended under state law, said Pavlyn Jankov.

However, even as the number of TIF districts has dwindled, their combined collections have skyrocketed, taking in more than $1 billion in taxes last year, according to city data. That's because a half-dozen fast-growing districts near downtown claim an outsize share of the TIF revenues.

The TIF program has come under criticism for siphoning money to wealthy neighborhoods that could otherwise have gone to school districts. The Chicago Teachers Union [CTU] has long called for the city to wind down its TIF programs.

"The overwhelming history around TIF has been that it has not been used for areas that are 'blighted,'" as they are intended under state law, said Pavlyn Jankov, research director for the CTU. "The way it is structured takes money that would go to schools and otherwise diverts it because of the way it disallows new property from being taxed by school districts, parks, libraries, et cetera."

TAXING *see p. 12*



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Sean Popps is seen in a sampling of his 2025 mugshots.

Feds nab seven in Chicago fraud investment scheme

Federal law enforcement in Chicago recently seized $214 million from a massive pump-and-dump investment fraud scheme involving coordinated social media manipulation.

Seven defendants have been indicted on federal charges, including wire fraud and securities fraud—allegations that carry severe penalties upon conviction.

The seven individuals include Lim Xiang Jie Cedric, Ming-Shen Cheng, Ko Sen Chai, King Sung Wong, Siong Wee Vun, Chien Lung Ma, and Kok Wah Wong, who were all indicted in U.S. District Court in Chicago.

Federal law enforcement officials have since filed a civil forfeiture complaint seeking to have those assets permanently forfeited to the U.S. government. If successful, the forfeited assets may be used to reimburse defrauded investors.

It is one of the most significant financial fraud enforcement actions in recent years, in connection with an alleged "pump-and-dump" fraud scheme.

This case highlights the role of civil forfeiture in protecting investors and the legal pathways available for victims seeking to recover their losses through professional securities fraud representation.

A pump-and-dump scheme is a type of securities fraud involving the artificial inflation of the price of an owned stock—typically one that is thinly traded or microcap—through misleading, exaggerated, or false statements.

Once the price is "pumped up," the perpetrators "dump" their own shares at the inflated price for huge profits, leaving unwitting investors with significant losses when the stock price collapses.

In this case, defendants allegedly used social media and other digital platforms to promote shares of China Liberal Education Holdings, Ltd., purportedly offering significant returns to investors.

According to the indictment, these defendants coordinated trading to artificially raise the company's stock price, only to sell thousands of shares for millions of dollars in profits — ultimately harming ordinary investors who bought into the scheme.

Man arrested 12 times in 2025 gets two-year sentence for attacking Northwestern cardiologist

Sean Popps, who was arrested 12 times by Chicago police last year before he was finally taken off the street for violently attacking a cardiologist in a Northwestern Memorial Hospital parking garage elevator, will be back on the streets soon.

Court records show Popps pleaded guilty Oct. 28 to aggravated battery in a public place for the Nov. 2, 2025, attack and received a two-year sentence from Judge Aleksandra Gillespie. But Illinois law cuts that sentence in half, and Popps also receives credit for 360 days spent in custody. After initially being found unfit to stand trial by the court's Forensic Clinical Services, he underwent treatment at an inpatient facility and was found fit last month, records show.

Chicago police arrested Popps a dozen times in 2025, almost all for alleged trespassing or property damage on or near Northwestern Memorial Hospital's Streeterville campus. Those arrests followed seven in 2024, again mostly on or near the hospital grounds. Records show he was also arrested at the facility twice in 2020, twice in 2021, once in 2022, and once in 2023.

Then, at 1:39 p.m. Nov. 2, 2025, a 42-year-old cardiologist entered an elevator at 236 E. Huron St., according to court filings. Popps allegedly followed her onto the elevator and immediately began punching her in the head. He continued striking her as she stumbled backward and tried to shield her face with her hands, prosecutors said.

A Chicago police report said the woman suffered multiple bruises, abrasions, and hematomas to her face, head, arm, and hand. She had no prior contact with Popps, officials said, and the attack was entirely unprovoked.

A Northwestern security officer immediately recognized Popps in surveillance footage, citing "approximately 30 plus prior incidents at the hospital where [Popps] had to be removed," according to a detention petition. Another Northwestern officer reported having "incidents with [Popps] approximately two times a day over the last 19 months."

At the time of the attack, Popps was on pretrial release in a separate case in which he was accused of trespassing at a Streeterville residential building in October and then attempting to escape from a police station lockup.

Gunman opens fire inside Loop 7-Eleven, wounding two

Two people were shot inside a Loop convenience store Oct. 25, including a bystander who appears to have been struck by a bullet intended for the other victim, Chicago police said. The shooting occurred around 9:32 p.m. inside the 7-Eleven at 33 E. Adams St.

A 26-year-old man was standing inside the store when an armed man entered and pointed a gun at him. The two briefly struggled before the gunman opened fire, striking the 26-year-old multiple times and a 23-year-old man in the foot, police said. The shooter then fled east on Adams St., according to CPD.

Officers found the older victim sitting on the stairs of a nearby CTA station, bleeding from multiple gunshot wounds. He was taken to Northwestern Memorial Hospital in fair condition. Chicago police arrest records show the 26-year-old was arrested last year for allegedly selling marijuana outside the same 7-Eleven. He was also arrested earlier this month for smoking on the CTA in the Loop.

The 23-year-old victim was also taken to Northwestern in fair condition.

Police recovered four shell casings inside the store. Video showed the gunman was a male of unknown race wearing a black tank top and jeans with something on his head. He may have left the area in a silver sedan, an officer said.

Man charged with multiple counts of burglary



Charles Kelly

Charles Kelly, 19, of the 3100 block of W. Warren Blvd., has been charged with seven felony counts – Burglary on Oct. 30, after he was arrested by Chicago Police on Oct. 28, in the 7800 block of S. Cornell.

Kelly was identified as one of the offenders who burglarized multiple businesses throughout the city over the last month, including businesses on the north Side. They include on on Sept. 30, at 3:02 a.m. in the 2900 block of N. Clark St.; another one on Sept. 30, at 3:13 a.m. in the 2700 block of N. Ashland; Sept. 30, at 4:13 a.m. in the 2300 block of W. Chicago, and another on Oct. 27, at 4:35 a.m. in the 3400 block of N. Clark St.

Kelly was placed into custody and charged accordingly.

Nearly two dozen Lincoln Park, Lake View businesses hit last week in burglary spree

This is a is a good time to support a local North Side business, after nearly two dozen businesses were targeted in a burglary spree Oct. 26-27, with restaurants bearing the brunt of the damage. The total number of businesses affected may rise.

The area around Clark St. and Fullerton Ave. appears to have been hit hardest. At least a dozen businesses across two city blocks were found with shattered windows or broken doors early Tuesday.

The first reported incident came around 3:30 a.m., when a witness called 911 after seeing two men trying to break into an ATM outside Miska's Liquors & Deli, 2152 W. Belmont. Officers arrived to find the ATM heavily damaged, but the burglars had already left.

About 20 minutes later, police discovered a cluster of break-ins near Clark and Fullerton. At least a dozen storefronts in the area had been damaged. Officers also found two cash registers abandoned in the street. One was recovered near the restaurant where it was stolen, while another was found around Cannon Dr. and Fullerton Ave., near Lake Shore Dr. A witness told police that the burglary crew fled in a white Honda Accord.

Around 4:25 a.m., burglars attempted to break into Al's Italian Beef, 3420 N. Clark, in Wrigleyville. Initial reports indicate they were unable to enter the restaurant, but the storefront was damaged. Additional burglary attempts were reported in nearby Boystown, including at a frozen yogurt shop in the 3500 block of N. Halsted and a dry cleaner in the 3200 block of N. Broadway. A white Honda SUV was reportedly spotted at the Wrigleyville scene.

A short time later, police received reports of more burglaries farther north. A taco shop in the 4400 block of N. Ashland Ave. was targeted, as was a restaurant near Ashland and Montrose avenuea.

Chicago police have not released descriptions of the suspects or announced any arrests.

Lincoln Park man charged in carjacking



Timothy Lee

Timothy Lee, 39, of the 2300 block of N. Ashland Ave., was charged with one felony count of Vehicular Hijacking and two counts of resisting/obstruct a police officer Oct. 31 after he was arrested 3:27 a.m. Oct. 30, in the 2300 block of N. Bosworth Ave.

Lee was identified as the offender who on Oct. 29, at 4:12 p.m. in the 2300 block of N. Lister Ave attempted a vehicular hijacking. A short time later, in the 2100 block of W. Fullerton, Lee committed a vehicular hijacking. The offender was placed into custody and charged accordingly.

Serial burglar broke into North Side homes months after prison release



Joseph Shipp

A 60-year-old man who has spent much of his adult life behind bars for burglarizing Chicago homes is accused of returning to the same crime just months after his latest release from prison.

Joseph Shipp is charged with two new counts of residential burglary stemming from break-ins in Edgewater and Wrigleyville, according to prosecutors. Illinois officials have revoked his parole, sending him back to prison to serve the remainder of two concurrent 11-year sentences imposed in 2021 for residential burglary. Shipp has six other burglary convictions dating to 1992.

The latest allegations began shortly before midnight on Oct. 28, 2025, when a 27-year-old woman awoke on the couch in her Edgewater apartment and allegedly found Shipp standing nearby, prosecutors said. He was holding her phone, a beer, and a box of cookies.

The woman, who had never seen Shipp before, told him to leave. He returned her phone and left, but she later discovered that some things were missing, including a Polaroid camera, perfume, a collectible silver spoon, and rain pants, according to prosecutors.

Chicago police determined that the burglar likely entered through an unlocked kitchen window. Investigators also recovered surveillance video that allegedly showed Shipp carrying a suitcase through an alley. Detectives later obtained records from an Uptown pawnshop showing that Shipp sold one of the woman's necklaces the day after the burglary, prosecutors said. Police had been searching for him ever since.

Shipp allegedly resurfaced last month in Wrigleyville.

A 64-year-old man and his 47-year-old fiancée were inside their home in the 3500 block of N. Fremont St. when the woman heard a noise coming from the basement. Her fiancé looked out the back door and saw a man walking away while pulling a wagon.

Surveillance video allegedly showed Shipp casing the home around 7 p.m. and entering the property at approximately 8:45 p.m. Prosecutors said he remained there for about an hour. The video showed him leaving with a suitcase and later returning to pull away a wagon loaded with property, prosecutors said.

Officers who responded to the home found a broken basement window. After the cops left, Shipp allegedly returned to the area, prompting the victims to call 911 again. The police arrested him nearby.

A search of the area turned up a wagon filled with property from the couple's home, hidden in bushes in a neighbor's front yard, prosecutors said. The following day, the victims' daughter found the suitcase in the alley. It had been covered with cardboard boxes and left beside garbage cans.

Shipp will remain in state prison until next summer while serving the balance of his previous sentences, according to state records. Once he is released, he will be detained on two new residential burglary charges.

One killed, another wounded in shooting outside Harold Washington College

Two men were shot, one fatally, in the Loop Oct. 28, marking the second double shooting in the downtown neighborhood since Monday.

Police responded to reports of shots fired and people shot near Lake and Wabash around 2:39 a.m. Wednesday. Officers found the victims outside Harold Washington College, 30 N. Wabash.

One victim, who remained unidentified as of mid-morning, had been shot throughout his body and was pronounced dead, police said. Officers recovered a firearm from him. The other victim, 38, suffered a gunshot wound to the right leg and was taken to Northwestern Memorial Hospital in fair condition.

Officers recovered about 12 shell casings at the scene.

The motive remains unknown. However, the surviving victim has a history of arrests involving firearms and the sale of heroin and marijuana in the Loop, according to Chicago police records. Exactly two months ago, he received probation for selling heroin on Lower Wacker Dr., about two blocks from where he was shot. Homeless encampments and open-air drug sales have long plagued that area.

Witnesses reported seeing men flee the scene on foot and head north on Garland Ct., an alley-like street that leads to Lower Wacker Dr. east of Wabash. One was described as a Black man wearing a black hoodie with a white logo, black jeans, and black-and-white shoes.

The shooting came two nights after two people were shot inside the 7-Eleven at 33 E. Adams St.

Around 9:32 p.m. Monday, an armed man entered the store and pointed a gun at a 26-year-old man. They briefly struggled before the gunman opened fire, striking the 26-year-old multiple times and a 23-year-old bystander in the foot, police said. Both victims were taken to Northwestern Memorial Hospital in fair condition.

Officers found the older victim on the stairs of a nearby CTA station, bleeding from multiple gunshot wounds. He was arrested last year for allegedly selling marijuana outside the same 7-Eleven and earlier this month for smoking on a CTA train in the Loop, police records show.

Police recovered four shell casings inside the store. Surveillance video showed the gunman wearing a black tank top and jeans, with something covering his head. He may have fled in a silver sedan, an officer said.

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Jury hits Lincoln Towing with $2.85M verdict, including record punitive damages

BY CWBCHICAGO

It's a story likely to warm hearts across Chicago: A Cook County jury has ordered Lincoln Towing, one of the city's most disliked companies, to pay $2.85 million to a man who said one of its employees pointed a gun at his head as he clung to the hood of a tow truck moving through Wicker Park traffic. And the award includes record-setting punitive damages.

Jermall Harvey had permission to park in the lot of the now-shuttered CVS at 1200 N. Ashland on Oct. 12, 2022. When he learned that Lincoln Towing employees were preparing to tow his car, he ran outside to tell them he was parked legally and had a valid pass.



Jermall Harvey, inset, and a video frame of the fateful tow.

Courtesy NBC5

Video aired by NBC5 in 2023 showed Harvey jogging toward the tow truck, which appeared to speed toward the garage exit. State law requires towing companies to release a vehicle if its owner approaches before the tow is completed, the news outlet reported.

Harvey stepped in front of the truck, hoping to stop the tow. When the driver allegedly accelerated, Harvey jumped onto the hood as the truck entered Wicker Park traffic. Then, according to Harvey's lawsuit, the encounter took an even more alarming turn: The tow truck's passenger pulled out a gun, pointed it at Harvey's head and ordered him off the hood.

Harvey remained on the hood for more than a minute as the truck traveled down Division St. He eventually fell away, and Lincoln Towing left with his car.

Harvey sued the company, and the case went to trial this month, culminating with the $2.85 million award. The jury sent a very clear message to Lincoln Towing, too: Nearly two-thirds of the award consisted of punitive damages. According to the Jury Verdict Reporter, that's the largest reported punitive damages award in Cook County municipal districts—nearly four times the previous record, set in 1994.

Supreme Court curbs Chicago car seizures; Warns challenges aren't scrapped

BY JONATHAN BILYK
Cook County Record

At least two justices of the U.S. Supreme Court believe Chicago's city policy of towing and disposing of vehicles for pennies on the dollar to satisfy unpaid parking tickets could amount to an unconstitutional taking of private property.

But the high court said a challenge to the city's program lacks the legal horsepower to persuade justices to step in, at least for now.

On Oct. 19, the U.S. Supreme Court denied the petition filed by a group of car owners seeking to overturn a decision from a federal appeals court in Chicago in favor of the city.

However, while the high court rejected the appeal, justices Sonia Sotomayor and Neil Gorsuch filed a special statement, cautioning lower courts and cities, like Chicago, against reading too much into the denial.

In the statement authored by Sotomayor, the two particularly noted they believed the U.S. Seventh Circuit Court of Appeals had missed the mark in deciding Chicago's vehicle seizure program easily clears constitutional hurdles.

"Here, the Seventh Circuit embraced the expansive notion that 'exercise[s] of the City's police power to enforce its traffic code' are immune to takings claims," Sotomayor wrote.

But she and Gorsuch said the Chicago-based appeals court not only relied on the wrong legal precedent, but reached a decision that was out of step with the approaches adopted by other federal appeals courts seeking to answer similar questions over similar programs in other states and cities.

"It is still an 'open question' whether these or any other approaches are consistent with this Court's precedents," Sotomayor wrote. "Few of these decisions likewise explain the source of any such police-power exception to the Takings Clause — whether the common law, the Constitution, or elsewhere.

"Such questions thus continue to 'benefit from further percolation' in the lower courts before this Court chooses to intervene."

The case was one of several lodged by car owners who have claimed the city violated their constitutional rights by seizing and selling their cars, ostensibly to recover debts owed from unpaid parking tickets.

In the case before the Supreme Court, plaintiffs Ryan O'Donnell and Michael Goree sued the city and United Road Towing alleging violation of their Fifth Amendment rights as a result of the graduated forfeiture process through which unpaid tickets can result in losing ownership of vehicles.

According to court records, the city ultimately sold O'Donnell's vehicle to URT for scrap value and it relinquished Goree's to the lienholder. Both men say they should've been paid after the disposal or the proceeds should've offset their unpaid ticket debt.

Under the city's program, vehicle seizure begins with a ticket. Vehicle owners can pay in full, agree to an installment plan or contest the violation. If they don't pay or if they lose the challenge, the city sends a notice that the liability determination is final. Once a vehicle owner gets at least three such notices, or two that have been unresolved for at least a year, the city makes all vehicles registered to that owner eligible to be immobilized.

When the city sends a notice of impending immobilization, it gives the owner 21 days to pay in full or request a hearing. When that window expires, the owner then has 24 hours to pay, start an installment plan, take part in a relief program or request more compliance time. Failure to do so means the city can tow and impound those vehicles.

Once the city impounds a car, it sends another notice granting 21 days to pay and reclaim the vehicle, request an extension or demand an administrative hearing on the validity of the impound or immobilization. Once the city determines a vehicle is unclaimed, it can sell or otherwise dispose of the property.

Plaintiffs, however, say the seizure regime tramples their constitutional rights by seizing and selling off a car worth potentially many thousands of dollars for its so-called scrap value, to settle citations worth hundreds of dollars, robbing the owners of their cars' value in the process.

In court, however, judges said the city program fell within its so-called "police power" to ensure its laws are enforced. In this instance, they said, it meant enforcement of city traffic code.

In the 7th Circuit decision, Judge Thomas Kirsch wrote: "The purpose of the forfeiture scheme is to target individuals who — by refusing to pay — have hitherto evaded punishment for their traffic and parking infractions."

The appeals court specifically rejected the plaintiffs' efforts to invoke the Supreme Court's 2023 decision in Tyler v. Hennepin

SEIZURES *see p. 14*

Door-to-door electricity solicitor flags down police, gets arrested for deceptive practice

BY CWBCHICAGO

If there's one annoyance that generates more complaints to local media than any other, it's probably door-to-door electricity solicitors. Who are these people? Why won't they leave me alone? This has gotta be a scam, right?

Well, to the 100s of people who have contacted us about this over the years, we have an update: A door-to-door electricity solicitor has been arrested and charged with deceptive practice. We know. We couldn't believe it either.



