

Life is a constant oscillation between the sharp horns of dilemmas.

— H. L. Mencken

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

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## 115-year-old Ravenswood church building slated to be demolished

BY PETER VON BUOL

For more than 110 years, the Ravenswood Presbyterian Church building at 4300 N. Hermitage Ave. has served as a community landmark but despite that rich history, it will soon be demolished for a group of residential buildings.

Sold this past June for \$4,375,000, the sale includes not only the 40,000 square foot stone church but also its adjacent school building, interior courtyard, parking and a 1,800 square foot caretaker house.

As a church property, despite a formidable architectural pedigree, the building had been exempted by the city's landmark ordinance. Unlike protected buildings, the city of Chicago does not issue a demolition delay for non-landmark buildings.

"The impending demolition of Ravenswood Presbyterian Church is yet another loss to the Ravenswood community. This indicates we need protections in place to protect these resources looking to the future, but at the same time, consider a Chi-



CHURCH see p. 12

## Mayor seeks to slash Library budget, again

**Cutting new book-budget in half; 89 positions at stake**

BY BOB ZULEY

Flyers from AFSCME Council 31, Local 1215, representing the Chicago Public Library Employees Union are being distributed at Chicago Public Library [CPL] branch locations citywide opposing Mayor Brandon Johnson's goal of cutting 89 positions and slashing the new-book budget in half.

"Our city relies on the library to provide top quality programming for all ages, access to books, resources, and the internet. While the government is slashed at the federal level, it's never been more important to preserve the high-quality services that the library provides," the flyer states.

Ald. Samantha Nugent, [39th], writes in the Chicago Tribune that, "The goals we set cannot only be considered individually because they all rely on a fundamental foundation – access to knowledge. Public libraries are our most critical doors to that access, but the proposed 2026 City of Chicago budget is threatening



Under the current budget proposal, the Chicago Public Library's Collection (books) Budget will be cut in half, from \$10 million to \$5 million.

to lock them."

Under the current budget proposal, CPL's Collection Budget – the money used to buy books, e-books, and other materials for patrons – will be cut in half, from \$10 million to \$5 million, and 69 full-time equivalent staff positions will be eliminated.

"These cuts directly reduce the services and staffing that make libraries essential to the life of every Chicago community," writes Nugent.

Sadly, CPL is no stranger to budgetary threats. In fiscal year 2025, 50 freshly vacated staff positions were eliminated, and

\$500,000 was taken from the book budget.

If the current proposal passes, CPL will have more than 100 fewer staff positions and \$5.5 million less for collections compared with 2024 levels.

The last two years signal a concerning pattern of disinvestment that threatens to undo decades of progress toward a modern, inclusive public library system. These are not abstract numbers – they represent fewer programs for children, fewer adult education classes and fewer spaces

LIBRARY see p. 12



Lane Tech junior linebacker Aiden Boywid runs back his interception to set up a tying field goal.

## Lane Tech falls to Oswego 45-10 in 8A Playoffs

BY JACK LYDON

It was a tail of two halves. In the first half, the Lane Tech Champions (9-2) fought the Oswego Panthers to a 10-10 draw. But in the second half, Oswego (9-2) hit some passes outscoring the Champions with five unanswered touchdowns for a 45-10 win in the IHSA 8A football playoffs.

The second home playoff game in a row for the Champions started off as good as they might have hoped. They took the opening kickoff right down the field. Their pass attack that had sputtered much of the season took the Oswego defense a little by surprise. The Panthers expected to see the usually productive Lane ground attack game over big pass plays.

Then about three and a half minutes into the game, Lane's junior quarterback Blake Jenkins connected with junior wide receiver Taylor Clay in the back of the end zone for an 18-yard touchdown. The extra point rocketed through the uprights to give the Champions an early 7-0 lead.

The Oswego Panthers of the Southwest Prairie-West Conference wasted no time in answering the Champions opening score. Returning the ensuing kickoff to Lane's 43-yard line.

"We are going to run the ball first," said Oswego head coach Brian Cooney. "Physical, hard-nosed, downhill team is who we are."

Despite a couple incomplete passes and a penalty, the Pan-

thers continued to run with junior running back Ethan Pilip, who scored for Oswego from four yards out to draw even with Lane. The Panthers would add a 42-yard field goal to make the score 10-7 Panthers at the end of the first quarter.

The second quarter settled into a defensive battle of bend but don't break, but with under a minute to play, Lane junior linebacker Aiden Boywid picked off a late pass back across the field. Boywid broke tackles returning it to the Oswego 22-yard line. Five plays later with 1:09 left in the half, Lane junior placekicker nailed a 20-yard field goal to tie that score.

"We did not wake up for sure until halftime," Cooney continued. And wake up they did. The Panthers took the second half kickoff and scored. On the next possession, Oswego scored again on a 35-yard touchdown pass making the score 24-10 with three minutes left in the third.

"We have been able to do that this year, connect on some long ones. If they move the safeties back, we continue to pound the ball," Cooney said. The Panthers added three more touchdowns for a final score of 45-10.

"I was looking to win. I was looking to prove a lot of haters wrong. I was looking to show that this CPS school can hang with these suburban schools. We don't care where they are from and what kind of program they

PLAYOFFS see p. 12

## Community meeting Nov. 20 over Clybourn Ave. proposal

The Ranch Triangle Assoc. and 2nd Ward alderman's office are hosting an online meeting 6 p.m. Thursday, Nov. 20, to seek feedback on a development proposal for 1730-42 N. Clybourn Ave. The site is currently empty lots.

The new proposal calls for rezoning the properties to allow for the construction of a 4-story

building plus a penthouse containing 59 residential units but only 18 off-street parking spaces.

Prior to recent zoning changes, a project like this would have required 59 off-street parking spots be included in the plan.

To register for the Zoom meeting, contact the 2nd Ward office at [office@aldermanhopkins.com](mailto:office@aldermanhopkins.com).

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# Some rise, some fall, some climb



By Thomas J. O'Gorman

*"Is your name on the list of members of the Casino? If it isn't you can't consider yourself one of the city's 400."*

- Chicago Tribune

Yes, I'm a lucky lad. The recipient of widespread grace, that has included an unusual amount of advantage, forgiveness, friendship and understanding. All the right things necessary for a relatively pain-free life.

All those graces have provided me with endless opportunities for achievement. That's what the Irish have always called luck.

With such opportunities, I have always embraced what is possible, making the most of academics. Pursuing lost languages. Modern languages. Penmanship. Phonics.

Spelling. Cooking. Writing. Painting. The piano. Irish dancing. The tin whistle. And my favorite academic pursuit, next to watching TV and old movies, has been the happy pursuit of geography.

All these vital pursuits wove themselves together creating a natural pursuit of knowledge. With a special thanks to the army of wise academic Dominican Nuns who never gave up on me. Together with my indulgent parents and grandparents, and a sister, never jealous of my hogging the spotlight. They never stopped opening doors to my imagination.

We've been thinking a lot about about all that opportune advantage as I hobble around following a fall down the Casino Club stairs.

We were invited by the late Rose Marie O'Neill's family for a gala evening at the Casino Club, Chicago's most refined and elegant Gold Coast members-only club. On Delaware next door to the former John Hancock Building. For the Irish Georgian Society's [IGS] annual dinner at which Rosie's lifelong allegiance to rescuing 18th Century architecture in Ireland was celebrated.

The IGS was founded by our



Then and now: The Casino Club.

late pal, the Hon. Desmond Guinness. Countless buildings of 18th Century refinement have been saved from destruction by loyal members. Rosie was a gallant supporter of the mission to rescue these flawless structures of unmatched design. The IGS was honoring Rosie's generous memory with a scholarship in her name to support the work of young architectural scholars.

I've attended many IGA dinners over the last 25 years, but my injured left knee has curtailed any recent attendance of such events. It's also kept me from my usual Irish travels. I was thrilled to be back for dinner at the Casino Club. Off I went.

Are you familiar with the radiant architectural elegance of the Casino Club? It has always been the place where the elite of Chicago society gathers. Originally built in 1914 at 172 E. Delaware, the clubhouse moved to 195 E. Delaware in 1928.

When the Casino first opened, "There were present 11 Blairs, 11 McCormicks, seven Cudahys, six Armours, five Carpenters, five Palmers...". Imagine Chicago's most successful meatpackers, hoteliers, and industrial billionaires who basically shaped the city's economic life and helped to rebuild the chard remains after the Great Fire of 1871.

The Casino was a "gilded" home of Chicago's aristocracy. It expanded its American upper class entitlement for the famed founders of high Chicago financial success. People like Mr. and Mrs Carter Harrison, the well-liked second generation was a blue blood 2nd Harrison mayor of Chicago. His celebrated mayoral father, Carter Harrison III, having been assassinated the evening before the World's Columbian Exhibition closed in 1893.

