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NOVEMBER 25 - DECEMBER 1, 2026

Every leaf speaks bliss to me,
fluttering from the autumn tree.
— *Emily Bronte*

NEWS-STAR

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City advances 2027 SSA budgets, Edgewater and Andersonville districts expanding

The Committee on Economic, Capital and Technology Development voted Monday, Nov. 16, to recommend approval of annual 2027 budget, scope-of-services and management agreement ordinances for dozens of Special Service Areas [SSA] across Chicago, including some of the North Side.

SSAs are local tax districts that fund expanded services and programs through a localized property tax levy within contiguous areas. The services and programs go above and beyond services currently provided through the City Hall.

Mark Roeschan, assistant commissioner for the Dept. of Planning and Development, presented the ordinances, which covered SSAs including State Street, Lakeview East, Lincoln Square, Wicker Park and Bucktown, Uptown and Division/Dearborn, among others.

Roeschan said the budgets had been recommended by local commissions, reviewed by the Office of Budget Management and the law department, and supported by letters from the respective Aldermen.

The committee's approval was needed so the ordinances could reach the December City Council meeting in time to be filed with the county clerk to meet the annual deadline, to ensure that these levies will be on the Property Tax bills in time to fund the SSAs in 2027.

In Andersonville, while the Nov. 16 committee package addressed term, boundary, and budget ordinances, public hearing records specifically identify SSA #22's measure as a 15-year term extension (through tax year 2040) covering 323 property PINs. Specific street-by-street boundary expansion details for SSA #22 were not detailed in the published hearing summaries.

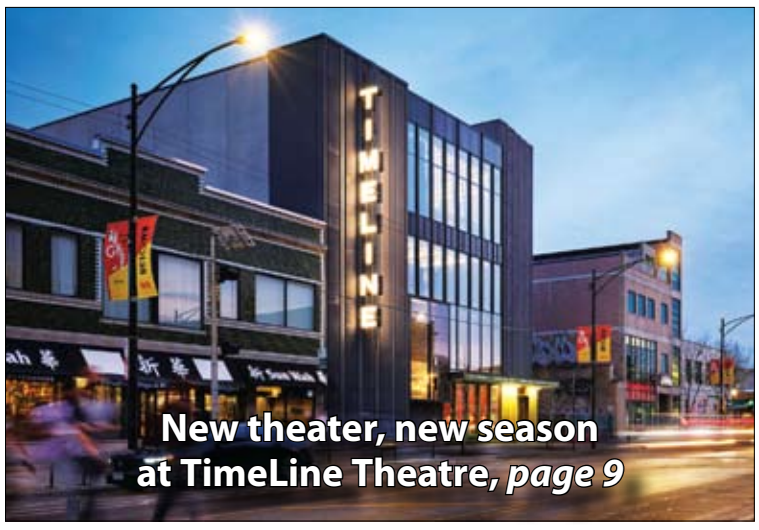
A second set of 15 ordinances also won committee approval, along with term and boundary expansion items for Andersonville/Clark St., and Broadway in Edgewater. The Andersonville #22 and Edgewater #26 SSA taxing zones will be expanding.

In Andersonville, while the Nov. 16 committee package addressed term, boundary, and budget ordinances, public hearing records specifically identify SSA #22's measure as a 15-year term extension (through tax year 2040) covering 323 property PINs. Specific street-by-street boundary expansion details for SSA #22 were not detailed in the published hearing summaries.

The most recent tax levy total for SSA #22 in the 2026 budget is $256,254. SSA #22 has a 2026 budget levy total of $437,593, that includes $46,275 in personnel costs and $29,839 in SSA management fees which combined consume 17% of the budget.

According to the Edgewater Chamber of Commerce, the reconstitution SSA #26 plan proposes extending the district's boundary westward along Devon Ave., stretching from the current boundary (the alley west of Glen-

SSA *see p. 12*



TimeLine Theatre, 5035 N. Broadway.
Courtesy HGA by Kendall McCaugherty



Loyola University's St. Ignatius Community Plaza is aglow with holiday lights following a Nov. 15 tree-lighting ceremony welcoming the holiday season. Father Thomas Neitzke, senior vice president, and President Mark C. Reed delivered remarks before lighting the tree in the center of the plaza

Loyola purchased the property from the city on the 6300 Block of Kenmore Ave. for more than $300,000. After renovations totaling more than $3.5 million, it was opened as the plaza in Oct. 2014, while being closed off to pass-through vehicle traffic at Devon Ave. The plaza was designed to allow pedestrians and bicyclists passage to the southern areas of the university. The plaza and 6300 Block of Kenmore include the Institute of Environmental Sustainability building, a student cafeteria, and dormitories.

By Bob Kitsos

Armed robberies, carjacking in Rogers Park, West Ridge

BY CWBCHICAGO

Chicago police are warning residents of motor vehicle armed robberies and carjacking incidents occurring in the in the Rogers Park and West Ridge neighborhoods.

In each incident, a man wearing a green hooded sweatshirt, blue jeans and sandals approaches unsuspecting victims while they were in their vehicles and demanded victim's vehicle. In some incidents, the offender was unsuccessful in taking vehicles from victims.

Incidents include one on the 2400 block of W. Devon Ave. 6:30 p.m. Nov. 16; the 6400 block of N. Artesian Ave. 6:50 p.m. Nov. 16; 7500 block of N. Oakley Ave. on Nov. 16, at 7:18 p.m.; 7500 block of N. Oakley Ave. on Nov. 16, at 7:18 p.m.; 7500 block of N. Oakley Ave. on Nov. 16, 2026 at 7:18 p.m., and one on the 2300 block of W. Howard St. 7:20 p.m. Nov. 16.

Those who have any information on these crimes can contact Area Three Detectives at 312-744-8263 or submit an anonymous tip at CPDTIP.com and use Reference # 26-CWP-032.

Howard / Rogers now being resurfaced

The busy six-point intersection of Howard St., and Rogers and Greenview avenues is now being resurfaced.

The scope of the work includes milling the existing pavement, laying down new asphalt, and installing crosswalk pavement markings.

During construction, flagging crews will be on site to help guide traffic through the work zone. Temporary lane shifts will be implemented as needed to accommodate construction activities.

The work is scheduled to be completed by Dec. 31, barring any unforeseen circumstances.

Outlook on Chicago's 2027 residential real-estate market

Our best days are ahead, but expect more headwinds next year

BY DON DEBAT
The Home Front

With 2026 winding down, it's time to gaze into that crystal ball and look ahead to the cloudy future of Chicago's North Side residential-housing market.

On the 2027 horizon, there are forecasts for 7.5%-plus mortgage-interest rates, a continued shortage of residential listings, and a monumentally important Chicago Mayor's election. Therefore, most experts say home buyers, realty agents and developers likely are facing headwinds in the Windy City next year.

The ambitious title of the 2026 Lincoln Park Builders [LPBC] Real Estate Forum sums it all up—"Chicago Real Estate Beyond the Headlines: Risk, Resilience and Opportunity."

The LPBC was born back in 1968 as an honorary society of real estate builders, developers, managers, and principals, or individuals who are influential in the industry. Their annual fall forum is a must event for many in Chicago's real estate development industry. They formed back when Lincoln Park was one of the worst neighborhoods in Chicago.

The 11 original founders were influential contributors to the renaissance of Lincoln Park and Chicago's North Side. In the decades since inception, the North Side has developed into a bunch of thriving neighborhood, and the LPBC members continue to help guide and improve the built environment.

On a warm, pleasant Nov. 19 evening at the Theater on the Lake, a wide assortment of key topics was discussed by the five panel members: Jeff Shapack, founder and CEO of Shapack Partners; Michael Carney, se-

OUTLOOK *see p. 4*

New Uptown permit parking zone hits Dec. 7

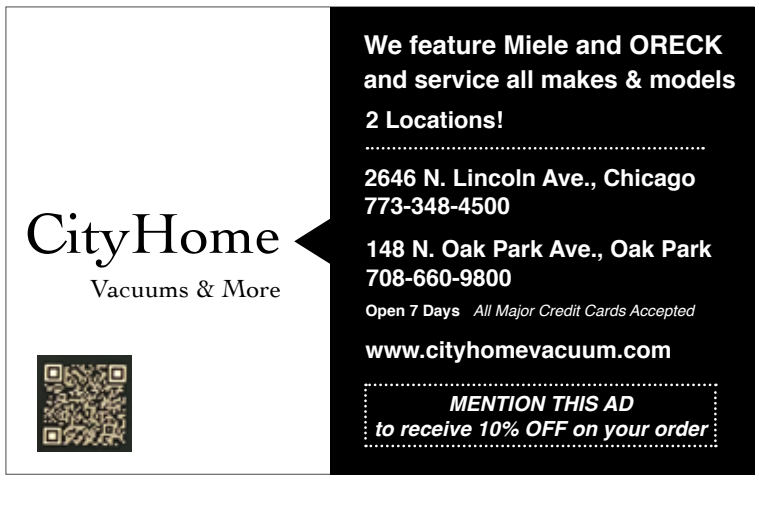
There is a new Residents Only Permit Parking [RPP] zone in Uptown, on Dover St. between Montrose and Lawrence Ave. that will become effective Dec. 7.