Deeandrew Moore

It happened a couple of weeks ago in Uptown. And, ironically, the police got involved because the solicitor flagged down sheriff's officers to complain that a woman, upset about his sales pitch, wouldn't stop following him.

It didn't go as he'd hoped.

Around 3:30 p.m. Oct. 13, a woman in the 900 block of W. Eastwood Ave. answered her door and encountered a familiar sight: a man claiming to represent ComEd. According to a Chicago police arrest report, the man said her electricity rates were changing and asked to see her ComEd account. He carried laminated papers displaying ComEd energy usage and pricing information, the report said. Believing he worked for the utility, the woman showed him her account.

He then copied her personal information and ComEd account details, according to the report.

A short time later, the woman

SOLICITOR *see p. 14*

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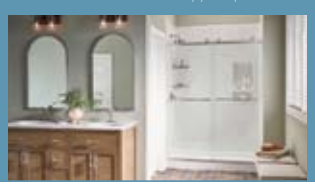
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DOROTHY *from p. 4*

out those years, she bred Dobermans and Terriers," said Vicki Galbraith Strong, her daughter.

Later in life, Dot expressed her creative-artistic talent in many ways, from painting and drawing to home crafts and interior design. She also had a great love of gardening, reading, and viewing classic, film noir movies.

"Always the artist first, Mom painted animals in oils and acrylics, designed, sewed and created Hollywood-style 10-inch and 14-inch tall, fully dressed, hand-painted dolls," daughter Vicki recalled.

Her favorites dolls were of Marilyn Monroe in a classic white, billowing dress from the movie "The Seven-Year Itch," and Scarlett O'Hara, dressed in green as star Vivian Leigh, in the 1939 classic movie, "Gone with the Wind."

Another was a "Wedding Doll" she presented to this writer's Realtor and author wife, Sara Benson, when we married.

Politically, like her father, Dot was a liberal, and a staunch, outspoken Democrat. Even in her 80s, she always garnered respect.

"Near the end, at the hospital, the staff called her "Miss Dorothy" (especially the men). She would get a little shy and give a half-smile," said Vicki. "It reminded me of when we would go shopping. She would encounter a stockboy or store helper and ask him to reach for something on a shelf, and then give that same shy smile."


Dot Galbraith with daughter Vicki.

"My mother lived a fantastic, full life. She was a bright and artistic woman, a real survivor," said Scott Galbraith, her son. "Life is a long, winding road. Sometimes we get lost along the way. But Dot never gave up. She always was upbeat, had her father's great sense of humor, and love of dogs and art," Scott recalled.

This writer always admired Dot, and loved her for that special determination to succeed in life, regardless of the roadblocks along that winding road. Dot's cloud in heaven will be filled with puppies, art and laughter, and likely a shy smile.

Dot's family survivors

Dorothy DeBat Galbraith is survived by: son, William Scott Galbraith (Jeanette Delfino), daughter, Victoria M. Strong (late husband Chistopher McLean Strong), step-daughter, Sarah Rose Galbraith, and brother Donald J. DeBat (Sara Elizebeth Benson).

In addition, Dorothy is survived by 10 grandchildren, and 19 great grandchildren and several nieces, nephews, great nieces and great nephews. Her funeral and burial were Aug. 3 at Crystal Lake Memorial Cemetery in Crystal Lake.

Don DeBat is co-author of "Escaping Condo Jail," the definitive guide to condominium living. A veteran real estate voice, he provides essential insights for navigating communal ownership at escapingcondojail.com. Stay updated on housing news at dondebat.biz. Don is currently writing "Chicago's Game," a look at the history and lifestyle of 16-inch softball.

DUTY *from p. 2*

anniversary season. Productions include "The Winter's Tale," now through Dec. 12. This is the Bard's fairy tale adventure, performed in repertory by a company of actors led by Artistic Director **Edward Hall**. "A Midsummer Night Dream Dream," runs Nov. 11- Jan. 3, 2027, filled with holiday spirit.


Kimberly Motes

POSTPONED: Ravenswood Lake View Historical Association's lecture on the North Branch of the Chicago River with **Chuck Betzold** has been postponed. The new date for event, originally scheduled for Wed., Nov. 4 at Sulzer Library, has yet to be determined.

SALUTING CHICAGO'S BEST: Lynn Kiley will be honored at the Family First Illinois Gala (formally SOS Children's Villages) Nov. 5, for all of her work during Mayor **Richard M. Daley's** administration to build the first urban villages in the world. Chicago's great contributions appeared on the South Side at 76th and Parnell Ave. and the West Side on Roosevelt Rd. There is no one who has worked harder in Chicago to help provide life-changing residential alterations and improved neighborhood reinvention to the landscape than Kiley. A true Chicago treasure.

MERCY HOME GALA: The signature annual Fall fundraiser for Mercy Home for Boys & Girls is the Lux Gala, taking place at The Old Post Office, 433 W. Van Buren, 6 p.m. Saturday, Nov. 7.

OPERA: The Lyric Opera of Chicago presents an 'Opera in the Neighborhoods' tour with "Earth to Kenzie" written for children by composer **Frances Pollock** and librettist **Jessica Murphy Moo** in 11 performances in Chicago and suburban schools.

TIP: Always tip your servers in cash. If you put the tip on a credit or debit card, the business is charged processing fees, which means your tip is less than intended.

CINDY-LOU WHO: Theater Wit's opening night of Who's Holiday! is Fri., Nov. 27 at 1229 W. Belmont Ave.

The tot from The Grinch has grown up. Now she curses, she drinks, she's a mess on a spree! She's nothing but trouble, and she'll be pouring a double! Starring **Veronica Garza**, directed by **Christopher Pazdernik**.

CHRISTMAS TOWN: Carlinville, an Illinois town founded by **Thomas Carlin** in 1827, is the county seat of Macoupin County. Now it has been named the official Hallmark "Christmas Town" for 2026. It won the contest of "merriest Christmas towns" across the U.S. following a nationwide search by Hallmark. Carlinville is the kind of small town that reminds you what you love about small towns in the first place.


Jim Houlihan and Ann Tighe.

Located along historic Route 66, at the very heart of a classic American geography, it boasts a beautiful town square surrounded by locally owned shops, restaurants and businesses, where you can spend an afternoon exploring and still find people who stop to say hello." As of the 2020 census, the population of 5,710 is the home of Blackburn College, a small college affiliated with the Presbyterian church. Located way southwest of Chicago, it boasts 10 good hotels.

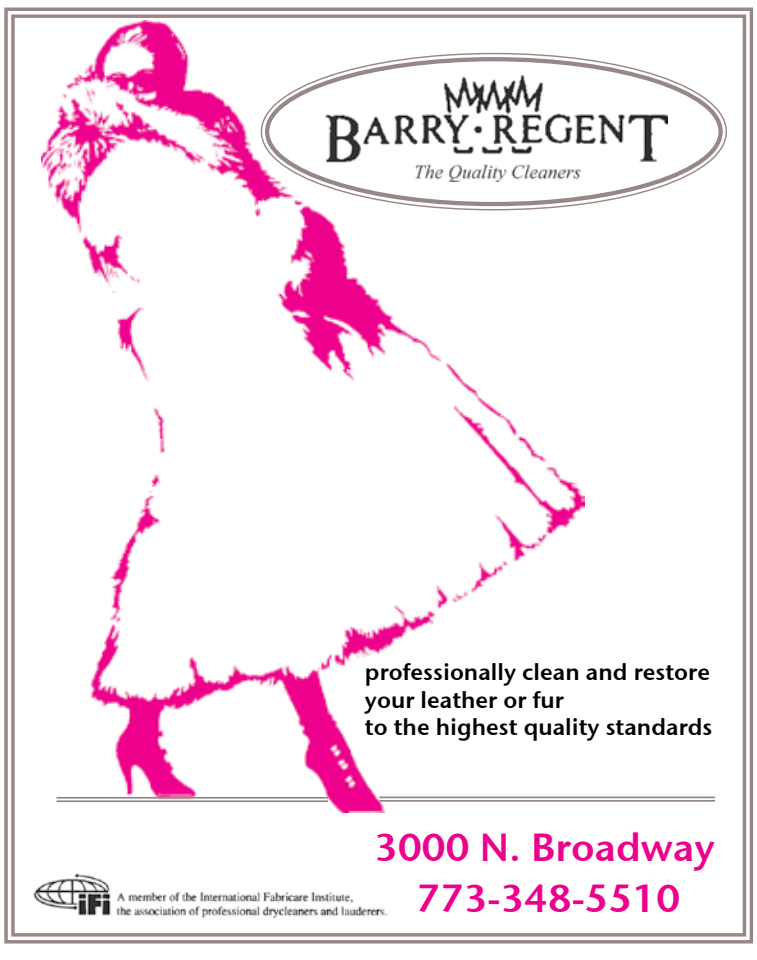
WHO'S WHERE: NYC Archbishop **Ronald Hicks**, former Chicagoan, made the journey in Spain to San Iago de Compostello on foot using up a lot of shoe leather… **Michael Kutza** continues to center Chicago as one of America's great film and cinema centers, bravo on the success of the 62nd Chicago International Film Festival… Chicago's own **Amy Madigan** has joined the cast of Paramount's film "Ascent" with **Viola Davis** and **Sam Heughan**… **Ken** and **Mary Claire Scorsone** were total Team **Keeley** as their daughter ran a challenging race near Niagara Falls in Ontario… **Maximus Junior** doing a Beach Stretch showing off his highlights… On a golf course near you, retired former Old Town School of Folk Music CEO **Jim Hirsch** is on a mission to play 100 rounds of golf this year and he's almost there… Fashionista **Tracey Tarantino** and restauranteur husband **Joey DiBuono** on duty chilling with the grandkids at home… We ran into famed Chicago photographer **Tony** and **Leanna Dorio** at Piccolo Sogno, we are becoming fast friends, what surprising hilarity we shared.

PAX AETERNAM: Ann Tighe was truly a woman of her times. Cerebral, politically robust and busting with love in all the right ways. A Stanford Univ. undergrad who embraced her Northwestern law degree with deep resolve in an era when women were harshly contested in the profession. But her inherent passion for the law and its emphatic judgement made her ripe for the treasured post of U.S. Attorney for the Northern District of Illinois. She was the adored spouse of **Jim Houlihan**, Chicago's longtime Assessor, and mother to sons, **Dan** and **Mike**. The Houlihan Tribe is famous for their robust energy, faith, humor and idealism. Deeply beloved and kind. Our prayer today is for their healing and hope.

Elections belong to the people. It's their decision. If they decide to turn their back on the fire and burn their behinds, then they will just have to sit on their blisters.

— *Abraham Lincoln*

tog515@gmail.com



IMPORTANT NOTICE
TO PROPERTY OWNERS

Cook County Annual Tax Sale Notice to Property Owners, Annual Tax Sale Schedule, and Delinquent Real Estate Tax List

This legal notice includes a list of properties of real estate on which 2023 property taxes (due in 2024) are delinquent and subject to sale as of October 15, 2026.

NOTE: This list may include some properties on which the taxes were paid after the list's preparation on October 15, 2026. It is the property owner's responsibility to verify the current status of payment. This list does not include all the properties in Cook County that are delinquent and subject to sale. For a complete listing of the properties in your neighborhood that are subject to sale, please visit www.cookcountytreasurer.com.

Under Illinois law, the Cook County Treasurer's Office must offer properties having delinquent real estate taxes and special assessments for sale. **IF YOUR PROPERTY IS LISTED IN THIS NOTICE FOR SALE OF DELINQUENT REAL ESTATE TAXES, IT IS IMPORTANT FOR YOU TO TAKE ACTION SO THAT YOUR TAXES ARE NOT SOLD.** The tax sale is scheduled to begin **TUESDAY, DECEMBER 15, 2026.** The sale of taxes will result in a lien against the property that will add, at a minimum, hundreds of dollars in fees to the amount currently due. Sale of the tax and continued failure by the owner to redeem (pay) may result in the owner's loss of legal title to the property.

Prior to sale, delinquent taxes may be paid online from your bank account or credit card by visiting cookcountytreasurer.com. Personal, company, and business checks will be accepted only through December 7, 2026. After December 7, 2026, all payments must be made by certified check, cashier's check, money order, cash, or credit card. Please note that under Illinois law, the Treasurer's Office cannot accept payments of delinquent taxes tendered after the close of the business day immediately preceding the date on which such taxes are to be offered for sale. For questions about submitting a payment or to verify the precise delinquent amount, you may contact the Cook County Treasurer's Office by phone at (312) 443-5100 or by e-mail through our website at www.cookcountytreasurer.com (click on "CONTACT US BY EMAIL").

2023 Annual Tax Sale Schedule

SALE BEGINS TUESDAY, DECEMBER 15, 2026, AT 8:30 A.M. THE TAX SALE HOURS OF OPERATION ARE 8:30 A.M. TO 5:00 P.M. (CHICAGO LOCAL TIME) EACH SCHEDULED DAY. THE DATES OF SALE AND THE DAILY SALE HOURS MAY BE EXTENDED AS NEEDED. TAX BUYER REGISTRATION WILL TAKE PLACE BETWEEN NOVEMBER 6 AND DECEMBER 4, 2026. FOR REGISTRATION INFORMATION, VISIT WWW.COOKTAXSALE.COM OR CONTACT THE TREASURER'S OFFICE.

SALE DATE	VOLUMES	TOWNSHIP/CITY
December 15, 2026	**001** TO **147**	***Barrington, Berwyn, Bloom, Bremen, Calumet, Cicero, Elk Grove, Evanston, Hanover, Lemont, Leyden, Lyons, Maine, New Trier, Niles, Northfield, Norwood Park, Oak Park, Orland***
December 16, 2026	**148** TO **270**	***Palatine, Palos, Proviso, Rich, River Forest, Riverside, Schaumburg, Stickney, Thornton, Wheeling, Worth, Hyde Park***
December 17, 2026	**271** TO **464**	***Hyde Park, Jefferson, Lake***
December 18, 2026	**465** TO **601**	***Lake, Lake View, North Chicago, Rogers Park, South Chicago, West Chicago***

COOK COUNTY DELINQUENT REAL ESTATE TAX LIST

OFFICE OF THE TREASURER AND EX-OFFICIO COLLECTOR OF COOK COUNTY, ILLINOIS.

Advertisement and Notice by Collector of Cook County of Application for Judgment and Order of Sale of Delinquent Lands and Lots for General Taxes for the years indicated, for order of sales thereof, as provided by law.

**COUNTY OF COOK,
STATE OF ILLINOIS
November 4-5, 2026**

NOTICE is hereby given that the said Collector of Cook County, Illinois, will apply to the County Division of the Circuit Court of Cook County, Illinois on Tuesday, November 24, 2026, for judgment against all lands and lots, hereinafter described as being delinquent, upon which taxes (together with any accrued interest and costs) remain due and unpaid, for an order for sale of said lands and lots for satisfaction thereof, fixing the correct amount due. Final entry of said order will be sought on Tuesday, December 8, 2026.

NOTICE is further given that beginning on the 15th day of December, 2026, A.D., at the hour of 8:30 A.M., all said lands and lots, hereinafter described for sale for which an order shall be made, or has been made and not executed as noted, will be subject to public sale at 118 N. Clark St, Room 112 (Randolph Street entrance), in Chicago, Illinois, for the amount of taxes, interest and costs due thereon, respectively.

The following is a list of the delinquent properties in Cook County upon which the taxes or any part thereof for the 2023 tax year remain due and unpaid; the name(s) of the owners, if known; the property location; the total amount due on 2023 tax warrants (excluding delinquent special assessments separately advertised); and the year or years for which the taxes are due.

In lieu of legal description, each parcel of land or lot is designated by a property index number (PIN). Comparison of the 14-digit PIN with the legal description of any parcel may be made by referring to the cross-indices in the various Cook County offices.

The Cook County Collector does not guarantee the accuracy of common street addresses or property classification codes at the time of sale. Tax buyers should verify all common street addresses, PINs, classifications, and ownership by personal inspection and investigation of said properties and legal descriptions prior to purchasing general taxes offered at the sale.

NO TAX BUYER WILL BE PERMITTED TO OBTAIN A TAX DEED WITH RESPECT TO ANY PROPERTY OWNED BY A TAXING DISTRICT OR OTHER UNIT OF GOVERNMENT. WHEN AN ORDER TO VACATE THE TAX SALE OF ANY SUCH PROPERTY IS ENTERED, THE FINAL RESULT MAY BE A REFUND WITHOUT INTEREST.

