

There is more treasure in books than in all the pirate's loot on Treasure Island.

— Walt Disney

# INSIDE-BOOSTER

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

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## Merry Christmas, now pay up!

### Renters, landlords feel bite of tardy property tax bills

BY DON DEBAT  
The Home Front

Rental apartment dwellers and landlords are beginning to realize that the city of Chicago, Cook County, state of Illinois and the federal government are not their friends.

After months of uncertainty and delay, Cook County officials on Nov. 14 finally mailed the second installment of 2024 property tax bills. Payment of the tax bill, normally due on Aug. 1, now has been pushed back to Dec. 15, 10 days before Christmas. Bah humbug!

Rental experts say the impact of higher real estate taxes and soaring insurance costs are expected to spark hefty spring apartment rent increases in 2026.

Chicagoland's rental apartment

occupancy rate hit a lofty 95.9% in September, and advertised asking rents rose 3.9% in October, compared with the same period in 2024, reported Yardi Matrix data.

Illinois property taxes remain among the highest in the nation, with effective rates averaging 2.27% of assessed valuation compared with the national average of 1.07%, according to analysts at Jaken Finance Group. Cook County's effective property tax rates now exceed 2.5%.

The state of Illinois just raised a batch of taxes, and next up, the City of Chicago has a \$1.3 billion deficit they plan to dip into your wallet over. City Hall's financial troubles will soon become our problem in January.

A spot survey by the Home Front column found 2024 multifamily building tax increases ranged from 5.5% to a crushing 31.7% on an assortment of North

Side small apartment buildings. Landlords hit with hefty tax bill increases, sharply higher insurance premiums and operating costs likely will be forced to boost spring rents to double-digit levels.

The tax-increase analysis on several small "Ma and Pa" properties follows:

- **Old Town.** Taxes on a brownstone 4-flat rose \$5,938, or a shocking 21.5%, to \$33,566 from the \$27,628 paid in 2023. The increase would have been even more if it were not for the owner's Homestead Exemption, and Senior Exemption which saved \$1,191.

The Old Town owner also was hammered with a 59% fire insurance rate increase to \$6,500 from \$4,070—even with a \$10,000 deductible.

- **Lincoln Park.** The owner of

**PAY UP** see p. 4



Three people were arrested after an ISIS plot to attack the 2024 Chicago Pride Parade with a backpack bomb was uncovered.

### FBI arrests three in connections with 2024 ISIS plot against Chicago Pride Parade

On Nov. 5, the FBI revealed that in 2024, an ISIS plot was discussed to attack the Chicago Pride Parade with a backpack bomb. The conversation was found on a terrorist website. The FBI recently arrested, Ayob Nasser, 19, of Dearborn, MI, the third defendant in connection with the alleged ISIS terrorism case against other two Dearborn men, Mohamed Ali and Majed Mahmoud.

All three were charged in the amended complaint with conspiring to provide material support to ISIS—a radical Islamic terror group that has repeatedly killed Americans.

The bombing plot never materialized—but was to be carried out as the initial part of a series of attacks against LGBTQ+ targets throughout the country.

All three men are also charged with having firearms that would be used to commit an act of terrorism on behalf of ISIS. The amended complaint adds to the already chilling allegations of their radical Islamic terror plot involving AR-style rifles, shotguns,

handguns, and other tools for a tactical assault.

The claims were made by members of the group "Islamic State of America" in a dark web terrorist chatroom. The member allegedly stated, "InshaAllah We will be attacking the Chicago pride parade with a backpack," and "We are planning on starting with a couple small attacks to get noticed and then start growing from there inshaallah."

"[The FBI] Joint Terrorism Task Force will continue to investigate, arrest, and disrupt all attempts or plots to do harm to our residents or to anyone within the United States," said Jennifer Runyan, Special Agent in Charge of the FBI Detroit Field Office. The investigation is ongoing.

PRIDEChicago organizers told Windy City Times, "We were not made aware of the 2024 threat until we were contacted by NBC on [Nov. 13]. We have always been aware that multiple agencies are working to ensure our safety and security on parade day."

**DePaul campaign aims to raise \$650 million, page 12**

### Chase Park to get \$7 million in TIF funds

Chase Park in Uptown will be getting \$7 million in taxpayer-funded improvements following approval from City Council on Nov. 14.

The park at 4701 N. Ashland Ave. will get the funds from the

Clark/Montrose TIF district to pay for bathroom renovations, interior floor replacements, ventilation system upgrades, tennis court reconstruction and outdoor pathway paving.

### North Center seniors building getting improvements

The Chicago City Council on Nov. 14 approved an ordinance to support the acquisition and rehabilitation of the Martha Washington Apartments, 2324 W. Irving Park Rd.

The building provides 103 units of senior housing with affordable rents. The renovation will include flooring and lighting upgrades to the common areas as well as unit interior work that consists of full cabinet and counter-top replacement in the kitchens and bathroom

vanity and fixture replacement.

Exterior work will include a new membrane roofing over the existing, new roof fall protection systems, and exterior lighting upgrades and concrete and asphalt resurfacing.

The ordinance will provide up to \$13 million in Multi-Family Housing Bonds and up to \$3 million in Multi-Family Loan to help pay for the work.

## CTA Bus priority corridor study underway, three community meetings scheduled

The City of Chicago is launching a Bus Priority Corridor Study to explore ways to make bus travel faster, more convenient, and more comfortable for riders on five key bus corridors, including on Ashland and Western avenues.

Part of the study will include a public meeting over the northern section of the Western Ave. corridor, starting at 5:30 p.m. Monday, Dec. 1, at Avondale-Logan-dale Elementary School, 3212 W. George St.

The plan could include removing street lanes and curbside commercial parking in favor of

dedicated bus lanes along Western Ave. from Howard St. south the 79th St., that could help buses avoid heavy traffic.

This study is the next step in implementing the Better Streets for Buses Plan—a framework to turn over more street infrastructure to CTA buses.

There are additional public meetings set for 5:30 p.m. Thursday, Nov. 20, at Gage Park Fieldhouse,

Thursday, Nov. 20, at Gage Park Fieldhouse, 2411 West 55th St.; and 5:30 p.m. Tuesday, Dec. 2, at the Washington Park Refec-

tory, 5531 Russell Dr.

In 2019, CTA and City Hall worked together to install several Bus Priority Zone projects on portions of some of the city's most heavily traveled corridors, including Chicago Ave., LaSalle St., Wacker Dr., and Western Ave. The next streets that will be targeted for bus priority elements include Chicago Ave., 63rd St., Ashland Ave., and Halsted St.

Visit [www.transitchicago.com/betterstreetsforbuses](http://www.transitchicago.com/betterstreetsforbuses) for more information about the project and upcoming public meetings.

## Loop's declining value fuels record 16.7% jump in homeowners' median property taxes

### Black communities hit with biggest percentage increases

A dramatic decline in the value of commercial property in the Loop and central business district, the city's longtime economic engine, fueled a record property tax increase on homes across the city, according to an analysis released by Cook County Treasurer Maria Pappas.

The amount of taxes imposed on Loop commercial properties — office buildings, retail stores, hotels and restaurants — for tax year 2024, decreased by more than \$129 million because of a significant drop in their values.

Since they are based on government spending, property taxes are a zero-sum game. When one group of property owners pays a

smaller share of an ever-increasing overall tax bill, others whose property values remain level or rise pay more.

For tax year 2024, Chicago homeowners will pay \$469.4 million more than they did the year before, because of the tax shift from commercial to other properties, and due to Chicago Public Schools and other local governments asking for half-a-billion dollars more than they did a year earlier.

The median residential tax bill in the city rose 16.7%, to \$4,457 — the largest percentage city increase in at least 30 years. It also marks the third year in a row when a reassessed area of Cook County saw record median tax bill increases for homeowners, largely due to commercial values falling while residential values

rose.

Particularly hard hit were homeowners in poorer, predominantly Black areas on the city's South and West sides, where home values have soared since the COVID-19 pandemic. Median residential bills in nine community areas went up by more than 50%, with three topping 80%:

- In West Garfield Park, the median homeowner tax bill increased by nearly \$2,000, or 133%.

- In North Lawndale, it increased by nearly \$1,900, or 99%.

- In Englewood, the increase came to \$609, or 82.5%.

"When the Loop gets a cold, the rest of the city gets pneumonia," Pappas said. "Homeowners across the city are paying the

**DECLINING** see p. 4

# Do you have the gift of gab?



By Thomas J. O'Gorman

Have you ever thrown in the towel and cried “uncle?” And as a result, did you ever call someone a “jerk?”

Did you ever see someone so well dressed that you told them they looked “snazzy?”

Have conditions around you ever deteriorated to such a point that you told your friends it was time to “scram” when you determined it was time to flee the scene?

If you have ever uttered any of these words, my friends, you have been speaking Irish. Gaelic to be precise. That ancient, complex, lyrical language that is the official language of Ireland.

While this reporter is not a true Irish speaker, most of my first cousins back in Ireland, under 60, speak it like saints and scholars. Mostly scholars. Even though I'm not a fluent Irish speaker, I think I've always had the “gift of the gab.”

We acknowledge a passion for conversation. Smooth talk. Easy chit-chat, dialogue, opinion and mumbo-jumbo.

Lyricism fitted with studded poetic vocabulary. The gift of gab for me is about meaning and purpose, some wit and some wisdom. And ultimately the ability to make sense out of life.

A robust engagement of words, the gift of the gab remains a

powerful expression of the Irish, whose linguistic opportunities to embrace their Bronze Age language, and its subsequent prohibited use, thrived in secret settlements and hidden enclaves.

Language for the Ancient Celts carried a dynamic resource that emboldened their willingness to sacrifice for their cultural heritage despite the turmoil and tribal politics of the times. Chieftains and heroic ideologues invoked a code of wide dialogue with the island earth of their high valued far Western European isle.

Unity of local life assisted the development of a vocabulary that reflected nature in everyday life. How they cherished their awareness connecting them to the ocean, sky, blustery sea winds and the earth itself. That cherished relationship to nature invented a dramatic need for words of substance.

The gift of the gab unfolded with more purpose than “blarney,” requiring a more inventive set of linguistic tools. Blarney would be more “elastic,” with the capacity to “stretch” the limits of inventive vocabulary. Creative and resourceful none the less.