Years later the local aristocracy, like Mr. & Mrs. A Watson Armour, the John Bordens, the Mc-

Cormick Blairs, the A.B. Dicks, the Sterling Mortons, the Cyrus McCormicks, Mrs. George Pullman, Mr. and Mrs. Samuel Insull, William Holabird, Jr., the Bryan Lathrops, the Ruben H. Donnellys, Eames McVeagh, and John T. McCutcheon were all prestigious members of the Casino as the Club's second headquarters prepared to open.

The club's original rose pink stucco structure, by architects Arthur Heun and Ernest Walker, burnt to the ground in 1927. It's replacement, still in use today, is a rich architectural design just one story high, deep green external finish that presents a modern refinement of studied elegant richness.

Ironically this highly designed treasure unfolds in a majestic sweep of subdued refined Italianate finish with lavish bejeweled interior. It sits, ironically, next door to Chicago's most majestic expression of high Deco modern design, the former John Hancock Building that's wrapped in high artistic expression of balance and high-end fashion. Inch by inch it unfolds in the comfort of bold beauty and old fashioned European structure.

Dinner there, even for Irish Georgian refinement, captivates my vision in the rapture. Even now recuperating from the social imbalance of a terrible tumble down the marble staircase, I still embrace the architectural humor in my spill.

Only the most socially refined pedigreed Chicagoans can boast of tumbling down a staircase that Marshall Field, himself, might easily have plummeted.

My deranged descent down the marble panorama of Art Deco flooring-splendor became, in a Patek Philippe moment of magic, a moment survivable, like a Ber-

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Yes, we have a dog in this fight. Inside Publications has hired legal representation to defend us in Sudler Property Management's defamation suit against this newspaper.  
But lawfare costs money, and we don't have a lawfare budget. So we are now appealing for your help, and donations.  
Below is a link to a GoFundMe page that we established to help raise funds to fight this case in the Cook County Circuit Court. The page is titled "Your Friendly Neighborhood Newspapers."  
We would appreciate you sharing this link with anyone in your network who might like to help out their friendly neighborhood newspapers. Visit: [www.gofundme.com/manage/your-friendly-neighborhood-newspapers](http://www.gofundme.com/manage/your-friendly-neighborhood-newspapers).  
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# How we passed property tax relief for seniors

## Senior Freeze income level raised

BY FRITZ KAEGI  
Cook County Assessor

Over the past few years at the Cook County Assessor's Office, we noticed a worrying trend: More and more senior homeowners were losing a key form of property tax relief.

The Senior Freeze homestead exemption locks in the assessed value of low-income seniors' homes, preventing their property taxes from increasing. It's available to seniors 65 years or older whose household income is below \$65,000, keeping them protected against large property tax spikes that could see them lose their homes.

Recently, however, cost-of-living adjustments to Social Security payments and other benefits have meant that many seniors now have incomes above the \$65,000 threshold. By our estimates, more than 10,000 seniors have lost the exemption as a result.

That's why we invited more than a dozen community groups and leaders to our offices, where we joined together for a press conference last month and urged the legislature to increase the \$65,000 threshold to keep up with inflation.

I'm pleased to report that it worked: during the fall veto session, legislators raised the Senior Freeze income threshold significantly. It will increase to \$79,000 by 2029, and phase in at \$75,000



Bob Zuley

## News reporter taking a break from writing

I will be closing my laptop for several weeks as I follow my surgeon's directives and prioritize my health by recuperating as directed. Getting my health back requires work and that's where I'll be for a while.

I'm gratified by people who often stop me and express gratitude for the three community papers owned by Inside Publications of Chicago. They uniformly point out that they value local news stories that are increasingly neglected by the dailies.

I'd like to thank Ron and Sheila who continually support me and encourage my interest in writing. In addition, the contributions of my fellow writers and staffers make this newspaper what it is today.

And with that, I bid you adieu.  
~ Bob Zuley

in two years.

Our allies in the community played a key part in getting the bill passed, rallying immediately when we asked them to file witness slips in support of the legislation. Together, we organized to protect some of our most vulnerable residents from displacement. Thousands of senior homeowners should be more secure in their homes going forward.

**The good news is that the Assessor's Office has the technology to automatically renew the Senior Freeze.**

I applaud Cook County President Toni Preckwinkle and her team, who worked with legislators to make sure these community voices were heard.

But there's still work to be done. Each year, thousands of seniors who receive the Senior Freeze trudge into the Assessor's

## Second installment of property tax bills expected by Nov. 14, due Dec. 15

Officials from the Cook County property tax system announced that the 1.8 million second installment property tax bills for Tax Year 2024 are expected to be mailed to property owners on Nov. 14, with a due date of Dec. 15.

Property tax bills are mailed to owners twice a year in two installments each year and involve several processes and system stakeholders to ensure they are delivered efficiently and accurately. This mailing is going out late due to problems with the County's property tax data vendor.

The critical overhaul of the technological backbone of the Cook County property tax system has had an impact on the County's property tax processes and timelines.

In anticipation of the tax bills being delayed, Cook County Board President Toni Preckwinkle, initiated a Bridge Loan Program to provide hundreds of millions of dollars in no interest loans to local taxing jurisdictions across Cook County. The loan program was developed to offset the cash flow crisis created by the late mailing. In total, nearly 20 jurisdictions will receive over \$20 million in loans from this offering.

Office, stand in line, and fill out complicated paperwork to renew the exemption. That places an added burden on residents who often have mobility issues, and can lead to unnecessary stress or panic when they forget this an-

nual chore.

The good news is that the Assessor's Office has the technology to automatically renew the Senior Freeze. With our partners at the Illinois Dept. of Revenue, with access to tax and income

information, we can easily check household incomes to see if seniors meet the income requirement.

Now that we've ensured more seniors have the Senior Freeze, this is the logical next step. In the spring, we'll advocate for legislators to adopt this solution and let us automatically renew the Senior Freeze for more than 100,000 homeowners in Cook County.

For more information about property tax-saving exemptions, and to check which exemptions you should be receiving, visit: [www.cookcountyassessoril.gov/exemptions](http://www.cookcountyassessoril.gov/exemptions).

- ★ **Assessment:** Work with a GORRC specialist to discuss your needs and to co-create a care plan.
- ★ **Support Groups:** Share your stories, challenges, and successes caring for your loved ones. Learn about topics such as strategies to support the emotional and educational development of the child.
- ★ **Gap-Filling Funds:** Help buying essential items like school supplies, technology, furniture, clothing, after-school or summer camp fees.

Contact the DFSS Senior Services Division  
Information and Assistance Unit  
[aging@cityofchicago.org](mailto:aging@cityofchicago.org) • (312) 744-4016



A new 10-story high tower has been proposed for Boystown for the lot adjacent to Addison and Halsted.

## New 10-story tower proposed for Halsted St.

A new 10-story high tower has been proposed for Halsted St. in Boystown. The owner of 3611 N. Halsted is presently seeking a zoning change to rezone his property from C1-2 to C1-5 with a

Residential Planned Development designation in order to construct the mixed-use building.

The new building would include ground floor retail space and 188 residential units on the second through tenth floors, but will only include 77 off-street parking space for a ratio of about .41 parking spots per unit.

The garage will occupy two floors, with one floor partially below-grade, and one floor partially above-grade.

The proposal also includes the removal of a curb cut on Halsted and vacating an alley bounded by Halsted, Addison, Waveland, and Broadway. The alley portion that exits onto Halsted would be reclaimed and attached to the retail tenant, likely a cafe patio.

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# Property tax relief for seniors applauded by Assessor



## The Home Front

by Don DeBat

Chicago and Cook County senior homeowners likely will soon be jumping out of their wheelchairs and doing happy cartwheels over their walkers thanks to an increased property tax-break.

On Oct. 23, lawmakers in the Illinois General Assembly passed legislation that expands property-tax relief for senior homeowners in Cook County by raising the income-eligibility threshold for the “Low-Income Seniors Assessment Freeze Exemption” from the current \$65,000 to \$75,000—a boost of 15.38%.

The new Senior Freeze income threshold of \$75,000 is effective in tax year 2026, which will be reflected on bills issued in 2027. The law change also boosts the threshold to \$77,000 in 2028, and \$79,000 in 2029.

“This change means that more seniors on limited incomes will benefit from this important exemption, as many have lost their eligibility in recent years due to cost-of-living adjustments to benefit payments,” said Cook County Assessor Fritz Kaegi.

Politically, the change also is a key victory for both Kaegi and Cook County Board President Toni Preckwinkle because it comes only a few weeks before the second installment of the 2024 property tax bills are due to arrive in homeowner mailboxes, and, as their reelection-campaign begins.

The income threshold for the Senior Citizen Real Estate Tax Deferral Program will also increase in line with the Senior Freeze changes.

“This legislation ensures that thousands of vulnerable seniors in Cook County won’t be in dan-

ger of losing their homes because of unmanageable property tax increases,” Kaegi said. Indeed, Chicagoland has some of the highest property taxes in the nation, second only to New Jersey. “Toni Preckwinkle and her staff introduced the legislation in Springfield and worked with lawmakers to get it passed.”