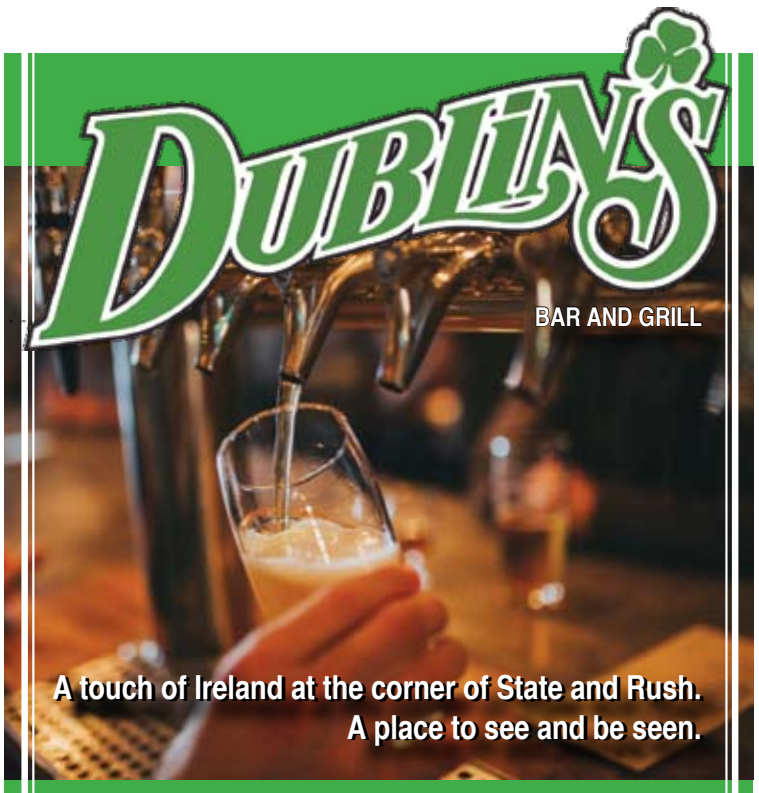
After the city removed half of the street parking on Clark St. for a privileged bike lane, the area's parking problems worsened and pushed east to Dover St.

Those who live in the zone must now buy a $35 RPP sticker in addition to a city sticker, or purchase daily passes as needed. There are now an estimated 1,429 RPP zones in Chicago, which means that on most days RPP zones are lightly policed.

Residents purchasing RPP for their Chicago City Sticker must reside at an address within a designated RPP Zone, which must be demonstrated by proof of address. Civilian Parking Enforcement Aides employed by the Dept. of Finance patrol neighborhoods and issue tickets to vehicles parked in RPP zones without a valid zone number on their Chicago City Sticker or a properly displayed daily guest pass.









Season of wind and cold



By Thomas J. O'Gorman



Manhattan clam chowder has a red tomato based broth, while New England style chowder is thicker and finished with heavy cream.

The wind has the windows rattling. Soon enough the drop in temps will have teeth chattering like Castanets, just as this writer has a French hen doing the back stroke, swimming in a pot on the stove that my grandmother used to catch rain leaks in.

The kitchen windows are all steamed up as we try to figure out the weather patterns that flow and surround us.

Such things are not just climatic, but clinical for me, pre-set by my physicians for accurate medical disposition. We take a variety of medications, some of which lower the body temperature. I think a shopping trip is in order soon for wool scarves and sweaters. Lots of layers make for healthy times. The softer the better.

The air and subsequent breezes always make it feel 10 to 15 degrees cooler than it really is. That's a wide world of dancing air blasts and prescriptions. I guess this is why the Irish invented whiskey.

Chicagoans are children of weather, which drives us to long for the chill-chasing broths and creamy seasoned soups that encircle stocks bursting with the flavors of herbal fields and ripe cheeses. There is full-bodied drama in such soups.

If the soup is sufficiently hot it need only take a few slurps to dispel the frosty disposition.

Every harbor-side town and village from Maine to the Outer Banks has their own special recipe for American chowder. Whether ingredients co-mingle in a tony enameled pot or an iron stew cauldron, the creamy, milky broth simmering with garden vegetables creates the perfect base from varietal fish.

Fresh clams are an essential ingredient that carry the perfect Zen from the salted sea. Good white wine is a must for the creamy broth. Fresh leeks are also essential chowder components. They should be peeled and cut in strips like bacon. Then roasted. Add fresh tarragon and finely chopped parsley. Remember to add black pepper using a good pepper mill.

Some crunchy deep green cabbage is essential, as much as the chopped carrots are.

Being well-nourished and warm helps weather the storms, snowy or political.

NOTEBOOK: As the season of wind and wet skies starts up, it telescopes another approaching election season. We urge all to keep a political notebook, into which you can keep track of things easy to forget. Then when it's time to vote we can do so calmly. In the brutal winter darkness we can all look at our notebooks and recall the true reality of our Chicago election.

"Despite an $882 million deficit, **Mayor Brandon Johnson** proposes a $665 million spending increase." Something is out of whack. We all see it.

Our recent rash of 30-day CFO's quitting, and moral issues brewing up over financial ineptitude. An area of scuttled opportunity abounds for which Mayor Johnson must now truthfully answer some tough questions. Or not… the man is not known for his self-awareness.

Such political questions are detailed and complicated, and having a notebook to refresh the memory doesn't permit the shiftless and the guilty to escape.

For this next election, let's hold people accountable. Our troubles are not just in D.C., we have plenty in our own front yard. Frankly our front yard should be much more important to us than anything going on in Washington. That government which is closest to home has the most impact on our daily lives.

We need to nourish one another. We need to help others understand the complicated issues. We need to unpack the ingredients for all those complicated political recipes.

FLUSH: While we're at it, we need to keep track of the nonsense that people, like Ald. **Daniel La Spata** [1st] have been regurgitating all over the city. Do you trust him? Does anyone still have confidence in him? Especially after the troubles at our million dollar Port-a-Potty at Ashland and Milwaukee. The costs surrounding Chicago's first automated, self-cleaning public restroom, which opened Nov. 11 at the Polish Triangle are astounding. The city spent approximately $400,000 to $500,000 on utility and plumbing installation for the unit. For that money, why not just buy a whole house and let people use the two bathrooms? 'Unexpectedly,' an early tinkler got trapped inside, panicked, then manually forced the automatic door open instead of pressing the "exit" button.

And what about the crazy condition of our neighborhood streets, destroyed to play into the hands of privileged scooter and bike riders in the city. The loss of commercial street parking and the curb lane is killing small businesses and taxi cab drivers' livelihoods. Remember that when you hear these goofs tell you to "shop local," as they write you a $250 ticket for dropping your mom off at the curb to shop. Another $250 pilfered from your Christmas budget by the Grinch. Keep track of the lunacy of the Johnson/La Spata partnership from which nothing good has come.

SOUTH SIDE: News from McKinley Park, **Justin Kerr** tells us that Meta blinked, and paused rollout of its exploitative terms of service. Accordingly, the McKinley Park News will not be leaving Facebook and Instagram. At least not right now.

HOLIDAY GIFTS: The Annual outdoor Christmas Market in Daley Plaza, Christkindlmarket, offers an extraordinary array of remarkable items, many handmade, well crafted, perfect for under your tree. Just watch out, dropping shoppers off at the curb could cost you a $250 ticket for stopping in a privileged bike lane.

ART: The beauty of art, the richness of cultural heritage and the power of written expression converged last week when Cook County Treasurer **Maria Pappas** and Pakistan's Consul General to Chicago **Zaman Mehdi** presented a calligraphy exhibition featuring internationally celebrated artist **Ayesha Kamal**, who will be here to attend her first exhibition in Chicago.

EMMY AWARDS: At the recent Chicago-based Emmy Awards, the National Academy

SEASON see p. 8

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New NITA app hopes to help stifle criminal activity on public transit

A week doesn't go by when there is not one or more reports of criminal activity on Chicago's public transportation systems. When violent crime, assaults and vagrancy grow on public transportation, that drives more people into choosing to find other means of transportation.

Last week the Northern Illinois Transit Authority [NITA] established the new Ride Safe, a single app and text number riders can use to report crimes, assaults and theft on CTA [Chicago Transit Authority], Metra, and Pace.

Concern about transit crime comes from a mix of post-pandemic ridership shifts, a broader urban crises of displaced and troubled souls who use public transit as shelter, an overall lack of law enforcement and punishment by public officials. Those political and cultural shifts change how Chicago's culture of criminal and violent activities are perceived.