The gift of the gab is not a universal treasure given to all. It's bestowed only on those whose wits and reason allow them the verbal capacity to savor and respect the flow of hallowed language.

The gift of the gab imbues an individual with a spontaneity and freedom of mind and tongue to enter any conversation on any subject matter. With a certainty and pugnaciousness that permits them to “hold their own.” The floor beneath their feet always remaining firm. Solid. And balanced. No jitters. No frets. The Irish like to call it “confidence.”

That confidence is often laced with a hefty dose of actual infor-

mative knowledge. Truth topped off with a general supply of humor to add a fine layer of hilarity and ironic retort. That's why we hear such gales of laughter in pubs and churches, at wakes, weddings, cemeteries, hospital corridors, family reunions, law firms, courtrooms, kitchens, farmyards, classrooms, fox hunts, airplanes and sailboats.

when asking the Almighty for a favor.

Ironically, the Gaelic words “díonteach” or “jeent-ock” are used in referring to a place of “shelter,” something the Irish-in-transit were always in need of across America's geography.

Next time you head out to your favorite saloon or eatery feel free to use the English slang transla-



Irish is one of the oldest written and historical languages in the world.

The English word “swanky” actually comes from the Irish, “Somhaoineach.” After all, like most folk, the Irish look down on those who vulgarly display their wealth.

We were thrilled to discover that the familiar slang for the human face, “mug” also has its origins from the Irish.

From the Irish word “muc,” meaning “pig.” Just the perfect usage for when you run into someone with an awful face, an “ugly mug.”

It's comforting to know that other high-brow words common in our English usage have their roots in Gaelic, such as “dude,” “punk,” “slob,” and “slacker.”

I suppose households populated by lazy lads with little interest in looking for honest work would be widely receptive to the Gaelic usage of these words. Especially among the millions of immigrants who relocated in America during the era of vast Irish movement to the big cities of the Americas.

My favorite Irish word that while pejorative in a small dose, carries a questionable critique in its very utterance: “Doozy.” No other word quite “lowers the boom” to the evaluation of a person, event, experience or a pizza.

Feel free to add these Irish words to your vocabulary whether you have the gift of the gab or not. Use them to scare a politician. Or

tion of that word “joint.” We all need those special “joints” where everyone knows your name. Just like Cheers.

Let me leave you with some words that might be useful if traveling to Ireland any time soon. Remember words in English often have different meanings from one English-speaking country to the next.

If you get a flat tire on your rental car, check your “boot.” No, not your shoe for hiking, the spare tire is most likely in the boot, that is the trunk. And if you need to check the oil, open up your “bonnet.” Not your fancy chapeau, but the hood of the car. And if you feel a chilly Irish wind, just reach for a “jumper.” Not the “cable” to start your battery, but what the Irish call a “sweater.”

**CHRISTMAS LORE:** We love Macy's new name for the holidays for the Walnut Room, honoring its predecessor by renaming the seventh floor restaurant “The Marshall Field's Walnut Room.” Bravo!

**NO PARKING:** We'd be more enthusiastic about the city's new “Chicago Loves Local” campaign if that same City Hall wasn't removing commercial street parking for customers all over town. Apparently none of our leadership ever ran a storefront business, otherwise they'd know customer

street parking is a critical need for any commercial district. We're looking at you, Aldermen **Daniel La Spata, Matt Martin, Andre Vasquez, and Angela Clay.** Take a drive through Andersonville now, where those who claim to ‘love local’ are eliminating half the street parking on Clark St. Same goes for all the lost parking on Lincoln and Milwaukee avenues. We hear the next targets to kill local business are Ashland and Western avenues. Plenty of easy-in parking for shopping in Niles, Skokie and Lincolnwood.

**THINK:** The Consulate General of Greece joins the celebration of World Philosophy Day on Nov. 20, honoring the legacy of Greek thought and its timeless contribution to humanity. They will presents the free lecture entitled “Escape the Cave”: Rethinking Plato for a New Age of Freedom” with Univ. of Chicago professor **John D. Proios,** will revisit **Plato's** timeless Allegory of the Cave to explore what freedom means in an era of uncertainty, disinformation, and change, at the National Hellenic Museum, 333 S. Halsted.

**STOLEN ART:** The World Jewish Restitution Organization calls on the U.S. Congress to ensure the return of Nazi-looted artworks hanging in U.S. museums. Are you listening Art Institute President **James Rondeau?**

**PIANOS:** Dueling Pianos is back on Dec. 2 at Martyrs, 3855 N. Lincoln Ave. A fundraiser for the Neighborhood Boys and Girls Club, this is a show where you call out the tunes, then sing along. Bring your friends, make your song requests and try t stump the paint players. Ask for **Jeffrey Sadowski** or **Maria Gomez** and tell them Tommy sent ya.

**A REAL SPORT:** **Charles W. “Stormy” Bidwill, Jr.** was

**GAB** see p. 8

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## This newspaper vs Sudler Property Mngt.

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

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

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).

Subscribing to this newspaper for online weekly issues for only \$20 a year will also help. Visit [www.insideonline.com](http://www.insideonline.com)

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# Chicago conversion project gets \$90M

**Luxury community will take shape at the site of a century-old office landmark**

BY GAIL KALINOSKI  
Multi-Housing News

Partners Mavrek and ACRES Commercial Realty Corp. have secured more than \$90 million in financing and are moving ahead with an office-to-residential conversion at 65 E. Wacker Place, where they will create 252 luxury units at the historic 24-story building.

The team has also received a full building permit and is set to start interior construction at the property, which will be known as Wacker Place. The Committee on Zoning approved the adaptive reuse project late last year.

McHugh Construction will redevelop the property with a design provided by Pappageorge Haymes Partners. Completion is

expected in 2026.

Chris Knight, managing director at JLL Capital Markets, represented the development team for the placement of the debt. The financing includes a \$62.4 million senior loan from Derby Lane Partners and \$11 million loan from Hoyne Savings Bank. The capital stack also includes more than \$17 million in federal and state historic tax credits, which were monetized through PNC Bank.

Adam Piekarski, CEO of Derby Lane Partners, said in prepared remarks the property's prime location in The Loop combined with its historic character and plans for modern amenities makes the asset well-positioned to capitalize on the strong rental demand. He also pointed to Mavrek's track record as a developer and stated the firm was excited to continue its relationship with Mavrek and support transformation of the building.



A rendering of the rooftop terrace at the future Wacker Place. The project will include 252 luxury units.  
Image courtesy of JLLA

In July, a joint venture led by Mavrek refinanced The Saint Gerard, a newly built, 248-class A mixed-use property in the city's Streeterville submarket with a \$106.3 million senior loan provided by Canyon Partners Real Estate, LLC. JLL Capital Markets arranged the refinancing.

## Rebuilding a Landmark

Originally constructed as the Millinery Mart building in 1928, and later home to the Esquire magazine offices, the plans call for honoring the historic character of the building while introducing modern design elements and resident-focused features. Wacker

Place will have a mix of studios, one- and two-bedroom residences with in-unit workspaces and expansive city views.

While the project will have 51 affordable apartments as required by the city, it is not seeking substantial municipal investment in exchange for additional affordable units, according to Chicago Yimby.

Amenities will include a co-working lounge, fitness center and rooftop deck overlooking the Chicago River. Morton's The Steakhouse will continue to occupy the ground floor. The property

CONVERSION see p. 10

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## Lincoln Park Builders annual Real Estate Forum Nov. 20 at Theater on the Lake

Industry leaders look ahead to 2026 and beyond

The Lincoln Park Builders of Chicago [LPBC] host one of the most popular real estate get-togethers every year with their Real Estate Forum. This year it will take place starting at 5:30 p.m. Thursday, Nov. 20, at Theater on the Lake, Fullerton and Lake Shore Dr.

This year's event will feature a panel discussion, titled "Big Shoulders, Big Ambition: Bridging Policy and Market Forces for a Stronger Chicago," that will explore how public and private stakeholders can find common ground through collaborative investment and development.

Considered one of the local real estate industry's premier social and educational functions, the Forum regularly draws hundreds from across real estate disciplines, including some of the region's most prominent developers, investors and brokers.

The LPBC is an honorary society of builders, developers and managers of real estate and those involved in the field.

Participants at this year's Forum include Panel Moderator Alan Lev, chairman, Belgravia Group, Ltd., and panelists James Cappleman, former 46th Ward alderman, John Cullerton, former president, Illinois Senate, Gregory Mutz, chairman and CEO, AMLI Residential Partners, LLC, and Keynote Speaker Jennifer Parks, executive director, Habitat for Humanity Chicago.

Additionally, Michael Glasser, president, Neighborhood Building Owners Alliance, will be honored with the Forum's 2025 Impact Award for his leadership, advocacy and commitment to strengthening Chicago's housing landscape.

To RSVP, write to Sarah Lyons, slyons@taylorjohnson.com, or call 312-267-4520.



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# Why your tax bill arrived so late

BY DON DEBAT

Are you one of the 1.8 million Chicago and Cook County property owners who is wondering why the second installment of the 2024 real estate tax bill wasn't mailed until Nov. 14 instead of the usual Aug. 1?

This year's delay centered on the decade-long and expensive upgrade to the internal systems used across the county's property tax offices including the Treasurer, Clerk of the Cook County and the Assessor, overseen by the county's "Bureau of Technology" and carried out by Texas-based Tyler Technologies.

Homeowners finally will now be able to include those tax payments on their annual income tax filings, while ensuring taxing bodies will see much-needed revenue before the end of the year. Yes taxpayers get a raw deal having to make the massive pay-

ments to the county right before the holidays.

This will be the first billing cycle fully carried out under the new "Tyler System," and off of the county's previous, decades-old mainframe.

Though officials had hoped to wrap up the upgrade by Memorial



Monica Gordon, Cook County Clerk

Day of 2025, a multitude of problems cropped up while calculating the final property tax bills, leaving some owners incorrectly on the hook for hundreds or thousands more than they should have paid.

Bill calculations involve dozens of inputs across the three key offices:

- Assessor Fritz Kaegi's office

shares final estimates of value for each property.

• Clerk Monica Gordon's staff calculates annual tax rates based on each local levy. Bills must also include exemptions and incentives before the treasurer posts and mails them.