Fritz Kaegi

Assessor Kaegi said the following supporting organizations and a coalition of advocates for seniors and working families lobbied on the call-to-action on the legislation: The Spanish Coalition for Housing; The Resurrection Project; Coalition for a Better Chinese American Community, and the Chinese American Service League. AARP Illinois; Northwest Center; Veterans Assistance Commission of Cook County; Chicago Dept. of Family and Support Services, and Teresa Fraga, Pilsen resident and community organizer. Age Options; The Village Chicago; National Assn. of Chicago Hispanic Real Estate Professionals; Neighborhood Housing Services of Chicago, and Light Up Lawndale.

### Tax exemptions explained

Most homeowners who occupy their residences are eligible for the “Homeowner Exemption,” which saves an average of about \$700 per year. Senior homeowners over the age of 65 are also likely eligible for additional property tax savings via the “Senior Exemption.”

Other exemptions are designated for: Persons with Disabilities, Veterans with Disabilities, Returning Veterans, Long-time Homeowners, Home Improvement, and Religious Institutions.

Every homeowner should review their exemptions outlined on the second installment of their real estate tax bill because they can reduce their bill by hundreds of dollars if they have the proper exemptions applied.

“Homeowners are encouraged to review the bottom left corner of the tax bill to confirm their exemption deductions,” said Assessor Kaegi.

If a homeowner believes they are eligible for an unapplied exemption, they can apply for their missing property tax savings by completing a Certificate of Error. This form provides homeowners with an opportunity to redeem missing exemptions for up to four years, Kaegi said.

Homeowners are encouraged to submit an online application immediately or make an appointment with the Assessor to apply for missing exemptions. Accepted photo IDs and documents required to apply are listed on the Assessor’s website.

If the final approval of the Certificate of Error entitles you to a refund, the Cook County Treasurer will send you a refund—or an application for a refund.

### How tax exemptions work

“The property-tax bill is determined by four factors: the assessment, the equalization factor, or ‘multiplier,’ the tax rate, and the exemptions,” explained Michael Griffin, a Chicago real estate tax appeal attorney.

The Homeowner’s exemption recently was increased to \$10,000 from \$7,000, and the Senior Exemption was hiked to \$8,000 from \$5,000. Those exemption amounts are deducted from the tax bill.

Also, more seniors can qualify for the Senior Freeze because of the recent increased the maximum annual income to receive the freeze to \$75,000, up from \$65,000.

Predicting a hefty future property tax increase really centers on two wild cards—the tax rate and the state equalization factor, which can’t be challenged by taxpayers.

The equalization factor, or “multiplier,” is established each year for Cook County to bring property tax assessments in line with other parts of Illinois. The factor is determined by the Illinois Dept. of Revenue.

*Politically, the change also is a key victory for both Kaegi and Cook County Board President Toni Preckwinkle because it comes only a few weeks before the second installment of the 2024 property tax bills are due to arrive in homeowner mailboxes, and, as their reelection-campaign begins.*

The main engine that drives up property-tax bills is the amount of money spent by local government, including the continued increased spending for schools and police, firefighter and teacher pensions. Illinois has the worst-funded pension systems in the nation, so all of us who do not flee Illinois for a low-tax state should expect to see huge increases in property taxes for years to come.

Griffin advises that property owners who think they are over-assessed should appeal now. Visit the assessor’s website: [www.cookcountyassessor.com](http://www.cookcountyassessor.com), or call 312-443-7550 to find comparable properties or start the appeal process.

Also, taxpayers can file with the Cook County Board of Review (312-603-5542) or [www.cookcountyboardofreview.com](http://www.cookcountyboardofreview.com), and later with the Illinois Property Tax Appeals Board (217-785-6076), or [www.ptab.illinois.gov](http://www.ptab.illinois.gov).

For more professional advice and help, call Michael Griffin, an expert tax-assessment lawyer, at 312-943-1789.

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

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# City's debt downgraded, nears junk bond status

On Nov. 6, S&P Global Ratings announced a revised outlook to negative from stable and affirmed its 'BBB' rating on the City of Chicago, IL's general obligation [GO] debt outstanding. They lowered Chicago's outlook, citing in part a proposal by Mayor Brandon Johnson to reduce the city's advance payment to help shore up the city's woefully underfunded pension funds.

The outlook revision to negative reflects their view of the future of persistent structural budget deficits, and significantly weaker reserves following years of deficit spending, and City Hall shirking its responsibility to fully fund supplemental pension contributions in the fiscal 2026 proposed budget, pursuant to its advance pension funding policy.

Chicago's debt has now fallen to a level just two steps above junk bond status. The action raises the likelihood that borrowing costs for future bond sales will climb higher. This will also put pressure on aldermen and the mayor to identify recurring tax increases or drastically reduce spending.

Chicago outpaces many of America's biggest cities with a 62% spending increase since 2019. Billions in federal pandemic bail out cash boosted Chicago's runaway spending. The city misused these temporary funds by locking them into permanent spending increases. With the bail out cash gone, the city is now stuck with its higher spending.

In part, S&P Global Ratings [S&P] took the action due to Chicago's raggedy "internal political conflicts around taxing, spending, and other issues [that] have produced gridlock resulting in suboptimal fiscal outcomes, most recently precipitat-

ing a downgrade in the city's rating in Jan. 2025."

Indeed, one City Hall source told this newspaper that the Mayor's office is now claiming the city budget is 80% structural balanced verses one-time fixes. Two weeks ago they claimed it was at 65%. The Mayor offered no evidence on how they came to that percentage in either instance.

**Chicago outpaces many of America's biggest cities with a 62% spending increase since 2019. Billions in federal pandemic bail out cash boosted Chicago's runaway spending. The city misused these temporary funds by locking them into permanent spending increases. With the bail out cash gone, the city is now stuck with its higher spending.**

For weary residents, the downgrade likely means more tax increases to service the unfunded pension liability, now estimated to be over \$53 billion. Chicago's pension debt now surpasses the pension debt of 44 other states. Presently more than 80% of the city's property tax levy goes to government pensions, and nearly all of the increase in property taxes since 2014 has been consumed by the cost of keeping up with rising pension benefits.

Furthermore, the rating agency believes that social capital risks weaken their overall

**DOWNGRADE** see p. 10



**Art in Ravenswood**

Saatchi Art's "The Other Art Fair" is a noted annual art exhibitions held Oct. 30- Nov. 2 at 4325 N. Ravenswood. Pictured at the event was Chicago artist Anne Nordhaus-Bike (center) at the Chicago Alliance of Visual Artists booth. Visiting the booth were art fans Roberta Bole (left), a faculty member at Harold Washington College, and Carol Mitchell (right), of the Univ. of Illinois Chicago College of Dentistry.

*Photo courtesy William Bike*

## MIDTOWN

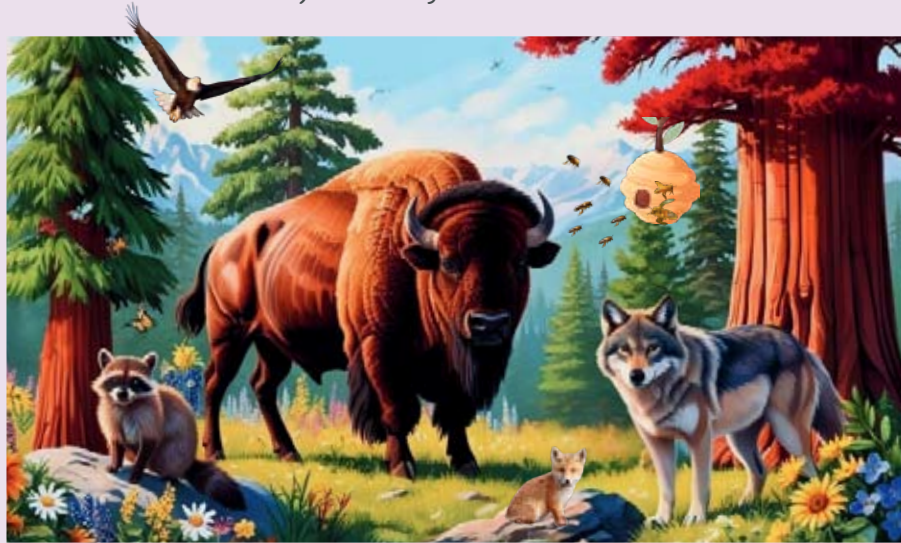
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# Police Beat...

## 14-year-old part of group that attacked man outside Daley Center

A 14-year-old boy was part of a group that attacked and tried to rob a Wisconsin man outside the Daley Center on Oct. 31, officials said.

Around 10:15 a.m. on Halloween, a 29-year-old man from Wisconsin was walking on W. Washington St. near the Daley Center when several men approached him, struck him in the face, and tried to rob him, according to a Cook County Sheriff's Office spokesperson.