DELINQUENT PROPERTY TAX LIST as of October 15, 2026

TOWNSHIP OF NORTH CHICAGO

CHICAGO - 2ND WARD RESIDENTIAL

TAX PAYER NAME	PROPERTY ADDRESS	VOL	PIN	TAX TYPE	TAX YEAR	TAX DUE
DAVID CHRISTIAN	2343 N BOSWORTH AVE	492	14-32-101-009-0000	0	2023	$17,737.04
713 HOLDING PROPERTIES	2339 N BOSWORTH AVE	492	14-32-101-010-0000	0	2023	$12,791.44
LINDA VILLANUEVA	1632 N BURLING ST D	495	14-33-313-088-1009	0	2023	$12,750.25
ANGELA LATUCCA	1636 N WELLS ST 2712	496	14-33-422-068-1319	0	2023	$1,689.62
JOSEPH MCINERNEY	1 E SCOTT ST 710	496	17-03-112-033-1047	0	2023	$4,975.77
RODRIGO ESTIVA JR	1150 N LAKE SHORE DR 6K	496	17-03-200-063-1050	0	2023	$960.34
MARY BIELINSKI TRUSTEE	30 E ELM ST 19B	496	17-03-200-066-1106	0	2023	$4,226.39
WESLEY SHEPHERD	30 E ELM ST G2	496	17-03-200-066-1125	0	2023	$163.66
CTLTC 008002383017	73 E ELM ST 6D	496	17-03-201-068-1041	0	2023	$2,953.53
MORTON L EFRON	40 E CEDAR ST 21C	496	17-03-201-069-1054	0	2023	$3,017.24
JERONIMO SIMONOVIS	990 N LAKE SHORE DR 33D	496	17-03-208-021-1144	0	2023	$12,245.49
JEFFREY L BOATE & CARL	187 E LAKE SHORE DR P88	496	17-03-208-033-1088	0	2023	$193.80
JOSE L DIAZ	910 N LAKE SHORE DR 2404	496	17-03-215-013-1412	0	2023	$6,167.58
DAVID W KURTZ TR	175 E DELAWARE PL 6703	496	17-03-220-020-1416	0	2023	$6,251.22
ANN CAIN	260 E CHESTNUT ST 414	496	17-03-222-023-1026	0	2023	$2,113.97
MOY GROUP 253 DELAWARE	253 E DELAWARE PL 7D	496	17-03-222-025-1066	0	2023	$2,784.49
CALUM IAN BARDECKI	201 E CHESTNUT ST 20A	496	17-03-227-018-1101	0	2023	$9,621.29
AMA REAL ESTATE INVEST	222 E PEARSON ST 2205	496	17-03-227-024-1176	0	2023	$2,050.66
DAVID S WANTUCH	1520 N HUDSON AVE 1	497	17-04-110-049-1001	0	2023	$13,611.57
ERIC HENRY DIRMANN	1460 N SANDBURG TER 2203A	498	17-04-207-086-1072	0	2023	$2,265.40
EDWARD F ST PETER TRUS	1455 N SANDBURG TER 2103	498	17-04-207-086-1395	0	2023	$1,620.94
CHRISTINA COX	1400 N STATE ST 16D	498	17-04-211-035-1062	0	2023	$2,465.65
CHRISTINA COX	1400 N STATE ST 14G	498	17-04-211-035-1143	0	2023	$255.39
NEIL I COLE	340 W EVERGREEN AVE PSU-2	498	17-04-212-053-1011	0	2023	$303.18
ARLEEN KIYOKO BINOSI	1360 N SANDBURG TER 401C	498	17-04-216-064-1002	0	2023	$7,380.84
WILLIAM MADDOX	1360 N SANDBURG TER 409C	498	17-04-216-064-1218	0	2023	$1,175.75
LEAH EVA SMITH	1360 N SANDBURG TER 510C	498	17-04-216-064-1246	0	2023	$2,087.60
AMA REAL ESTATE INVEST	1355 N SANDBURG TER 306D	498	17-04-216-064-1460	0	2023	$2,278.05
MOY GROUP 1355 SANDBUR	1355 N SANDBURG TER 207D	498	17-04-216-064-1486	0	2023	$3,160.37
ROBERT GROSS	1355 N SANDBURG TER 1209D	498	17-04-216-064-1550	0	2023	$5,682.57
KELSEY M ANDRIATCH	222 W DIVISION ST GU106	498	17-04-220-098-1195	0	2023	$481.41
XIN ZHAO	1212 N LA SALLE ST	498	17-04-221-052-1290	0	2023	$251.56
R GREENBERG & M ELROD	1255 N SANDBURG TER 1101E	498	17-04-222-062-1010	0	2023	$4,725.84
BEST WINDOWS INC	1255 N SANDBURG TER 2004E	498	17-04-222-062-1098	0	2023	$2,050.66
AMA REAL ESTATE INVEST	1255 N SANDBURG TER 2207E	498	17-04-222-062-1181	0	2023	$1,943.17
GREENBERG & ELROD	1255 N SANDBURG TER 2511E	498	17-04-222-062-1291	0	2023	$6,065.89
MOY GROUP 21 GOETHE	21 W GOETHE ST 9B	498	17-04-224-043-1070	0	2023	$1,513.56
LEXTON LLC	21 W GOETHE ST 17E	498	17-04-224-043-1150	0	2023	$1,620.94
JEFFREY TANDOC	1221 N DEARBORN ST 407N	498	17-04-224-047-1115	0	2023	$3,632.33
CHICAGO RETRUST	1122 N CLARK ST 3607	499	17-04-412-028-1034	0	2023	$2,050.66
LITTLE BIG HORNE LLC	1122 N CLARK ST 1008	499	17-04-412-028-1283	0	2023	$4,198.80
MELISSA PEARLMAN	1122 N CLARK ST 426	499	17-04-412-028-1500	0	2023	$599.29
MANJARI KALRA	1122 N CLARK ST 341	499	17-04-412-028-1539	0	2023	$717.19
JENNIFER GREMINGER	1122 N CLARK ST 311	499	17-04-412-028-1569	0	2023	$385.71
DOUGLAS J GRIMM TRUST	1122 N DEARBORN ST 9D	499	17-04-413-021-1022	0	2023	$3,965.66
DOUGLAS J GRIMM TRUST	1122 N DEARBORN ST P3	499	17-04-413-021-1075	0	2023	$243.05
KIMBERLY STARR	111 W MAPLE ST 322	499	17-04-422-040-1181	0	2023	$245.31
CURRENT OWNER	1030 N STATE ST 17G	499	17-04-424-051-1329	0	2023	$2,842.01
CURRENT OWNER	1030 N STATE ST 17H	499	17-04-424-051-1381	0	2023	$4,312.64
ROSTISLAV BABEL	1035 N DEARBORN ST P-203	499	17-04-424-053-1037	0	2023	$503.77
TAXPAYER OF	924 N CLARK ST	499	17-04-431-014-0000	0	2023	$161,325.82
FARAH KHAN	921 N LA SALLE ST	499	17-04-431-020-1016	0	2023	$2,732.13
LIONEL A MENDOZA	30 E HURON ST P-43	501	17-10-104-037-1509	0	2023	$533.24
P&P HOME PROPERTIES	30 E HURON ST P-53	501	17-10-104-037-1519	0	2023	$248.31
BANSAL MANSINGHKA	30 E HURON ST P-87	501	17-10-104-037-1553	0	2023	$248.31
P & P HOME PROPERTIES	30 E HURON ST P-229	501	17-10-104-037-1695	0	2023	$533.24
MARY GURSKI	777 N MICHIGAN AVE 1703	501	17-10-200-065-1114	0	2023	$2,407.90
CHICAGO TITLE LAND TRU	680 N LAKE SHORE DR 407	501	17-10-202-063-1028	0	2023	$11,143.98
AVI BERKLEY	680 N LAKE SHORE DR 601	501	17-10-202-063-1044	0	2023	$13,475.31
BRETT SWANSON	680 N LAKE SHORE DR 6.52	501	17-10-202-085-1052	0	2023	$439.40
AMA REAL ESTATE INVEST	230 E ONTARIO ST	501	17-10-203-028-1035	0	2023	$1,708.01
AMA REAL ESTATE INVEST	230 E ONTARIO ST	501	17-10-203-028-1076	0	2023	$1,708.01
ANDREW POTTER	600 N FAIRBANKS CT P8-17	501	17-10-206-035-1214	0	2023	$902.78
DAVID FABRY	401 E ONTARIO ST 4602	501	17-10-208-017-1005	0	2023	$6,535.82
ANWULI DUROJAIYE	211 E OHIO ST 2810	501	17-10-209-025-1533	0	2023	$9,993.06
AHMED LADAK	211 E OHIO ST 2811	501	17-10-209-025-1534	0	2023	$2,086.58
SONAL DHABLIWAKIA	211 E OHIO ST 2821	501	17-10-209-025-1544	0	2023	$3,781.02
MARY ANNE CONDON	540 N LAKE SHORE DR 313	501	17-10-211-021-1074	0	2023	$3,553.64
NAEEM A QAZI	240 E ILLINOIS ST P741	501	17-10-212-044-1080	0	2023	$716.95
CHI MU	240 E ILLINOIS ST P619	501	17-10-212-044-1132	0	2023	$716.95

CHICAGO - 27TH WARD COMMERCIAL/INDUSTRIAL

EWA MEYERHOFF	909 N LARRABEE ST	498	17-04-324-088-0000	0	2023	$4,786.47
RH CHICAGO LLC	472 W CHICAGO AVE	498	17-04-325-120-0000	0	2023	$22,435.19

CHICAGO - 27TH WARD RESIDENTIAL

EDEN LAKE	1317 N LARRABEE ST G-9	497	17-04-130-050-1025	0	2023	$394.68
MICHAEL W CONNEELY	1546 N ORLEANS ST P-24	498	17-04-200-096-1083	0	2023	$467.47
ORLEANS PARTNERS LLC	1444 N ORLEANS ST P38	498	17-04-200-101-1089	0	2023	$507.75
NICHOLAS A NERI	900 N KINGSBURY ST 780	498	17-04-300-047-1064	0	2023	$2,769.85
DAVID J KOPP NOT INDIV	1150 N HOWE ST B	498	17-04-302-055-1026	0	2023	$3,467.14
MIGUEL FRANCO BAEZ	437 W DIVISION ST 601	498	17-04-307-054-4061	0	2023	$4,361.33
CESAR GONZALEZ	511 W DIVISION ST P3-06	498	17-04-307-054-4324	0	2023	$479.48
YES MGMT SERVICES LLC	925 N LARRABEE ST P-5	498	17-04-324-110-1011	0	2023	$245.55
YES MGMT SERVICES LLC	925 N LARRABEE ST P-15	498	17-04-324-110-1021	0	2023	$245.31
RUTHIE M ROPER	167 W ELM ST	499	17-04-411-026-0000	0	2023	$14,560.08

CHICAGO - 42ND WARD COMMERCIAL/INDUSTRIAL

SB YENN MANAGEMENT GRP	873 N ERNST CT	496	17-03-218-002-0000	0	2023	$64,089.37
S B YEN MANAGEMENT GRP	111 E DELAWARE PL	496	17-03-218-014-0000	0	2023	$59,989.78
SBYEN MANAGEMENT	841 N ERNST CT	496	17-03-218-018-0000	0	2023	$15,516.53
SU-MEI YEN	105 E DELAWARE PL	496	17-03-218-020-0000	0	2023	$760,457.57
SU-MEI YEN	105 E DELAWARE PL	496	17-03-218-021-0000	0	2023	$12,166.46
LOYOLA UNIVER OF CHGO	819 N RUSH ST	496	17-03-231-001-0000	1	2022	$36,848.18
CD HARRIS HOLDINGS LLC	416 W ONTARIO ST	500	17-09-127-036-1236	0	2023	$29,095.63
233 W HURON LL LLC	225 W HURON ST 6	500	17-09-216-019-1006	0	2023	$61,251.33
233 W HURON LL LLC	225 W HURON ST 7	500	17-09-216-019-1007	0	2023	$65,475.05

CHICAGO - 42ND WARD RESIDENTIAL

MICHELLE DURPETTI	50 E BELLEVUE PL 504	496	17-03-202-065-1013	0	2023	$7,622.15
KEN CARTER	1000 N LAKE SHORE DR 509	496	17-03-204-063-1029	0	2023	$6,848.11
THUONG HOAI PHAM	100 E WALTON ST 27B	496	17-03-207-061-1127	0	2023	$5,308.96
ALEC R KOSS	100 E WALTON ST 32G	496	17-03-207-061-1171	0	2023	$1,785.92
REGINE SLADCIK	950 N MICHIGAN AVE 34E	496	17-03-207-068-1135	0	2023	$8,405.36
STEELE CONSULTING GP	10 E DELAWARE PL P174	496	17-03-209-055-1289	0	2023	$1,189.74
JAMES O COLE	10 E DELAWARE PL P179	496	17-03-209-055-1294	0	2023	$1,189.74
JAMES O COLE	10 E DELAWARE PL P181	496	17-03-209-055-1296	0	2023	$1,189.74
GALINI PHILIPPA	110 E DELAWARE PL	496	17-03-211-022-1034	0	2023	$5,392.22
MADELEINE UMANS	132 E DELAWARE PL 5206	496	17-03-211-030-1032	0	2023	$15,443.13
CASSIE YEN	57 E DELAWARE PL 3603	496	17-03-217-015-1156	0	2023	$18,460.22
61 MUNDO ENTERPRISES	57 E DELAWARE PL P-137	496	17-03-217-015-1316	0	2023	$227.65
ROBERT A ALLISON & NIC	111 E CHESTNUT ST 3A-37	496	17-03-225-079-1126	0	2023	$341.62
ANTONIO S YUNEZ	111 E CHESTNUT ST D3	496	17-03-225-079-1162	0	2023	$126.39
SECOND CITY RENTALS II	33 W DELAWARE PL 325	499	17-04-442-059-1266	0	2023	$245.55
SECOND CITY RENTALS II	33 W DELAWARE PL 214	499	17-04-442-059-1291	0	2023	$245.55
MARIA S SANCHEZ CAJIAO	21 W CHESTNUT ST P35	499	17-04-450-043-1160	0	2023	$905.59
LAUREN DANTONIO	758 N LARRABEE ST 509	500	17-09-113-012-1108	0	2023	$5,307.33
D TIPTON & Q TIPTON	758 N LARRABEE ST GU112	500	17-09-113-012-1353	0	2023	$738.36
CASTLE ISLAND PROP	758 N LARRABEE ST SRU12	500	17-09-113-012-1495	0	2023	$155.96
MICHAEL GOLDWATER	758 N LARRABEE ST SRU15	500	17-09-113-012-1498	0	2023	$155.96
NATASHA NAGPAL	500 W SUPERIOR ST 904	500	17-09-114-021-1043	0	2023	$8,593.00
JIA LI	500 W SUPERIOR ST 1106	500	17-09-114-021-1071	0	2023	$3,651.67
SAMUEL HOTCHKISS	500 W SUPERIOR ST P-418	500	17-09-114-021-1354	0	2023	$332.13
JIA LI	500 W SUPERIOR ST P-437	500	17-09-114-021-1373	0	2023	$332.13
DYLAN T FREYTAG	520 W HURON ST GU-40	500	17-09-118-015-1252	0	2023	$481.41
ANGEL VARGAS	520 W HURON ST GU-47	500	17-09-118-015-1258	0	2023	$224.76
COMP 11 ADVENTURES LLC	451 W SUPERIOR ST 2	500	17-09-119-030-0000	0	2023	$106,121.76
MAGDALENA ADAS	510 W ERIE ST 33/34	500	17-09-122-010-1218	0	2023	$397.53
MARY INNIS	676 N KINGSBURY ST P-20	500	17-09-122-012-1058	0	2023	$1,783.05
MARY INNIS	676 N KINGSBURY ST P20.5	500	17-09-122-012-1059	0	2023	$1,783.05
RACHEL A MARGIS	451 W HURON ST P112	500	17-09-123-010-1245	0	2023	$278.44
HEATHER MESSINA REVOCA	375 W ERIE ST P-31	500	17-09-127-039-1119	0	2023	$245.55
SAMANTHA J OGBORN	645 N KINGSBURY ST P-118	500	17-09-127-043-1288	0	2023	$234.29
AJL INV GRP INC	645 N KINGSBURY ST P-159	500	17-09-127-043-1329	0	2023	$234.29
MELINA DWORSKY	411 W ONTARIO ST 503	500	17-09-128-017-1056	0	2023	$2,009.97
SCANDIA MARINE LLC	355 W CHICAGO AVE P-1	500	17-09-200-013-1011	0	2023	$293.00
JACK DICHRISTOFANO	340 W SUPERIOR ST 1002	500	17-09-200-017-1050	0	2023	$3,009.93
KAN WU	744 N CLARK ST P-10	500	17-09-204-025-1050	0	2023	$245.55
GREGG RZPCZYNSKI	345 W SUPERIOR ST	500	17-09-207-006-1022	0	2023	$245.55
PRECIOUS WILLIAMS	70 W HURON ST 910	500	17-09-212-027-1069	0	2023	$1,394.41
RUTA GAIZUTIS	70 W HURON ST 1106	500	17-09-212-027-1085	0	2023	$5,600.63
SECOND CITY RENTALS II	70 W HURON ST G24	500	17-09-212-027-1263	0	2023	$245.55
SECOND CITY RENTALS II	70 W HURON ST G45	500	17-09-212-027-1284	0	2023	$245.55
SECOND CITY RENTALS II	70 W HURON ST G48	500	17-09-212-027-1287	0	2023	$245.55
SECOND CITY RENTALS II	70 W HURON ST G84	500	17-09-212-027-1323	0	2023	$245.31
GEMMA DOYLE	225 W HURON ST 303	500	17-09-216-018-1023	0	2023	$2,029.84
630 N. FRANKLIN, LLC	630 N FRANKLIN ST P-57	500	17-09-222-020-1226	0	2023	$717.19
ROBERT JOVIC	630 N FRANKLIN ST P-110	500	17-09-222-020-1279	0	2023	$717.19
CHICAGO RETRUST	630 N STATE PKY 2402	500	17-09-227-030-1139	0	2023	$4,714.62
CHICAGO RETRUST	630 N STATE PKY P 234	500	17-09-227-030-1225	0	2023	$332.74
CHICAGO RE TRUST	630 N STATE PKY P 235	500	17-09-227-030-1226	0	2023	$332.74
KEDAR KAUSHIKKAR	635 N DEARBORN ST P-89C	500	17-09-227-033-1211	0	2023	$310.02
MJ OPS CONSULTING LLC	635 N DEARBORN ST P-99C	500	17-09-227-033-1221	0	2023	$309.74
FEDERICO AMPIL	600 N DEARBORN ST 1803	500	17-09-233-025-1138	0	2023	$6,359.26