• Then funds must be distributed back to each of those villages, libraries and school districts.

The Tyler upgrade affected all of those offices but was partly refereed by the Bureau of Technology under Cook County Board President Toni Preckwinkle.

Internal fixes involved several rounds of testing and recalculation between Tyler, the Treasurer, and often the Clerk. County officials complained that often when one issue was fixed, another cropped up. Staff had been working repeated weekend shifts to continue testing and correcting issues.

Despite early complaints about staffing shortages, Tyler officials

said they were committed to the project and countered that officials had not sufficiently prepared to switch off the old system.

Kaegi's efficient office of assessment experts largely completed their portion of the Tyler upgrade in 2021.

Cook County Treasurer Maria Pappas, a Tyler critic, who at times urged the county to fire the firm or file suit for their shortcomings, threatened to not send out bills if they were even a penny off.

County commissioners, echoing complaints from their residents about the late bills, feared that the tight turnaround between these late bills and the next in-

stallment—due in the spring—would be a major stressor for some taxpayers.

Taxing bodies with low cash flow were also starved of a revenue source that typically comes through before the start of fall. Preckwinkle, with the approval of the county board, launched \$300 million in "bridge loans" to float those municipalities until tax revenues began flowing again.

Certificates of error, which are refunds issued for missing exemptions, had been on hold during the Tyler problems for several months, as were refunds for overpayments or duplicate payments on past bills. Officials will now begin processing that backlog.

Preckwinkle and Pappas also supported legislation that passed in Springfield that would delay the next due date by one month, giving taxpayers a bit more breathing room between major bills.

## PAY UP from p. 1

a turn-of-the-century 6-flat in the Old Town Historic District received a bill of \$29,875, up \$4,765, a whopping 19%, over the \$25,110 paid in 2023. The owner's tax bill was reduced by a Homestead Exemption of \$662, which was reflected in the aggregate bill.

The Lincoln Park 6-flat owner also was slapped with a 35% insurance increase to \$7,220 from \$5,336—even with a \$10,000 deductible.

• **Logan Square.** The owner of a greystone 4-flat north of

Logan Blvd. was billed \$17,478, up \$4,214, or an incredible 31.7%, over the \$13,272 paid in 2023. The owner's Homestead Exemption shaved \$664 off the bill.

• **North Lincoln Square.** The investor owner of a yellow-brick 4-flat building was billed \$13,260, a hefty increase of 30.3%, or \$3,078 over the \$10,182 paid in 2023.

• **Old Irving Park.** Another investor-owner of a red-brick 6-flat south of Irving Park Rd. was billed \$17,581, up \$1,409, or 8.7% over the \$16,172 paid in 2023.

• **Roscoe Village.** An investor-owner of a brown-brick, 1930s 16-flat was billed \$37,642, up

\$1,972, or 5.5% over the \$35,670 paid in 2023.

• **South Avondale.** The owner of a greystone 3-flat just north of Diversey Pkwy. was billed \$10,225, up \$802, or 8.5% over the \$9,423 paid in 2023.

***If apartment hunters are willing to shop in less fashionable off-the-lake neighborhood, deals can still be found. Thrifty apartment seekers are advised to shop in ZIP codes similar to 60608 such as the Lower West Side, Little Italy, Bridgeport and Pilsen neighborhoods on the West and Southwest sides.***

Experts say apartment dwellers in the hot West Town neighborhoods of Bucktown, Wicker Park, along with the Near West Side, Humboldt Park, Austin, East and West Garfield Park and North and South Lawndale also should expect unusually high rent increases next spring.

### Rental fees on the rise

Squeezed by higher operating costs, many North Side landlords with under-market rental rates are upping base rental charges by passing through fees for off-street parking.

Other fees—ranging from \$25 to \$150-plus on average per month—are "bundled utility pass-throughs," that include water and

sewer, garbage hauling, landscaping and snow removal. Dog and cat lovers may be billed monthly "pet rent" of \$25 to \$75 per animal to recoup the landlord's fees for pet wear-and-tear on the apartment and building premises.

Most landlords are not charging a security deposit, which typically is refundable, less any damages to the unit. Instead, to improve cash flow, more owners are charging up-front, non-refundable move-in and administrative fees.

### Chilling impact of ICE

Another curve-ball tossed at landlords over the past several months has been the impact of Immigration and Customs Enforcement [ICE] agents stopping and arresting hard-working workers in neighborhoods across the city, many who do manual labor, landscaping and snow removal.

"Even if they are well-documented immigrants, these ter-

rified blue-collar workers are literally hiding in their basements and not venturing out to work," said a North Side rental property manager. "The result is that landscaping and snow removal fees have virtually doubled overnight."

### Affordable rental neighborhoods


If apartment hunters are willing to shop in less fashionable off-the-lake neighborhood, deals can still be found. Thrifty apartment seekers are advised to shop in ZIP codes similar to 60608. In this area—encompassing the Lower West Side, Little Italy, Bridgeport and Pilsen neighborhoods on the West and Southwest sides—median rental costs were about \$1,000 a month lower than pricey lakefront neighborhoods.

Those seeking affordable housing should follow that timeless American advice: "Head west young men and women."

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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## DECLINING from p. 1

price. I'm particularly concerned how lower-income homeowners in struggling communities are going to be able to pay their bills."

That sticker shock, and how it came about, is documented by Pappas' research team in its Tax Year 2024 Bill Analysis, an examination of nearly 1.8 million bills that were mailed to property owners Nov. 14 and are due Dec. 15.

Owners of large apartment buildings and complexes, as well as owners of industrial facilities, were not spared from this year's tax shift. Multifamily properties, those with six or more units, must pay an extra \$100.5 million, while industrial property owners must pay \$73.5 million more. That's compared to commercial property owners across the city paying \$134.4 million less in taxes.

Chicago was reassessed in 2024 for this year's bills, which triggered the shift in tax burden

<b>Homeowner Median Increase for Tax Year 2024</b> Billed in 2025 City of Chicago: +16.7%, to \$4,454
<b>Homeowner Median Increase for Tax Year 2023</b> Billed in 2024 South and Southwest Suburbs: +19.9%, to \$6,117
<b>Homeowner Median Increase for Tax Year 2022</b> Billed in 2023 North and Northwest Suburbs: +15.7%, to \$7,008

from commercial properties onto others, as overall taxes in the city grew by \$528.6 million, or 6.3%. Less sticker shock likely will be felt in the city's suburbs, which were reassessed in prior years.

Across Cook County, taxes rose by almost \$871.8 million to nearly \$19.2 billion, or 4.8%, well above the 3.5% inflation rate for

2024.

This is at least the 30th consecutive year that property taxes rose across the county — the result of schools and local governments like municipalities, the county, sanitary districts, library districts, park districts and fire districts — asking for more money from property owners.

Also adding to property owners' financial burdens were increases in Tax Increment Financing district taxes and those imposed under the state's recapture law. The law allows school districts and some local governments to increase their levies by the amount refunded to taxpayers in the previous year as the result of bill adjustments.

The yearly tax bill analysis is the latest addition to the Pappas Studies, a series of examinations of the complex property tax system available at [cookcountytreasurer.com](http://cookcountytreasurer.com).

# Third-party notices tell you if a relative or anyone you know misses a tax payment

BY MARIA PAPPAS

Each year thousands of property owners in Cook County are late paying their taxes, putting their homes in danger of being included in the annual state-mandated tax sale. That's a problem we want to help you avoid. So, since 2005 our office has allowed you to sign up a relative or anyone you choose to receive copies of certified delinquency notices a month before the Annual Tax Sale. That way, you're more likely to act and prevent your taxes from being sold.

If you register for the Third-Party Notification program, the person you designate will receive

a mailed copy of your delinquency notice from my office.

The program is designed for all homeowners and may be particularly helpful for relatives, senior citizens, people with disabilities or special needs, those with long-term, serious health issues, and people who are away from their homes for extended periods of time.

You can enroll in the program by downloading a short form at [cookcountytreasurer.com](http://cookcountytreasurer.com). Simply print the form, fill it out and



Maria Pappas

mail it to our office at 118 N. Clark St., Room 112, Chicago, 60602.

The program is a safety net for family members and other trusted individuals and institutions such as churches, temples, mosques or not-for-profit organizations that can also be designated third parties. The program isn't for use by mortgage companies or banks.

Enroll at any time. However, applications received less than two weeks prior to the mailing of certified notices of delinquent

taxes may not be processed before delinquency notifications are mailed.

The Annual Tax Sale must occur about 13 months after your Second Installment tax due date. Once that date is set, my office will send certified notices to property owners whose unpaid tax bills will be auctioned off unless paid in full before the sale.

The third party you designate to receive duplicate copies of delinquency notices assumes no liability for paying your taxes. You, as a property owner, are still responsible. The hope is that the third-party designee will follow up with you to determine whether you received your delinquency

notice and are arranging to pay your taxes before they're offered at the tax sale.

The program renews automatically and is free to all residential property owners. Under state law, there's a \$5 registration fee for nonresidential properties. You may designate only one person or entity to receive third-party notices, and you may cancel at any time.

Registering for the Third-Party Notification program is a simple measure that takes minutes but could prevent hours of aggravation if your taxes are sold.

# Federal gun cases surge nearly 300% in Chicago under 'Project Safe Neighborhoods'

BY CWBCHICAGO

Federal prosecutors in Chicago have sharply increased their pursuit of violent offenders and gun crimes, with the number of firearm indictments nearly tripling under U.S. Attorney Andrew S. Boutros' leadership, officials announced. Boutros, joined by leaders from the FBI, ATF, DEA, and U.S. Marshals Service, said the Northern District has experienced a dramatic rise in both firearm and overall criminal prosecutions in 2025.

Through Oct. 31, federal firearm indictments filed under the Project Safe Neighborhoods [PSN] initiative increased 292%, from 26 cases in 2024 to 102 this year, the officials said. The number of defendants charged in those cases rose from 30 to 116—a 287% increase. Overall, federal criminal indictments across all program areas jumped 45%, from 252 last year to 366 this year, while the number of defendants charged rose 52%, from 325 to 494, according to Boutros.