Crime data and rider reports consistently point to the Red Line and Green Line—along with high-rate stations on the Blue Line—as having the highest crime levels among CTA train lines, though risk varies heavily by specific station, neighborhood, and time of day.

The Red Line often records the highest raw incident counts because it is the busiest line and runs 24/7 through the high-traffic North-South corridors. Stations such as Roosevelt and 95th/Dan Ryan rank among the top stations for crime relative to ridership. On the North Side, the Howard Red/Purple CTA station may be the most dangerous.

With winter on its way, public transportation users can expect to see more trouble on public trains and buses, as in Chicago, homelessness, untreated mental illness, and substance use often spill onto public trains, buses, and stations. This is especially true in places like Chicago where shelter space fills quickly, or social services fall short. Lower clearance/arrest rates, strained community-police relations, and debates over liberal pretrial release and sentencing policies are often raised in discussions over the general lack of public safety in Chicago.

With Ride Safe, public transportation users can report criminal activity they see on any train, bus, or platform, through the app or by texting 312-313-9015, without making a phone call or drawing attention.

Most traditional homeless shelters enforce strict rules prohibiting the possession or use of drugs and alcohol, meaning individuals with active substance use disorders are often barred from entry or evicted. So the people with untreated substance abuse and addiction issues now use trains and buses as shelter, or set up camp in homeless vagrant camps when their survival mechanisms kick-in.

With Ride Safe, public transportation users can report criminal activity they see on any train, bus, or platform, through the app or by texting 312-313-9015, without making a phone call or drawing attention. Riders who witness criminal and aberrant behavior should still call 911 if there is immediate danger, a weapon is being used, a fire is spreading or a crime is in progress.

Transportation agencies debate how to balance fare enforcement, police presence, and outreach. In Chicago, the lack of a dedicated transit police force has been widely cited in discussions about criminal activity on trains and buses.

Fare evasion on the CTA involves tens of millions of unpaid or underpaid bus and train rides. And just like with many quality of life crimes in Chicago, enforcement and prosecution is almost non-existent. Many believe that stricter fare enforcement could help deter some law-breaking and identify habitual offenders with existing warrants and long police arrest records.

The CTA staff reported that roughly 20% of all bus riders do not pay fares. Video audits at CTA rail stops without visible security or police found evasion rates around 16% to 29%, compared to 0% to 5% when security personnel were present.

With NITA Ride Safe, each report is routed through Metra Multimedia Analytic Center, a central hub where trained staff review it, follow up if they need more details, and send it to the right emergency or non-emergency team.

Ride Safe is intended to replace Metra's COPS app. Current COPS users will see their app update to Ride Safe with no action needed, and CTA and Pace riders can now use it for the first time.

Program Dec. 1 on history, mandates governing Chicago's Lakefront

Keeping Chicago's shoreline open and accessible relies on a combination of long-standing legal protections, active civic oversight, and ongoing public planning. The Edgewater Historical Society and Museum is hosting a program on what is now happening to Chicago's Lakefront.

Kathy Gemperle, founder of the Edgewater Historical Society, will lead the program 6:30 p.m. Tuesday, Dec. 1 at the Edgewater Branch Library, 6000 N. Broadway. The program is free and open to the public.

Stretching 30 miles along Lake Michigan, Chicago's lakefront includes 24 miles of treasured public parkland. Gemperle, will take a look at the history of our lakefront and the continuing fight to keep this shoreline open and accessible to everyone.

"Forever Open, Clear, and Free" is a Chicago theme dating back to an 1836 land dedication and reinforced by Aaron Montgomery Ward's turn-of-the-century lawsuits. This civic mandate prohibits private buildings from obstructing Grant Park and serves as the guiding standard for Chicago's broader waterfront.

Established by the 1892 U.S. Supreme Court ruling in Illinois Central Railroad Co. v. Illinois, the principle behind the Public Trust Doctrine holds that the submerged land and shoreline up to the ordinary high-water mark belong to the state in trust for public benefit. It allows citizens to challenge private encroachment or the transfer of public waterfront land to private interests.

The Lakefront Protection Ordinance, enacted in 1973, is a city law that establishes a protected district along the water and requires the Chicago Plan Commission to review proposed developments. It mandates frequent pedestrian access points, restricts intrusive commercial construction, and prohibits expressway-style roadway expansion inside lakefront parks.

Gemperle will present a slide program on the history of the lakefront planning and how the early designation as a public trust shaped that planning from 1830 to the present.

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OUTLOOK *from p. 1*

nior vice president of investment research with Heitman; Bella Campisi, co-founder and CEO of Aigentless, and Chicago mayoral candidate John Kelly. The discussion was moderated by Michael Fassnacht.

A summary of highlights follows:

• Market unpredictability. Chicago lacks consistency and predictability when it comes to real estate costs, permit approvals, regulations and inspection timelines. Other major cities tend to provide developers with a clearer understanding of these factors.

• Permit and finance problems. Developers continue to face challenges obtaining financing and permits in a timely manner.

• Development costs high. Construction costs are extremely high, contributing to fewer new developments. Approximately 70% of new-build costs are too high.

• Is Chicago really growing? There was considerable discussion about whether Chicago is growing or shrinking, and whether the city's economic performance is being accurately represented.

• More support needed for developers. One recurring message was that the city needs to make it easier for developers to do their jobs by streamlining the building-permit process and removing unnecessary obstacles.

• Market opportunity exists. Developers emphasized that Chicago continues to command premium prices and that there is still room for additional development.

The overall panel discussion included both the pros and cons of doing business in Chicago, but one message stood out: "Chicago's best days are still ahead."

Candidate Kelly pitched himself as a pro-growth, pro-real estate leader focused on speeding up city services and reducing business regulations.





The Lincoln Park Builders Club hosted their annual Real Estate Forum Nov. 19 before an overflowing crowd of real estate professionals at Theater on the Lake.

Baird & Warner's exclusive market analysis

For more clarity, the Home Front column asked veteran broker John Irwin of Baird & Warner, to add his exclusive analysis for the current North-Side existing home market.



John Irwin

On Oct. 31, Baird & Warner reported that existing home sales in four key areas—Near North Side/Gold Coast, Lincoln Park, Lakeview and North Center—slipped -11.9% when compared with the first 10 months of 2025. Listing inventories declined a hefty -23.8%.

"The primary factor in this down market is the historically low inventory levels," Irwin noted. "In a traditional market, the dividing-line separating a seller's market and a buyer's market is six to seven months of inventory supply. We currently have a combined 1.7 months of supply in these four key neighborhoods, with Lincoln Park having just over one month of inventory supply."

As a result, while plenty of qualified buyers are ready and eager to purchase, very few homes are available, Irwin said. He pointed to three key negative factors:

• Nowhere to move. For homeowners that want to expand to larger homes or downsize, there is very little inventory available. "Homeowners are choosing to stay where they are, thus causing a 'log jam' in the flow of inventory," Irwin concluded.

• Mortgage-interest rates. This was a major issue a few years ago when benchmark rates on 30-year fixed loans catapulted to 6% from 3% virtually overnight.

Currently, home buyers seem to have adjusted to the higher interest rates, which now have inched toward the 7.5% bracket.

"Borrowers know that if rates go down, they can refinance, and if rates go up, they got a good deal at their current rate," Irwin noted. "One issue is that current homeowners are sitting on the fence. They are comfortable, and waiting for the market to open up, as they sit on their rock-bottom 2% to 3% mortgages."

JAB Real Estate earns Impact Award

JAB Real Estate, Inc.—led by founders Jim Jann and Frank Campise—received the LPBC 2026 Impact Award during the Nov. 19 forum. Established in 1999, the award is the organization's highest honor, recognizing a long-term commitment to Chicago's architectural, developmental, and civic growth.

Since the 1990s, Jann and Campise have focused on transforming underperforming and historic properties into modern urban residences while keeping neighborhood character intact. Under their direction, former churches, convents, power stations, and theaters have been converted into housing.

• Policial uncertainty. Political and financial uncertainty at both the national and local levels are affecting the real estate market.

"Some buyers and sellers are hesitant to make a large financial commitment with the volatility of both the political and financial markets," Irwin noted. Crystal-ball gazing, Irwin said that hopefully this uncertainty will ease beginning Jan. 3 with a new U.S. Congress in place in Washington, D.C.

"The obvious question is: When inventories will rise? The answer is that it will take time," Irwin said. New large-construction projects like Foundry Park, planned along the North Branch of the Chicago River in West Lincoln Park, and other developments will help, but it will not happen overnight."

An unlikely drop in interest rates also would have a positive effect. Baird & Warner predicts that the 2027 residential market on the North Side will be similar to 2026. "However, with a strong buyer pool waiting for homes, a real estate turnaround could happen sooner than later," Irwin predicted.