The victim ran inside the Daley Center and notified sheriff's deputies, who began searching the area. Deputies found and apprehended one of the attackers, a juvenile, inside the Block 37 building at 22 W. Washington St., the spokesperson said.

The deputies turned the boy over to Chicago police. A CPD spokesperson said he is 14 years old and faces charges of attempted robbery and battery.

The other offenders escaped through the Block 37 building, according to the sheriff's office.

Chicago Fire Dept. personnel treated the victim for minor injuries. No additional information about the boy has been released because juvenile cases are shielded by Illinois law.

## Man gets 10 years for CTA robberies

A man has been sentenced to 10 years in prison for robbing people on the CTA Red Line while armed with large kitchen knives he had just stolen from a downtown Target store.

Charles Lawson, 29, pleaded guilty to armed

robbery in connection with the December 2022 holdups. Prosecutors said Lawson stole chef's knives from Target at 1 S. State St. before heading to the Red Line around 10:45 a.m. After sitting next to another passenger, Lawson pulled out two knives, one in each hand, and began carving on a plexiglass divider.

Then Lawson allegedly raised the knives behind two women and asked, "Do you want to die today?"

"Nobody wants to die today," a man on the train said while standing up.

Lawson turned his attention to that man and followed him into another train car. There, he allegedly demanded the victim's property while holding two knives. During the robbery, Lawson pulled out a third knife and took the victim's wallet, backpack, phone, and other items, prosecutors said.

Lawson got off the train at the next station. Witnesses spotted police nearby and directed them

to Lawson, who allegedly ran into a high-rise in the 500 block of N. Michigan Ave.

Chicago police sealed off the building and launched a search, ultimately finding Lawson holding a large knife on the 24th floor. Two more knives were also recovered, along with the victim's stolen property.

Judge Michael Hood sentenced Lawson to 10 years. With good behavior, the term will be cut in half. Lawson also received credit for 1,011 days spent in the county jail while awaiting trial. His projected parole date is Dec. 1, 2027.

## Skokie man charged with shooting woman at Edgewater gas station



Justin Abbott

A Skokie man has been charged with shooting a woman, reportedly during a road rage incident Nov. 3 in Edgewater.

Justin Abbott, 28, had a detention hearing Nov. 5 at the Leighton Criminal Courthouse at 26th St. and California Ave.

The victim called 911 around 9:05 a.m. to report that she had been shot in the shoulder near Sheridan Rd. and Ardmore Ave., according to dispatch records. The woman told police she was driving a white Ford Escape when she became involved in an argument with a man at the Shell gas station at 5701 N. Broadway, at 9:05 a.m. During the confrontation, the man pulled out a gun and fired several shots.

EMS took the woman to St. Francis Hospital in serious condition.

Minutes after the shooting, police dispatchers received another 911 call from a woman who said her boyfriend had fired a shot at a woman who had struck their car and thrown bottles at them near the shooting scene.

Officers met with the caller and her boyfriend in the 4800 block of N. Marine Dr. Police said they took the man into custody and recovered a firearm from inside his car.

The injured woman is the 11th person shot in Edgewater so far this year, compared with 20 shooting victims by this time last year. But 2024 was an outlier year with far more incidents than normal. For example, there were five people shot in Edgewater during all of 2023 and 11 in 2022.

## Man gets 20 years for Morse Red Line murder he committed as a juvenile



Dylan Young, left, and Joel Jenkins.

A Chicago man who was 16 years old when he gunned down another man outside the Morse Red Line CTA station in 2020 has been sentenced to 20 years in prison.

Prosecutors said CTA surveillance video showed the victim, 26-year-old Joel Jenkins, and a witness walking to the train station and stopping just short of the doors at 6:12 p.m. on Sept.

17, 2020.

As Jenkins and the witness looked through a bag, Young was seen getting out of an SUV, walking down the street, pulling out a gun, and shooting Jenkins as he looked up from the bag, prosecutors said.

Police responded quickly and briefly pursued the SUV that Young fled in, but officers ended the chase due to safety concerns.

High-quality surveillance video showed Young wearing distinctive jeans, identifiable shoes, and a COVID mask with the word "Chicago" on it, prosecutors said. Despite the mask, Young's face was clearly visible in the footage, according to the allegations.

Two weeks after the shooting, police arrested Young for illegally carrying a handgun with an extended ammunition magazine. He was wearing the same shoes and possibly the same pants as Jenkins' killer when officers took him into custody, but the gun was a different caliber from the murder weapon.

Young's cellphone data allegedly placed him near the Morse Red Line station at the time of the murder. Facebook photos showed him wearing the same sweatshirt and "Chicago" mask seen on the killer in the surveillance footage, prosecutors said.

Young, who was on juvenile probation for robbery at the time of the murder, struck a deal with prosecutors in which he pleaded guilty to murder and received a 20-year sentence from Judge James Novy. He must serve 100% of the sentence.

## Woman pushed to the ground, carjacked in Boystown

Police are investigating after a woman was carjacked in Boystown on Nov. 3.

The 29-year-old victim told officers she had just exited her vehicle when an unknown female approached her from behind, pushed her to the ground, and took her car keys, according to a Chicago Police Dept. spokesperson. The offender then entered the victim's black 2010 Toyota Yaris and drove away.

The victim declined medical attention. She told officers her glasses fell off during the attack, preventing her from getting a good look at the offender.

As the victim spoke with officers at the scene, her vehicle was detected by a license plate reader on an expressway, but no arrests have been made.

## Man slashed in face near Mag Mile, suspect detained

A man was taken into custody Nov. 6 after allegedly slashing another man in the face during an attack near the Magnificent Mile, according to Chicago police.

Officers were called to the 800 block of N. Rush St. around 6:27 p.m. after reports of a person being cut. A CPD spokesperson said a 30-year-old man was walking in the area when a man approached him, produced a sharp object, and cut the victim's right cheek.

Responding officers searched the surrounding area and soon found a man matching the suspect's description walking on the Mag Mile. Cops arrested him in the first block of E. Oak St. moments later. Charges are pending.

CPD said the victim was taken to Northwestern Memorial Hospital,



Two gunmen rob the Byline Bank, 7050 N. Western Ave., on Dec. 23, 2023.

Courtesy U.S. District Court records

## Man gets 11 years for robbing North Side bank at gunpoint, forcing customers to the floor

A Chicago man has been sentenced to more than 11 years in federal prison for his role in a violent North Side bank robbery that unraveled when police followed a GPS tracker hidden inside the stolen cash.

U.S. District Judge Franklin Valderama sentenced 25-year-old Troy Lockett to 135 months in prison after he pleaded guilty to bank robbery by force and brandishing a firearm during a violent crime, according to court records. The case against his alleged accomplice, 23-year-old Kendall Sullivan, is still pending.

The holdup took place around 10 a.m. Dec. 23, 2023, at Byline Bank, 7050 N. Western Ave. Prosecutors said Lockett and Sullivan entered the branch and split up along the teller counter. Sullivan pulled a loaded gun on a teller and demanded cash while Lockett positioned himself nearby.

A quick-thinking teller slipped a GPS tracker into one of the money stacks before handing it over.

When two customers walked into the bank mid-robbery, Lockett ordered them to lie on the floor at gunpoint, prosecutors said. As they tried to escape, Lockett allegedly chased them, grabbed one by the collar, and dragged them back inside.

Police began tracking the GPS

where he was listed in good condition.

## At least seven robbed or carjacked as holdup crews hit Boystown, Lincoln Park, River North

Chicago police are investigating at least seven robberies and carjackings that unfolded Nov. 9 across the city, from Boystown to Lincoln Park and River North. Some of the incidents may have been carried out by the same armed crew. No arrests have been made.

The spree began around 1:30 a.m. with a carjacking outside a Lincoln Park bar. According to preliminary information, two armed men confronted a man in the 2200 block of N. Lincoln Ave. and took his gray Dodge Charger. The stolen car fled the area, followed by a silver Hyundai that police said had also been reported stolen. Officers later found the Charger abandoned near Goose Island.

Less than 30 minutes later, another armed robbery occurred in Lincoln Park. Around 1:55 a.m., two men, ages 25 and 26, were standing in the 600 block of W. Wrightwood Ave. when three men armed with guns got out of a sedan and threatened to kill them. The robbers stole both victims' wallets and phones before fleeing. No injuries were reported. Police later found the getaway car unoccupied

signal within minutes and located two vehicles traveling in tandem with it. One driver attempted to impede the officers, apparently to allow the lead vehicle to escape. When the cars separated, officers apprehended Sullivan after a foot pursuit and recovered \$9,433—the exact amount stolen from the bank—along with two loaded handguns from a discarded jacket, prosecutors said.

Lockett initially denied involvement and told investigators he was in the area for a Grindr hookup. But police allegedly found Lockett's phone inside the bank, making it unlikely that he was using the dating app.