"Combating the epidemic of gun crime and violence is a national priority for this Dept. of Justice, and it is a top priority of mine," he said. "We will continue to devote substantial resources to supporting our law enforcement partners and prosecuting the most significant violent offenders."

Boutros said PSN's expansion earlier this year into downtown Chicago and the Chicago Tran-

sit Authority's entire rail system represented a new approach to addressing violence in key economic and commuter zones. The move marked the first time in the nation that PSN was implemented on a mass-transit network and the first time downtown Chicago's financial districts received the federal designation.

Firearm investigations are also benefiting from the Bureau of Alcohol, Tobacco, Firearms, and Explosives' Crime Gun Intelligence Center of Chicago [CGIC], a centralized hub where every gun case in the Northern District is processed daily. The CGIC combines federal, state, and local law enforcement officers, prosecutors, and analysts to quickly identify, trace, and prosecute offenders tied to shootings and illegal firearm activity.

Christopher Amon, Special Agent-in-Charge of the ATF Chicago Field Division, said

the CGIC's collaboration with Boutros' office "has made a significant impact on reducing violent crime in Chicago," noting that the increased federal prosecutions ensure violent offenders are "swiftly brought to justice."

Douglas S. DePodesta, Special Agent-in-Charge of the FBI Chicago Field Office, said the network of PSN partners has made communities "safer and more well-resourced than ever."

Boutros said the office's rising productivity comes despite operating with significantly fewer prosecutors than in prior years. When he took over, the office was short about 50 attorneys, with the criminal division's headcount falling below 90 for the first time in decades.

"The impressive results we have been able to achieve in 2025 as an office have been accomplished with far fewer prosecutors and resources than the office has

experienced in decades," Boutros said. He added that dozens of new assistant U.S. attorneys will be hired in the coming months to handle expanding criminal and civil caseloads. Many of the new hires, he said, bring "decades of prosecutorial experience" and will strengthen the office's focus on violent crime and public safety.

Among the recent federal firearm cases highlighted by prosecutors:

- Fabias L. Shipman, a convicted felon with a prior 2019 federal drug conviction, is charged with

illegally possessing ammunition. Prosecutors said Shipman opened fire with a gun in each hand during a Sept. 29 confrontation behind the 2500 block of E. 78th St., killing one man and wounding another.

- Eddie Arguelles, 20, of Wicker Park, is charged with illegally possessing a Glock 23 pistol equipped with a conversion switch, extended magazine, and laser attachment. Prosecutors said Arguelles livestreamed himself with the weapon on Instagram

GUN see p. 10

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# Police Beat...

## Firefighters find man shot while investigating gas leak in Uptown apartment building

Police are investigating an unusual scene in Uptown after firefighters responding to a report of a natural gas smell found a man shot inside his apartment Nov. 13.

Firefighters were dispatched around 10:45 p.m. to a building in the 4700 block of N. Malden St. after a resident reported smelling gas in the building. When they entered a third-floor unit, they found a 34-year-old man unresponsive in his bedroom with a gunshot wound to the head.

According to an officer at the scene, there had been a small fire in the apartment, and the man was discovered wrapped in a sheet with a handgun nearby.

The victim was taken to Stroger Hospital in critical condition.

The man is the eighth person shot in Uptown so far this year — the fewest shooting victims the neighborhood has seen in years. By this time in 2024, Uptown had recorded 17 shooting victims, compared with 22 in 2023 and 15 in 2022.

## Two cops serve suspensions for drunken brawl at Wrigleyville pizzeria

Two Chicago police officers who brawled with restaurant employees following a Cubs game while off-duty in 2019 have completed year-long suspensions imposed under a disciplinary settlement, according to a recently released Civilian Office of Police Accountability [COPA] report.

COPA's report details the drunken altercation that unfolded on May 23, 2019, at Dimo's Pizza, 3463 N. Clark St., after Officers Moises Diaz and Salvador Perez entered the Wrigleyville restaurant following a day of drinking at Wrigley Field and nearby bars.

Investigators said both officers were "extremely intoxicated," with Diaz testing a blood-alcohol concentration of 0.184 five hours after the incident and Perez registering 0.146 more than four hours after the fight.

According to COPA, the officers became violent after employees repeatedly asked Diaz to close a restroom door he had left open while urinating. Staff members tried to escort him out, and both officers began shoving and striking employees as the confrontation spilled into the restaurant's front vestibule and out onto Clark St.

During the altercation, the report said, "Perez displayed his badge ... stating he was a Chicago Police Officer, and demanded his pizza from the staff."

Video footage and witness statements showed Diaz punching an employee in the face without justification, while Perez pushed a bystander, grabbed a woman by the throat, and used his police badge in an attempt to reenter the restaurant after being thrown out, according to the report. COPA found that both officers violated multiple department

rules, including engaging in unjustified physical violence, being intoxicated off duty, and abusing their authority.

Diaz told COPA he had no memory of the incident from the time he walked into the restroom until he awoke in the hospital hours later, according to the report.

The watchdog recommended in June 2021 that both men be fired, concluding that their conduct "fell far below the standards of conduct expected of Chicago Police Officers" and "badly damaged the reputation of the department." Then-CPD Supt. David Brown agreed with the suspension recommendations, but the pair ultimately struck a deal in which they served year-long suspensions instead.

## Men get eight years for robbing four victims at once in River North



Terrion Jackson (left), and Marques Williams.

Two men accused of robbing four people at gunpoint in River North have been sentenced to eight years in prison after pleading guilty to armed robbery. Marques Williams and Terrion Jackson, both 20, entered their pleas before Judge John Lyke on Nov. 12.

The pair, along with two unidentified 17-year-old accomplices, were accused of committing the River North robberies on March 19, 2023.

Around 10 p.m. that night, Chicago police and other law enforcement agencies were tracking a stolen Jeep Compass that Park Ridge police believed had been used in a robbery outside a Mariano's grocery store in their town earlier that evening. Despite being under surveillance, prosecutors said the crew managed to get out and rob four more people in River North.

When the Jeep reached the 500 block of W. Chicago Ave., its driver made a wide turn and stopped near four men preparing to enter a parked car. Four people jumped out of the SUV, pointed guns at each of the victims, and took their valuables before fleeing.

Police soon spotted the Jeep in the 700 block of N. Michigan Ave. and pulled it over. Four people ran from the vehicle, but all were arrested nearby. Prosecutors said Williams tossed a gun before his arrest, while Jackson threw away several cellphones. Officers also found a second firearm inside the Jeep, which had been reported stolen earlier that day from the 400 block of N. State St.

At the same time, the robbery victims flagged down a Chicago police officer to report what happened and gave him the license plate number from the robbers' getaway car. It matched the plate on the stolen Jeep, according to authorities.

Although neither Jackson nor Williams had adult criminal convictions at the time of their arrests, prosecutors said both had extensive juvenile histories. Jackson had three pending juvenile cases for carjacking and illegal gun possession, while Williams had an outstanding juvenile warrant

from McHenry County and a pending Chicago carjacking case. Prosecutors also said Williams had been adjudicated delinquent for gun possession in 2019 and 2020 and for criminal trespass to a vehicle in 2019.

Williams received 1,571 days of credits earned while in jail, meaning he is unlikely to serve additional prison time, given the state's 50% sentence reduction for good behavior. Jackson earned 1,062 days of credit, leaving him with roughly one year to serve before becoming eligible for release.

Both men are scheduled to appear in court next week in connection with robbery charges they face in connection with the Park Ridge holdup.

## 'Loop Puncher' sentenced to 7 years for string of random attacks on women



Derek Rucker is shown in several mugshots taken following his numerous battery arrests.

Derek Rucker, one of the so-called "Loop Puncher" attackers, is heading to prison after pleading guilty to five felonies before Judge Aleksandra Gillespie on Nov. 12. While the charges typically carry sentences of two to five years, Gillespie imposed seven-year terms in each case, citing Rucker's background. The sentences will run concurrently.

Rucker's pleas bring a swift end to cases filed just over a month ago.

In one case, the 6'-5", 250-pound Rucker pleaded guilty to aggravated battery of a transit passenger for attacking a woman on the Loyola Red Line CTA platform. Around 1:15 p.m. on Sept. 30, Rucker approached a 23-year-old woman and made a statement that caused her to step away, prosecutors said. He then raised his right hand, punched her in the back of the head, and sat down on a bench.

Chicago police arrested him at the scene and took him to St. Francis Hospital in Evanston for treatment of an undisclosed condition. While under police guard at the hospital, Rucker struck an officer who was watching over him, prosecutors said. He pleaded guilty to aggravated battery of a peace officer in connection with those allegations.

Despite those allegations, Rucker was released from custody to await trial.

Shortly after his release, Cook County Chief Judge Timothy Evans issued an internal memo warning courthouse staff about Rucker. The alert included his mugshots and described him as having a "repeated history of punching strangers," noting that he was "colloquially known on social media as 'The Loop Puncher.'" The memo also cautioned that Rucker had been seen in and near court facilities.

While on pretrial release, Rucker randomly punched a 44-year-old woman in the head in the 500 block of N. State St. on Oct. 9. Prosecutors said Rucker walked up to a woman crossing Ohio St. near State St. around 10:30 a.m. and punched her in the side of the head without warning. The 44-year-old victim fell and struck a metal support beam as the Rucker, wearing a bright orange sweatshirt, kept walking north, then turned around and passed her again, prosecutors said.

Rucker also admitted to two counts of burglary for entering CTA train cars with the intent to commit felonies. Those cases involved allegations that he spat on CTA passengers as they rode Red Line trains.

In one of those incidents, a 27-year-old woman had just boarded a southbound train at Addison when Rucker entered from another car and threatened to spit on her. He then allegedly followed through, spitting on her forehead before walking away. The woman recorded the encounter and captured a photo of him as he exited the platform.

A 40-year-old woman told police a man matching Rucker's description spat in her face and ear after making eye contact with her as the train approached the Wilson station on October 8. She recognized him from local news coverage of downtown attacks and reported the incident later that night.

Rucker was on probation at the time of all of the incidents.

With good behavior, Rucker—also known as Derrick Davis, Derrick Rucker, and Derek Davis—will serve about three and a half years in prison, minus the 35 days he has already spent in jail.