Mortgage rates average 7.28%

As 2026 nears a close, mortgage hunters are facing higher interest rates. On Nov. 19, Freddie Mac's Primary Mortgage Market Survey reported that benchmark 30-year fixed home loans rose to 7.28% from 7.11% a week earlier.

A year ago, lenders were charging 6.26%—one full percentage point less—on 30-year fixed loans, Freddie Mac reported. Fifteen-year loans averaged 6.6% on Nov. 19, up from 6.45% a week earlier. A year ago, lenders were charging 5.54% on 15-year fixed mortgages.

The Freddie Mac survey is focused on conventional, conforming, fully amortizing home-purchase loans for borrowers who place a downpayment of 20% and have an excellent credit score.

Fannie Mae also sees rate gloom

A gloomy late October forecast from Fannie Mae saw mortgage rates of 7.5% or higher throughout 2027. Earlier, Fannie Mae had forecast 6.8% rates in the 4th quarter of 2026, and 6.7% throughout next year.

The Federal Reserve has not locked in a rigid 2027 rate-hike schedule—operating on a meeting-by-meeting basis under Chair Kevin Warsh—though policymakers and financial markets are increasingly pointing toward additional rate increases in early 2027 to combat stubborn inflation above the 2% target.

Projection put the federal funds rate at 4% to 4.25% for both the end of 2026 and the end of 2027 (following a 3.75%–4% hold in October). However, eight officials projected 4.25% to 4.50% by year-end 2027. Updated projections are scheduled for release at the Dec. 8–9 Federal Open Market Committee meeting.

So, developers and lenders nationwide are preparing for weaker demand for new homes in 2027. And, consumers, facing higher financing costs, may become less willing or able to purchase a home.

The mortgage-rate outlook is closely tied to long-term Treasury yields, particularly 10-year bond rates, with maturities that roughly align with the average mortgage duration.

Analysts at Globe St.com said one thing is clear. "It's not a great time to develop new homes. In fact, home builders nationwide currently are cutting prices and offering sales incentives." Analysts said confidence in the new single-family home market has fallen to its lowest level in more than 14 years.

Meanwhile, Bill Owens, chairman of the National Assn. of

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Good news for homeowners

Near record low number of Cook County properties face the Annual Tax Sale

BY MARIA PAPPAS

For decades, tens of thousands of Cook County homes and properties have faced the threat of the state-mandated Annual Tax Sale. But this year for the first time in more than 30 years, fewer than 9,000 properties will go on the block. That's welcome news for homeowners, families and neighborhoods throughout our county.

When I took office, I made it a priority to find ways to help property owners avoid losing their homes because of unpaid property taxes.

That's why in the wake of the COVID-19 pandemic, we went to Springfield and lobbied the Illinois General Assembly to delay the 2023 tax sale twice, giving property owners more time to pay. During those delays, interest was frozen so taxpayers wouldn't face additional costs.

My policy team also worked with lawmakers to remove chronically delinquent properties that had repeatedly been offered for sale but remained unsold. We did that to create opportunities for local governments, land banks, non-profit developers and community organizations to come up with strategies to bring chronically delinquent properties back into productive use.

The result, as of this writing, fewer than 8,500 properties will go up for sale, representing the lowest number since at least 1994.

While I'm encouraged by the progress, I'm not declaring victory. Thousands of property owners still face the possibility of having their delinquent taxes sold. Among the properties on this year's list, about 2,500 have outstanding tax bills of less than $1,000.

Think about that. For some families, a relatively small unpaid tax bill could put their homes at risk.

That's why I urge every property owner with overdue taxes to act now.



Maria Pappas

You can check whether your property is on the Tax Sale list by visiting cookcountytreasurer.com. Look for the purple box on the home page labeled "Your Property Tax Overview." Enter your property address or Property Index Number, known as your PIN. If your property is on the list, an urgent warning banner will appear.

Our office has also sent certified letters to affected property owners and published the addresses of delinquent properties in local newspapers and on our website.

There are several ways to pay overdue taxes: online for free at cookcountytreasurer.com, at any Chase Bank in Illinois, at participating community banks where you have an account, by mail or in person at our office.

The Annual Tax Sale covers 2023 property taxes due in 2024. It's scheduled to begin Dec. 15 and last four days. Paying back taxes before the sale can help property owners avoid additional fees and interest.

Please understand what's at stake. If taxes are sold and remain unpaid, a tax buyer can eventually seek possession of your property.

Our goal is to help taxpayers keep their homes and protect the communities they live in.

Shrinking the tax sale list is an important achievement. But even one family losing its home over unpaid property taxes is one too many.

Online marketplace robberies pose holiday risk for buyers and sellers

BY CWBCHICAGO

Emerson Watson Jr. didn't have to hunt for victims during the 2024 holiday season. They came to him.

Prosecutors say the then-19-year-old used Facebook Marketplace ads to lure 11 people into six armed robberies between September and December 2024. Two men lost $8,000 they brought to a marketplace meetup with Watson. Others were robbed of $1,500 or $2,800. One robbery occurred on Christmas Day itself.

Watson pleaded guilty earlier this month, receiving a 12-year prison sentence. But his case illustrates a risk police emphasize around the holidays. As more gift-hunters go online and people looking to raise holiday cash turn to social media marketplaces, criminals see opportunities.

The risk runs in both directions. Bogus sellers like Watson can rob legitimate buyers who show up with cash. But the reverse is also true: Legitimate sellers can be robbed when people who have no intention of buying their listed items instead take the merchandise by force.

In one case, prosecutors said a man used a Facebook account called "Serving Best Deals" to contact people advertising Air Jordan sneakers in the days leading up to Christmas 2025. He allegedly arranged meetings, pulled firearms on the sellers, and stole their shoes without paying. Six victims were identified in the investigation.

The risk is not limited to Facebook Marketplace. Any service that connects strangers for in-person sales can be exploited by robbers or scammers. That includes OfferUp, Craigslist, and whatever the hot app is this season.

ROBBERIES *see p. 10*

Street sweeping extended through Dec. 17

The City has announced that street sweeping season will be extended through Dec. 17, giving work crews extra time to clear leaves and debris from streets before winter weather arrives.

But this also means that vehicles parked during restricted hours, between 9 a.m. and 2 p.m., may get a $60 ticket for parking on the streets during cleaning days. Most streets will be swept on the same scheduled days as usual.

Bright orange temporary parking restriction signs will be posted the day before sweeping begins.

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Police Beat...

Man charged with attempt murder of 16-year-old

An 18-year-old man who was a juvenile at the time of incident has been charged with one felony count – attempt First Degree murder during a Nov. 17 hearing.

The shooter was arrested by Chicago Police and the U.S. Marshals on Nov. 16, in the 2600 block of S. California Ave. He was identified as the offender who shot and injured a 16-year-old boy in the 4700 block of N. Albany Ave. at 8:58 p.m. Sept. 15.

Criminal battery on Red Line

Chicago police are warning residents of a recent battery on a CTA Red Line Train in the Lincoln Park neighborhood.

In the incident, the perpetrator battered a 64-year-old woman victim inside a CTA Red Line Train. The offender then discharged a chemical irritant at the woman and and another 30-year-old female victims before exiting the train.

The incident occurred on the Red Line at 1500 block of N. Clybourn Ave., 5:11 p.m. Oct. 31.

The offender is described as a Black woman, last seen wearing a black zip up sweater with white strips down the sleeves, a black t-shirt with a green logo, grey leggings and gray slippers.

Anyone with information on this crime can contact Public Transportation Detectives at 312-745-4447 or submit an anonymous tip at CPDTIP.com and use reference RD# JK472530.

Suicide on Red Line tracks at Wilson

On Thursday, Nov. 19 at 3:14 a.m., a 26-year-old man died following an incident at the CTA Wilson Red Line station. According to preliminary information provided by Chicago Police, the man died by suicide after stepping into the path of an oncoming train.

Suicide by train creates harsh emotional impacts on witnesses, CTA personnel, first responders, friends and family. In the United States, over 200 people die by suicide on railroad tracks each year, with estimates often ranging between 200 and 325 confirmed fatalities annually depending on the reporting period and agency.

People who choose railways as a method of suicide typically do so due to a combination of perceived lethality, ease of access, and specific psychological perceptions of the railway environment. Like all forms of suicide, it is driven by underlying crisis, severe distress, or mental health conditions, while the specific choice of a train comes down to situational and practical factors.

Railways and transit stations are public spaces that require no preparation, equipment, or prior acquisition of lethal means. Roughly a third of railway suicide attempts are impulsive rather than long-planned.

'Free Palestine!' Man charged with West Loop hate crime also faces charges in 2 CTA attacks



Joseph Haynes

A Chicago man already facing charges in two attacks on CTA passengers and employees is now accused of punching a Jewish man in the face while questioning him about his religion near Madison and Clinton, then fleeing the scene yelling "free Palestine." Prosecutors say the Sept. 17 hate crime attack left the victim needing three stitches to his upper lip.