Investigators later found two firearm cases in Lockett's vehicle bearing serial numbers that matched the guns recovered from Sullivan's jacket.

Lockett's sentence amounts to roughly 11 years and three months in prison, followed by supervised release. The defense sought a 10-year term, arguing that Sullivan organized the heist. Prosecutors pushed for 15 years, citing the holdup's violence and the danger to customers and employees.

in the 2400 block of N. Clark St. and recovered some of the stolen items inside.

At about 2:30 a.m., a 29-year-old woman was robbed in the 2200 block of N. Clark St. Police said she was standing outside when a sedan pulled up and three armed men got out while a fourth stayed behind the wheel. At least one rifle and other handguns were displayed as the robbers took her valuables and fled. No one was injured.

The offenders in that robbery were described as Black males wearing all black clothing and masks. Police said the suspects in the earlier Lincoln Park incidents were also described as Black males.

About 40 minutes later, around 3:10 a.m., four men surrounded another man near Roscoe and Halsted streets in Boystown. The victim said the group tried to snatch his phone, but he managed to hold onto it and escape. The men ran west on Roscoe St. The robbers were described as four Black men in their early to mid-20s. One stood about 5-foot-7 with dreadlocks, tattoos on his hands, and was wearing a black hoodie and black pants. Another was about 5-foot-5 and thin, wearing a gray hoodie, while a third wore a green hoodie. No description was available for the fourth.

The final incident happened at about 4:20 a.m. in River North, where two men jumped out of a black SUV and robbed a man and woman in the 300 block of N. Clark St. The robbers were described as a heavyset Black man with dreadlocks wearing black clothing and another Black man dressed in dark clothes.

—Compiled by CWBChicago.com

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# 48-year sentence for rapist identified through Ring video in Lincoln Park

BY CWBCHICAGO

A 33-year-old man has been sentenced to 48 years in prison for raping and robbing a woman who was visiting Lincoln Park in June 2023. Reggie Brown was identified through public tips after Chicago police released surveillance images of the assailant to the media.



Reggie Brown and surveillance images of the suspect that were released by Chicago Police Dept.

Cook County Judge Carol Howard found Brown guilty of three counts of aggravated criminal sexual assault, one count of robbery, and one count of aggravated battery by strangulation during a bench trial earlier this year. After ruling on post-trial motions, Howard recently handed down his sentence: three consecutive 15-year terms for the sexual assaults, plus a consecutive three-year term for the robbery and a concurrent three-year term for the battery—a total of 48 years.

The attack happened in the early morning hours after the 28-year-old victim, who was staying with a friend in the 1900 block of N. Sheffield Ave., returned from a night out with friends. She later told police that she got out of an Uber and saw a man standing on the sidewalk. As she began un-

locking the building's door, the man came up behind her, wrapped his arms around her neck until she felt faint, and whispered for her to stay quiet, prosecutors said.

He pushed her onto the hallway stairs and sexually assaulted her, then went through her purse and took cash. When the woman begged him not to take her ID and credit cards, he laughed, threw

them at her, and ran away, prosecutors said. The victim went straight to her friend's apartment and told her what happened, and the friend called police. Detectives recovered Ring and other security video from the area and released two clear images of the suspect in July 2023. The photos led to multiple tips identifying the man as Brown. Among those who recognized him were his ex-girlfriend and an Illinois Department of Children and Family Services employee, prosecutors said. Chicago police placed Brown's home under surveillance and arrested him shortly afterward.

Court records show Brown filed an appeal last week.

He must serve at least 85% of the 48-year sentence. With good behavior, he will be eligible for release in April 2063.

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## Vehicle break-ins

BY CWBCHICAGO

Chicago police are warning citizens of recent burglary from vehicles in the West Loop Gate, River North, Streeterville, Lincoln Park, Addison Lakeshore, North Side and Gold Coast neighborhoods.

In one instance, offender brandished a black short-barreled rifle in the direction of victim when confronted.

In the incidents, the crooks break windows to work vans and steal expensive tools from vehicles. If offenders cannot access the rear of the vehicle, they will saw off lock and enter through sliding doors.

Incidents include one on the 600 block of W. Lake St., Friday Oct. 24, 2025 between 7 and 10:45 a.m.; 300 block of W. Kinzie, Friday Oct. 24, 2025 between 9:30 and 10:10 a.m.; 200 block of E. Pearson Friday Oct. 24, 2025 at 7:45 a.m.; 400 block of N. Rush St., Monday Oct. 27, 2025 between 5:40 and 8:30 a.m.; 2100 block of N. Cleveland, Monday Oct. 27, 2025 at 8:57 a.m.; 2700 block of W. St. Georges, Monday Oct. 27, 2025 between 9:15 and 9:30 a.m.; 500 block of W. Addison, Tuesday Oct. 28, 2025 between 6:30 a.m. and 2:10 p.m.; 1000 block of N. Rush St., Tuesday Oct. 28, 2025 at 6:06 a.m.; 400 block of N. Rush St., Tuesday Oct. 28, 2025 between 7 and 9 a.m.; 1900 block of N. Cleveland, Wednesday Oct. 29, 2025 at 9 a.m., and the 500 block of W. Hobbie, Wednesday Oct. 29, 2025 between 7:30-11:10 a.m.

The offenders are described as two to four Black men, 30-40 years old, 5'-8" to 6'-2", wearing all black clothing and sometimes fluorescent work vests.



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## Football is back at Wrigley Field

Big Ten Football is coming back to Wrigley Field twice this month. Football fans can catch the Northwestern Wildcats take on the Michigan Wolverines starting at 11 a.m. Saturday, Nov. 15. The game will be nationally televised on FOX.

Then, on Saturday, Nov. 22, the Wildcats will be taking on the Minnesota Golden Gophers. Tickets for both of the games are still readily available.

## Clark St. Cookie Crawl Dec. 7

The Clark Street Cookie Crawl will be held 1 p.m. to 3 p.m. Sunday Dec. 7, with the check in at Briny Swine, 2577 N. Clark St.

Crawlers will visit businesses along Clark St. between Fullerton and Diversey to collect a variety of holiday cookies, and surprises along the way including carolers, hot chocolate, and the chance to snap photos with Santa.

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## FALL from p. 2

tha Palmer dinner party.

Or being caught napping at 4th Presbyterian Church betrayed by a snore.

In the midst of celebrating the passage of a newly eternal friend onto heaven not failing to recognize the fragrance of Chanel in the sweet air of a lakefront breeze and the drama of a righteous opportunity for further adventure.

Though in the 1960s, when the John Hancock builders wrote to longtime Casino president, Mrs. John Winterbotham, asking to buy the club property so they could have not one but two buildings for their project, she tossed the letter into a desk drawer, where it was found years after her death. She had never replied.

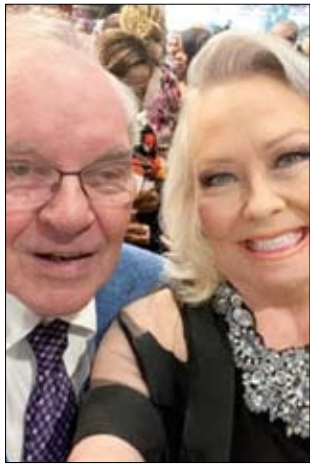
**A MORE CIVIL TIME:** The recent **Richard M. Daley** event at Navy Pier, honoring the former mayor, was a magic moment in the long history of the Daleys companionship with the city. Not one for self aggrandizement, the event found the former mayor in "fine fettle," as his grandfather used to say. His mother, the fabulous **Eleanor Guilfoyle "Sis" Daley**, would have noted "People came from out of the woodwork."

The night was a solid gathering of fans, allies, backers, like minds, and folk who would do anything to have him back on City Hall's 5th floor.

Many were the folk who boosted "Richie" in his long mayoral service. All assembled on the Chicago geography he brought back to life, Navy Pier. It remains the metaphor for his political life and resilient leadership. On hand was the team who helped Navy Pier be reborn, including financier **John Rogers, Jr.** and his former wife, **Desiree Glapion Rogers**.

At the gathering in his honor, the former mayor was humorous, yet shy, welcoming guests, like **Candace Jordan**, and especially the present mayor, **Brandon Johnson**.

The pier was filled with stories, some of them actually true. The joy of the night was that the event unfolded in a place where the genius of the Daley years appeared to be hatched on the waters of Lake Michigan.



(L) Mayor Richard M. Daley with Candace Jordan. (R) Irish Amb. Geraldine Byrne Nason with Eamonn Cummins.

Fireworks unleashed a breathtaking heartfelt writing of Daley's name across the night sky.

He remains a man of wide Chicago character, bright and wise. Whose eyes remain still wide, like when he stood with his father, **Richard J. Daley**, the first Mayor Daley. His outreach was paternal. His wisdom rising from Chicago neighborhood life. And whose reasoned actions were the soul of family life.