## Another 'Loop Puncher' charged with two more random attacks on women

A man accused of being one of the "Loop Punchers" — a group of unrelated men known for randomly attacking women on Chicago's streets — is now charged with assaulting two more victims. William Livingston, 32, is already in custody awaiting trial for allegedly attacking and seriously injuring a woman in the Loop on Aug. 19. Police say he has a long history of similar assaults.



William Livingston

According to Chicago police, investigators recently linked Livingston to two additional random attacks that occurred on June 12 in the 2700 block of N. Clark St., where a 40-year-old woman and a 29-year-old woman were both targeted. Prosecutors have charged him with two counts of aggravated battery in a public place.

Livingston made his first court appearance on the new charges Nov. 13 at the Leighton Criminal Courthouse.

Around 5:15 p.m. Aug. 19, Kathleen Miles of Lake Villa and a friend were walking in the 200 block of W. Washington St., heading toward a train station, when Livingston allegedly forced his way between them and punched Miles in the face, according to a Chicago police report. The blow knocked her unconscious, leaving her with serious facial fractures and a severe concussion, her daughter, Dionna Wolf, said.

Following a freedom of information request by CWBChicago, the city initially refused to release video of the assault. Officials later relented under pressure from the Illinois Attorney General's Office, allowing the public to see the attack for the first time. The footage shows Livingston walking behind the two women before abruptly striking Miles and sending her collapsing to the pavement as witnesses rush to help.

Chicago Fire Dept. medics arrived more than five minutes after the attack. Police officers followed shortly after and took Livingston into custody.

Records show Livingston has been accused of similar unprovoked attacks for years. In August 2023, he was arrested for elbowing a 27-year-old woman in the face along the Magnificent Mile. Although police took him into custody, prosecutors released him, and state prison officials did not immediately revoke his parole. He was briefly returned to prison 10 days later but was released yet again in January 2024.

Police say he resumed attacking women months later. On Aug. 14, 2024, officers saw him punch a woman near Chicago Ave. and Wells St.

after a bystander flagged him down. Prosecutors charged him only with misdemeanor reckless conduct, and he was released the next day. Less than two weeks later, he struck a 15-year-old girl on N. Michigan Ave. He pleaded guilty to two misdemeanors and received a 100-day sentence from Judge Donald Panarese Jr.

Livingston's record stretches back to at least 2017, when police say he assaulted multiple women and two police officers in separate incidents. He pleaded guilty to burglary and aggravated battery of a peace officer and was sentenced to probation. In 2022, he was accused of punching at least four women within minutes in the South Loop, including a DePaul Univ. student, but again faced minimal consequences.

While random assaults are not uncommon in Chicago, the Aug. 19 video's release has intensified public scrutiny of how repeat violent offenders like Livingston continue to cycle through the system and return to city streets.

## Man charged after 11-pound fentanyl bust tied to Mexican cartel

Federal agents arrested a Missouri man in Aurora after he allegedly delivered more than 11½ pounds of suspected fentanyl to an undercover officer during a sting operation tied to a Mexico-based drug trafficking network, according to a criminal complaint filed Nov. 10.

Fentanyl is a synthetic opioid painkiller estimated to be 50 to 100 times stronger than morphine. Traffickers often mix it into other street drugs, causing overdoses among users who don't realize they're taking it.

Homeland Security Investigations agents said the suspect, identified as Gerardo Ayub, 34, of the Kansas City area, met with an undercover agent on Nov. 9 in a Walmart parking lot to complete the transaction.

The agent allegedly instructed Ayub to place a bag containing the fentanyl into the trunk of the agent's vehicle and to retrieve a bag of cash that was waiting there. The bag, however, contained sham money used as part of the sting.

Ayub took the bag of fake money and drove away, but he returned moments later, speeding back into the lot, the complaint said. Agents surrounded his vehicle and took him into custody. When they searched his car, they found a bundle of the sham currency next to the driver's seat, suggesting he had realized the money was not real.

Investigators later confirmed the black plastic bag Ayub had placed in the trunk contained five rectangular, brick-shaped packages wrapped in tan tape, consistent with kilograms of narcotics, the complaint said. Field tests indicated the substance contained fentanyl powder and weighed a little more than five kilograms, or roughly 11½ pounds.

The sting was part of a broader federal investigation into a Mexico-based drug trafficking organization led by a man known as "Cabrera," the complaint said.

A cooperating defendant—an individual assisting investigators in hopes of leniency in their own criminal case—told HSI agents that Cabrera is affiliated with the Los Cabrerias cartel based in Durango, Mexico, which traffics kilogram quantities of fentanyl, cocaine, and methamphetamine into the U.S., according to the complaint.

HSI Chicago has been monitoring the group since at least October, coordinating with the cooperating source to identify couriers and mid-level distributors operating in Illinois and elsewhere.

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# City reaches \$18M settlement over DoorDash deception scheme

## Restitution for delivery drivers, restaurants, consumers

The City of Chicago on Nov. 14 announced an \$18 million settlement with DoorDash, resolving a lawsuit asserting claims that the company engaged in deceptive and unfair business practices at the expense of restaurants, consumers, and delivery drivers.

The City's lawsuit arose out of an investigation into the practices of third-party meal delivery companies, which gained prominence during the government-imposed COVID-19 pandemic economic lockdown.

Key issues in the case include consumers being misled by hidden fees and unknowingly paying for orders from non-existent restaurants, as well as restaurants suffering from fake store pages that cause lost revenue, and drivers who had customer tips altered by DoorDash.

According to the complaint, DoorDash violated the Chicago Municipal Code by listing restaurants on its platform without their consent. Also alleged was that DoorDash did not initially

present upfront the full cost of its service to consumers; imposed a misleadingly named "Chicago Fee" that was not a City-mandated charge; and did not disclose that menu prices on the platform were often higher than prices available directly from the restaurant.

consent and are not currently on the platform. Eligible restaurants will receive instructions from DoorDash on how to sign up for payment. DoorDash also agreed not to target Chicago restaurants without their consent in the future. DoorDash will provide \$5.8

million in credits, which can be applied to food delivery orders, to eligible Chicago users with active accounts on the platform. DoorDash will make these credits automatically available to eligible Chicago users beginning Jan. 28, 2026.

DoorDash will pay \$500,000 to drivers who were delivering food orders in Chicago as of Sept. 2019, the last month that DoorDash's practice of using tips to subsidize driver pay was in effect. These payments will supplement amounts that eligible drivers already received through DoorDash's settlement with the State of Illinois over the same predatory practices.

Eligible drivers will receive notification and payment from the claims administrator for that settlement.

DoorDash will pay \$4.5 million to the City to cover the City's costs and fees in bringing the lawsuit.

**Key issues in the case include consumers being misled by hidden fees and unknowingly paying for orders from non-existent restaurants, as well as restaurants suffering from fake store pages that cause lost revenue, and drivers who had customer tips altered by DoorDash.**

The City further alleged that DoorDash intentionally misled consumers to believe they were tipping drivers directly, when DoorDash actually used the tips to subsidize its own payment of drivers.

Under the settlement terms, DoorDash will pay \$3.25 million to restaurants that had been listed on DoorDash's platform without

million in delivery commission and marketing credits to eligible restaurants currently on the DoorDash platform. Eligible restaurants that DoorDash initially listed without consent, but have since joined the platform, will receive an additional share of these credits. Eligible restaurants will receive further information about this relief from DoorDash.

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## Burglary crew breaks into businesses during early morning sprees

BY CWBCHICAGO

Police are warning business owners about a series of burglaries stretching from the South Loop to West Ridge in which crews of two to four men have smashed their way into stores and stolen cash from safes and registers.

CPD said the same group is believed to be responsible for at least seven early morning break-ins on Nov. 5 and Nov. 7. In each case, the offenders shattered a business's front glass door with a crowbar or expandable pry tool, then entered and rummaged through the property before taking money.

The reported incidents occurred at the 3300 block of N. Broadway around 3:20 a.m. Nov. 5; 7100 block of N. Ridge Blvd. around 3:32 a.m. Nov. 5; 600 block of W. Washington Blvd. around 4:30 a.m. Nov. 5; 400 block of S. Wells St. around 5:00 a.m. Nov. 5; 1900 block of S. State St. around 4:58 a.m. Nov. 7; 2000 block of S. Clark St. around 5:04 a.m. Nov. 7, and on the 500 block of W. Harrison St. around 5:40 a.m. Nov. 7.

Investigators described the offenders as two to four Black men, ages 20 to 30, wearing dark hooded sweatshirts, sweatpants, and ski masks.

Police urged business owners to keep their properties well-lit, promptly repair any broken doors or windows, and preserve surveillance footage that may assist detectives. Anyone with information is asked to contact Area Three detectives at 312-744-8263 or submit an anonymous tip at CPDTIP.com referencing case number P25-3-048.



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## Folk singer songwriter to perform Nov. 23 at City News Cafe

City News Cafe, 4018 N. Cicero Ave. will host folk singer songwriter Mark Dvorak 11 a.m. to 1 p.m. Sunday, Nov. 23 for a free concert.

"Mark has quickly become one of our favorites at the Cafe," said Donna Kosiba of City News, "and we're thrilled to welcome him back to our Sunday music series."

Dvorak recently rolled out Live & Alone, a CD recorded in an empty concert hall during

the height of the pandemic lockdown. His fourth book of essays, 31 Winters, which reflects on his long journey through music and teaching was also released earlier this year.

City News opened as a corner newsstand in 1978. Forty-five years later City News has grown into one of the largest newsstands in the country. For information phone 773-545-7377 or visit www.citynewsstand.com.

## Art Institute plan for new Conservation Center

A new conservation center is coming to the Art Institute of Chicago [AIC], 111 S. Michigan Ave. The new center will offer guests a behind-the-scenes look into the conservation process. The \$50 million center is being funded through donations and should be ready to use by fall 2027.

The temporary exhibit space Regenstein Hall will be relocated to make way for the 25,000-square-foot Grainger Center for Conservation and Science. The new center will double the museum's existing conservation space and will allow visitors to observe

conservation efforts led by local and international specialists who will now work under the same roof.

The AIC hired their first paintings conservator in 1956. For nearly 70 years the conservation team has grown to a team of 40 nationally and internationally renowned specialists in 12 distinct fields of care across all areas of the collection. With the new Grainger Center, the conservation team will have world-class facilities to enhance the work they do.