continued on next page

continued from previous page

DELINQUENT PROPERTY TAX LIST as of October 15, 2026

TAX PAYER NAME	PROPERTY ADDRESS	VOL	PIN	TAX TYPE	TAX YEAR	TAX DUE
CHICAGO - 42ND WARD RESIDENTIAL (cont.)						
FEDERICO AMPIL	600 N DEARBORN ST P104	500	17-09-233-025-1260	0	2023	$695.92
RENE EUGENIO & MARIA C	33 W ONTARIO ST P-E35	500	17-09-234-043-1351	0	2023	$245.55
YASYA SHTAYNER	33 W ONTARIO ST P9W19	500	17-09-234-043-1582	0	2023	$245.55
GERALD F BRYANT	330 W GRAND AVE P06	500	17-09-236-026-1104	0	2023	$870.41
MIKE Z MARCO	330 W GRAND AVE P86	500	17-09-236-026-1184	0	2023	$802.08
AUTRY JOHNSON	303 W OHIO ST 3105	500	17-09-236-030-1159	0	2023	$4,562.05
WAN CHEUNG DANNY CHENG	303 W OHIO ST P23	500	17-09-236-030-1252	0	2023	$308.26
WAN CHEUNG DANNY CHENG	303 W OHIO ST P25	500	17-09-236-030-1254	0	2023	$308.26
KHALED AKKWAI	200 W GRAND AVE P46	500	17-09-237-025-1141	0	2023	$835.08
MATIAS MAYOR	545 N DEARBORN ST W2111	500	17-09-241-036-1140	0	2023	$4,843.14
DANA JOSEPH	400 N LA SALLE ST 1707	500	17-09-259-022-1109	0	2023	$2,922.77
TAXPAYER OF UNIT 5207	300 N STATE ST 5207	501	17-09-410-014-1379	0	2023	$3,124.74
JORGE LUIS OTERO CURE	2 E ERIE ST 2204	501	17-10-107-018-1089	0	2023	$5,245.33
MATTHEW D PARIS	2 E ERIE ST G-441	501	17-10-107-018-1373	0	2023	$377.14
FEDERAL NATL MTG ASSN	2 E ERIE ST G-617	501	17-10-107-018-1446	0	2023	$377.14
JORGE LUIS OTERO CURE	2 E ERIE ST G-653	501	17-10-107-018-1480	0	2023	$816.00
FINCHLEY INVESTMENTS	10 E ONTARIO ST 4006	501	17-10-111-014-1088	0	2023	$5,713.20
JOHN SANDERS	10 E ONTARIO ST 1111	501	17-10-111-014-1421	0	2023	$3,103.16
C & W PIETRASZEK	10 E ONTARIO ST N829	501	17-10-111-014-1558	0	2023	$540.34
FINCHLEY INVESTMENTS	10 E ONTARIO ST S707	501	17-10-111-014-1606	0	2023	$540.11
JOCELYN DENTAND	10 E ONTARIO ST N610	501	17-10-111-014-1695	0	2023	$251.60
CURRENT OWNER	10 E ONTARIO ST N525	501	17-10-111-014-1740	0	2023	$251.60
PATEL UNIT 212	440 N WABASH AVE 4604	501	17-10-127-019-1046	0	2023	$2,765.91
VAASUDEV SRIDHAR GUDUG	440 N WABASH AVE 3606	501	17-10-127-019-1144	0	2023	$4,268.64
SECOND CITY RENTALS II	440 N WABASH AVE P-512	501	17-10-127-019-1504	0	2023	$522.36
SECOND CITY RENTALS II	440 N WABASH AVE P-306	501	17-10-127-019-1645	0	2023	$522.36
TRIBUNE TOWER WEST (CH	435 MICHIGAN 508	501	17-10-130-026-1036	0	2023	$55,664.93
CESAR CEBALLOS	405 N WABASH AVE 1915	501	17-10-132-037-1280	0	2023	$2,148.79
DR NICOLOSI	405 N WABASH AVE A-15	501	17-10-132-040-1019	0	2023	$882.92
CESAR M CEBALLOS	405 N WABASH AVE C-8	501	17-10-132-040-1165	0	2023	$321.58
SHUANFENG LYU & NIAN L	401 N WABASH AVE P346	501	17-10-135-038-1528	0	2023	$1,244.41
JERRY R AYTES	401 N WABASH AVE 86-B	501	17-10-135-038-1861	0	2023	$19,211.20
MARK BOUFFARD	505 N LAKE SHORE DR 6303	501	17-10-214-016-1052	0	2023	$17,223.46
JULIA E ARTHUR BRITTON	505 N LAKE SHORE DR 5703	501	17-10-214-016-1124	0	2023	$16,751.82
JULIA E ARTHUR BRITTON	505 N LAKE SHORE DR 5702	501	17-10-214-016-1125	0	2023	$17,695.02
JULIA & ARTHUR BRITTON	505 N LAKE SHORE DR 3107	501	17-10-214-016-1427	0	2023	$12,743.17
JULIA & ARTHUR BRITTON	505 N LAKE SHORE DR 3106	501	17-10-214-016-1428	0	2023	$11,328.32
ALVIN BOUTTE	505 N LAKE SHORE DR 512	501	17-10-214-016-1848	0	2023	$6,065.89
TAXPAYER OF	505 N LAKE SHORE DR 511	501	17-10-214-016-1849	0	2023	$4,725.84
JULIA E BRITTON	505 N LAKE SHORE DR B109	501	17-10-214-019-1110	0	2023	$1,306.71
JULIA E BRITTON	505 N LAKE SHORE DR B110	501	17-10-214-019-1111	0	2023	$1,306.71
JULIA E ARTHUR BRITTON	505 N LAKE SHORE DR B111	501	17-10-214-019-1112	0	2023	$1,424.61
JULIA E BRITTON	505 N LAKE SHORE DR B121	501	17-10-214-019-1122	0	2023	$1,306.71
JULIA E ARTHUR BRITTON	505 N LAKE SHORE DR	501	17-10-214-019-1134	0	2023	$1,306.71
JULIA E BRITTON	505 N LAKE SHORE DR	501	17-10-214-019-1135	0	2023	$1,306.71
MARY F GAST	505 N LAKE SHORE DR C-124	501	17-10-214-019-1276	0	2023	$546.88
AMIT V BHANTI	440 N MCCLURG CT 401-S	501	17-10-219-034-1038	0	2023	$3,742.80
AMIT V BHANTI	440 N MCCLURG CT P-75	501	17-10-219-034-1300	0	2023	$385.82
WEITONG MA	474 N LAKE SHORE DR 3408	501	17-10-222-007-1218	0	2023	$10,546.63
KEVIN LEUCK	474 N LAKE SHORE DR PS055	501	17-10-222-007-1554	0	2023	$391.21
ELENA GRACIOSA	474 N LAKE SHORE DR PS086	501	17-10-222-007-1585	0	2023	$391.21
H FATHALLAH SHAYKH	474 N LAKE SHORE DR PS141	501	17-10-222-007-1640	0	2023	$846.88
H FATHALLAH SHAYKH	474 N LAKE SHORE DR PS142	501	17-10-222-007-1641	0	2023	$846.88
CHICAGO - 43RD WARD COMMERCIAL/INDUSTRIAL						
GUS GIORDANOS JAZZ DAN	1754 N CLARK ST	496	14-33-414-011-0000	0	2023	$67,836.68
24 E GOETHE LLC	1300 N ASTOR ST MR	496	17-03-106-033-1001	0	2023	$131,805.42
24 E GOETHE LLC	1300 N ASTOR ST MR	496	17-03-106-033-1001	1	2022	$108,591.44
CHICAGO - 43RD WARD RESIDENTIAL						
ROBERT BORIS	2254 N BISSELL ST	492	14-32-209-050-0000	0	2023	$5,380.23
CHRISTOPHER SANTIAGO	911 W WEBSTER AVE	492	14-32-218-007-0000	0	2023	$772.85
YUQIAN LIU	1739 N CLYBOURN AVE 2N	493	14-32-425-139-1005	0	2023	$5,069.64
OSCAR R VALENCIA	2151 N CLEVELAND AVE	494	14-33-123-002-0000	0	2023	$18,327.88
JOSEPH AND HEATHER BER	2052 N BURLING ST 2052-D	494	14-33-125-037-1011	0	2023	$30,049.16
YAGNASH PATEL	518 W ARMITAGE AVE 2W	494	14-33-130-075-1005	0	2023	$4,523.47
COI PROPERTIES INC	2019 N CLEVELAND AVE P4	494	14-33-131-064-1016	0	2023	$545.28
LAURA K DEIKE	2328 N LINCOLN PARK WEST 1B	494	14-33-201-020-1053	0	2023	$1,057.54
FSPE INC	1953 N HUDSON AVE	495	14-33-307-046-0000	0	2023	$13,376.02
CTLTC 008002377317	1960 N LINCOLN PARK WEST 2607	496	14-33-400-042-1283	0	2023	$5,613.39
GARY HANG	1960 N LINCOLN PARK WEST 2808	496	14-33-400-042-1308	0	2023	$2,562.28
LINDA F LANTON	1850 N CLARK ST 810	496	14-33-409-024-1070	0	2023	$3,311.00
CAROLYN NGUYEN	1750 N WELLS ST	496	14-33-413-039-1032	0	2023	$513.69
ROBERT WELLS	1741 N SEDGWICK ST	496	14-33-415-018-0000	0	2023	$27,598.81
ROGER WILLS	1550 N LAKE SHORE DR 12E	496	17-03-101-029-1073	0	2023	$4,572.59
MICHELE A ALJINOVIC	1440 N LAKE SHORE DR 6A	496	17-03-103-028-1017	0	2023	$11,056.66
MADELEINE M SHERIDAN	1440 N LAKE SHORE DR 15C	496	17-03-103-028-1083	0	2023	$5,442.92
BOBBY DINIOTIS TRUSTEE	1440 N LAKE SHORE DR AGP2	496	17-03-103-028-1093	0	2023	$9,653.22
TAXPAYER OF UNIT G	1320 N ASTOR ST	496	17-03-106-030-1001	0	2023	$8,411.25
TAXPAYER OF	1320 N ASTOR ST	496	17-03-106-030-1002	0	2023	$11,075.11
AVA UNIVERSAL LP	1300 N ASTOR ST 28B	496	17-03-106-033-1074	0	2023	$12,273.71
24 E GOETHE LLC	1300 N ASTOR ST UGP-2	496	17-03-106-033-1076	0	2023	$880.65
24 E GOETHE LLC	1300 N ASTOR ST UGP-2	496	17-03-106-033-1076	1	2022	$724.40
AVA UNIVERSAL LP	1300 N ASTOR ST UGP11	496	17-03-106-033-1085	0	2023	$413.83
24 E GOETHE LLC	1300 N ASTOR ST UGS-2	496	17-03-106-033-1100	0	2023	$296.20
24 E GOETHE LLC	1300 N ASTOR ST UGS-2	496	17-03-106-033-1100	1	2022	$244.98
AVA UNIVERSAL LP	1300 N ASTOR ST UGP22	496	17-03-106-033-1106	0	2023	$413.83
NORTHERN TRUST COMPANY	1313 N RITCHIE CT 305	496	17-03-108-017-1229	0	2023	$297.22

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County Collector of
Cook County, Illinois

This newspaper vs Sudler Property Mngt.

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.

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

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We are grateful for your support.





Celestia. *Photo courtesy Brent Andeck*

St. Vincent de Paul Church brings multi-sensory experience to church

Celestia coming to Lincoln Park beginning Nov. 20

Following its world premiere in Denver, Celestia, an immersive light, music, and storytelling experience, premieres this fall at St. Vincent de Paul Catholic Church, 1010 W. Webster Ave. in Lincoln Park.

Taking place in a landmark church whose interiors provide a dramatic backdrop for this experience, the presentation is being announced alongside a simultaneous global rollout designed to bring this transcendent experience to audiences around the world.

The seated, multisensory arts show is designed for audiences of all ages and backgrounds. Performances begin Nov. 20 and continue through Jan. 31.

Celestia transforms the building's architecture into a canvas through 360- degree projection mapping, orchestral music, soundscapes, and a visual narrative they hope will inspire wonder.

Produced by Paquin Entertainment Group in collaboration with Normal Studio, Celestia surrounds guests with light, sound, music, and story, carrying them through a show that celebrates art, architecture, and creativity. The production is designed to honor the beauty, spirit, and architectural character of the venue, allowing audiences to experience the remarkable space in an entirely new light.

Select performances will be enhanced by a live vocal ensemble, adding a musical dimension to Celestia's original score.

"We are proud to bring Celestia to Chicago following our world premiere in Denver," said Justin Paquin, CEO of Celestia and President of Exhibitions & Theatricals at Paquin Entertainment Group. "St. Vincent de Paul Catholic Church offers a truly extraordinary setting for Celestia's next chapter."

St. Vincent de Paul Catholic Church has been part of the North Side since 1875, when Rev. Edward M. Smith, C.M., founded the parish on what was then the edge of a rapidly growing post-fire city. The church, dedicated in 1897, is known for its striking Romanesque Revival architecture (with Gothic touches), spacious sanctuary, historic Lyon & Healy organ and marble detail, creating a grand yet intimate setting for Celestia's presentation.

"We are pleased to welcome Celestia to [the church] and to share this worship space with the wider Chicago community in a new and inspiring way," said Father Derek Swanson, C.M., Pastor, St. Vincent de Paul Catholic Church. "This experience honors the beauty and spirit of the church while inviting guests into a meaningful encounter with light, music, and reflection."

By harnessing innovation and cutting-edge technology, Celestia blends 21st-century projection design with timeless architecture, original music, and storytelling within historic churches brings a new cultural experiences to these historic landmarks and their communities.

For the performance schedule, consult the website at celestiaexperience.com. A live choir will accompany the projections on Fridays and Saturdays and on select additional dates during the holiday season. Tickets start at $24.

IMPORTANT NOTICE
TO PROPERTY OWNERS

Cook County Annual Tax Sale Notice to Property Owners, Annual Tax Sale Schedule, and Delinquent Real Estate Tax List

This legal notice includes a list of properties of real estate on which 2023 property taxes (due in 2024) are delinquent and subject to sale as of October 15, 2026.

NOTE: This list may include some properties on which the taxes were paid after the list's preparation on October 15, 2026. It is the property owner's responsibility to verify the current status of payment. This list does not include all the properties in Cook County that are delinquent and subject to sale. For a complete listing of the properties in your neighborhood that are subject to sale, please visit www.cookcountytreasurer.com.

Under Illinois law, the Cook County Treasurer's Office must offer properties having delinquent real estate taxes and special assessments for sale. **IF YOUR PROPERTY IS LISTED IN THIS NOTICE FOR SALE OF DELINQUENT REAL ESTATE TAXES, IT IS IMPORTANT FOR YOU TO TAKE ACTION SO THAT YOUR TAXES ARE NOT SOLD.** The tax sale is scheduled to begin **TUESDAY, DECEMBER 15, 2026.** The sale of taxes will result in a lien against the property that will add, at a minimum, hundreds of dollars in fees to the amount currently due. Sale of the tax and continued failure by the owner to redeem (pay) may result in the owner's loss of legal title to the property.

Prior to sale, delinquent taxes may be paid online from your bank account or credit card by visiting cookcountytreasurer.com. Personal, company, and business checks will be accepted only through December 7, 2026. After December 7, 2026, all payments must be made by certified check, cashier's check, money order, cash, or credit card. Please note that under Illinois law, the Treasurer's Office cannot accept payments of delinquent taxes tendered after the close of the business day immediately preceding the date on which such taxes are to be offered for sale. For questions about submitting a payment or to verify the precise delinquent amount, you may contact the Cook County Treasurer's Office by phone at (312) 443-5100 or by e-mail through our website at www.cookcountytreasurer.com (click on "CONTACT US BY EMAIL").

2023 Annual Tax Sale Schedule

SALE BEGINS TUESDAY, DECEMBER 15, 2026, AT 8:30 A.M. THE TAX SALE HOURS OF OPERATION ARE 8:30 A.M. TO 5:00 P.M. (CHICAGO LOCAL TIME) EACH SCHEDULED DAY. THE DATES OF SALE AND THE DAILY SALE HOURS MAY BE EXTENDED AS NEEDED. TAX BUYER REGISTRATION WILL TAKE PLACE BETWEEN NOVEMBER 6 AND DECEMBER 4, 2026. FOR REGISTRATION INFORMATION, VISIT WWW.COOKTAXSALE.COM OR CONTACT THE TREASURER'S OFFICE.

SALE DATE	VOLUMES	TOWNSHIP/CITY
December 15, 2026	**001** TO **147**	***Barrington, Berwyn, Bloom, Bremen, Calumet, Cicero, Elk Grove, Evanston, Hanover, Lemont, Leyden, Lyons, Maine, New Trier, Niles, Northfield, Norwood Park, Oak Park, Orland***
December 16, 2026	**148** TO **270**	***Palatine, Palos, Proviso, Rich, River Forest, Riverside, Schaumburg, Stickney, Thornton, Wheeling, Worth, Hyde Park***
December 17, 2026	**271** TO **464**	***Hyde Park, Jefferson, Lake***
December 18, 2026	**465** TO **601**	***Lake, Lake View, North Chicago, Rogers Park, South Chicago, West Chicago***

COOK COUNTY DELINQUENT REAL ESTATE TAX LIST

OFFICE OF THE TREASURER AND EX-OFFICIO COLLECTOR OF COOK COUNTY, ILLINOIS.

Advertisement and Notice by Collector of Cook County of Application for Judgment and Order of Sale of Delinquent Lands and Lots for General Taxes for the years indicated, for order of sales thereof, as provided by law.

**COUNTY OF COOK,
STATE OF ILLINOIS
November 4-5, 2026**

NOTICE is hereby given that the said Collector of Cook County, Illinois, will apply to the County Division of the Circuit Court of Cook County, Illinois on Tuesday, November 24, 2026, for judgment against all lands and lots, hereinafter described as being delinquent, upon which taxes (together with any accrued interest and costs) remain due and unpaid, for an order for sale of said lands and lots for satisfaction thereof, fixing the correct amount due. Final entry of said order will be sought on Tuesday, December 8, 2026.

NOTICE is further given that beginning on the 15th day of December, 2026, A.D., at the hour of 8:30 A.M., all said lands and lots, hereinafter described for sale for which an order shall be made, or has been made and not executed as noted, will be subject to public sale at 118 N. Clark St, Room 112 (Randolph Street entrance), in Chicago, Illinois, for the amount of taxes, interest and costs due thereon, respectively.

The following is a list of the delinquent properties in Cook County upon which the taxes or any part thereof for the 2023 tax year remain due and unpaid; the name(s) of the owners, if known; the property location; the total amount due on 2023 tax warrants (excluding delinquent special assessments separately advertised); and the year or years for which the taxes are due.

In lieu of legal description, each parcel of land or lot is designated by a property index number (PIN). Comparison of the 14-digit PIN with the legal description of any parcel may be made by referring to the cross-indices in the various Cook County offices.

The Cook County Collector does not guarantee the accuracy of common street addresses or property classification codes at the time of sale. Tax buyers should verify all common street addresses, PINs, classifications, and ownership by personal inspection and investigation of said properties and legal descriptions prior to purchasing general taxes offered at the sale.

NO TAX BUYER WILL BE PERMITTED TO OBTAIN A TAX DEED WITH RESPECT TO ANY PROPERTY OWNED BY A TAXING DISTRICT OR OTHER UNIT OF GOVERNMENT. WHEN AN ORDER TO VACATE THE TAX SALE OF ANY SUCH PROPERTY IS ENTERED, THE FINAL RESULT MAY BE A REFUND WITHOUT INTEREST.