**MOST ENDANGERED:** Our friends at Preservation Chicago are seeking nominations for Preservation Chicago's 2026 Chicago 7 Most Endangered List. Worried about a great vintage building or home in your neighborhood? Let them know. If you identify neglected or threatened buildings for consideration for the 2026 Most Endangered List, they can help. To be eligible it must be historic, in danger, in Chicago, and too special to lose. Call them at 312-443-1000, or email [info@preservationchicago.org](mailto:info@preservationchicago.org). A recent win for Preservation Chicago is that fundraising is now underway to restore the main auditorium at the Auditorium Theatre. Designed in 1889 by **Dankmar Adler** and **Louis Sullivan**, it has been a Designated Chicago Landmark since 1976.

**EDGEWATER BEACH:** Speaking of landmarks, the Edgewater Beach Sheridan Road Condo building at Bryn Mawr - right on the lakefront - will soon be returned to its former glory when it is painted and restored in "Edgewater Pink," reminiscent of the demolished former hotel.

**SUN WAH BBQ:** This is scrumptious cuisine, refined classic Chinese roasting. Tops on the

menu is the Peking Duck juicy and filled with flavor, wheeled to your table by the masterful duck slicer-carver, presenting a finished platter of crispy duck and fried rice. The hoisin duck sauce is perfect. We always order a platter of crunchy bok choy. Located at 5039 N. Broadway, just north of Argyle. They serve the grandest Grey Goose Martini in town. Extra large.

**ALL BLACKS:** Although the Irish lost the rugby game from the All Blacks at Soldier Field, I thought it was a successful day. So many familiar faces of people that used to attend the Celtic Crossings every Friday.

**LYRIC OPERA:** An all-star cast comes together in two dramatic productions for the ultimate operatic experience. **Pietro Mascagni's** "Cavalleria Rusticana" and **Ruggero Leoncavallo's** "Pagliacci" return to Lyric for the first time in more than 15 years.

**TRUE BLUE:** The True Blue Gala to honor, support, and fund our men and women in blue, is two weeks away! This year the Chicago Police Foundation Student Scholarship Fund will be honoring **Ella French**.

**TRIAD:** The Leslie Wolfe Gallery at the Old Town Triangle Center hosted TRIAD, which featured three Old Town Artists, **Norman Baugher**, **Shel Howard Beugen** and **Sandra Holubow**. Add in a bountiful selection of charcuterie, beverages, and classical violinist **Polina Cafaro**, and you had a complete evening. And it was all free, including bus rides to discover the Lincoln Park and Old Town galleries and art museums.

**WHO'S WHERE:** **Diane Abt** with **Michael Zielenzinger** in Hyeres, France... **Blase Foria** and **Liza Loza** having a Bears football brunch at Chez Touche... **Tino Antonacci**, **Myron Polemberg** and **Brian Duncan** eating Spanish-style at La Tien-da... **Dan Balanoff** from the campaign trail incredibly proud to have earned the endorsement of North Side State Rep. **Ann Williams**... **Irene Michaels** with **Jimmy Star** had an unforgettable night at Nashville's Grand Ole Opry... **Madeleine Donovan**, **Joseph Paul Gromacki** and a gaggle of fancy friends at the Lyric Opera... **Cynthia Olson's** Halloween costume, "The Merry Widow," too good to pass up, it should spark new fans for the Viennese operetta by **Franz Lehár**... **Russ Goeltonbodt** is saddened and disgusted by all of the ICE raids, an understatement. I am not optimistic... **Pennie Taylor** visited with Irish Ambassador **Geraldine Byrne Nason**... Northwestern's **Liz Livingston Howard** and husband, **Michael**, on Mackinac Island.

**DIVISION ON THE ROCKS:** The cocktail bar in the Jewel-OSCO at 102 W. Division, is happenin' and nothing makes **Jen Kramer** more proud to be a Chicagoan. Sandwiches. Sushi. Drinks. **Sherry Lea Fox** in ballet star pink; **Myra Reilly** hugging the Easter Bunny; **Jolanta Ruege** has a new French maid; **Irene Mojica** appears as herself, and **Pat Carr** was a Halloween Irish Prince.

**READING:** **Jim Kinney**, our best read Chicagoan, identifies another Booker Longlist Prize nominee, "Universality," by **Natasha Brown**, that did not make the shortlist cut, amused he would not have sought this one out otherwise.

**SWEET SOUND:** Violinist **Patricia Treacy O'Malley** fiddling in Boston with the **Kennedy Clan** with **Joseph P. Kennedy**, former U.S. Special Envoy for Northern Ireland on hand honoring President **Joe Biden** at the Edward Kennedy Institute for Lifetime Achievement.

**HORSE TRIALS:** **Peter Phillips**, son of **HRH Princess Anne**, grandson of **HM Queen Elizabeth II** and nephew of **HM King Charles III**, has applied to dissolve the company that organizes the Festival of British Eventing at Gatcombe Park. The 49-year-old horse trials' costs have run amuck since COVID.

All the things I really like to do are either immoral, illegal or fattening.

- Alexander Woollcott

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# Rare 'Wizard of Oz' memorabilia lands at Driehaus Museum



Replica of the ruby slippers acquired by Dorothy in the 1939 MGM film *The Wizard of Oz*, now part of The Richard H. Driehaus Collection. *Photo by Alex Brescanu*

New exhibit, opening Nov. 13, will feature rare memorabilia from the 1939 film, including the Flying Monkey costume and Dorothy's ruby slippers.

BY STEVEN DAHLMAN  
*Loop North News*

A prototype of the iconic Flying Monkey costume, the costume of a character from Emerald City, and a telegram announcing the change from silver to red slippers are among memorabilia from the 1939 film *The Wizard of Oz* that will be on display at Driehaus Museum until next March.

Opening on Thursday, Nov. 13, *The Land of Oz: Beyond the Page*, says the museum, "explores the imaginative artistry required to turn the classic children's story into a beloved movie."

L. Frank Baum wrote *The Wonderful Wizard of Oz* while living in Lincoln Park. It was published in 1900, made into a musical stage production in 1902 and a film in 1939.

Spread over two galleries on the museum's third floor, the installation is divided into three sections – writing, costume, and

production design. The items are from the private collection of Richard H. Driehaus.

"As a champion of late 19th and early 20th century architecture, it's easy to imagine why this piqued Richard's imagination," said Cynthia Van Osdol, President/CEO of Driehaus Trust Company.

"By sharing these treasures – some for the first time – we hope the public will be equally inspired," she said.

Van Osdol says Driehaus "found great escape in the purpose and teamwork" of *The Wizard of Oz* characters. She says that as Driehaus, who died in 2021, expanded his art collection, he acquired texts, costumes, and production design originals from the 1939 film.



Replica of the "Courage" Medal awarded to the Cowardly Lion. *Photo by Alex Brescanu*

The exhibit also includes an original edition of the book, an early draft of the film script, a pastel of Emerald City, and replicas of Dorothy's ruby slippers and the Cowardly Lion's Medal of Courage.

### Driehaus Foundation announces new president

The Chicago-based Richard H. Driehaus Foundation has a new president and executive director. Lynn Osmond, who was president and CEO of the Chicago Architecture Center for 25 years, has taken over the philanthropic organization for Anne Lazar, effective Sept. 29. Lazar will serve as co-president until she retires in December.

"For me, this role is the natural culmination of a career devoted to the arts,

architecture, and civic life – all in service of building a stronger, more inclusive Chicago," said Osmond.

"I am honored to build on [the foundation's] extraordinary growth and to continue investing in what makes Chicago thrive: great architecture and design, vibrant cultural life, and a commitment to accountability in public



Lynn Osmond



Anne Lazar

life," she said.

Founded in 1983 by investor and philanthropist Richard H. Driehaus, the foundation's assets now exceed \$380 million. The Driehaus Foundation awarded more than \$17 million in grants last year, including \$10 million to renovate the south portico of Chicago's Griffin Museum of Science and Industry.

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## DOWNGRADE from p. 5

analysis of the city's credit which may result in inequities to quality health care, public education and housing that, in the view of S&P, could "contribute to population loss and economic underperformance over time."

Indeed, sensible Chicago taxpayers know that the city's finances are a mess, which is a big reason why so many people have been fleeing Chicago over the last decade for low-tax states.

The S&P's negative outlook reflects their view that "there is at least a one-in-three chance of a lower rating within our two-year outlook horizon, as we evaluate Chicago's GO credit performance in light of factors that include: the final fiscal 2026 budget and actual performance during the year relative to the budget; city leadership's efficacy in delivering structural solutions to address the gap as the city draws on recent consultant and task force reports identifying wide-ranging gap-closing

## INSIDE PUBLICATIONS

options; and the fate of the city's advance pension payment, as the payment is set to grow considerably next year and may prove an ongoing challenge absent additional budget adjustments."