"This will allow us to elevate our research and enhance care for the collection, but also bring visitors in on the processes and the work we do every day," said Francesca Casadio, AIC vice president of Conservation and Science.

The museum space is being designed by the Barcelona-based architecture firm Barozzi Veiga, who has collaborated with the AIC for years, including helping with the campus master plan in 2019, and in building a new wing in 2024.

The center will also include additional gallery space dedicated to the conservation process and works in progress, along with labs, offices, and a study center for staff.

Regenstein Hall will temporarily move to the former Arts of Africa and Ancient Americas space.

The museum hopes to provide a new permanent home for the hall that is more publicly visible from the street. The move will also kick off a larger reorganization of exhibits across the museum.

## GAB from p. 2

one of my favorite dinner table mates. We found him filled with charm and interest. He asked first rate questions and had a quality that made me very comfortable and at ease. We expected a tough guy. But that wasn't the case. Instead we discovered a wise man of taste.

His life was filled with history and quiet refinement. Good schools, especially Georgetown, and a close family gave him great polish and a solid vocabulary that belongs to Renaissance men. Hard work and breeding really do go hand in hand.

He was the recipient of many gifts from length of days to humor, and from horse racing to, of course, football. He had the quiet intelligence to know how things in life must unfold.

We were glad to have his acquaintance as he demonstrated he was a man of humble faith. Sending sympathy and gratitude to all the Bidwills, especially my pal, daughter Patricia Bidwill and the family. We know he rests, now, in the arms of Jesus' God.

**ENERGIZER CANDIDATE:** Dan Balanoff at the Paintbrush, revving up another great whistle-packing event with Moms for Democracy, always inspiring to come together with our neighbors to find simple, but meaningful ways to keep our community safe.

**RETURN TO SENDER:** Walgreens will leave its corporate office space at Chicago's Old Central Post Office in January to consolidate its staff at its Deerfield headquarters. This is part of corporate restructuring and cutting costs, following the company's recent sale to private equity firm Sycamore Partners. More troubles ahead for Walgreens.

**BOOK LAUNCH:** Stephanie Leese Emrich's new book, "I've Got Your Back," a book about 33 women leaders was launched amid a group of Chicago's successful women. The book demonstrates how encouragement and connection create legacy across teams and the community.

**CHICAGO:** I found Rob Murphy's interview with Chicagoan Rebecca Rosman, an international journalist and audio producer whose work regularly airs on NPR PRX's The World and The Telegraph, really fascinating. Since graduating from Univ. of Illinois Urbana-Champaign in 2012, she has been reporting between continents, cultures and conflict zones. If you can get your hands on a copy of Classic Chicago Magazine, you'll be pleased. Nov. 2025, Issue 1.

**WHO'S WHERE:** Myra and John Reilly glad for a quiet Ralph Lauren dinner with Mr. New York Fashion, writer Jeffrey Banks, who later closed down Le Coloniale with pals Peter



Pictured (L to R) at the launch of Stephanie Leese Emrich's new book "I've Got Your Back," a book about 33 women leaders, are Mary Brush, Founder and Principal of BRUSH Architects, Sandy Sledge, Songwriter and Drummer, and Stephanie Leese Emrich, Author, CEO of ServiceSpeaks Solutions and a Professor at Roosevelt Univ. in Hospitality and Tourism. Noreen Heron, CEO of Heron Agency, and Francia Harrington, Senior Advisor at Open Doors Philanthropy.

**Martino and Giuseppe Longo... Dr. Rose Gomez,** happy for 16 years "Friendversary" with Sandra Ging and friends for a lot longer than that usual dinner at Beau Rivage... Melinda Jakovich-Lagrange out looking for a spe-

**Piccone** at Neiman Marcus, the best birthday cake and a chocolate chip cookie, to die for... Actress, Nia Long, about whom there is much talk as she plays Katherine Jackson in the new biopic about Michael Jackson, now having a chill time with filmmaker Joey Majumdar... Amy Hawkes and Jody MacDonald taking a travel break in their beloved Florence, Italy... Dancer Alfonso Coelho in Paris with the ballet and having time to wander on the scenic Pont Des Arts Bridge above the Seine... Cubby Pete Crow-Armstrong received his first career Gold Glove award.



Pete Crow-Armstrong

**RARE STONE:** The Florentine Diamond, a legendary jewel of the Hapsburg dynasty, was thought to be lost after not being seen since 1919, but it's actually been safe in a Canadian bank for decades.

**THERE' NOTHIN' LIKE A DAME:** "Keeping Up Appearances" actress Dame Patricia Routledge, Hyacinth Bucket, was laid to rest Nov. 5. The star's funeral took place at Chichester Cathedral following her death last month at the age of 96. RIP.

**BRIDGE CHANGE:** Nyack is a village on the west bank of the Hudson River in Rockland County, New York, known for its waterfront and arts scene, located north of the Gov. Mario M. Cuomo Bridge (formerly the Tappan Zee Bridge). I did not know they changed the name. There the pride of the Art Institute Chicago, painter Edward Hopper, had his house and later a museum. So too is actress Helen Hayes' grave and the graves where the acting McArthurs are also buried.

**Education is not the filling of a pail, but rather the lighting of a fire.** - William Butler Yeats

tog515@gmail.com

**Correction, it's a Co-op**

In our Nov. 12 newspapers, Thomas O'Gorman's column referred to the "Edgewater Beach Sheridan Rd. Condo building." That is not correct, the building is a co-op, not a condominium. The difference is non-trivial.

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# WWII Survivor recounts horrors on Kristallnacht

*The Dept. of History, Loyola Libraries and Polish Studies Program sponsored the annual commemoration event of Kristallnacht, featuring speaker and Polish World War Two survivor George Otto.*

BY ABBY NICE  
*The Loyola Phoenix*

The Dept. of History, Loyola Libraries and the Polish Studies Program hosted 95-year-old Polish World War II survivor George Otto at the annual commemoration and 87th anniversary of Kristallnacht, or the Night of Broken Glass.

Kristallnacht took place Nov. 9-10, 1938, resulting in the burning of 1,400 synagogues, thousands of Jewish businesses being vandalized and the humiliation, assault and murder of Jewish people.

At the event, Otto told his story of living in Europe at the time of the war, titled *The Traumas of Childhood in a Time of War*. Otto was 9 years old when the war began in 1939.

Otto grew up in Warsaw, Poland and watched the Nazi regime unfold. His mother eventually sent him and his brother to their grandfather's farm to get them away from the violence, Otto said during the event.

Throughout the war, Otto hopped between boarding schools and orphanages as his mother worked in Frankfurt am Main, Germany. After numerous attempts of running away, he reunited with his mother in Warsaw, only to be taken from school by German officers.

During the kidnapping, Otto describes riding in a bus with other children, being taken to a camp, forced to strip naked and shower in front of German guards. He was forced to take part in a Nazi Eugenics program called the Lebensborn (Fount of Life) Pro-

gram, a Nazi effort to increase the German population and promote "Aryan" genetics.

While the program focused on "racially valuable" pregnant women and providing them services, it also became complicit in the kidnapping of "Aryan" children.

In 1943, Otto escaped the camp and returned to Warsaw, and in Aug. 1944 he was deported to Czechoslovakia. Otto was sent to Babylon from there, where American troops arrived on May 2, 1945.

Being a veteran and retired professor of management and economics, Otto is now an activist in

semitism and genocide, Lefkovitz said he believes this message is important for people to hear.

"We are at a time of increasing antisemitism, so learning about what some of the consequences of antisemitism can be is very important today," Lefkovitz said.

In the mid-1980s, Lefkovitz started a class called the Holocaust and 20th Century Genocide during his time teaching at Loyola. He invited survivors of genocide to speak about their experiences, which led to Loyola holding three programs per year where survivors shared their perspectives, according to Founding Hellel Director Emerita of Loyola Univ. Patti Ray.

Lefkovitz, considering recent genocides across the world, said people have a moral obligation to understand World War II and the experiences of survivors. He said he thinks the world is lacking that will to stop genocide.

"We are still lacking the unified, international, moral and ethical will to keep these events from reoccurring, and that is very sad," Lefkovitz said.

Brad Hunt, Chair of History Dept., said he feels commemorative events are how people are able to remember the past and keep legacies of survivors going. Those who hear the stories of survivors are likely to have a better understanding of the tragedies and perspectives that curate these historical events.

"By hearing voices of people who live through it, it creates an extra layer of empathy and hopefully understanding of the gravity of what happened," Hunt said.

With Otto being a Polish Christian, a new perspective of WWII is able to be heard and remembered, Hunt said.

"We need to understand all the voices of what reactions were possible in those moments."



At the event, Otto told his story of living in Europe at the time of the war. Photo by Sophia Reass

the Polish American community.

Otto, who has told his story to people for decades, said he hopes people will be reminded of the past and are able to learn new facts about the war.

"I hope people get interested in these stories because today they have forgotten the wars behind them," Otto said.

At any given moment, life can change — war can strike and a country can be destroyed. This is why stories from the past should be told, according to Otto.

This year marks the 80th anniversary of the end of World War II, and adjunct professor of history emeritus Elliot Lefkovitz said this may be the last opportunity college students will have to hear from a survivor of World War II.

With continued acts of anti-

## Publication Party for Aging Gracefully at Garcia's

Garcia's Chicago will hold a Publication Party Monday, Nov. 24 in honor of the new book *Aging Gracefully*.

Wisconsin photographer Bill Lemke began photographing Deadheads at midwestern concert venues in 1988, including Alpine Valley in East Troy, WI. Over four years, he took 130 formal portraits including 150 individuals.

In 2015, after a series of events unfolded, Lemke and his wife began a decade-long search for as many of the original subjects as they could find to rephotograph them.

The result of this project is *Aging Gracefully: Deadheads Then and Now*, a book that includes the full collection of original portraits and for those who were found again, their stories and more current portraits. David Gans, musician, songwriter, music journalist, author and host of the *Grateful Dead Hour*, interviewed each found Deadhead.

The coffee table book includes

a Forward written by Dennis McNally, historian, author and publicist, and Introduction written by University of North Carolina at Greensboro professor Rebecca Adams, well-known for her sociology research of the Grateful Dead fanbase.