DELINQUENT PROPERTY TAX LIST as of October 15, 2026

TOWNSHIP OF LAKE VIEW

CHICAGO - 32ND WARD COMMERCIAL/INDUSTRIAL

TAX PAYER NAME	PROPERTY ADDRESS	VOL	PIN	TAX TYPE	TAX YEAR	TAX DUE
JOHN M PLEWA	2150 W BELMONT AVE	482	14-19-330-027-0000	0	2023	$51,903.02
JOHN M PLEWA	2148 W BELMONT AVE	482	14-19-330-028-0000	0	2023	$23,487.06

CHICAGO - 32ND WARD RESIDENTIAL

TAX PAYER NAME	PROPERTY ADDRESS	VOL	PIN	TAX TYPE	TAX YEAR	TAX DUE
KURT SCHWARZ SCOTT W	3504 N CLAREMONT AVE	482	14-19-300-028-0000	0	2023	$18,563.74
C & H HOLNDINGS WAYNE	3330 N DAMEN AVE 3	482	14-19-323-057-1003	0	2023	$15,988.01
ESTELLA L GONZALES	2232 W MELROSE ST	482	14-19-325-028-0000	0	2023	$5,586.33
JOHN M PLEWA	2158 W BELMONT AVE	482	14-19-330-046-0000	0	2023	$44,391.14
OLEG LERNER	2033 W MELROSE ST	482	14-19-331-011-0000	0	2023	$986.00
JEFFREY MARCHUK	2040 W BELMONT AVE 406	482	14-19-331-036-1022	0	2023	$4,413.54
KIMBALL LADIEN	1732 W SCHOOL ST	483	14-19-423-030-0000	0	2023	$15,815.48
PATRICK STRONG	1601 W SCHOOL ST 712	483	14-19-426-042-1078	0	2023	$9,610.29
BRIAN TKAC	3160 N LINCOLN AVE P1-15	487	14-29-104-044-1048	0	2023	$252.29
PETER R SPERLING	1543 W OAKDALE AVE	487	14-29-120-011-0000	0	2023	$26,109.42
MICHAEL G VITEK	1441 W WOLFRAM ST	487	14-29-129-008-0000	0	2023	$7,530.22
MICHAEL ZIWEI #3165	2828 N LINCOLN AVE	487	14-29-131-035-0000	0	2023	$8,731.24
DONALD OSHAUGHNESSY	2511 N BOSWORTH AVE	489	14-29-311-038-0000	0	2023	$17,545.24
DONALD OSHAUGHNESSEY	2511 N BOSWORTH AVE	489	14-29-311-040-0000	0	2023	$5,005.68
HEE SOOK LEE	1350 W FULLERTON AVE P-11	489	14-29-321-081-1070	0	2023	$481.64
WILLIAM RIPPLE	2101 W BELMONT AVE	491	14-30-103-023-0000	0	2023	$14,083.44
MARIA D V XIOCOTENCATL	3050 N CLYBOURN AVE	491	14-30-109-027-0000	0	2023	$11,725.41
ANTONIO ROJAS	2224 W OAKDALE AVE	491	14-30-114-029-0000	0	2023	$3,366.49
ADAM COLE	1750 W DIVERSEY PKY	491	14-30-223-009-0000	0	2023	$11,589.06
JESSICA FARRAR	1735 W DIVERSEY PKY PU-33	491	14-30-403-091-1183	0	2023	$127.65
ALICIA COUGHLIN	2720 N MARSHFIELD AVE	491	14-30-404-021-0000	0	2023	$10,401.88

CHICAGO - 40TH WARD RESIDENTIAL

TAX PAYER NAME	PROPERTY ADDRESS	VOL	PIN	TAX TYPE	TAX YEAR	TAX DUE
MEBK PROPERTIES LLC	6160 N DAMEN AVE 502	474	14-06-120-005-1051	0	2023	$2,450.36
M RUIZ	2035 W GRANVILLE AVE 202	474	14-06-120-005-1137	0	2023	$907.92
PETER KATSAFAROS	1618 W THOME AVE	474	14-06-207-014-0000	0	2023	$4,762.84
FRANCES H JAILAWI	6109 N DAMEN AVE 5C	474	14-06-218-014-1059	0	2023	$1,326.14
AHMED MOUSTAFA HOSNEY	1902 W NORWOOD ST B	474	14-06-219-022-0000	0	2023	$1,540.64
KENMORE DEVELOPMENT	6022 N WOLCOTT AVE P-4	474	14-06-224-011-1013	0	2023	$245.55
J DYE 111	5823 N RAVENSWOOD AVE 111	474	14-06-404-032-1011	0	2023	$7,009.09
KATHERINE GAIL FREEMAN	5823 N RAVENSWOOD AVE P16	474	14-06-404-032-1048	0	2023	$245.55
DANIEL CARLYON	1625 W EDGEWATER AVE	474	14-06-408-045-0000	0	2023	$9,032.14
SORI & SORI	1810 W SUMMERDALE AVE	475	14-07-212-019-0000	0	2023	$14,158.24

CHICAGO - 40TH WARD VACANT

TAX PAYER NAME	PROPERTY ADDRESS	VOL	PIN	TAX TYPE	TAX YEAR	TAX DUE
COMMUTER RAIL DIV. OF	1750 W PETERSON AVE	474	14-06-226-033-0000	0	2023	$1,376.43

CHICAGO - 43RD WARD RESIDENTIAL

TAX PAYER NAME	PROPERTY ADDRESS	VOL	PIN	TAX TYPE	TAX YEAR	TAX DUE
MARK GREENBAUM	2658 N ORCHARD ST	486	14-28-303-087-1003	0	2023	$11,028.20
GEORGE VERVENIOTIS	2700 N HAMPDEN CT 8	486	14-28-308-028-1103	0	2023	$451.88
YAMUNA K REDDI	444 W FULLERTON PKY 706	486	14-28-317-063-1046	0	2023	$380.14
SHINECO INC	2629 N HAMPDEN CT	486	14-28-318-069-1090	0	2023	$245.55
MICHAEL MINGHI	2650 N LAKEVIEW AVE 504	486	14-28-318-077-1023	0	2023	$1,461.01
KENNETH WANG 2505	2650 N LAKEVIEW AVE 2505	486	14-28-318-077-1224	0	2023	$4,556.70
MARKS TRUST	2550 N LAKEVIEW AVE N16-3	486	14-28-319-112-1197	0	2023	$10,938.61
MARK T COY	2400 N LAKEVIEW AVE 912	486	14-28-322-038-1108	0	2023	$3,051.61
HELMUT JAHN	2431 N CLARK ST 149	486	14-28-322-045-1016	0	2023	$253.36
MEBK INVESTMENTS L L	2431 N CLARK ST 92	486	14-28-322-045-1222	0	2023	$253.36
MOY GROUP 2705 MILDRE	2705 N MILDRED AVE B2	490	14-29-406-052-1018	0	2023	$4,910.73

CHICAGO - 43RD WARD VACANT

TAX PAYER NAME	PROPERTY ADDRESS	VOL	PIN	TAX TYPE	TAX YEAR	TAX DUE
454 WRIGHTWOOD CO KASS	454 W WRIGHTWOOD AVE	486	14-28-309-028-0000	0	2023	$1,130.50

CHICAGO - 44TH WARD COMMERCIAL/INDUSTRIAL

TAX PAYER NAME	PROPERTY ADDRESS	VOL	PIN	TAX TYPE	TAX YEAR	TAX DUE
MIND TREE LLC	3747 N CLARK ST C	484	14-20-215-050-1001	0	2023	$2,348.21
MDG BUILDING INC	3250 N SHEFFIELD AVE	485	14-20-424-025-0000	0	2023	$35,460.33

CHICAGO - 44TH WARD RESIDENTIAL

TAX PAYER NAME	PROPERTY ADDRESS	VOL	PIN	TAX TYPE	TAX YEAR	TAX DUE
MERK INVESTMENTS LLC	3936 N CLIFTON AVE P-9	484	14-20-215-051-1017	0	2023	$387.98
PATRICK STRONG	1041 W GRACE ST 3	484	14-20-218-054-1003	0	2023	$11,799.96
EILEEN M RYAN	3241 N SEMINARY AVE	485	14-20-423-052-1003	0	2023	$9,597.53
GEMMA B DIXON	3430 N LAKE SHORE DR 6N	485	14-21-307-047-1055	0	2023	$2,115.27
RICHARD CARPENTER9C	3300 N LAKE SHORE DR 9C	485	14-21-310-055-1040	0	2023	$5,494.07
LISABETH MANOLIS	421 W MELROSE ST 15A	485	14-21-314-063-1014	0	2023	$4,521.03
TAXPAYER OF	450 W BRIAR PL G83	486	14-28-103-065-1224	0	2023	$481.41
JAYANTA MUKHERJEE	3100 N SHERIDAN RD 1C	486	14-28-105-072-1026	0	2023	$2,288.97
SCOTT NEWBERGER	509 W BARRY AVE	486	14-28-108-011-0000	0	2023	$25,166.22
CHRISTINA PANNOS	2931 N PINE GROVE AVE PU-2	486	14-28-118-052-1020	0	2023	$224.76
ARIBIA LLC MGMT	550 W SURF ST C211	486	14-28-122-017-1180	0	2023	$2,367.80
VOLNEY BRAND	2800 N PINE GROVE AVE 8B	486	14-28-123-016-1014	0	2023	$2,284.00

CHICAGO - 44TH WARD RESIDENTIAL (cont.)

TAX PAYER NAME	PROPERTY ADDRESS	VOL	PIN	TAX TYPE	TAX YEAR	TAX DUE
BENJAMIN PONT 1803	3100 N LAKE SHORE DR 1803	486	14-28-201-015-1053	0	2023	$584.93
CECIL JOSEPH VIBERT	3033 N SHERIDAN RD GP-41	486	14-28-202-031-1186	0	2023	$332.13
MARIA R CORTIJO	2909 N SHERIDAN RD 1203	486	14-28-204-010-1047	0	2023	$922.81
DONALD L WHITE	330 W DIVERSEY PKY 1803	486	14-28-206-005-1127	0	2023	$3,044.20
IRVING PARTNERS LLC	3115 N SEMINARY AVE	488	14-29-202-018-0000	0	2023	$21,906.79
MARIA LOURDES RAMIREZ	801 W OAKDALE AVE 2B	488	14-29-222-036-1027	0	2023	$2,155.83

CHICAGO - 46TH WARD COMMERCIAL/INDUSTRIAL

TAX PAYER NAME	PROPERTY ADDRESS	VOL	PIN	TAX TYPE	TAX YEAR	TAX DUE
ECUMENICAL INSTITUTE	4750 N SHERIDAN RD	478	14-17-203-013-0000	0	2023	$16,103.25
941 W LAWRENCE VENTURE	941 W LAWRENCE AVE	478	14-17-205-003-0000	0	2023	$443,106.55
941 W LAWRENCE VENTURE	941 W LAWRENCE AVE	478	14-17-205-003-0000	1	2022	$128,983.18
941 W LAWRENCE VENTURE	929 W LAWRENCE AVE	478	14-17-205-004-0000	0	2023	$17,971.47
941 W LAWRENCE VENTURE	929 W LAWRENCE AVE	478	14-17-205-004-0000	1	2022	$5,237.95

CHICAGO - 46TH WARD RESIDENTIAL

TAX PAYER NAME	PROPERTY ADDRESS	VOL	PIN	TAX TYPE	TAX YEAR	TAX DUE
BILL TRAMMELL	4300 N MARINE DR 502	478	14-16-300-027-1019	0	2023	$2,454.75
DRAGOLJUB VUJOSEVICH	4343 N CLARENDON AVE 706	478	14-16-300-032-1129	0	2023	$1,716.68
ARIBIA LLC APT ARLENE	4343 N CLARENDON AVE 1610	478	14-16-300-032-1238	0	2023	$523.72
SETH M ZEITLIN	4250 N MARINE DR 1009	478	14-16-301-041-1224	0	2023	$3,507.47
THERESA EDWARDS	4250 N MARINE DR 1509	478	14-16-301-041-1229	0	2023	$3,637.10
ALEXANDER SIARRIS TRUS	720 W GORDON TER 7E	478	14-16-303-035-1084	0	2023	$3,546.79
JASON ROBERTS TRUSTEE	4629 N MAGNOLIA AVE 1N	478	14-17-111-023-1001	0	2023	$6,794.73
CEDAR FIDELITY WILSON	4600 N KENMORE AVE	478	14-17-209-035-0000	1	2022	$84,485.15
ANDREW JOHNSTON	4536 N SHERIDAN RD 202	478	14-17-219-016-1006	0	2023	$8,069.38
TERRENCE D REDMOND	928 W WINDSOR AVE P-11	478	14-17-222-026-1011	0	2023	$245.55
BRUEGGEMAN & LANG	834 W MONTROSE AVE 202	478	14-17-229-020-1003	0	2023	$5,061.11
BRUEGGEMAN & LANG	834 W MONTROSE AVE P-2	478	14-17-229-020-1017	0	2023	$376.07
KEVIN HAUSWIRTH & CHRI	4221 N KENMORE AVE	479	14-17-403-041-0000	0	2023	$20,379.41
MEBK INVESTMENTS LLC	4350 N BROADWAY AVE P-46	479	14-17-403-056-1157	0	2023	$376.07
AIDAN DEVELOPMENT CORP	4133 N KENMORE AVE	479	14-17-404-070-0000	1	2021	$5,004.22
AIDAN DEVELOPMENT CORP	4133 N KENMORE AVE	479	14-17-404-070-0000	1	2022	$5,118.24
ERIN LASLOW	4030 N CLARENDON AVE P-5	479	14-17-418-032-1009	0	2023	$245.55
IRVING PARTNERS LLC	1413 W IRVING PARK RD	483	14-20-102-005-0000	0	2023	$26,958.86
EDWARD JAMES SWANSTROM	1048 W BYRON ST 54	484	14-20-205-026-1054	0	2023	$4,193.00
DANIEL SULLIVAN	856 W SHERIDAN RD 1A	484	14-20-207-033-1001	0	2023	$10,856.76
DANIEL DZIUBSKI	3806 N FREMONT AVE 1	484	14-20-213-024-1023	0	2023	$2,029.84
RAMESH ARIYANAYAKAM	828 W GRACE ST 1710	484	14-20-214-043-1139	0	2023	$7,085.31
DANIEL SULLIVAN	828 W GRACE ST P14	484	14-20-214-043-1153	0	2023	$599.29
ADRIENNE HUBBARD	3950 N LAKE SHORE DR 1107	485	14-21-101-034-1163	0	2023	$3,334.61
DAVID SULADZE	3950 N LAKE SHORE DR 1626	485	14-21-101-034-1563	0	2023	$402.91
THOMAS J SOUDAN	655 W IRVING PARK RD A53	485	14-21-101-054-1479	0	2023	$224.76
LESTER M ZACKLER M D I	655 W IRVING PARK RD B44	485	14-21-101-054-1525	0	2023	$952.97
KEVIN GALLEGOS	655 W IRVING PARK RD B91	485	14-21-101-054-1572	0	2023	$599.29
FELIPE HILLARD	655 W IRVING PARK RD B128	485	14-21-101-054-1609	0	2023	$481.41
ALYSE ADOLF	655 W IRVING PARK RD B212	485	14-21-101-054-1693	0	2023	$481.41
DINU HORVAT	655 W IRVING PARK RD B236	485	14-21-101-054-1717	0	2023	$224.76
THOMAS LESNIKOWSKI	655 W IRVING PARK RD V24	485	14-21-101-054-1824	0	2023	$363.43
NIKOLAI A STRELTSOV	655 W IRVING PARK RD V186	485	14-21-101-054-1986	0	2023	$170.95
KELLY STACK	655 W IRVING PARK RD T35	485	14-21-101-054-2192	0	2023	$245.55
COLLEEN A MCELLIGOTT	3800 N LAKE SHORE DR 4H	485	14-21-103-030-1097	0	2023	$5,204.27
ARTHUR ORTIZ	640 W WAVELAND AVE F4	485	14-21-106-036-1029	0	2023	$1,814.98
SOO JIN KIM	3600 N LAKE SHORE DR 2716	485	14-21-110-020-1604	0	2023	$645.12
SHIVANGI AGARWAL	3600 N LAKE SHORE DR 2822	485	14-21-110-020-1634	0	2023	$1,191.33
SECOND CITY RENTALS II	3660 N LAKE SHORE DR P-592	485	14-21-110-048-1603	0	2023	$481.18
NEW YORK RESIDENTIAL	3660 N LAKE SHORE DR P-458	485	14-21-110-048-1711	0	2023	$278.44
MORVARID NEKOUI RAD	3660 N LAKE SHORE DR P-438	485	14-21-110-048-1731	0	2023	$278.44
SECOND CITY RENTALS II	3660 N LAKE SHORE DR P-434	485	14-21-110-048-1735	0	2023	$599.29
SECOND CITY RENTALS II	3660 N LAKE SHORE DR P-405	485	14-21-110-048-1763	0	2023	$599.29
MARC LEVINE	3660 N LAKE SHORE DR P-383	485	14-21-110-048-1788	0	2023	$599.29
SECOND CITY RENTALS II	3660 N LAKE SHORE DR P-374	485	14-21-110-048-1797	0	2023	$599.29
SECOND CITY RENTALS II	3660 N LAKE SHORE DR P-313	485	14-21-110-048-1857	0	2023	$599.29
ALDO EMIGDIO BARTOLINI	3660 N LAKE SHORE DR P-019	485	14-21-110-048-2108	0	2023	$439.51
ROSEMARIE GRISHAM 227	3550 N LAKE SHORE DR 227	485	14-21-111-007-1025	0	2023	$2,598.50
CLEMENTE J GASCON	3550 N LAKE SHORE DR 324	485	14-21-111-007-1050	0	2023	$1,716.59
HENRY MCDONALD	3550 N LAKE SHORE DR 2125	485	14-21-111-007-1555	0	2023	$1,842.41
PARASKEVE D PAVLOS	549 W ADDISON ST 1S	485	14-21-111-008-1023	0	2023	$3,766.71

CHICAGO - 46TH WARD VACANT

TAX PAYER NAME	PROPERTY ADDRESS	VOL	PIN	TAX TYPE	TAX YEAR	TAX DUE
TAXPAYER OF	4880 N MARINE DR	478	14-08-417-049-0000	0	2023	$443.88

CHICAGO - 47TH WARD COMMERCIAL/INDUSTRIAL

TAX PAYER NAME	PROPERTY ADDRESS	VOL	PIN	TAX TYPE	TAX YEAR	TAX DUE
ZBIGNIEW GRZYCH	4615 N WESTERN AVE	479	14-18-115-003-0000	0	2023	$18,767.56
JOEL KOSMICKI	4212 N LINCOLN AVE C1	480	14-18-312-046-1001	0	2023	$13,357.75
ESPERANZA CASTRO	1635 W IRVING PARK RD	482	14-19-207-039-0000	0	2023	$5,502.20

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DELINQUENT PROPERTY TAX LIST as of October 15, 2026