S&P warned they could further lower Chicago's rating if the city fails to implement adjustments that place it on a more sustainable path, while also taking steps sufficient to minimize growth in net pension liabilities and ensure that "outyear cost pressures do not continue to escalate," creating a

*Sensible Chicago taxpayers know that the city's finances are a mess, which is a big reason why so many people have been fleeing Chicago over the last decade for low-tax states.*

long-term threat to Chicago's financial stability.

They suggest they could revise the outlook to stable if the city makes "sufficient progress identifying and implementing recurring revenue or expenditure reductions to substantially reduce its chronic

reliance on short-term budgetary fixes," like sweeping money out of its Tax Increment Financing district. All of S&P's ratings referenced in this story can be found on their public website at [www.spglobal.com/ratings](http://www.spglobal.com/ratings).

### Rogers Park Township Real Estate For Sale

#### Real Estate For Sale

Created with a trial version of Synclution Essential DocIO.  
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff,  
-v-  
UNKNOWN SUCCESSOR TRUSTEE OF THE RICHARD J. O'CONNOR DECLARATION OF TRUST DATED OCTOBER 12, 2001, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNITED PACIFIC FUNDING CORP., ITS SUCCESSORS AND ASSIGNS, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants  
2023 CH 06772  
1791 WEST ESTES AVENUE, UNIT D CHICAGO, IL 60626  
NOTICE OF SALE  
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on January 11, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 19, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:  
Commonly known as 1791 WEST ESTES AVENUE, UNIT D, CHICAGO, IL 60626  
Property Index No. 11-31-205-041-0000  
The real estate is improved with a single family residence.  
The judgment amount was \$141,217.29.  
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.  
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.  
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property

#### Real Estate For Sale

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 MANLEY DEAS KOCHALSKI LLC Plaintiff's Attorneys, ONE EAST WACKER, SUITE 1250, CHICAGO, IL, 60601 (312) 651-6700. Please refer to file number 23-012010. 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](http://www.tjsc.com) for a 7 day status report of pending sales.  
MANLEY DEAS KOCHALSKI LLC  
ONE EAST WACKER, SUITE 1250  
CHICAGO, IL 60601  
E-Mail: [AMPS@manleydeas.com](mailto:AMPS@manleydeas.com)  
Attorney File No. 23-012010  
Attorney Code. 48928  
Case Number: 2023 CH 06772  
TJSC#: 45-2783  
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 06772**  
8231-959538

#### Real Estate For Sale

MORRIS LANDA (DECEASED)  
Defendants  
2017CH14739  
6725 N ROCKWELL ST  
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 March 27, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 4, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:  
Commonly known as 6725 N ROCKWELL ST, CHICAGO, IL 60645  
Property Index No. 10-36-404-008-0000  
The real estate is improved with a single family residence.  
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.  
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.  
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the 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

#### Real Estate For Sale

foreclosure sales.  
For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876  
THE JUDICIAL SALES CORPORATION  
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE  
You can also visit The Judicial Sales Corporation at [www.tjsc.com](http://www.tjsc.com) for a 7 day status report of pending sales.  
CODILIS & ASSOCIATES, P.C.  
15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527  
630-794-5300  
E-Mail: [pleadings@il.cslegal.com](mailto:pleadings@il.cslegal.com)  
Attorney File No. 14-17-14813  
Attorney ARDC No. 00468002  
Attorney Code. 21762  
Case Number: 2017CH14739  
TJSC#: 45-2660  
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 # 2017CH14739**  
**13275905**  
050505 -----  
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 LEGACY MORTGAGE ASSET TRUST 2018-RPL3 Plaintiff  
vs.  
JOHN J. STAMOOLOS A/K/A JOHN STAMOOLOS, SHERWIN ON THE LAKE CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendant  
22 CH 5665  
CALENDAR 63  
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, 2025, 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.J.N. 11-29-313-10-1028.  
Commonly known as 1205 W. SHERWIN AVE., UNIT 301, CHICAGO, IL 60626.  
The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees re-

#### Real Estate For Sale

quired by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act.. If the subject mortgaged real estate is a unit of a common interest community, the purchaser of the unit other than the mortgagee shall pay the assessments required by subsection (g-1) of Section 189.5 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% (25% if plaintiff is represented by Codilis & Associates, P.C.) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file 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, 22-01516  
INTERCOUNTY JUDICIAL SALES CORPORATION  
[intercountyjudicialsales.com](http://intercountyjudicialsales.com)  
**13275564**

#### Real Estate For Sale

AVE., UNIT 306 AND P-1 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](http://www.auction.com) prior to placing a bid. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact Plaintiff's attorney: Law Offices of Ira T. Nevel LLC, (312) 357-1125 please refer to file number 24-01287. Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985  
You can also visit [www.auction.com](http://www.auction.com). Attorney File No. 24-01287 Case Number: 24 CH 6236 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.  
**13275377**  
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#### Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION TOWD POINT MORTGAGE TRUST 2017-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE Plaintiff,  
-v-  
ERMINA FORIC, 6118 SHERIDAN ROAD CONDOMINIUM HOMEOWNERS ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants  
2025 CH 02503  
6118 N SHERIDAN RD APT 904 CHICAGO, IL 60660  
NOTICE OF SALE  
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 9, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 11, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:  
Commonly known as 6118 N SHERIDAN RD APT 904, CHICAGO, IL 60660  
Property Index No. 14-05-210-023-1078  
The real estate is improved with a condominium.  
The judgment amount was \$72,412.83.  
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.  
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.  
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the 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.)

#### Real Estate For Sale

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 25-276724. 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](http://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](mailto:ILMAIL@RASLG.COM)  
Attorney File No. 25-276724  
Attorney ARDC No. 6306439  
Attorney Code. 65582  
Case Number: 2025 CH 02503  
TJSC#: 45-2429  
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 02503**  
**13276270**

#### Real Estate For Sale

Property Index No. 14-17-409-040-0000  
The real estate is improved with a single family residence.  
The judgment amount was \$1,458,258.01.  
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/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 2021495.  
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](http://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](mailto:CookPleadings@hsbattys.com)  
Attorney File No. 2021495  
Attorney Code. 40387  
Case Number: 24 CH 02756  
TJSC#: 45-2335  
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is

#### Real Estate For Sale

deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.  
Case # 24 CH 02756  
**13276293**  
121212 -----

#### Real Estate For Sale

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 LAVELLE LAW, LTD Plaintiff's Attorneys, 1933 N. Meacham Road, Suite 600, Schaumburg, IL, 60173 (847) 705-7555. Please refer to file number 22-9257. 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](http://www.tjsc.com) for a 7 day status report of pending sales.  
LAVELLE LAW, LTD  
1933 N. Meacham Road, Suite 600  
Schaumburg IL, 60173  
847-705-7555  
E-Mail: [lhiraldo@lavellelaw.com](mailto:lhiraldo@lavellelaw.com)  
Attorney File No. 22-9257  
Attorney Code. 27743  
Case Number: 2022 CH 11663  
TJSC#: 45-2706  
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 # 2022 CH 11663**  
8277-959352

#### Real Estate For Sale

erty.  
The judgment amount was \$1,913,568.00.  
Sale terms: 10% down of the highest bid by certified funds at the close of the auction.  
The balance, including the judicial sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.  
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.  
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).  
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
For information, contact GREGORY P. ADAMO, CLINGEN CALLOW & MCLEAN, LLC Plaintiff's Attorneys, 2300 CABOT DRIVE, STE 500, LISLE, IL 60532 (630) 871-2600.  
8277-959220  
050505 -----  
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## Notice of Public Sale

East Bank Storage, located at 429 W. Ohio St, Chicago IL (312-644-2000), is opening lockers: 4524X (Elbert Hatley), 3511X and 3653X (Tracy Baum), 3623X (Annette and Jimmy Brisen), 2719A (Barbara Broadhurst), 6918X (Spencer Kain), 5556X (Lamonte Poole), 3523X and 6619X (Edward Lahood), 2706X and 3525X (Debra Stubbs), for public sale on November 25, 2025, at 3:00 p.m. Cash only.

## Notice of Public Sale

THE LOCK UP SELF STORAGE at 1930 N. Clybourn Ave., Chicago IL 60614 Will sell the contents of the following units to satisfy a lien to the highest bidder on 11-24-25 by 11:00 AM at [WWW.STORAGETREASURES.COM](http://WWW.STORAGETREASURES.COM) All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit 114 Nora Glaze Unit 307 Bristan Watts

## Notice of Public Sale

Pro Self Storage intends to enforce its lien on certain self service Storage Spaces in default listed below on the 20th. of November, 2025 at 12:00 p.m. at 2724 W. 21st St, Chicago, IL 60608 at [www.storage-treasures.com](http://www.storage-treasures.com) with the sale to conclude no earlier than 12:00 p.m.