This event at Garcia's Chicago, 1001 W. Washington, is a celebration of and for the Deadhead community, and of the 40 years that went into the making of *Aging Gracefully*. This book

serves as a reminder that community matters and that sometimes the families we choose are the ones that truly see us through life.

Doors open at 6:30 p.m. Presentation of book and signing, 8 p.m. Gans will perform live with the Broken Angels at 9:30 p.m.

Tickets are \$21, visit <https://garciaschicago.live/garcias-events/aging-gracefully-publication-party-david-gans-and-the-broken-angels>.



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## Letters to the Editor

### Not every deal needs taxpayer subsidies

The new office-to-residential conversion at 65 E. Wacker Dr. [story page 3] is not seeking substantial municipal subsidies in exchange for affordable units.

The North Side aldermen have been lying to voters for years, claiming developers would walk away if they weren't subsidized with Tax Increment Financing, Community Development grants,

Low Income Housing Tax Credits, Housing and Economic Development Bonds, Illinois Housing Authority Subsidies, etc.

Now there's proof it can be done without obscene taxpayer subsidies.

Dan Sheehan  
*Lincoln Square*

### Tag, you're it

With Bob Zuley stepping back to focus on his health, someone needs to pick up his beat before the gap becomes a void. Zuley's coverage of small-business policy demonstrates exactly what's at stake: accountability journalism that keeps City Hall, developers, and condo boards honest.

This isn't sentimentality—it's structural. Community newspapers survive when they cover what the dailies won't: the zoning hearing that determines whether your block stays residential, the TIF that redirects your tax dollars, the ordinance that shuts local storefronts. Miss three months of meetings and you've lost the thread. Lose the thread and you've lost your readers.

As a 40-year Old Town resident who's watched three aldermen cycle through, I know which stories matter because I've seen what happens when no one's covering them. Projects get rammed

through. Developers play shell games with public money. Residents show up to meetings only after it's too late.

Inside Publications has the talent. Patrick Butler covered neighborhood and government. Don DeBat handles housing and real estate. What's missing is a visible handoff—and a public commitment that accountability doesn't take a sabbatical.

Name a point person for development and zoning tips. Run a "Beat Watch" box so readers know where to send leads. Zuley built trust by showing up consistently. The next reporter earns it the same way: meeting by meeting, story by story, without fear or favor.

Neighborhood news only works when someone's always watching. Mind the gap.

Tim Carew  
*Old Town*

Have something on your mind about your community?  
Write a Letter To The Editor at [insidepublicationschicago@gmail.com](mailto:insidepublicationschicago@gmail.com)

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**CONVERSION** from p. 3

is steps from the Chicago Riverwalk, Michigan Ave., Millennium Park and major transit lines.

Originally constructed as the Millinery Mart building in 1928 and later home to the Esquire magazine offices, the plans call for honoring the historic character of the building while introducing modern design elements and resident-focused features. Wacker Place will have a mix of studios, one- and two-bedroom residences with in-unit workspaces and expansive city views.

While the project will have 51

affordable apartments as required by the city, it is not seeking substantial municipal investment in exchange for additional affordable units, according to Chicago Yimby.

Amenities will include a co-working lounge, fitness center and rooftop deck overlooking the Chicago River. Morton's The Steakhouse will continue to occupy the ground floor. The property is steps from the Chicago Riverwalk, Michigan Avenue, Millennium Park and major transit lines.

Wacker Place is one of several office-to-residential conversions taking place in downtown. Chi-

**INSIDE PUBLICATIONS**

cago launched the LaSalle Street Reimagined initiative, aimed at repurposing vacant office buildings in its central business district and increasing affordable housing. The city is offering Tax Increment Financing and other incentives to encourage developers to tackle the adaptive reuse projects.

Five projects, including the first underway at 79 W. Monroe St., will share about \$250 million in TIF financing and will add 400 affordable units to the Loop.

**GUN** from p. 5

while at Riis Park.

• Velar "V" Mayfield, of Sauk Village, allegedly turned his home into a mini-armory and sold firearms and ammunition during a series of undercover transactions this summer. Prosecutors said Mayfield, who has three prior felony convictions, sold rifles, pistols, and ammunition magazines to two informants and an undercover federal agent. He is charged with possessing firearms as a convicted felon.

• Alec Chisolm-Blockton, 29, who is on parole for his role in

the murder of a 14-year-old boy in suburban St. Louis, is accused of selling three guns to federal informants and agents in Chicago. Prosecutors said an ATF informant contacted Chisolm-Blockton in June and arranged to buy two pistols. He allegedly sent the informant photos of a Springfield Hellcat priced at \$700 and a Glock 48 for \$800 and agreed to hold them until late June.

**Rogers Park Township Real Estate For Sale**

**Real Estate For Sale**

191919 -----  
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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.

**Real Estate For Sale**

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/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.  
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.  
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).  
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

**Real Estate For Sale**

You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.  
For information, contact 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.tjisc.com for a 7 day status report of pending sales.  
MANLEY DEAS KOCHALSKI LLC  
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Chicago IL, 60601  
312-651-6700  
E-Mail: 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  
121212 -----  
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

**Real Estate For Sale**

COUNTY DEPARTMENT - CHANCERY DIVISION  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR INDYMAC IMSC MORTGAGE LOAN TRUST 2007-HOA1, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HOA1 Plaintiff,  
-v-  
KRISTI BROWN, UNKNOWN OWNERS AND NONRECORD CLAIMANTS, UNKNOWN HEIRS AND LEGATEES OF MORRIS LANDA, KATIE LANDA, MIRELLA DEMMA, DAMON RITENHOUSE, AS SPECIAL REPRESENTATIVE FOR 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/or wire transfer, is due within twenty-four (24) hours. The subject prop-

**Real Estate For Sale**

erty 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, examine the court file, CODILIS &

**Real Estate For Sale**

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.tjisc.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@ilcslegal.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  
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**Lakeview Township Real Estate For Sale**

**Real Estate For Sale**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION  
WELLS FARGO BANK N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST SERIES 2006-NC4 ASSET-BACKED PASS-THROUGH CERTIFICATES  
Plaintiff,  
-v-  
GERALD NORDGREN AS SPECIAL REPRESENTATIVE FOR MARINELLA CARLOS, PARK TOWER CONDOMINIUM ASSOCIATION, UNKNOWN HEIRS AND LEGATEES OF MARINELLA CARLOS, CONNIE HEINE AS INDEPENDENT ADMINISTRATOR FOR THE ESTATE OF TONY LEE LONG, CONNIE HEINE, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS  
Defendants  
2024 CH 07159  
5415 N SHERIDAN, UNIT 710  
CHICAGO, IL 60640  
NOTICE OF SALE  
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 18, 2025, 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 5415 N SHERIDAN, UNIT 710, CHICAGO, IL 60640  
Property Index No. 14-08-203-017-1066  
The real estate is improved with a condominium.  
The judgment amount was \$179,695.51.  
Sale terms: If sold to anyone other than the Plaintiff, 100% of the bid amount shall be paid in certified funds immediately by the highest and best bidder at the conclusion of the sale. The certified check must be made payable to The Judicial Sales Corporation. 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 Johnny Dale Frevert, Jr., KELLEY, KRONENBERG, P.A. Plaintiff's Attorneys, 20 N CLARK STREET SUITE 1150, CHICAGO, IL, 60602 (312) 216-8828.

**Real Estate For Sale**

at www.tjisc.com for a 7 day status report of pending sales.  
Johnny Dale Frevert, Jr.  
KELLEY, KRONENBERG, P.A.  
20 N CLARK STREET SUITE 1150  
CHICAGO, IL 60602  
312-216-8828  
E-Mail: jfrevert@kelleykronenberg.com  
Attorney ARDC No. 6305960  
Attorney Code. 49848  
Case Number: 2024 CH 07159  
TJSC#: 45-2696  
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 07159  
**13276210**  
191919 -----  
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION  
TOWD POINT MORTGAGE TRUST 2017-4, U.S. BANK NATIONAL ASSOCIATION, AS INDEPENDENT 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/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.  
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.  
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).  
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

**Real Estate For Sale**

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 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.tjisc.com for a 7 day status report of pending sales.  
CHAD LEWIS  
ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC  
6400 SHAFER CT, STE 325  
ROSEMONT, IL 60018  
561-241-6901  
E-Mail: ILMAIL@RASLG.COM  
Attorney File No. 25-276724  
Attorney ARDC No. 6306439  
Attorney Code. 85582  
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**

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.tjisc.com for a 7 day status report of pending sales.  
HEAVNER, BEYERS & MIHLAR, LLC  
601 E. William St.  
DECATUR IL, 62523  
217-422-1719  
Fax #: 217-422-1754  
E-Mail: CookPleadings@hsbattys.com  
Attorney File No. 2021495  
Attorney Code. 40387  
Case Number: 24 CH 07256  
TJSC#: 45-2335  
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 # 24 CH 07256  
**13276293**

**Real Estate For Sale**

UNIT NO. 12C AND G-39, CHICAGO, IL 60657  
Property Index No. 14-28-103-065-1032  
The real estate is improved with a condominium.  
The judgment amount was \$201,866.40.  
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.  
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.  
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).  
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.  
For information, contact 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.tjisc.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: lhraldo@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**

NON-RECORD CLAIMANTS  
Defendants.  
**No. 2024CH8243**  
Property: 1522 West Thorndale Ave., Chicago, Illinois 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 29, 2025, the Sheriff of Cook County will at 1:00 PM on December 2, 2025, at the Richard J. Daley Center, Lower Level Room 06, 50 W. Washington, Chicago, IL 60602, sell at a public sale to the highest bidder, as set forth below, the following described real estate:  
Commonly known as 1522 West Thorndale Avenue, Chicago, Illinois 60660  
Property Index No. 14-05-300-027-0000  
The real estate is improved as an apartment property.  
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/or 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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**Real Estate For Sale**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION  
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-A  
Plaintiff,  
-v-  
MELANIE C. VILLANUEVA  
Defendants  
2022 CH 11663  
450 W BRIAR PLACE, UNIT NO. 12C AND G-39  
CHICAGO, IL 60657  
NOTICE OF SALE  
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on July 18, 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 450 W. BRIAR PLACE,  
Chicago, IL 60657  
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/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.  
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.  
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.  
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).  
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.  
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.  
For information, contact Johnny Dale Frevert, Jr., KELLEY, KRONENBERG, P.A. Plaintiff's Attorneys, 20 N CLARK STREET SUITE 1150, CHICAGO, IL, 60602 (312) 216-8828.  
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