Joseph Haynes, 37, was arrested Nov. 15 at his home, where he was on electronic monitoring in the pending cases, after Chicago police identified him as the assailant in the attack, officials said. Haynes is now charged with felony hate crime and aggravated battery in a public place. Judge Shauna Boliker ordered him detained Monday, returning him to the Cook County Jail.

Prosecutors told Boliker that Haynes approached the 38-year-old victim shortly before 8:30 p.m. Sept. 17 as the man, who was wearing a yarmulke, walked from a work event to catch a train at Ogilvie Transportation Center. Haynes, a stranger to the victim, asked whether he was Jewish and whether he was a Zionist, according to the state's detention petition.

The victim tried to ignore Haynes, but Haynes followed him and continued asking the questions before punching him in the face, splitting his upper lip and knocking his glasses off, prosecutors said. Haynes then allegedly ran away screaming "free Palestine" and raising his fist in the air. A witness about half a block away saw the attack and heard Haynes shout the phrase as he fled, according to the filing.

Multiple surveillance cameras captured the attack, and investigators identified Haynes in the footage, prosecutors said.

The attack happened about 11 days before Haynes was arrested for two other Chicago cases involving allegations of violence on the CTA that occurred earlier this year.

The first was around 1:14 p.m. on April 2 aboard an inbound Red Line train at the North-Clybourn station, prosecutors said. Haynes was riding with the 29-year-old victim and two witnesses when the victim confronted him about smoking marijuana on the train. The two exchanged words before the victim returned to his seat.

But Haynes continued smoking, with surveillance video showing him exhaling smoke into the train car, according to prosecutors. They said he eventually stood up, approached the seated victim and punched him twice in the head and face, striking his temple and nose.

The victim pressed the emergency button to alert CTA personnel. Employees arrived, checked the train's doors and left, prosecutors said. Haynes then exited through an emergency door into another train car. The victim later went to a hospital, where he learned his nose was fractured, according to the filing.

Investigators tracked the suspect's movements and determined that a Ventra card registered to Haynes had been used to enter the CTA system on the day of the attack, prosecutors said. However, when the victim viewed a photo lineup about a week later, he identified someone else as the attacker. CPD released surveillance images of the assailant to the media that day and asked the public to help identify him.

The second attack occurred May 24 at the Clinton Green Line station, where the victim worked as a CTA customer service agent, prosecutors said. The station was closed when Haynes allegedly approached the employee booth, knocked on the window and asked to charge his phone. The agent, who was wearing a full CTA uniform, opened the booth's sliding window and allowed him to plug in his phone.

Seconds later, Haynes reached back inside, grabbed the agent's backpack and punched the worker in the face with the same hand, according to prosecutors. Haynes allegedly dropped the backpack, retrieved his phone and charger, then tried to take the bag again. The agent maintained control of the backpack and called 911.

In September, Naperville police arrested Haynes in connection with an unrelated domestic matter and turned him over to Chicago police. The Red Line victim subsequently viewed a second photo lineup and identified Haynes as the attacker, prosecutors said.

The allegations in the two CTA cases persuaded Judge D'Anthony Thedford to detain Haynes during a Sept. 29 hearing. That decision is notable given that Thedford rejects more detention petitions than any other judge in the entire Pretrial Division. So, how did a man that even Judge Thedford thought should be jailed get released? Late last month, Hayne's trial judge, Timothy Joyce, decided it would be okay to put him on electronic monitoring instead, court records show.

Man charged with DUI in crash that trapped two Chicago cops in squad car

Prosecutors have charged a Berwyn man with aggravated DUI more than six months after he allegedly blew through a red light in the Loop and slammed his Jeep into a Chicago police squad car, trapping two officers inside before fleeing the scene.

Police arrested Justin Montanez, 26, shortly after the April 25 crash but released him while investigators continued building their case. That included DNA testing of blood recovered from the Jeep's driver-side airbag. The results showed "very strong support for the proposition" that the blood belonged to Montanez, prosecutors said.

The crash happened around 4:49 a.m. as two veteran Chicago police officers, both in their mid-50s, traveled south on Wabash Avenue in a marked Mass Transit Unit squad car. The officers had a green light as they entered the intersection at Ida B. Wells Dr., according to a prosecution detention filing.

Montanez, driving a 2015 Jeep Grand Cherokee registered to his name, allegedly ran the red light and struck the squad car at approximately 59 mph. The impact left the police vehicle heavily damaged, with its airbags deployed, and trapped both officers inside.

Surveillance video captured Montanez climbing out of the driver's side of the Jeep after the collision, prosecutors said. His passengers exited through other doors and ran away, leaving the injured officers trapped inside the disabled squad car. Within two minutes, while a Columbia College security officer was helping the officers, Montanez returned to the Jeep, opened the driver's door and reached inside before jogging away, according to prosecutors.

Montanez then went to a Dunkin' Donuts in the South Loop. Officers found him there with cuts on his face and wearing a hoodie covered in blood, prosecutors said.

Both officers were hospitalized. One suffered five broken ribs, while the other sustained bruised lungs. Montanez was also taken to Stroger Hospital for treatment. A blood draw allegedly showed his blood-alcohol concentration was 0.203, approximately two-and-a-half times Illinois' legal limit of 0.08 for drivers.

Prosecutors asked Judge Antara Rivera to detain Montanez while the case proceeds. Rivera declined and instead ordered him released on electronic monitoring.

Man gets four years for stabbing stranger outside Loop Walgreens



Alejandro Tellez

A Schaumburg man has been given a four-year sentence for stabbing and seriously injuring a stranger outside a Walgreens at one of the Loop's busiest intersections this spring.

Alejandro Tellez, 37, pleaded guilty to one count of aggravated battery causing great bodily harm, in exchange for the sentence from Judge Alfredo Maldonado, according to court records.

The victim, a 25-year-old Schiller Park man, was outside the Walgreens at 151 N. State St. when he became involved in an argument with another man at 9:16 p.m. May 14, prosecutors said. As the argument became physical, Tellez—who did not know either man—ran up behind the victim and stabbed him three times in the upper back, according to prosecutors. Tellez then fled. The victim suffered multiple stab wounds and a punctured lung.

Within minutes, officers assigned to a Chicago police bicycle patrol stopped Tellez in the 100 block of N. LaSalle St. because he matched the assailant's description, according to a CPD report. Cops found a knife a few feet away from Tellez and noticed blood on his pants. Two witnesses identified Tellez as the attacker.

Under Illinois law, Tellez must serve half of the four-year term, minus credit for time spent in custody before sentencing. State records list his projected parole date as May 11, 2028.

Man who tortured special-needs teen in live-streamed hate crime pleads guilty to new CTA robbery

In a town like Chicago, a crime has to be pretty horrific to warrant its own Wikipedia page and draw the attention of Barack Obama. But Tesfaye Cooper and three accomplices managed both when they kidnapped an 18-year-old White man with special needs in 2017 and tortured him in a hate crime they live-streamed on Facebook.



Tesfaye Cooper

When Cooper pleaded guilty, Judge William Hooks revealed at sentencing that he had met with the victim's family, who had gone out of their way to ensure support services would be available when Cooper got out of prison.

"They're interested in making sure … that there are some resources that are available that will help you," Hooks said, according to a Sun-Times report published in 2018. "To make you understand that hatred is not something that is going to be a possibility for you when you get out."

As it turned out, it was a possibility. In April, Cooper, 28, and an accomplice chased down, attacked, and robbed a bicyclist on the mezzanine of the Clark-Lake CTA station in the Loop, prosecutors said. Perhaps coincidentally, the victim was a White man.

Court records show Cooper has now pleaded guilty in that case, receiving a four-year sentence from Judge Neera Walsh. State law will cut that sentence in half.

Prosecutors said a 48-year-old Cicero man waved at Cooper and his accomplice as he rode past them on his bike near Clark and Lake streets around 1:30 p.m. The two men responded by claiming to be "GDs," slang for Gangster Disciples, and chasing the victim into the Clark-Lake CTA station, officials said.



Mazi Pearson

Once inside, the victim paid his fare while Cooper and the accomplice chased him through the turnstile and backed him against the mezzanine elevator. With the victim cornered, Cooper's accomplice allegedly punched him in the shoulder. A CPD report said Cooper approached the victim with a closed fist and tried to strike him as the accomplice spat in the man's face and tossed his bike over the turnstile. The men took the bike with them when they left, prosecutors said.

The victim called 911 and provided a description of the robbers. Responding officers arrested the alleged accomplice, Mazi Pearson, 34, at the scene. Police recovered the victim's bike about 25 feet away in a flower bed. Another group of officers arrested Cooper about a

POLICE BEAT *see p. 10*





Three people shot, two fatally, in connected North Side incidents, perp commits suicide

BY CWBCHICAGO

The Chicago Police Dept. has now confirmed that three separate shootings on the North Side stretching from Nov. 18th to the 19th are connected.