B026 Tomas DeMedici  
B037 Makayla Griffin  
B048 Sebastian Arredondo  
B060 Thomas Bordenon McGhee  
B108 Muhammad Yameen  
B122 Deonte Hodges  
1060 Julia Miller  
1108 ELEXA POWELL  
1117 Gisela Cabrera  
1136 Dejaneria Fobbs  
2080 Faith Joseph  
2105 Jeffery McGinnis  
2111 Vinnecia Totty  
2112 Vinnecia Totty  
3052 Alonso Cardenas  
3064 Terrell Holt

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

## Notice of Public Sale

East Bank Storage at 1200 W. 35th St., 773-247-3000, is opening lockers: (3F3509) Elvia Camacho, (3F3640) Edgewater Services LLC, (4C4193) Edgewater Services LLC, (3E3437) Robert Grund, (1C2005) Melvin Heard, (3E3433) LaFrieda McNeal, (3E3430) Alexandria Montoya, (4C4264) Raul Ramos, (4C4164) Raul Ramos, and (3F3628) Giles Travis for public sale of miscellaneous items. This sale is to be held on Tuesday, November 25, 2025, at 2:00 pm. Cash only.

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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 CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE FOR J.P. MORGAN MORTGAGE TRUST JPM02 2023-9 Plaintiff, -v- FATIH ISTANBULLU Defendants 2024 CH 07390 849 N DEARBORN ST CHICAGO, IL 60610 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on April 17, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 15, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 849 N DEARBORN ST, CHICAGO, IL 60610 Property Index No. 17-04-442-053-0000 The real estate is improved with a single family residence. The judgment amount was \$1,355,583.80. Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

### Real Estate For 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 24-227940. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at [www.jscc.com](http://www.jscc.com) for a 7 day status report of pending sales. CHAD LEWIS ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC 6400 SHAFER CT, STE 325 ROSEMONT IL, 60018 561-241-6901 E-Mail: [ILMAIL@RASLG.COM](mailto:ILMAIL@RASLG.COM) Attorney File No. 24-227940

### Real Estate For Sale

Attorney ARDC No. 6306439  
Attorney Code. 65582  
Case Number: 2024 CH 07390  
TJSC#: 45-2799  
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 07390  
**13276273**

121212 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2018-RPL6 TRUST Plaintiff vs. BRANDON SCHAROLD, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PROFESSIONAL MORTGAGE PARTNERS, INC., THE TRU LOFTS CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS GENERALLY, AND NON-RECORD CLAIMANTS Defendant 25 CH 1321 CALENDAR 60 NOTICE OF SALE PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercountry Judicial Sales Corporation will on December 9, 2025, at the hour 11:00 a.m., Intercountry's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell to the highest bidder for cash, the following described mortgaged real estate: P.I.N. 14-29-419-047-1019. Commonly known as 2525 N. Sheffield Avenue, Unit 3E, Chicago, IL 60614. The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall

### Real Estate For Sale

pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information. For information call Sales Department at Plaintiff's Attorney, Altman, Strautins & Kromm, LLC d/b/a Kluever Law Group, 200 North LaSalle Street, Suite 1880, Chicago, Illinois 60601. (312) 236-0077. SMS000325-25F2C INTERCOUNTRY JUDICIAL SALES CORPORATION [intercountryjudicialsales.com](http://intercountryjudicialsales.com) **13275646**

050505 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF FINANCE OF AMERICA SELECT MASTER TRUST Plaintiff, -v- BARI SUE HALPERIN, UNKNOWN HEIRS AND LEGATEES OF LEONARD HALPERIN, 221 EAST WALTON PLACE CONDOMINIUM ASSOCIATION, DANIEL HALPERIN, ROBERT HALPERIN, MITCHELL HALPERIN, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, DAMON RITENHOUSE, AS SPECIAL REPRESENTATIVE FOR LEONARD HALPERIN (DECEASED) Defendants 2025CH00033 221 EAST WALTON PLACE UNIT 17-E 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 July 18, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on No-

### Real Estate For Sale

ember 24, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 221 EAST WALTON PLACE UNIT 17-E, CHICAGO, IL 60611 Property Index No. 17-03-214-016-1023 The real estate is improved with a residence. Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a

### Real Estate For Sale

government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876 THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at [www.jscc.com](http://www.jscc.com) for a 7 day status report of pending sales. CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: [pleadings@il.cslegal.com](mailto:pleadings@il.cslegal.com) Attorney File No. 14-24-07408 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2025CH00033 TJSC#: 45-1919 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 # 2025CH00033 **13275360**

292929 -----

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**CHURCH** from p. 1

ago Landmark designation for the area as well," said Ward Miller, executive director of Preservation Chicago, an organization which advocates for historic preservation.

Last November, the church's congregation had left its longtime sanctuary in Ravenswood and temporarily moved its worship services to the Mayfair Presbyterian Church, 4538 W. Ainslie St. In recent years the numbers of members in the congregation has dropped to less than 40 members.

Listed by the real estate firm Engel and Völkers, the sale of the property seems to have been finalized this past June. In September, the property was approved for demolition by the city of Chicago. Originally, the congregation's asking price had been \$4,750,000. The published sale price was \$4,375,000.

Located at the corner of Hermitage and

Cullom, the 40,000 square foot church and school facility (which includes an interior courtyard) had been designed by a prominent early-20th Century Chicago architectural firm owned by brothers Irving Kane Pond and Allen Bartlitt Pond. Their company designed many historic buildings for the Univ. of Michigan.

According to contemporary newspaper accounts in 1915, cost of construction was \$43,000. The pastor at the time of construction was Rev. Frederick L. Selden, who served as pastor from 1902 to 1937. In 1949, the church exterior underwent an extensive \$225,000 alteration by architect Benjamin Franklin Olson. During that alteration, the exteriors of the church buildings acquired a "blonde stone" exterior.

The Hermitage church building contains a magnificent Canadian-manufactured Casavant Frères pipe-organ. In addition, the church also features chimes produced locally at the J. C. Deagan Company

factory at 1770 W. Berteau Ave. For most of the 20th Century, the company produced precision mallet instruments considered to be among the best in the world at its Ravenswood factory.

According to Miller, the quality and the design of the former church property would have provided a stunning opportunity for adaptive reuse but the purchaser seems to have other plans.

"Certainly in this instance, the new owners could have considered adaptive reuse options for what was a cornerstone of the neighborhood. That missed opportunity is tragic once again, in so many regards. Let's do better in the future and start the conversation for a Chicago Landmark Designation for the Ravenswood Community going forward," said Miller.

Zoning for the property is listed as RS-3 (Residential Single-Unit) and the property has a corner location, which may attract the attention of real-estate developers who

specialize in residential homes.

Ravenswood Presbyterian Church was first organized in 1902. Church services were initially held in Library Hall, at the corner of Hermitage and Montrose. The congregation moved to its Hermitage site in 1907, after construction of a chapel had been completed.

According to information posted on the internet by the City of Chicago's Commission on Landmarks, Pond and Pond was "notable for its exceptionally well-detailed craftsmanship, as well as its influence on turn-of-the-century architectural modernism. [The firm's] buildings also rank among the city's best examples of Arts and Crafts architecture."

**LIBRARY** from p. 1

where residents may safely gather to learn, grow and be enriched. Especially in a town whose failing public schools graduate so many youth with inferior reading skills.

Studies show that the adult illiteracy rate in Cook County, which includes Chicago, is 25%. And 54% of adults read below the 6th grade level.

While Chicago has some of the highest paid teachers in the nation, student illiteracy is a significant concern, with recent data showing that fewer than one in three Chicago Public Schools students in grades 3-8 read at grade level and only about one in four 11th graders were proficient in reading on the 2024 SAT. This situation is even more pronounced for minority and low-income students.

For many Chicago residents, especially in working-class, low-income and immigrant communities, the public library is a

**Studies show that the adult illiteracy rate in Cook County, which includes Chicago, is 25%. And 54% of adults read below the 6th grade level.**

lifeline. Families depend on CPL for access to Wi-Fi, computers, job support, after-school programs and safe spaces.

Budget cuts send a message as to where our leadership's priorities are, for Chicago that literacy, equity and access are somehow negotiable. That these services as expendable.

One alternative funding source that would leave the CPL budget alone is tapping into the City's secretive bicycle pathway prioritization program and reallocating the bicycle pathway funds to the city budget thereby leaving the CPL budget intact.

It's difficult to determine precisely how

much the City of Chicago spends on bicycle pathway designation and related roadway planning and construction.

The City does not have a single, fixed annual budget for privileged bicycle pathway construction, as funding comes from various sources, including the city's capital improvement plans, taxpayer-funded state and federal grants, fuel taxes and specific project-based allocations.

For example, a recent major initiative under the Chicago Works plan includes \$17 million over two years to install 100 miles of bike lanes, while a separate project has allocated \$20 million for the Englewood Line Trail. The city has also committed \$5 million for the Bronzeville Trail. The City's message is that they are prioritizing privileged bikes paths over literacy.

The Local 1215 union is requesting citizens write to the Mayor and Aldermen at bit.ly/LetterFundCPL in support of libraries.



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