**Real Estate For Sale**

at www.tjisc.com for a 7 day status report of pending sales.  
Johnny Dale Frevert, Jr.  
KELLEY, KRONENBERG, P.A.  
20 N CLARK STREET SUITE 1150  
CHICAGO, IL 60602  
312-216-8828  
E-Mail: jfrevert@kelleykronenberg.com  
Attorney ARDC No. 6305960  
Attorney Code. 49848  
Case Number: 2024 CH 07159  
TJSC#: 45-2696  
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 07159  
**13276210**  
191919 -----  
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION  
TOWD POINT MORTGAGE TRUST 2017-4, U.S. BANK NATIONAL ASSOCIATION, AS INDEPENDENT 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/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.  
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IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

**Real Estate For Sale**

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 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.tjisc.com for a 7 day status report of pending sales.  
CHAD LEWIS  
ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC  
6400 SHAFER CT, STE 325  
ROSEMONT, IL 60018  
561-241-6901  
E-Mail: ILMAIL@RASLG.COM  
Attorney File No. 25-276724  
Attorney ARDC No. 6306439  
Attorney Code. 85582  
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 0

# Service Directory/Classifieds

To place an ad, call 773-465-9700 or email: [insidepublicationschicago@gmail.com](mailto:insidepublicationschicago@gmail.com)  
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— John Milton

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## Miscellaneous

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## Miscellaneous cont.

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## 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,  
(1C2006) Melvin Heard,  
(3E3433) LaFreeda 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.

## Sleeping Rooms

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## Millennium Park tree lighting, Magnificent Mile Lights Festival

The 112th annual Chicago Christmas Tree Lighting will take place in Millennium Park Friday, Nov. 21. The tree will be placed near the corner of Michigan Ave. and Washington St., and will be lit around 6 p.m. The lights will remain on until Jan. 11.

Salt trucks will be placed on Michigan Ave. at Randolph St. and Monroe St. for security reasons, and CTA buses will be temporarily rerouted to avoid the area.

Additionally, the following roads will be closed from 10 a.m. to 11:59 p.m. on Friday, 11/21: Michigan Ave. from Randolph to Monroe; Garland Ct. from Randolph to Monroe; Washington St. from Michigan to Garland, and Madison St. from Michigan to Garland.

## Magnificent Mile Lights Festival

On Saturday, Nov. 22 the Magnificent Mile Lights Festival will return to Michigan Ave. The parade will begin at 5:30 p.m. at the corner of Oak St. and Michigan Ave.

The parade will move south and will finish with a fireworks display over the Chicago River at the end of the parade route around 7:15 p.m.

The event is free to attend and will include musical performances, holiday-themed activities, and balloon floats.

Vehicular traffic will be prohibited on Michigan Ave., and other intersecting streets, from Oak St. north to Randolph St. at varying times throughout the day.

For more information, visit [themagnificentmile.com/lights-festival](http://themagnificentmile.com/lights-festival).

## North Township Real Estate For Sale

### Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION BOARD OF DIRECTORS OF THE 30 EAST ELM CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION Plaintiff,

-v-  
ATSUSHI HIROSE, ALL UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants  
25 CH 03471  
30 EAST ELM STREET, UNIT 7D & PARKING 18 CHICAGO, IL 60611  
NOTICE OF SALE  
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 10, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 16, 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 30 EAST ELM STREET, UNIT 7D & PARKING 18, CHICAGO, IL 60611  
Property Index No. 17-03-200-066-1032  
The real estate is improved with a condominium. The judgment amount was \$114,418.48.  
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

### 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 Thomas M. Olson, KOVITZ SHIFRIN NESBIT Plaintiffs Attorneys, 640 N. LASALLE DR., SUITE 495, CHICAGO, IL, 60654 (312) 880-1224. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at [www.jscc.com](http://www.jscc.com) for a 7 day status report of pending sales. Thomas M. Olson KOVITZ SHIFRIN NESBIT 640 N. LASALLE DR., SUITE 495 CHICAGO IL, 60654 312-880-1224 E-Mail: [tolson@ksnlaw.com](mailto:tolson@ksnlaw.com) Attorney Code: 38862 Case Number: 25 CH 03471

### Real Estate For Sale

TJSC#: 45-2812  
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.  
Case # 25 CH 03471  
**13276553**

191919 -----

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.

### Real Estate For Sale

The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact CHAD LEWIS, ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC Plaintiffs Attorneys, 6400 SHAFER CT, STE 325, ROSEMONT, IL, 60018 (561) 241-6901. Please refer to file number 24-227940. THE JUDICIAL SALES CORPORATION

### Real Estate For Sale

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  
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

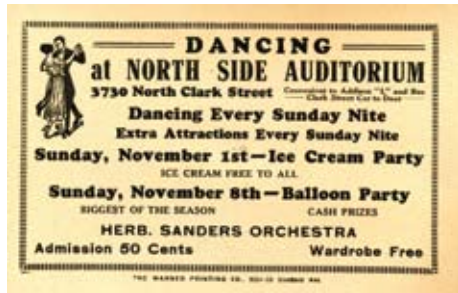
### Real Estate For Sale

NOTICE OF SALE  
PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on December 9, 2025, at the hour 11:00 a.m., Intercounty'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 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. SMS000325-25FC2  
INTERCOUNTY JUDICIAL SALES CORPORATION  
[intercountyjudicialsales.com](http://intercountyjudicialsales.com)  
**13275646**

050505 -----

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# Library's Warner Collection now available to the public



The Warner Collection was a very interesting find relating to the history of the North Side, and the documentation that is included runs generally from 1925 through 1936. That information has now been made available to the public through the Chicago Public Library.

Discovered by a young, newlywed couple in the attic of a Jefferson Park home they had just purchased, this collection contains samples of prints made by the Warner Printing Co. for local businesses, organizations, and individuals four generations ago.

Most of the printing samples were for print clients located on the North Side of Chicago, but a smaller number are from the South Side, West Side, downtown area, and

suburbs. Some of the business types that appear most frequently are painters and decorators, doctors, dentists, real estate and insurance agents, grocers, contractors, and various types of manufacturers and service providers. Organizations include fraternal groups, religious institutions, social clubs, and professional societies.

And now all this information is part of the Ravenswood-Lake View Historical Assoc. collection held at The Conrade Sulzer Library, 4455 N. Lincoln Ave. in Lincoln Square.

The collection came from the Warner Printing Co., which was located on the North Side of Chicago and provided printing services from 1925-1931, when they

were located at 3351-55 N. Sheffield Ave. In 1932, they moved to 4455 N. Kilbourn Ave. and remained there until at least 1935.

The material includes business cards, invitations, fliers, menus, invoices, various forms, programs, envelopes, letterhead, prescription sheets, tickets, receipts, and other types of printed material. Personal material ordered by individuals includes marriage announcements, mourning cards, calling cards, and invitations. Most of the printed material is accompanied by order forms with hand-written details on the job's requirements.

There is a particularly large amount of material from Swedish American businesses, organizations, and individuals.

# DePaul's new campaign aims to raise \$650 million

BY SADIE SPRINGER  
*The DePaulia*

DePaul Univ. has launched "Mission: Forward," a five-year fundraising campaign to raise \$650 million to fund things like scholarships, athletics, faculty and research, to encourage the university community to make lasting change, which is in line with DePaul's Vincentian mission, according to the university.

Established upon five pillars that inform four foundational cornerstones, the campaign aims to encourage philanthropists and donors to fund DePaul's goal of being a model for higher education by supporting and providing valuable resources.

DePaul is also currently facing budget challenges due to a drop in international student enrollment, the need for financial aid and rising healthcare costs.

The campaign is a direct extension of Designing DePaul, an initiative with strategic plans to be a national model for higher

education set by President Robert Manuel. According to Katie Fraumann, the senior vice president for the Division of Advancement and External Relations, work on the campaign began two years ago.

"As everyone knows, higher education is in a challenging moment," Fraumann said. "I can't think of a better time to help people understand and help people to continue to understand why we are such a relevant case for support."

Mission:Forward also comes at a time where some universities can no longer count on federal funding cuts.

Vincent Peña, the College of Communication's member of the Faculty Campaign Advisory Council, said that because DePaul is not heavily reliant on federal funds, the university looks to the generosity of donors and alumni.

Peña hopes this campaign will strengthen aspects of the university and will show how DePaul can lead by example.

"It allows us to expand on the things

that we're already doing. Not backtrack, or stand down in the face of these increasing pressures or increasing criticisms of higher education," Peña said. "How can DePaul be an example to others?"

The work on the campaign was a collaborative process, including several school committees: the National Campaign Committee, which includes the Executive Committee, Campaign Co-Chairs and Honorary Co-Chairs, Staff Campaign Ambassador Committee, and Faculty Campaign Advisory Council, and the Executive Committee.

Peña said the campaign is an example of shared governance at DePaul, and that it is important to have collaboration from various departments. "We're not staff and we're not students. There's only so much we see, or from our angle it's limited," Peña said.

The campaign is based on five pillars that provide an overall vision for the campaign: educate to lead and serve, build economic opportunity, shape sustainable futures, drive ethical tech and overcome

barriers to health.

The campaign's four foundational cornerstones are in place as ways donors can help support the five pillars. The cornerstones are: expanding access and scholarships, elevating athletics, cultivating faculty and research and building learning environments.

DePaul's last large fundraising effort was in 2020, and raised \$150 million after setting the goal of \$60 million. According to Fraumann, that campaign mainly honed in on student support during a time of emergency during the COVID-19 pandemic.

Mission:Forward, however, is a longer campaign and extends to all aspects of the university with a more comprehensive list of priorities. DePaul's Vincentian values were present in both campaigns.

Donations have already been made through Mission:Forward, including the Congregation of the Mission Gift, \$10 million gift from the Sue Ling Gin Foundation, and \$3 million gift from Michael and Barbara Scudder to health science and athletics programs.

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