Investigators say a gunman shot and critically injured a 35-year-old man in the head on the Lakefront Trail near Belmont Harbor around 10:26 p.m. Nov. 18. He took the victim's scooter as far north as Edgewater or Loyola University before switching to a Lime scooter, according to an officer who reviewed surveillance videos.

At about 10:36 p.m., officers responding to a report of a person shot found the 35-year-old victim lying on the bike path in the 3300 block of N. Lake Shore Dr. He had been shot in the face and was taken to Advocate Illinois Masonic Medical Center in critical condition, Chicago police said.

The 35-year-old man continues to recover. He, too, was shot in the head. Police have said he told investigators that the gunman stole his scooter and rode away after shooting him.

Witnesses also told officers they believed the gunman fled north on the Lakefront Trail aboard the victim's black scooter. They described the suspect as a heavyset man, who wore a surgical mask. CPD initially categorized the case as an armed robbery, which would be consistent with FBI guidelines when a robbery victim is non-fatally shot.

At approximately 11:14 p.m., he murdered 24-year-old Bintou Salami in the 1400 block of W. Chase as she returned home after finishing a shift at Misericordia Heart of Mercy, a nonprofit supporting people with intellectual and developmental disabilities. A passerby found her about 10 minutes later and called 911.

Finally, shortly after 1 a.m., as patrol officers flooded the Rogers Park area looking for abandoned scooters and the gunman, someone flagged down a passing squad car at the Morse Red Line CTA station to report that a man was unresponsive inside the station.

CPD said officers found the 19-year-old Black man dead on a stairwell. He had suffered a single gunshot wound to the head and was pronounced dead at the scene.

That man died from a self-inflicted gunshot wound, the Cook County Medical Examiner's Office confirmed Nov. 20, adding a significant new detail to the investigation of the shootings that unfolded across the North Side in less than three hours.

An autopsy determined that the man died by suicide from a gunshot wound to the head. Chicago police initially identified him as 25 years old, but the medical examiner confirmed Friday that he was just 19. Officials have not released his name because the medical examiner has been unable to notify his next of kin, according to a spokesperson. His identity has nevertheless circulated on social media, particularly around Niles Township, in announcements promoting a balloon launch in his memory at the Morse station Friday evening.



Bintou Salami
Courtesy LinkedIn

Chicago police have confirmed that the incidents were related, but CPD officials have offered no public information about the investigation. That silence is particularly striking given the circumstances: a scooter rider was shot during a robbery along the Lakefront Trail in one of the city's safest neighborhoods, and a 24-year-old mother, Bintou Salami, was randomly killed less than an hour later while returning home from work in Rogers Park.

As of midday Friday, even Ald. Maria Hadden [49th] said she had not received an update from police about Salami's murder.

Officers said the dead man at the Morse station was wearing clothing identical to that worn by the person seen riding a scooter around the area before Salami was killed. CPD recovered an abandoned Lime scooter that may have had blood on it in the 6700 block of N. Glenwood, about two blocks south of the Morse Red Line CTA station.

Detectives worked throughout Thursday to link surveillance footage and piece together the movements of the man found dead at the train station and the shooter captured on video at both crime scenes. Their work helped establish a timeline and connect the incidents. This reporter was told Thursday morning that shell casings recovered at all three scenes had "commonalities" that led a source to believe the shootings were linked. More advanced testing conducted Thursday confirmed the connection.

Salami's brother, Raoufou, launched a GoFundMe campaign to help cover funeral expenses. Here's what he wrote on the campaign page:

"In memory of Bintou Salami, this fundraiser is being organized by her biological brother, Raoufou, who is relaying her story after an unimaginable tragedy. Bintou was on her way home from work when she was shot in the head during an attempted robbery and died at the scene. Her loss has left her family heartbroken and in shock. Bintou was more than a sister. She was a mother, a daughter, a sister, and a friend whose life was taken far too soon.

Bintou and Raoufou were the only two from their family in America, and Bintou had been here for only two years. Their family is from Togo in West Africa, and Bintou also leaves behind a son in Africa who is now facing this painful loss. The funds raised will help cover Bintou's funeral expenses and ease some of the burden on her grieving loved ones during this devastating time.

Please keep Bintou's family in your thoughts and, if you are able, support this fundraiser. Any help will mean so much as her loved ones try to lay her to rest in peace and honor her memory with the dignity and care she deserves.

Vincent Babiarz Memoriał Toy Drive Dec. 4 at Murphy's Bleachers

Kick off the giving season 7 p.m. to 1 a.m. Friday, Dec. 4 at Murphy's Bleachers, 3655 N. Sheffield Ave. for a night of food and festivity celebrating the annual Vincent Babiarz Memoriał Toy Drive.

Babiarz was a five-year-old boy from Chicago who died in July, 2010, following a drowning incident, and whose memory is honored through this annual holiday toy drive. At the time of his death he was a a student at Blaine Elementary School in Lake View.

Toys and books should be targeted for youth ages infant to 16 years.

Vincent's family hosts the toy drive now every holiday season in his memory, collecting toys and money to help benefit Chicago's Lakeview pantry.

Applications open for Police and Firefighter Training Academy

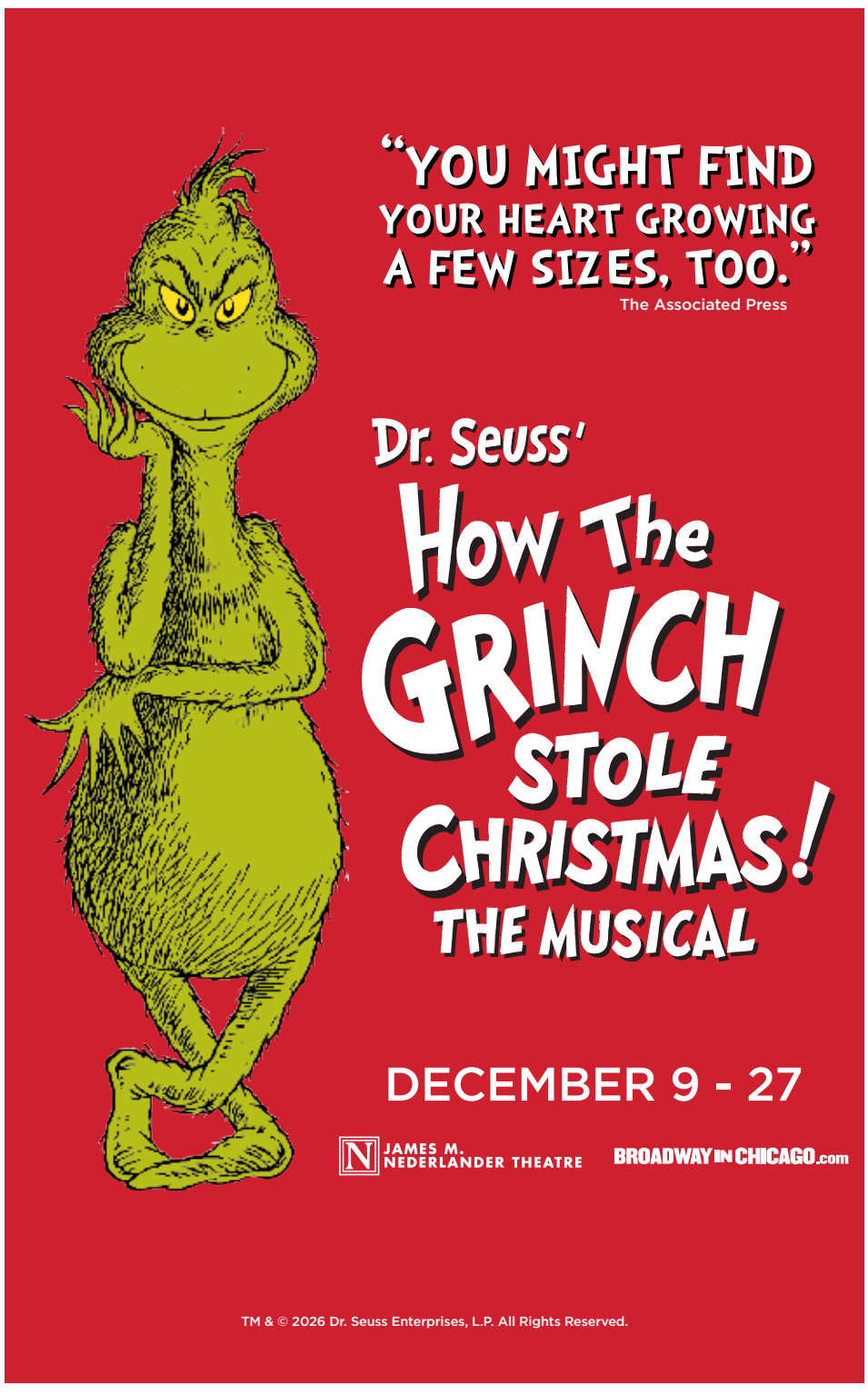
The Chicago Fire Dept. has announce that applications are now open for the Chicago Police and Firefighter Training Academy [CPFTA] Class of 2029.