TAX PAYER NAME	PROPERTY ADDRESS	VOL	PIN	TAX TYPE	TAX YEAR	TAX DUE
CHICAGO - 47TH WARD RESIDENTIAL						
CAROL WEINRICH	1722 W AINSLIE ST	476	14-07-413-059-0000	0	2023	$415.34
5025 N CLARK BLDG LLC	5025 N CLARK ST	477	14-08-310-001-0000	0	2023	$22,638.08
JOHN IRWIN	4847 N ASHLAND AVE	477	14-08-315-049-1006	0	2023	$3,533.51
4880 CLARK LLC	4880 N CLARK ST P-8	477	14-08-315-052-1018	0	2023	$121.05
TAXPAYER OF	4826 N MAGNOLIA AVE	477	14-08-317-032-0000	0	2023	$750.87
MARYAM NORLUND	1522 W WILSON AVE	478	14-17-106-017-0000	0	2023	$16,752.06
C MONTALVO	1515 W WILSON AVE	478	14-17-112-015-0000	0	2023	$11,564.41
FEPH HIGHLAND PARK LLC	4736 N RAVENSWOOD AVE	480	14-18-202-037-0000	1	2022	$32,389.42
NEMENSIA ACHANZAR	4541 N WOLCOTT AVE A	480	14-18-214-026-1001	0	2023	$7,527.08
STEPHEN SCHUBERT	2219 W CULLOM AVE	480	14-18-311-003-0000	0	2023	$6,535.87
WM G KALTE	2015 W BERTEAU AVE	480	14-18-320-019-0000	0	2023	$14,226.34
STANLEY M ODA	4301 N WOLCOTT AVE 2ND	481	14-18-402-016-0000	0	2023	$20,605.36
TOM BERARDUCCI	4350 N HERMITAGE AVE	481	14-18-403-028-0000	0	2023	$1,198.37
JAI BHANSALI	4228 N WOLCOTT AVE	481	14-18-407-028-0000	1	2020	$5,093.14
JAI BHANSALI	4228 N WOLCOTT AVE	481	14-18-407-028-0000	1	2021	$3,014.15
JAI BHANSALI	4228 N WOLCOTT AVE	481	14-18-407-028-0000	1	2022	$3,082.12
LESLIE P POOLE	3922 N HOYNE AVE	481	14-19-105-026-0000	0	2023	$17,497.66
GREGORY A GRZESLO	1659 W GRACE ST 1	482	14-19-223-049-0000	0	2023	$8,694.99
MORGAN CORMIER	1800 W ROSCOE ST P-76	483	14-19-412-019-1210	0	2023	$170.95
TODD R CISSELL	1550 W CORNELIA AVE GU-2	484	14-20-300-030-1024	0	2023	$375.30
CHICAGO - 48TH WARD RESIDENTIAL						
TERESA FERNANDEZ	1543 W HIGHLAND AVE 2	472	14-05-102-010-0000	0	2023	$8,395.46
KAYLA PEREIRA RISKO	6219 N MAGNOLIA AVE 2N	472	14-05-115-027-1003	0	2023	$2,587.63
GURUS ARE US LLC	6300 N SHERIDAN RD 103	472	14-05-202-019-1003	0	2023	$1,239.00
BENJAMIN DANIEL	6325 N SHERIDAN RD 1704	472	14-05-203-012-1100	0	2023	$573.84
ANTONIO CAMPO	1123 W ROSEMONT AVE	472	14-05-204-004-0000	0	2023	$19,886.68
TRAN D NGUYEN	1134 W GRANVILLE AVE P-455	472	14-05-204-029-1421	0	2023	$260.00
ELLEN G SPANN	1052 W GRANVILLE AVE 21	472	14-05-205-026-1021	0	2023	$1,604.90
MELODIE SYKES	6136 N WINTHROP AVE B	472	14-05-208-048-0000	0	2023	$2,474.54
GARY F SWARTZ	6150 N KENMORE AVE	472	14-05-209-027-1019	0	2023	$4,304.71
FEDERAL NATL MTG	6150 N KENMORE AVE	472	14-05-209-027-1099	0	2023	$127.65
TECHWORKS LLC	6118 N SHERIDAN RD 407	472	14-05-210-023-1031	0	2023	$573.84
TERESA PADILLA 912	6171 N SHERIDAN RD 511	472	14-05-211-023-1035	0	2023	$2,159.85
AMBER M GILLANI	6171 N SHERIDAN RD 1304	472	14-05-211-023-1123	0	2023	$1,241.33
ANDREY TARASOV & ALEKS	6171 N SHERIDAN RD 2406	472	14-05-211-023-1257	0	2023	$2,104.27
ERIC SAUDI	6036 N KENMORE AVE 1	472	14-05-213-033-1001	0	2023	$3,768.14
DEALBANI PROPERTIES	6030 N SHERIDAN RD 311	472	14-05-214-035-1023	0	2023	$1,040.95
DEALBANI PROPERTIES	6030 N SHERIDAN RD 710	472	14-05-214-035-1074	0	2023	$1,178.45
SCOTT A KOMPLIN	6030 N SHERIDAN RD 912	472	14-05-214-035-1102	0	2023	$1,178.45
MAYADA HAMID	5806 N RIDGE AVE	473	14-05-311-046-0000	0	2023	$9,145.72
JANICE SIMMONS	1311 W ARDMORE AVE G	473	14-05-313-024-1011	0	2023	$1,329.49
BERNARD S L MA	5901 N SHERIDAN RD 16B	473	14-05-403-019-1143	0	2023	$973.77
KRYSTYNA LESZCZYNSKA	5831 N SHERIDAN RD B	473	14-05-403-026-0000	0	2023	$9,226.79
GURUS ARE US SERIES B	5757 N SHERIDAN RD 8A	473	14-05-407-016-1102	0	2023	$2,218.08
MINAZ R GILLANI & MIKE	5757 N SHERIDAN RD 9A	473	14-05-407-016-1103	0	2023	$2,218.18
RICHARD D PICART	5701 N SHERIDAN RD 21E	473	14-05-407-017-1127	0	2023	$862.74
JOHN BUGBEE	5701 N SHERIDAN RD 8M	473	14-05-407-017-1304	0	2023	$180.24
JOHN WESLEY	5701 N SHERIDAN RD 20S	473	14-05-407-017-1477	0	2023	$2,622.92
TIMOTHY G PONTARELLI	5701 N SHERIDAN RD 9 U	473	14-05-407-017-1521	0	2023	$4,084.48
DANIEL A NYE	5601 N SHERIDAN RD 13C	473	14-05-411-012-1046	0	2023	$2,131.79
JOSHUA COOK	1435 W CATALPA AVE 1	477	14-08-108-051-1002	0	2023	$1,009.95
DEBORAH L LEE	5213 N MAGNOLIA AVE	477	14-08-128-014-0000	0	2023	$16,051.50
DE ALBANI PROPERTIES	1122 W CATALPA AVE P-130	477	14-08-200-042-1068	0	2023	$180.73
MEBK INVESTMENTS LLC	1122 W CATALPA AVE P-145	477	14-08-200-042-1245	0	2023	$385.12
JOBIL KURIAN	1122 W CATALPA AVE P-348	477	14-08-200-042-1303	0	2023	$180.73
DAVID J POLL	5445 N SHERIDAN RD 1906	477	14-08-203-015-1200	0	2023	$790.32
MICHAEL L COCHRAN 2915	5445 N SHERIDAN RD 2915	477	14-08-203-015-1337	0	2023	$5,621.91
MICHAEL MOON	5445 N SHERIDAN RD 3602	477	14-08-203-015-1417	0	2023	$136.90
ANDREA L CUMMING	5455 N SHERIDAN RD 3606	477	14-08-203-016-1418	0	2023	$3,000.20
LAURIE BAIN ROSENFIELD	5415 N SHERIDAN RD 2601	477	14-08-203-017-1309	0	2023	$5,510.58
GLEN JOHNSON	5320 N SHERIDAN RD D 6	477	14-08-209-022-1388	0	2023	$363.43
JUAN GUILLERMO MESA PE	5320 N SHERIDAN RD D 12	477	14-08-209-022-1394	0	2023	$363.43
DOUGLAS G HANKS III	5320 N SHERIDAN RD E 4	477	14-08-209-022-1427	0	2023	$363.43
TEDDIE PROPERTIES LLC	5056 N MARINE DR 4D	478	14-08-407-022-1151	0	2023	$2,584.74
KEYVESTOR LLC	4970 N MARINE DR 926	478	14-08-412-040-1314	0	2023	$958.93
RICHARD BRUNNER	842 W AINSLIE ST H2	478	14-08-413-044-1036	0	2023	$815.31
RICHARD BRUNNER	844 W AINSLIE ST MC	478	14-08-413-044-1056	0	2023	$708.04
CHICAGO - 48TH WARD VACANT						
BROADWAY 5050 LLC	1125 W WINONA ST	478	14-08-404-003-0000	1	2021	$1,559.42
BROADWAY 5050 LLC	1125 W WINONA ST	478	14-08-404-003-0000	1	2022	$118,137.67
CHICAGO - 50TH WARD RESIDENTIAL						
HOMESTATE REAL ESTATE	6201 N OAKLEY AVE	474	14-06-107-032-1003	0	2023	$922.87

Published by order of
County Collector of
Cook County, Illinois

Illinois Masonic kitchen has reopened after being shut down by health inspectors

It was startling for many to hear on Oct. 16 that the cafeteria and patient kitchen at Advocate Illinois Masonic Hospital had their license suspended by the Chicago Dept. of Public Health after failing an inspection due to a cockroach infestation and other health violations.

According to city records, it was the fifth time since 2010 that a kitchen at the hospital has failed a health inspection. Illinois Masonic had last failed a city health inspection in Aug. 2023.

Last week's follow-up inspection on Oct. 29 showed that the hospital at 836 W. Wellington Ave. had cleaned up their facility, and that exterminators had remedied all the bug infestation violations.

In those reports, city inspectors said they found over 200 live cockroaches in food preparation areas during a facility inspection, which included food preparation areas, dry storage areas, the grill and deep fryer areas, and the main dish room.

City inspectors also reported that black slime was found accumulating inside a cooler that dripped down onto ice being used for the cafeterias. Inspectors claimed also that utensils were improperly stored, there were leaky pipes and accumulations of dust, grease, and dirt throughout the kitchen and storage areas.

Inspectors also found that the kitchens were storing raw chicken above 56 degrees and other foods at similarly high temperatures. Most of that food had to be thrown out.

Illinois Masonic is owned and operated by Advocate Health, the third-largest nonprofit integrated health system in the United States.

November fundraiser in Lincoln Park over Civil War in Sudan

A humanitarian crisis has emerged as Sudan faces its ongoing civil war, and some Sudanese in Chicago are are hosting a fundraiser to help raise relief funds on Saturday, Nov. 14.

For Real Therapy, 2464 N. Clybourn Ave, is hosting A Night in Sudan, a cultural experience and humanitarian fundraiser showcasing the life beyond the headlines in Sudan.

Reportedly, millions face displacement, hunger, and the devastating consequences of an ongoing civil war. The war is reportedly being heavily prolonged by external backers supplying weapons and support to both sides, including regional and international actors, according to the Council on Foreign Relations.

The Sudanese communities in Chicago hope to draw attention to the crisis in their homeland from thousands of miles away in Lincoln Park, through an event showcasing art, storytelling, cultural preservation, and action.

Designed as an interactive pop-up museum, the event hopes to take guests on a journey through Sudan's food, music, film, literature, wedding traditions, cultural heritage, and history.

Attendees will explore exhibits highlighting Sudan's communities, traditions, and stories for a $25 donation. For tickets, visit https://www.eventbrite.com/e/a-night-in-sudan-tickets-2003206826543.

TAXING *from p. 5*

But since longtime CTU organizer Brandon Johnson was elected mayor in 2023, the union has not objected to his administration's decision to extend the lives of some districts while declaring growing surpluses.

How do school board candidates want to use TIF money?

Hilario Dominguez, who ran for school board president with the backing of the CTU, expressed a similar sentiment, calling TIF a "stopgap for the funding our state owes."

"Past mayors may have used TIFs as a slush fund for downtown developers," said Dominguez. "But we have an administration now who sees we can resource our schools, create jobs, and invest in neighborhoods with projects for the public good at the same time."

Dominguez's statement did not propose changes to the TIF system, instead pointing to money owed to districts around the state through the evidence-based funding formula approved by Illinois lawmakers in 2017.

"Ultimately, TIF is a stopgap for the funding our state owes," he said. "Uncommitted funds in a TIF surplus help our students on a rainy day but the $2 billion being denied to our district has it raining so hard that our schools started the year literally molding."

Union leaders have stopped short of calling for an accelerated wind-down of Chicago's TIFs, even though that would mean a steadier stream of revenue to the district without having to raise taxes or rely on fickle annual surpluses.

A 2024 report from the research and advocacy group Kids First Chicago estimated that the wholesale elimination of TIFs could mean hundreds of millions of additional dollars coming to the district each year — even after accounting for surpluses from the city.

"TIF surplus is the opposite … of sustainable, predictable revenue," said Hal Woods, director of policy for Kids First Chicago. "It is a very unreliable source for a school district, particularly the size of CPS."

It also creates a "huge sequencing problem" for the school district to pass its annual budget before leaders know how big a surplus to expect, he said. CPS' fiscal year runs from July 1 to June 30 while Chicago plans its spending in calendar years, so budgets are finalized at different times.

"CPS, they've got to tell schools how much they can spend, how many people they're allowed to hire, [negotiate] contracts with vendors, and they've got to pass a balanced budget before one of its most significant local revenue sources is actually known," Woods said.

Jessica Biggs, another candidate for board president, said having to predict the size of TIF surpluses "makes a challenging process all that much more challenging" when trying to craft a budget for the school district.

Biggs advocated for more transparency in the way TIF is used and closer communication between city, school district, and state leaders. She added that modeling more TIF districts off the two special transit TIFs, which reimburse CPS for their share of tax dollars collected, could be one possible reform path.

"TIF surplus is the opposite … of sustainable, predictable revenue," said Hal Woods. "It is a very unreliable source for a school district, particularly the size of CPS."

Victor Henderson, who also ran for CPS board president, declined to take a definitive stance on whether TIF should be reformed or wound down, saying he would take a "civic-minded" approach that considers the needs of the city budget and ward-level development.

In the meantime, Henderson said, the district should budget conservatively, possibly by approving multiple spending options that anticipate different sizes of TIF surplus.

"You do have to make some assumptions, but they should be either A, be reasonable, or B, trend towards conservative," Henderson said.

An independent school board could exercise its newfound power to pressure city leaders for more consistent treatment of programs like TIF that have profound fiscal consequences for the school district, Marlowe said. Or, it could break down into yet another political turf war.

"The optimist in me wants to look at this and say that this is a really good opportunity to disentangle the city and CPS's finances, to create some very clear rules of the game of the way that the TIF surplus is going to work," Marlowe said. "I think it's entirely possible to have a different kind of working relationship that's much more transparent and much better for not just the financial health of both the city and CPS, but for creating more stability and more predictability."

"But … politically, I don't know how much appetite there is for that," Marlowe said.

IMPORTANT NOTICE
TO PROPERTY OWNERS

Cook County Annual Tax Sale Notice to Property Owners, Annual Tax Sale Schedule, and Delinquent Real Estate Tax List

This legal notice includes a list of properties of real estate on which 2023 property taxes (due in 2024) are delinquent and subject to sale as of October 15, 2026.

NOTE: This list may include some properties on which the taxes were paid after the list's preparation on October 15, 2026. It is the property owner's responsibility to verify the current status of payment. This list does not include all the properties in Cook County that are delinquent and subject to sale. For a complete listing of the properties in your neighborhood that are subject to sale, please visit www.cookcountytreasurer.com.

Under Illinois law, the Cook County Treasurer's Office must offer properties having delinquent real estate taxes and special assessments for sale. **IF YOUR PROPERTY IS LISTED IN THIS NOTICE FOR SALE OF DELINQUENT REAL ESTATE TAXES, IT IS IMPORTANT FOR YOU TO TAKE ACTION SO THAT YOUR TAXES ARE NOT SOLD.** The tax sale is scheduled to begin **TUESDAY, DECEMBER 15, 2026.** The sale of taxes will result in a lien against the property that will add, at a minimum, hundreds of dollars in fees to the amount currently due. Sale of the tax and continued failure by the owner to redeem (pay) may result in the owner's loss of legal title to the property.

Prior to sale, delinquent taxes may be paid online from your bank account or credit card by visiting cookcountytreasurer.com. Personal, company, and business checks will be accepted only through December 7, 2026. After December 7, 2026, all payments must be made by certified check, cashier's check, money order, cash, or credit card. Please note that under Illinois law, the Treasurer's Office cannot accept payments of delinquent taxes tendered after the close of the business day immediately preceding the date on which such taxes are to be offered for sale. For questions about submitting a payment or to verify the precise delinquent amount, you may contact the Cook County Treasurer's Office by phone at (312) 443-5100 or by e-mail through our website at www.cookcountytreasurer.com (click on "CONTACT US BY EMAIL").

2023 Annual Tax Sale Schedule

SALE BEGINS TUESDAY, DECEMBER 15, 2026, AT 8:30 A.M. THE TAX SALE HOURS OF OPERATION ARE 8:30 A.M. TO 5:00 P.M. (CHICAGO LOCAL TIME) EACH SCHEDULED DAY. THE DATES OF SALE AND THE DAILY SALE HOURS MAY BE EXTENDED AS NEEDED. TAX BUYER REGISTRATION WILL TAKE PLACE BETWEEN NOVEMBER 6 AND DECEMBER 4, 2026. FOR REGISTRATION INFORMATION, VISIT WWW.COOKTAXSALE.COM OR CONTACT THE TREASURER'S OFFICE.

SALE DATE	VOLUMES	TOWNSHIP/CITY
December 15, 2026	**001** TO **147**	***Barrington, Berwyn, Bloom, Bremen, Calumet, Cicero, Elk Grove, Evanston, Hanover, Lemont, Leyden, Lyons, Maine, New Trier, Niles, Northfield, Norwood Park, Oak Park, Orland***
December 16, 2026	**148** TO **270**	***Palatine, Palos, Proviso, Rich, River Forest, Riverside, Schaumburg, Stickney, Thornton, Wheeling, Worth, Hyde Park***
December 17, 2026	**271** TO **464**	***Hyde Park, Jefferson, Lake***
December 18, 2026	**465** TO **601**	***Lake, Lake View, North Chicago, Rogers Park, South Chicago, West Chicago***

COOK COUNTY DELINQUENT REAL ESTATE TAX LIST

OFFICE OF THE TREASURER AND EX-OFFICIO COLLECTOR OF COOK COUNTY, ILLINOIS.

Advertisement and Notice by Collector of Cook County of Application for Judgment and Order of Sale of Delinquent Lands and Lots for General Taxes for the years indicated, for order of sales thereof, as provided by law.

**COUNTY OF COOK,
STATE OF ILLINOIS
November 4-5, 2026**

NOTICE is hereby given that the said Collector of Cook County, Illinois, will apply to the County Division of the Circuit Court of Cook County, Illinois on Tuesday, November 24, 2026, for judgment against all lands and lots, hereinafter described as being delinquent, upon which taxes (together with any accrued interest and costs) remain due and unpaid, for an order for sale of said lands and lots for satisfaction thereof, fixing the correct amount due. Final entry of said order will be sought on Tuesday, December 8, 2026.

NOTICE is further given that beginning on the 15th day of December, 2026, A.D., at the hour of 8:30 A.M., all said lands and lots, hereinafter described for sale for which an order shall be made, or has been made and not executed as noted, will be subject to public sale at 118 N. Clark St, Room 112 (Randolph Street entrance), in Chicago, Illinois, for the amount of taxes, interest and costs due thereon, respectively.