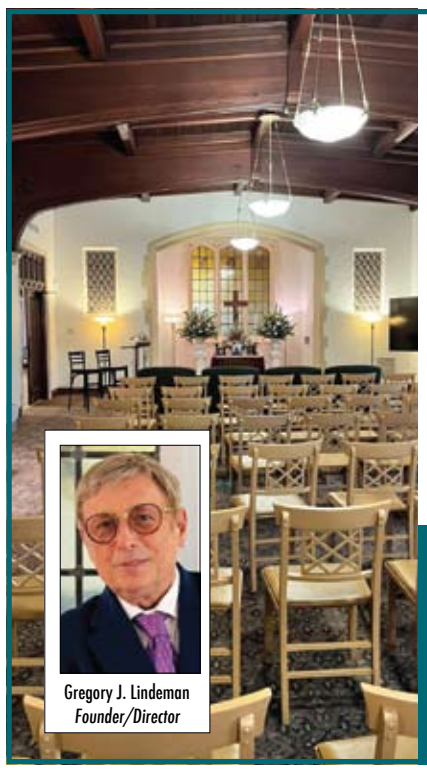
Virtual information sessions will be held Dec. 3, while in-person sessions will be held Dec. 12, and Jan. 23, 2027, at Quinn Fire Academy, 558 W. DeKoven.

CPFTA is a free, two-year workforce development program that provides Chicago high school students with hands-on training, career exploration, and educational pathways into firefighting, law enforcement, and public safety careers.

The program is open to current high school sophomores who reside in Chicago. It offers career-focused instruction, certifications, and potential paid summer internship opportunities.

The program can provide a pathway to postsecondary education and future public safety employment. Applicants are encouraged to attend one of the information sessions to ask questions about the program.. Former information visit: https://www.cps.edu/academics/work-based-learning/chicago-police-and-fire-training-academy/cpfta-application/.





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City awards $450k in grants to theater companies

Small theaters still struggling post-pandemic

As theaters across the country continue to lose audiences to home streaming services and struggle with funding challenges, the city of Chicago is now investing taxpayer funds into this arts sector hoping some theaters can remains solvent.

Last week the Chicago Dept. of Cultural Affairs and Special Events [DCASE] announced 10 recipients of its Next Stage Chicago grant, awarding over $450,000 to emerging producing theater organizations hoping to support their long-term sustainability. Seven of those groups are located on the North Side.

According to American Theater Magazine, the biggest obstacle for small performing arts and live theaters these days is a severe financial and cash-flow squeeze driven by the "next show will pay for it" trap, skyrocketing material and labor costs, and depleted reserves.

Adding to the problem is the post-pandemic rise in shifting audience habits toward at-home convenience. The government-imposed economic lockdown showed entertainment consumers that they could get quality entertainment without ever leaving their homes.

Post-pandemic production expenses have also risen dramatically, including raw materials, set construction, and tech/craft labor - often 30% to 50% - forcing venues to make do with minimal sets or struggle to pay living wages. Launched in June, Next Stage Chicago provides cash and resources to emerging theater organizations as they work to build their operations and audience.

The North Side grant recipients include Bramble NFP and Cabinet of Curiosity, both are at 5545 N. Clark St.; Chicago Fringe Opera, 2405 N. Sheffield Ave.; Chicago Playback Theatre Ensemble, 4531 N. Greenview Ave.; Ghostlight Ensemble Theatre Co., 4453 N. Albany Ave.; The Impostors Theatre Co., 1579 N. Milwaukee Ave., and Theatre EVOLVE, NFP, at 4404 N. Ashland Ave., unit 5.

Winter blooms return to Lincoln Park Conservatory

Winter flower shows opening

For decades, the winter flower show at the Lincoln Park Conservatory has marked the start of the winter and holiday season. The show opens on Friday at 2391 N. Stockton Dr. and runs through Sunday, Jan. 10, 2027.

This year, the conservatory will present a playful theme that brings a whimsical atmosphere to the season.

The historic Lincoln Park Conservatory will transform its glasshouse into the "Frosty and Bright" Winter Flower Show. The display will include melt-proof snowmen, red and white poinsettia varieties, Dusty Miller and Coleus, and white LED lights on fresh cut fir trees. As visitors walk through, they can explore the winter sparkle along with Frosty The Snowman and six of his friends.

"For a lot of visitors, winter is a time to embrace the celebratory and joyful feelings of the holiday season," said CPD CEO, Carlos Ramirez-Rosa. "This year we wanted to lean into those emotions and give visitors a warm welcome into a vibrant indoor exhibit at the Conservatories during the cold, dark winter months."

Reservations are required for the show, visit www.chicagoparkdistrict.com/conservatory-flower-shows.

Garfield Park Conservatory 2026 Winter Flower Show "Oh Deer!"
300 N. Central Park Ave.
Opens Wednesday, November 25, 2026/ Closes Sunday, January 10, 2027
Hours: 10 a.m. – 5 p.m., Thursday – Monday, open until 8 p.m. on Wednesdays
Pre-reservations are required.

Lincoln Park Conservatory 2026 Winter Flower "Frosty and Bright"
2391 N. Stockton Dr.
Opens Wednesday, November 25, 2026/ Closes Sunday, January 10, 2027
Hours: 10 a.m. – 5 p.m., Wednesday - Sunday
Pre-reservations are required.

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SEASON *from p. 2*

of Television Arts & Sciences announced the upcoming inductees for the Chicago Television Hall of Fame for 2027. Former longtime WGN-TV anchor and political/legal analyst **Paul Lisnek** was announced as a member of the incoming honorees. The award honors broadcasters with 25 years or more service within the television industry. The ceremony will be held on May 14, 2027. Since leaving WGN, Paul now hosts two podcasts, "Paul on Politics" and "Curtain Call Chicago," both available on YouTube, Spotify, Amazon, Apple and all podcast platforms as well as at www.PaulLIsnek.com. Also honored: NBC 5 anchor **Allison Rosati**, former ABC7 anchor **Kathy Brock**, former Fox 32 anchor **Corey McPherrin**, CBS 2 Traffic Reporter **Kris Habermehl**, and producer **Harvey Moshman**. Being honored posthumously is veteran journalist, **Jim Avila**.

PETS: Congratulations to PAWS Chicago for another successful Fur Ball at the beautiful The Drake Hotel and thank you to all the generous supporters, **Paula Fasseas** and the entire team for giving our wonderful homeless pets homes. Thinking of, and missing, **Peter Fasseas** during this holiday season.

SCHOLARS: Chicago's **Marta Farion** sends word from Ukraine that this year's ASEEES Conference, the annual professional meeting of scholars from various disciplines studying the region from Central Europe to Central Asia, was an absolute triumph for Ukrainian scholars.

WANDER HOME: Looking for plans on Saturday, Nov. 28? Celebrate Small Business Saturday at the Guesthouse Hotel, 4872 N. Clark St. with their "Wander Home Holiday Market," running from 12 p.m. to 5 p.m., to support local vendors and find everything from unique jewelry and candles to pet accessories. Treat yourself to some scrumptious baked goods and drink tastings.

And don't forget that you can treat yourself and friends to a little holiday magic throughout the season with a Holiday Tea. Featuring seasonal sips, sweet bites (provided by our dear friends at Vanille Patisserie), and festive cheer! (Four person minimum and 72 hours notice is required.)

BIDEN'S CHICAGO: Chicago Classical violinist **Patricia Anne Treacy** was present at Trinity College Dublin as **Hunter Biden** received the Gold Medal for Outstanding Contribution to Public Discourse from the College Historical Society. Afterwards, she was invited to join former President **Joe Biden** and family for a private dinner at The Shelbourne Hotel in the Constitution Room Dublin, where she had the privilege of performing for them. Of course, it's the very sound of Heaven.

I REMEMBER YOU: Heather Farley from "The Brothers McMullen," says - "I'm not mentioning any names, but I'm gonna take care of those who take their time to read this: Please, in memory of someone who died or fought cancer or is fighting cancer, share a memory and kind word, then write DONE. This has a very special meaning for her.

THANKSGIVING: Is the Thanksgiving holiday turkey feast Americas' favorite? Somehow the miracle unfolds as favorite folk, favorite foods, favorite cozy locations, and the grateful lifting of human



Holiday Tea at the Guesthouse Hotel.

hearts collide with butter-basted stuffed birds, savory stuffings and giblets to identify how very fortunate we are in having the opportunity to unite in the spirit of ancient character and historic gratitude. It makes Pilgrims of us all.