The following is a list of the delinquent properties in Cook County upon which the taxes or any part thereof for the 2023 tax year remain due and unpaid; the name(s) of the owners, if known; the property location; the total amount due on 2023 tax warrants (excluding delinquent special assessments separately advertised); and the year or years for which the taxes are due.

In lieu of legal description, each parcel of land or lot is designated by a property index number (PIN). Comparison of the 14-digit PIN with the legal description of any parcel may be made by referring to the cross-indices in the various Cook County offices.

The Cook County Collector does not guarantee the accuracy of common street addresses or property classification codes at the time of sale. Tax buyers should verify all common street addresses, PINs, classifications, and ownership by personal inspection and investigation of said properties and legal descriptions prior to purchasing general taxes offered at the sale.

NO TAX BUYER WILL BE PERMITTED TO OBTAIN A TAX DEED WITH RESPECT TO ANY PROPERTY OWNED BY A TAXING DISTRICT OR OTHER UNIT OF GOVERNMENT. WHEN AN ORDER TO VACATE THE TAX SALE OF ANY SUCH PROPERTY IS ENTERED, THE FINAL RESULT MAY BE A REFUND WITHOUT INTEREST.

DELINQUENT PROPERTY TAX LIST as of October 15, 2026

TOWNSHIP OF ROGERS PARK

TAX PAYER NAME	PROPERTY ADDRESS	VOL	PIN	TAX TYPE	TAX YEAR	TAX DUE
CHICAGO - 40TH WARD RESIDENTIAL						
TAXPAYER OF	2217 W FARWELL P-1	506	11-31-122-035-1012	0	2023	$569.20
TAXPAYER OF	2217 W FARWELL P-2	506	11-31-122-035-1013	0	2023	$569.20
TAXPAYER OF	2217 W FARWELL P-3	506	11-31-122-035-1014	0	2023	$569.20
TAXPAYER OF	2217 W FARWELL P-4	506	11-31-122-035-1015	0	2023	$569.20
ASMA KHAN	6627 N SEELEY AVE 1N	506	11-31-302-081-1001	0	2023	$1,896.16
DOLLY URIBE	6532 N HOYNE AVE	506	11-31-303-023-0000	0	2023	$2,555.01
KIDANE HAILE	6516 N SEELEY AVE 2	506	11-31-303-040-0000	0	2023	$7,262.07
GERARDO GARCIA	6604 N RIDGE BLVD 2	507	11-31-400-051-1090	0	2023	$1,821.37
CHICAGO - 49TH WARD COMMERCIAL/INDUSTRIAL						
ROGERS I LLC	7632 N ROGERS AVE	505	11-29-107-011-0000	0	2023	$15,046.95
D MCCALLA CARIBBEAN	1547 W HOWARD ST	505	11-29-300-005-0000	0	2023	$19,411.96
CARIBBEAN AMER BAKING	1539 W HOWARD ST	505	11-29-300-007-0000	0	2023	$21,351.69
MCCARTHYSLFSTG ZUNJIC	2225 W HOWARD ST	505	11-30-307-040-0000	0	2023	$3,672.02
MARIA TASIOPOULOS TRUS	1901 W HOWARD ST	505	11-30-401-015-0000	0	2023	$22,989.48
THEDORE MAVRAKIS	7374 N CLARK ST	505	11-30-420-053-0000	0	2023	$26,107.50
CHICAGO - 49TH WARD RESIDENTIAL						
PAUL STEFANIK	7621 N GREENVIEW AVE 2A	505	11-29-107-036-1005	0	2023	$2,444.42
CHEREE BERTALAN	7625 N EASTLAKE TER P-41	505	11-29-110-024-1080	0	2023	$245.55
PHILIP IMASOGIE	7511 N SHERIDAN RD E	505	11-29-303-030-0000	0	2023	$2,351.96
NORMA CHAVEZ	7509 N SHERIDAN RD E	505	11-29-303-035-0000	0	2023	$2,244.59
STEPHANIE SANDMAN	7407 N ASHLAND AVE 3	505	11-29-309-004-1011	0	2023	$1,360.76
ALLEN J HAAS	1430 W JARVIS AVE	505	11-29-311-013-0000	0	2023	$13,922.45
STEPHEN MENDOZA	1194 W SHERWIN AVE P14	505	11-29-315-024-1045	0	2023	$370.88
KELLY YATES	1205 W SHERWIN AVE 505	505	11-29-318-014-1063	0	2023	$2,313.80
WESLEY REALTY GROUP	7301 N HAMILTON AVE	505	11-30-307-196-0000	0	2023	$6,376.47
LINDA & LEONA ALBANO	7312 N RIDGE AVE 1S	505	11-30-307-210-1002	0	2023	$568.11
HENRY NJEH	7540 N RIDGE AVE 2G	505	11-30-307-212-1007	0	2023	$1,244.24
NORMALEE GALLIMORE	7518 N RIDGE BLVD 3E	505	11-30-307-218-1006	0	2023	$2,367.80
AKINDE	7553 N RIDGE RD 2	505	11-30-308-027-1003	0	2023	$1,098.69
HARVEY I KAHLER JR	2041 W BIRCHWOOD AVE 2	505	11-30-312-030-1002	0	2023	$1,003.45
TIFLIS PROPERTIES INC	2032 W JARVIS AVE 3B	505	11-30-315-020-1006	0	2023	$1,424.61
AYORINDE OLUBODE	2035 W FARGO AVE 2	505	11-30-315-022-1017	0	2023	$1,651.54
MARCO ANTONIO LOPEZ BA	2056 W JARVIS AVE 1	505	11-30-315-023-1014	0	2023	$1,191.33
MELANIE BARNHART	7405 N HOYNE AVE 1	505	11-30-315-024-1008	0	2023	$1,737.62
JANET CLARKE	1918 W BIRCHWOOD AVE	505	11-30-401-013-0000	0	2023	$786.50
MITCHELL POLGAR	1832 W BIRCHWOOD AVE	505	11-30-402-012-0000	0	2023	$2,176.34
GERALD M KRCILEK	1600 W JARVIS AVE 3C	505	11-30-414-030-1011	0	2023	$1,585.59
MARY E BAIN	1848 W TOUHY AVE	505	11-30-420-035-0000	0	2023	$4,392.81
ALI BARRY INC	7123 N DAMEN AVE 2D	506	11-31-200-033-1002	0	2023	$2,603.59
MARIA ESCOBAR	1790 W ESTES AVE	506	11-31-201-076-0000	0	2023	$125.12
AKEEM ADEWALE SHITTU	1626 W ESTES AVE 3C	506	11-31-203-025-1015	0	2023	$1,949.72
AKEEM ADEWALE SHITTU	1626 W ESTES AVE 3D	506	11-31-203-025-1016	0	2023	$1,945.02
RADMILA VALAN	7062 N WOLCOTT AVE 2	506	11-31-204-024-1003	0	2023	$350.01
P C & J J WINNINGER	7020 N WOLCOTT AVE	506	11-31-209-012-0000	0	2023	$6,140.92
JAMIE JACKSON KIMMEL	6947 N RIDGE BLVD	506	11-31-214-049-0000	0	2023	$2,695.19
ANNEMARIE SILVERA	1221 W GREENLEAF AVE 2N	507	11-32-111-017-1004	0	2023	$2,904.92
VICKI VORREITER	1337 W LUNT AVE 1L	507	11-32-114-034-1028	0	2023	$1,865.85
1516 W FARWELL AVENUE	1516 W FARWELL AVE 2	507	11-32-115-026-1003	0	2023	$1,298.67
ALLAN YAMAKAWA	1524 W PRATT BLVD G	507	11-32-120-019-0000	0	2023	$2,265.40
JACK RICHTER	1509 W FARWELL AVE 3B	507	11-32-120-035-1003	0	2023	$2,759.70
JACK RICHTER	1509 W FARWELL AVE 3D	507	11-32-120-035-1011	0	2023	$1,599.56
BARBARA PERNAI	1209 W FARWELL AVE 1	507	11-32-124-027-1004	0	2023	$1,406.20
MARK E RADFORD	1116 W MORSE AVE A	507	11-32-200-026-0000	0	2023	$704.33
MARICIA NORTN	1415 W PRATT BLVD 404	507	11-32-303-025-1026	0	2023	$2,764.58
MARCIA NORTON	1415 W PRATT BLVD P-23	507	11-32-303-025-1052	0	2023	$245.55
BRIAN KURTOVIC	1325 W NORTH SHORE AVE P16	507	11-32-312-024-1047	0	2023	$226.47
TONY CHAN	6530 N BOSWORTH AVE 1	507	11-32-314-025-0000	0	2023	$11,361.31
SNEZANA VASIC	6413 N GLENWOOD AVE 2	507	11-32-328-024-0000	0	2023	$981.28
ANNE C DUSTON	6456 N LAKEWOOD AVE	507	11-32-329-026-0000	0	2023	$9,849.88
CHICAGO - 50TH WARD COMMERCIAL/INDUSTRIAL						
BRIAN KURTOVIC	2421 W PRATT BLVD C3	504	10-36-407-037-1042	0	2023	$8,303.21
CUC THI HUYNH LIVING T	2312 W TOUHY AVE	505	11-30-319-023-0000	0	2023	$20,088.48
CHICAGO - 50TH WARD RESIDENTIAL						
ARNOLD J PALDER	2836 W FARGO AVE	502	10-25-311-021-0000	0	2023	$7,326.76
TEXTAN LLC	3137 W JARVIS AVE	502	10-25-317-023-0000	0	2023	$8,734.74
CHAD JACOBS	2850 W SHERWIN AVE	502	10-25-320-016-0000	0	2023	$1,764.36
MEIR ZALMAN BERNATH	3001 W JARLATH ST	502	10-25-331-018-0000	0	2023	$2,802.60
SYED Q SHAZAD	2512 W TOUHY AVE	502	10-25-427-045-1001	0	2023	$1,191.44
NADEEM RAFIQ	2512 W TOUHY AVE	502	10-25-427-045-1002	0	2023	$1,821.61
CHICAGO - 50TH WARD RESIDENTIAL (cont.)						
JUAN VAZQUEZ	7543 N MAPLEWOOD AVE D502		10-25-430-114-0000	0	2023	$2,137.32
TAXPAYER OF	7033 N KEDZIE AVE 3-04	503	10-36-118-006-1030	0	2023	$2,280.03
HARRIETT JOHANIEWICZ	7033 N KEDZIE AVE 15-04	503	10-36-118-006-1206	0	2023	$3,253.24
GILBERTO MARCHA	6933 N KEDZIE AVE 809	503	10-36-119-003-1119	0	2023	$2,528.80
MARGIE POULOS	2717 W ESTES AVE	503	10-36-208-010-0000	0	2023	$23,118.76
VIOLETTE MOSHE ZYA	7039 N WASHTENAW AVE	503	10-36-209-035-0000	0	2023	$1,200.49
EPHRAIM TATELBAUM	6739 N SACRAMENTO AVE	504	10-36-303-010-0000	0	2023	$3,661.80
ABRAHAM KATZEZNSTEIN	6710 N RICHMOND ST	504	10-36-303-033-0000	1	2022	$6,169.42
ABRAHAM KATZEZNSTEIN	6710 N RICHMOND ST	504	10-36-303-034-0000	1	2022	$6,169.42
ATHER AHMED	6414 N MOZART ST 1N	504	10-36-326-047-1002	0	2023	$796.69
IOSIF SMAL BERGHER	6714 N ROCKWELL ST	504	10-36-403-027-0000	0	2023	$4,191.06
WILLIAM OLSON	6714 N CAMPBELL AVE	504	10-36-405-028-0000	0	2023	$895.38
IFFATH U AHMED	2417 W PRATT AVE 1	504	10-36-407-037-1001	0	2023	$654.27
HENRIETTA C GOERK TR	6615 N WASHTENAW AVE	504	10-36-410-014-0000	0	2023	$2,623.56
HAROLD JOHNSON	2340 W JARVIS AVE	505	11-30-302-037-0000	0	2023	$2,265.40
IRA FALK	2322 W GREENLEAF AVE	506	11-31-104-044-1001	0	2023	$1,943.28
MAZHAR ALLAM	2000 W ARTHUR AVE 1S	506	11-31-311-009-1005	0	2023	$1,513.67
EDWIN ECKBERG	6417 N CLAREMONT AVE	506	11-31-313-016-0000	0	2023	$11,314.05
CONCETTA PIAZZA	6423 N OAKLEY AVE	506	11-31-314-015-0000	0	2023	$2,541.25
CTLTC 008002389921	2150 W DEVON AVE 3E	506	11-31-316-054-1019	0	2023	$1,244.41
MATTHIAS C STURM	6415 N SEELEY AVE	506	11-31-319-016-0000	0	2023	$25,462.28
SOLOMON TESFAW BERIHUN	6400 N RIDGE AVE 203	507	11-31-401-105-1010	0	2023	$2,764.58

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**County Collector of
Cook County, Illinois**

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- Residential cleanouts: homes, garages, attics & basements
- Commercial cleanouts: offices, retail stores
- Construction debris removal
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I've always felt that a person's intelligence is directly reflected by the number of conflicting points of view he can entertain simultaneously on the same topic.
— Abigail Adams

**Have something on your mind about your community?
Write a Letter To The Editor
at insidepublicationschicago@gmail.com**

Rogers Park Township Real Estate For Sale

Real Estate For Sale

040404 ----------

282828 ----------

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
TOWD POINT MORTGAGE TRUST 2017-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE
Plaintiff,
-v.-
JOSE R. GONZALEZ, ILLINOIS HOUSING DEVELOPMENT AUTHORITY, 6528 N. FRANCISCO CONDO ASSOCIATION
Defendants
2024 CH 07717
6528 N FRANCISCO AVE, UNIT 1E
CHICAGO, IL 60645
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on January 5, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 1, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 6528 N FRANCISCO AVE, UNIT 1E, CHICAGO, IL 60645
Property Index No. 10-36-317-019-0000 &10-36-317-041-1002
The real estate is improved with a condominium.
The judgment amount was $217,090.19.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is

Real Estate For Sale

due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact CHAD LEWIS, ROBERTSON ANSCHUTZ SCHNEID CRANE & PART-

Real Estate For Sale

NERS, PLLC Plaintiff's Attorneys, 6400 SHAFER CT, STE 325, ROSEMONT, IL, 60018 (561) 241-6901. Please refer to file number 24-216799.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
CHAD LEWIS
ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC
6400 SHAFER CT, STE 325
ROSEMONT IL, 60018
561-241-6901
E-Mail: ILMAIL@RASLG.COM
Attorney File No. 24-216799
Attorney ARDC No. 6306439
Attorney Code. 65582
Case Number: 2024 CH 07717
TJSC#: 46-71
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2024 CH 07717
I3295381

212121 ----------

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SEIZURES *from p. 7*

County, in which the high court ruled local governments cannot seize and auction off homes over unpaid property taxes without paying owners the difference.

The principle that the government "may not take more from a taxpayer than she owes," Kirsch wrote, isn't applicable when a government is applying law under police power.

While allowing the decision in favor of the city to stand, the two Supreme Court justices warned Kirsch and other lower courts against such a confident assertion and indicated the question may yet return to the Supreme Court in coming years.

SOLICITOR *from p. 7*

received an emailed energy bill from "IDT Energy"—but nothing from ComEd. She hadn't agreed to sign up with IDT Energy, so she tracked down the man, confronted him, and demanded to cancel. He told her to call the number in the email and walked away.

The woman called, only to reach an automated answering service that kept giving her rebate information, the report said.

Concerned that her personal information had been shared and that the man had falsely claimed to work for ComEd, she called police and tried again to stop him. He kept walking.

Then he spotted Cook County sheriff's police and made an interesting decision: He flagged them down because the woman was following him.

Chicago police officers arrived to assist and discovered that the man, Deeandrew Moore, 29, had an active warrant for extradition to Columbus, OH, according to the arrest report. The cops arrested him on the warrant and, as a bonus, charged him with misdemeanor deceptive practice for allegedly posing as a ComEd worker. He remains in the Cook County Jail on the warrant.

Concerned that her personal information had been shared and that the man had falsely claimed to work for ComEd, she called police and tried again to stop him. He kept walking.

Lakeview Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
MIDFIRST BANK
Plaintiff,
-v.-
MORGAN ABBATE A/K/A MORGAN RYAN ABBATE; 5445 EDGEWATER PLAZA CONDOMINIUM ASSOCIATION;
Defendants.
25 CH 2053
5445 North Sheridan Road #2807, Chicago, IL 60640
NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 9/16/2026, an agent of Auction.com, LLC will conduct the Online Only auction at www.auction.com, with the bidding window opening on 12/7/2026 at 10:00 AM CDT and closing on December 9, 2026 at 10:00 AM subject to extension, and will sell at public sale to the highest bidder, as set forth below, the following described real estate.
Commonly known as 5445 North Sheridan Road #2807, Chicago, IL 60640
Property Index No. 14-08-203-015-1331
The real estate is improved with a Single Family Residence. The judgment amount was $255,524.65 Sale Terms: Full Sale Terms are available on the property page at www.auction.com by entering 5445 North Sheridan Road #2807 into the search bar. If sold to anyone other than the Plaintiff, the winning bidder must pay the full bid amount within twenty-four (24) hours of the auction's end. All payments must be certified funds. No third-party checks will be accepted. All bidders will need to register at www.auction.com prior to placing a bid. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium property Act, 765 ILCS 605/9 (g)(l) 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 Plaintiffs attorney: LOGS Legal Group LLP (847) 291-1717 please refer to file number 25-102575-FC01. Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 25-102575-FC01 Case Number: 25 CH 2053 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.
I3296908

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Plaintiff,
-v.-
UNKNOWN HEIRS AND DEVISEES OF KELLY E BISHOP, DECEASED, UNKNOWN CLAIMANTS AND LIENHOLDERS AGAINST THE ESTATE OF KELLY E BISHOP, DECEASED, UNKNOWN CLAIMANTS AND LIENHOLDERS AGAINST THE UNKNOWN HEIRS AND DEVISEES OF KELLY E BISHOP, DECEASED, RUSSELL BISHOP, THE 835-37 W. ROSCOE CONDOMINIUM ASSOCIATION, THOMAS P. QUINN, AS SPECIAL REPRESENTATIVE OF KELLY E BISHOP, DECEASED
Defendants
26 CH 02955
835 W ROSCOE ST. APT. 2E
CHICAGO, IL 60657
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 14, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM

Real Estate For Sale

on December 15, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 835 W ROSCOE ST. APT. 2E, CHICAGO, IL 60657
Property Index No. 14-20-419-107-1003
The real estate is improved with a condominium.
The judgment amount was $521,647.11.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 2076802.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
HEAVNER, BEYERS & MIHLAR, LLC
601 E. William St.
DECATUR IL, 62523
217-422-1719
Fax #: 217-422-1754
E-Mail: CookPleadings@hsbattys.com
Attorney File No. 2076802
Attorney Code. 40387
Case Number: 26 CH 02955
TJSC#: 46-2099
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 # 26 CH 02955
I3296840

24 CH 6259
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
NewRez LLC d/b/a Shellpoint Mortgage Servicing
Plaintiff
vs.
Raphael Strzelecki aka Raphael D. Strzelecki; Imperial Towers Condominium Association; United States of America, Department of Treasury; State of Illinois Department of Revenue; Unknown Owners and Non-Record Claimants;
Defendant
24 CH 6259
CALENDAR 62
NOTICE OF SALE
PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on December 8, 2026, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate:
P.I.N. 14-16-301-041-1323.
Commonly known as 4250 North Marine Drive Unit

Real Estate For Sale

2812, Chicago, IL 60613.
The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act.. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(c) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
For information call Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates P.A., 1771 West Diehl Road, Suite 120, Naperville, IL 60563. (630) 453-6960. 1422-201458
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
I3296698

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR MORGAN STANLEY RESIDENTIAL MORTGAGE LOAN TRUST 2024-RPL1
Plaintiff,
-v.-
ANDREI ZHITKOV, WILINA CONDOMINIUM ASSOCIATION
Defendants
2025 CH 10561
4520 N PAULINA ST C
CHICAGO, IL 60640
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 4, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 7, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 4520 N PAULINA ST C, CHICAGO, IL 60640
Property Index No. 14-18-216-017-1003
The real estate is improved with a condominium.
The judgment amount was $156,380.15.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact CHAD LEWIS, ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC Plaintiff's Attorneys, 6400 SHAFER CT, STE 325, ROSEMONT, IL, 60018 (561) 241-

Real Estate For Sale

6901. Please refer to file number 25-296744.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
CHAD LEWIS
ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC
6400 SHAFER CT, STE 325
ROSEMONT IL, 60018
561-241-6901
E-Mail: ILMAIL@RASLG.COM
Attorney File No. 25-296744
Attorney ARDC No. 6306439
Attorney Code. 65582
Case Number: 2025 CH 10561
TJSC#: 46-2043
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2025 CH 10561
I3296744

040404 ----------

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA MORTGAGE SECURITIES, INC. MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-J
Plaintiff
vs.
TERENCE MAHER A/K/A TERENCE J. MAHER, 3531 NORTH RETA CONDOMINIUM ASSOCIATION, WINTRUST BANK, NATIONAL ASSOCIATION SUCCESSOR IN INTEREST TO NORTH BANK, NEELAM PATEL, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
Defendant
24 CH 758
CALENDAR 58
NOTICE OF SALE
PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on December 7, 2026, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate:
P.I.N. 14-20-407-040-1003.
Commonly known as 3531 N. RETA AVE., UNIT 3C, CHICAGO, IL 60657.
The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 189.5 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(c) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
For information call Sales Department at Plaintiff's Attorney, Law Offices of Ira T. Nevel, 175 North Franklin Street, Suite 201, Chicago, Illinois 60606. (312) 357-1125. 24-00197
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
I3296606

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
AMERIHOME MORTGAGE COMPANY, LLC,
Plaintiff
vs.
DONALD KRUEGER; RASHAD WHITLEY; BRIAR PLACE CONDOMINIUM; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS;
Defendant
25 CH 4728
CALENDAR 60
NOTICE OF SALE
PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on December 7, 2026, at the hour 11:00

Real Estate For Sale

a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate:
P.I.N. 14-28-104-119-1001, 14-28-104-119-1008.
Commonly known as 717 W. BRIAR PLACE, UNIT G AND P-1, CHICAGO, IL 60657.
The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 189.5 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(c) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
For information call Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates P.A., 1771 West Diehl Road, Suite 120, Naperville, IL 60563. (630) 453-6960. 7242-216992
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
I3296574

282828 ----------

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
The Huntington National Bank
Plaintiff
vs.
The Huntington National Bank f/k/a TCF National Bank, a National Banking Association; Unknown Owners and Non-Record Claimants; 3600 Condominium Association; Andrew Mirecki; The Unknown Heirs and Legatees of Leszek Mirecki, deceased; Andrew Mirecki, as Independent Administrator of the Estate of Leszek Mirecki, deceased
Defendant
25 CH 12297
CALENDAR 59
NOTICE OF SALE
PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on November 30, 2026, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate:
P.I.N. 14-21-110-020-1441.
Commonly known as 3600 NORTH LAKE SHORE DRIVE, UNIT 2019, CHICAGO, IL 60613.
The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 189.5 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(c) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
For information call Sales Department at Plaintiff's Attorney, Manley Deas Kochalski LLC, One East Wacker Drive, Suite 1250, Chicago, Illinois 60601. (614) 220-5611. 25-026168
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
I3296211

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
WILMINGTON TRUST, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR THE BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-4
Plaintiff,
-v.-
BRANDI HENSLEY, THE BERWYN CONDOMINIUMS, NFP C/O BOARD OF MANAGERS, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

Real Estate For Sale

Defendants
2023CH07059
5224 N WINTHROP AVENUE, UNIT 1B
CHICAGO, IL 60640
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on August 21, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on November 23, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
PIN: 14-08-210-025-1002
CKA: 5224-28 NORTH WINTHROP AVENUE UNIT 1B, CHICAGO IL, 60640
Commonly known as 5224 N WINTHROP AVENUE, UNIT 1B, CHICAGO, IL 60640
Property Index No. 14-08-210-025-1002
The real estate is improved with a condominium.
The judgment amount was $294,064.94.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact CHAD LEWIS, ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC Plaintiff's Attorneys, 6400 SHAFER CT, STE 325, ROSEMONT, IL, 60018 (561) 241-6901. Please refer to file number 23-134479.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
CHAD LEWIS
ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC
6400 SHAFER CT, STE 325
ROSEMONT IL, 60018
561-241-6901
E-Mail: ILMAIL@RASLG.COM
Attorney File No. 23-134479
Attorney ARDC No. 6306439
Attorney Code. 65582
Case Number: 2023CH07059
TJSC#: 46-1952
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 # 2023CH07059
I3296030

212121 ----------

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3D3381 (Shannon Bonner),
3C3233 (Harold Chapman),
3D3303 (Mark Jaroszewski),
3F3579 (Eli Merritt), and 3E3427 (Victoria Ross)
for public sale of miscellaneous items.
This sale is to be held on Thursday, November 12, 2026, at 2:00 pm. Cash only.

Notice of Public Sale

East Bank Storage located at 730 West Lake Street, Chicago, IL, 312-876-2000, is opening lockers:
5230D- AE-clemments LLC (Akinseye Akinwumi)
7730F- Gentry, Hunt
6670D-Josha L Ivy
5365I-Watson, Francheska
for public sale.
This sale is to be held on Tuesday, November 24, 2026, at 2:00PM.
Cash payments only.

Notice of Public Sale

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at 1930 N. Clybourn Ave., Chicago IL 60614
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Unit #3037 Raymond J. Diaz

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North Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
THE HUNTINGTON NATIONAL BANK
Plaintiff,
-v.-
BOAN INC, DANIEL GILJEN, 535 NORTH MICHIGAN CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
Defendants
2023 CH 08782
535 NORTH MICHIGAN AVE., UNIT 3201
CHICAGO, IL 60611
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 2, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 7, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 535 NORTH MICHIGAN AVE., UNIT 3201, CHICAGO, IL 60611
Property Index No. 17-10-122-025-1445
The real estate is improved with a condominium.
The judgment amount was $309,278.01.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact WELTMAN, WEINBERG & REIS CO., LPA Plaintiff's Attorneys, 180 N. LASALLE STREET, SUITE 2400, CHICAGO, IL, 60601 (312) 782-9676. Please refer to file number WWR 23-000723-1.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
WELTMAN, WEINBERG & REIS CO., LPA
180 N. LASALLE STREET, SUITE 2400
CHICAGO IL, 60601
312-782-9676
Fax #: 312-782-4201
E-Mail: ChicagoREDG@weltman.com
Attorney File No. WWR 23-000723-1
Attorney Code. 31495
Case Number: 2023 CH 08782
TJSC#: 46-2270
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2023 CH 08782
8232-970786

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
BANK OF AMERICA, N.A.
Plaintiff,
-v.-
MANISH MALLICK, RINA MALLICK, 600 NORTH LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NONRECORD CLAIMANTS
Defendants
2025CH05746
600 N LAKE SHORE DRIVE APT 3001
CHICAGO, IL 60611
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 15, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 16, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 600 N LAKE SHORE DRIVE APT 3001, CHICAGO, IL 60611
Property Index No. 17-10-208-020-1100
The real estate is improved with a condominium.
The judgment amount was $467,287.62.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact Andrew Weiss, QUINTAIROS, PRIETO, WOOD & BOYER, P.A. Plaintiff's Attorneys, 141 W. JACKSON BOULEVARD SUITE 1575, CHICAGO, IL, 60604 (904) 354-5500. Please refer to file number IL-009279-25-1.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
Andrew Weiss
QUINTAIROS, PRIETO, WOOD & BOYER, P.A.
141 W. JACKSON BOULEVARD SUITE 1575
CHICAGO IL, 60604
904-354-5500
E-Mail: andrew.weiss@qpwblaw.com
Attorney File No. IL-009279-25-1
Attorney ARDC No. 6284233
Attorney Code. 48947
Case Number: 2025CH05746
TJSC#: 46-2397
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 # 2025CH05746
8232-970816

040404 ----------

282828 ----------

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
NewRez LLC d/b/a Shellpoint Mortgage Servicing
Plaintiff,
-v.-
Michelle J. Ricci; Michelle J. Ricci as Trustee of the Michelle J. Ricci Living Trust dated November 9, 2011; James R. Follett as Trustee of the Michelle J. Ricci Living Trust dated November 9, 2011; 900-910 Lake Shore Drive Condominium Association; Unknown Owners and Nonrecord Claimants
Defendants.
2025CH11303
900 N LAKESHORE DR UNIT 2303, CHICAGO, IL 60611
NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 7/24/2026, an agent of Auction.com, LLC will conduct the Online Only auction at www.auction.com, with the bidding window opening on 11/30/2026 at 10:00 AM CDT and closing on December 2, 2026 at 10:00 AM subject to extension, and will sell at public sale to the highest bidder, as set forth below, the following described real estate.
Commonly known as 900 N LAKESHORE DR UNIT 2303, CHICAGO, IL 60611
Property Index No. 17-03-215-013-1391
The real estate is improved with a Condominium.
The judgment amount was $248,551.27 Sale Terms: Full Sale Terms are available on the property page at www.auction.com by entering 900 N LAKESHORE DR UNIT 2303 into the search bar.
If sold to anyone other than the Plaintiff, the winning bidder must pay the full bid amount within twenty-four (24) hours of the auction's end. All payments must be certified funds. No third-party checks will be accepted. All bidders will need to register at www.auction.com prior to placing a bid. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium Property Act, 765 ILCS 605/9 (g)(l) 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 Plaintiffs attorney: CODILIS & ASSOCIATES PC 6307945300 please refer to file number 14-25-07032. Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 14-25-07032 Case Number: 2025CH11303 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.
I3295488

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New bollards going up on roadways at Wrigley Field

Goal is to keep terrorists away

Installation of protective bollards around Wrigley Field is now underway. The work will take place in phases and is expected to be completed by Opening Day 2027.

The $32.1 million project also includes widening the Addison St. sidewalks by about 4 feet and relocating light poles. The city, state and Chicago Cubs are all sharing the expenses.

The new crash-rated bollards going up are intended to enhance venue security and meet Major League Baseball requirements to host the 2027 MLB All-Star Game.

The removable, crash-rated steel and concrete cylinders are of standard Dept. of Homeland Security recommendations for major sports stadiums and public spaces to prevent vehicle attacks.

While traditional stadium perimeters are heavily fortified, the open, public nature of sports and their adjacent fan celebration zones, and sports complex perimeters has made them notable targets for vehicle-ramming attacks.

Large gatherings such as festivals, sporting events, and now outdoor seating at restaurants, leave a number of people highly vulnerable to an attack.

Vehicle ramming attacks have started to transition from a relatively rare method of attack to becoming one of the most lethal forms of terrorism in Western countries.

According to assessments by national security and counter-terrorism researchers, the groups and threat actors most frequently identified as suspects or high-risk threats for attacks on major international sporting events include Jihadist violent extremist groups such as ISIS and Al-Qaeda; State-affiliated actors and hostile states like Iran; Transnational criminal organizations and cartels; Lone actors and issue-specific grievances and nihilistic violent extremist networks, all who target global sports spectacles for maximum media attention and symbolic impact.

By 2016, vehicle attacks were the most lethal form of attack comprising just over half of all terrorism-related deaths in that year. The ease of access to vehicles for legitimate purposes makes gathering pre-attack intelligence to prevent an event nearly impossible. As such, the increasing popularity of this modus operandi is not surprising as vehicles are one of the most effective and relatively simple attack methods available for crackpots and terrorists alike.

These attacks require minimal resources and can inflict widespread death and injury. The effectiveness and simplicity make vehicle ramming attacks an increasingly popular option for lone actors, further complicating the ability to mitigate the threat prior to the event.

Large-scale sporting events have historically been targets of terrorism. Here in the United States, a lone actor detonated a pipe bomb in Centennial Olympic Park at the 1996 Atlanta Olympics. Then there was the thwarted attack on the 1998 FIFA World Cup in Paris, where joint security operations across five countries led to the detainment or arrest of over 100 members of the terrorist organization, Algerian Armed Islamic Group. The planned attack, backed by Osama bin Laden, included bombing a stadium, hotels housing western teams, and hijacking an aircraft with the intent to crash it into a nuclear power station.

The $32.1 million project also includes widening the Addison St. sidewalks by about 4 feet and relocating light poles. The city, state and Chicago Cubs are all sharing the expenses.

Those of a certain age may recall what was perhaps the most notorious of all attacks at a global sporting event: the 1972 Munich Olympics attack by Palestinian terrorists. The Munich massacre was an attack on Sept. 5–6, during the Olympics in Munich, West Germany, carried out by the Palestinian militant group Black September, against the Israeli Olympic Team.

While stadium security has been a long-term focus for Cubs leadership, securing the 2027 All-Star Game required meeting strict anti-terrorism mandates. Now through early December, Sheffield Ave. will be closed to vehicular traffic from Addison St. to Waveland Ave. The west sidewalk will be closed to pedestrians.

Street light poles and other public utilities are being relocated to establish a cleaner, more defensible security boundary around the venue's exterior.

Through early March, 2027, Waveland Ave. will be closed to westbound traffic from Clark St. to Sheffield Ave. The south sidewalk will be closed to pedestrians. Now through mid-January, the sidewalk on the north side of Addison St. will be closed to pedestrians.

And beginning in mid-November through mid-December, the sidewalk on the east side of Clark St. will be closed to pedestrians.

West Ridge Holiday Bazaar Nov. 8

The West Ridge Chamber of Commerce's is hosting the 4th Annual West Ridge Holiday Bazaar featuring local artists and craftsmen, 11 a.m. to 2 p.m. Sunday, Nov. 8.

The bazaar will be held at the Warren Park Fieldhouse, 6601 N. Western Ave. There is free admission and the evermore rare free parking.

APPEAL *from p. 1*

lowed to stand. ERRD and its Co-Plaintiffs intend to stay in this battle both to protect our businesses and homes, and to tell Downtown bureaucrats and politicians that they cannot arrogantly disregard Chicagoans' constitutional rights," said Sharkey.

The Brief describes serious failures in the City's rushed public process and a lack of any study and planning required by the Chicago Zoning Code, and normally done for City-initiated zoning changes.

The Brief notes that Illinois zoning case-law going back more than 60 years recognizes the right of owners of both directly upzoned properties and neighboring properties to receive notice and have an opportunity to address the government decision makers.

The ERRD Brief notes that, "…If the City proposed to rezone a single property all would agree that the property owner, and neighboring owners, would be prejudiced by the City's failure to provide actual notice of the proposed rezoning and the opportunity to be heard at a public hearing … [the City's choice to rezone hundreds of individual properties] should not allow the City to deprive individual owners and neighbors of the same due process rights they would have if a single property were at issue."

ERRD and its Co-Plaintiffs ask the Appellate Court to reverse the June 29 dismissal and return the case to the Circuit Court for further proceedings.

LELAND *from p. 1*

TIF funds are collected from property taxes paid by other nearby property owners and tenants located within the TIF district. The total fund balance of the Lawrence/Broadway TIF is $43,939,660, with a total net position of $51,251,953, according to the City of Chicago's 2024 annual report - which is the last report available.

Only this building has already received one large cash TIF infusion of $2 million as a part of a $15 million rehab in 2005. Now, after two decades of poor stewardship by Heartland, Mercy is set to receive 10 times the 2005 TIF amount.

The renovated Leland Hotel will reportedly offer 107 units to low income residents, which is a reduction from the current count of 137 units. That means the Leland is getting almost half the total net assets of the TIF.

If that sounds like a lot of money for a rehab, it is. The renovation total cost is $59.2 divided by 107 units comes to $553,271 per unit.

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UU added all the numbers up, noting that by the time this new "renovation" is complete in 2028, this building will have received a total of $74,200,000 in "renovations" in 20 years, or $693,458 per unit. The blog is now asking where is all the money going?

Just for fun, UU looked up the funding status of the Sarah's Circle building coming to Clarendon and Sunnyside. The estimated cost there was $34,000,000 for 54 units of housing.

Using those estimates the total estimated cost divided by 54 units equals $629,630 per unit.

So, for the current $93,200,000 tied up in these two projects, the City could buy 351 condos at $266,000 per unit. That would house more than double the number of people these two projects will provide.

So the going rate for new construction is $629,630 per unit, and the twice-rehabbed Leland is $693,458.

"These costs are truly insane, particularly in the case of the Leland Hotel," notes the blog.

According to Realtor.com, a one-bedroom condo in Uptown today typically sells for $110,000 to $250,000, depending on the building, size, and condition. And Homes.com data shows that the median price of a one-bedroom condo in Chicago in 2025 was between $250,000 and $266,500.

So, for the current $93,200,000 tied up in these two projects, the City could buy 351 condos at $266,000 per unit. That would house more than double the number of people these two projects will provide.

The high cost of creating affordable housing in Chicago should make any public official blush. The total cost is growing now in some cases to $750,000 to $880,000 per unit. This high cost is reportedly driven by complex financing, heavy government bureaucracy, and rigid city standards.

In comparison, in 2023, the Illinois Housing Development Authority announced funding for Ogden Commons Residential Phase I in North Lawndale, at a cost of $382,060 per unit. That means the two projects going on in Uptown are about an 82% - 130% increase in only three years on what affordable units cost to create today in Chicago.

So affordable housing in Chicago is certainly anything but "affordable" to build or renovate.