WHO'S WHERE: Jim Belushi joined Porchlight's Little Shop of Horrors cast onstage after a recent performance at The Biograph Theater... **Mark Steinke** and 1,000 fresh trees for Christmas bursting with old-fashioned fragrance on display at the Gethsemane Gardens open house in Edgewater… **Todd S. Davis** is dressed and back in circulation while **Cosimo** the Wonder Pooch maintained standards in his absence, naturally… **Peter Mark** and husband, **Dragon Filipovic**, swim with the fishes… **Liz Teasley** and daughter, **Christina**, among the applauding crowd humming to show tunes frm "Annie" at Drury Lane Oakbrook… **Denise Tomasello** still hanging on cloud nine following her anniversary concert at the Des Plaines Theater… Judge (Ret) **Rhoda Sweeney**, husband, **Fred Drucker**, plus Bulls and White Sox co-owner **Mickey Norton**, dining in style at Piccolo Sogno, saluted by co-owner **Ciro Longobardo**… Fabulous dinner last at RPM Restaurant with great friends hosted by the fabulous **Contessa Bottega** and **Petros**… **Linda** and **Richard Robin** enjoyed a spectacular evening with **Bette**, **Cary**, **Gloria** and **Alan**… **Lucien** and **Melinda Jakovich Lagrange** at the Naples, FL Zoo Gala and words cannot express the beauty of the event… **Dr. Rose Gomez** is in Bern, Switzerland with skis… Maestro **Rich** and **Kathy Daniels** attended the Mercy Home Lux Gala at the Old Post Office… **Dan Balanoff** in NYC for Hoosier football with fellow Indiana U. Alum… two new musicians to the second violin section of the CSO, **Jung Min Choi** and **Jesús Linárez** join on Jan, 25, 2027… Happy Birthday to the great **Tom McGuire**.

SEAFOOD CHICAGO: We're delighted Mart Anthony's Trattoria, 1200 W. Hubbard, is serving the finest clam chowder, on alternate Fridays, that rivals the best I've had in my beloved Camden, Maine. Savory, rich, velvety smooth and made to slurp with the best Pinot Griggio wine. I'm begging **John Compos** and his boys, **Michael** and **Jack**, to serve it every Friday.

Happy Thanksgiving to all our friends, neighbors and readers.

As we express our gratitude, we must never forget that the highest appreciation is not to utter words, but to live by them. - *John F. Kennedy*

tog515@gmail.com

Home, I'm Darling challenges retro fantasy

BY SHEILA SWANN



Judy (Claire Kaplan, far right) and Johnny (Elliot Sagay, far left) enjoy an evening with friends Fran (Maya Rowe, center right) and Marcus (Brandon Dahlquist, center left) in Home, I'm Darling.

Photo by Brett Beiner Photography

TimeLine Theatre's 30th Anniversary Season at its new home in Uptown rolls merrily along with the company's 100th production, the Chicago premiere of Home, I'm Darling by Laura Wade. TimeLine Company Member Mechelle Moe directs Wade's award-winning, darkly funny exploration of marriage, nostalgia, and the allure—and delusion—of the "perfect" past.

Judy and Johnny are living their dream: the idealized 1950s suburban life. As Judy doubles down on her fully immersive retro domestic fantasy, the seams of their hyper-curated life begin to fray. What begins as a lifestyle choice becomes a revealing—and unsettling—interrogation of gender roles, identity, and what it costs to perform happiness.

"What I love about Home, I'm Darling," said Moe, "is how incredibly seductive Judy's fantasy can be. She has fully embraced the role of a domestic goddess, creating this picture-perfect version of a life that becomes increasingly difficult to sustain. And it's really funny."

"The play gives us permission to laugh at the absurdity of it all while also asking some pretty uncomfortable questions about nostalgia and our tendency to romanticize, or even fetishize, a past that was never quite as simple or perfect as we imagine it," Moe added. "Underneath all of that humor is a very human desire to make a life feel safe, beautiful, and meaningful. I hope audiences will recognize both the seduction of that fantasy and the cost of trying to make it real—and leave with plenty to talk about when the cracks begin to show."

She has fully embraced the role of a domestic goddess, creating this picture-perfect version of a life that becomes increasingly difficult to sustain. And it's really funny," said Mechelle Moe.

A smash hit on London's West End and winner of the 2019 Olivier Award for Best New Comedy, Home, I'm Darling is a razor-sharp satire that feels both timely and timeless.

Stellar set design sets the mood for the 1950s time period.

Performances run through December 20 at 5035 N. Broadway in Uptown. For tickets and information, call the TimeLine Box Office, (773) 281-8463 x1 or visit timelinetheatre.com.





(L) Audience members experience Theater of Mind, David Byrne and Mala Gaonkar's one-of-a-kind immersive theater experience. (R) Emily Zhang as David. *Photos by Todd Rosenberg*

Explore your mind, before the show leaves town

Theater of the Mind to close Jan. 17

BY SHEILA SWANN

After welcoming 50,000 audience members from 34 countries and all 50 states—more than 65% attending a Goodman Theatre attraction for the first time—to nearly 5,000 performances, and employing 100+ artists, artisans and crew over the past year, Theater of the Mind will conclude its extended run early next year. Created by Academy, Grammy and Tony Award-winning artist David Byrne with writer Mala Gaonkar, the Chicago debut production was established by Walter Artistic Director Susan V. Booth and Executive Director John Collins as a key offering of The Goodman's Centennial Season and is estimated to have generated $12 million in economic impact.

"Thank you, Chicago! This has been a deeply creative partnership with The Goodman, and we're honored to have welcomed so many people this year to Theater of the Mind," said co-creators David Byrne and Mala Gaonkar in a joint statement. "Audiences here were so curious and open to a new theatrical experience showing how loose our hold is on our seemingly strongest memories. Many told us how moved they were, returning again, knowing it would never translate to a screen, but had to be experienced. We are forever grateful that our show enjoyed such a lengthy run in this open-hearted community—and hope you join our audiences in these final weeks!"

"Audiences here were so curious and open to a new theatrical experience showing how loose our hold is on our seemingly strongest memories," said Susan V. Booth.

"Just as it expands the heads and hearts of those who experience it, Theater of the Mind has opened new doors for us. Our community's embrace paves the way for more creative adventures and has underscored the need to be bold in our thinking," said Booth. "On behalf of all at The Goodman—it's been a 'once-in-100-years' kind of opportunity to collaborate with David and Mala to create this unforgettable experience for our city."

A 75-minute mind-bending sensory journey, Theater of the Mind engages 16 audience members at a time. Led by a Guide, David, whose stories are inspired by the creators' lives, audiences explore how they perceive the world through sensory experiments derived from both historical and currentneuroscience research that reveal the inner mysteries of the brain.

Performances take place Tuesday through Sunday, beginning every 15 minutes. Tuesday performances start at 5:30 p.m.; Wednesdays, Thursdayand Friday evenings start at 5 p.m.; Saturday and Sunday performances start at 2 p.m.

Note that scheduling can vary during the holidays; check website for the most up-to-date information. Performances of Theater of the Mind at the Reid Murdoch Building, 333 N. LaSalle St., continue through the holidays towards a January 17, 2027 closing date.

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OUTLOOK *from p. 4*

Home Builders, said stepped-up immigration enforcement by the Trump Administration was making it harder to staff job sites and driving up labor costs. Owens said more builders were scaling back construction as they faced fewer buyers.

Apartment landlords nationwide also are feeling the squeeze and many are offering concessions to attract renters. Most apartment owners are not losing renters but rather paying to keep them, as winter months approach, according to Globe St.com 2026 Multifamily Forum.

Chicago apartment outlook costly

With property taxes on the rise, rental apartment hunters in Chicago will see higher rents in spring of 2027, analysts say. In Chicago, rental owners have to deal with the second highest property taxes in the nation, along with soaring insurance costs.

For both big corporate rental-apartment operators and small "Ma and Pa" owners, most politicians are not mentioning the real problem. The Tyrannosaurus Rex in the room is soaring property taxes caused by exorbitant governmental over-spending, all hand-cuffed by severely under-funded government pensions and benefits liabilities in Chicago, Cook County and the state of Illinois.

Kelly positioned himself as a corporate chief recruiter, and called for property tax predictability and strong police backing to help revitalize the Central Business District's office market.

Real estate in the city of Chicago will be reassessed by Cook County in 2027, and with real estate values in the Central Business District in free-fall, much of the tax burden formerly carried by downtown real estate will be shifted to the neighborhoods. So buckle up and prepare for a bumpy ride next year.

The property tax blame shifting next year should be epic, but the math is pretty simple. They spend the money so taxpayers must pay.

In 2025, one Old Town 4-flat owner was hit with a 21% property tax hike, and a 59% increase in fire-insurance premiums. Another landlord in North Lincoln Square was slapped with a 30% tax hike. And, a 3-flat owner in Logan Square is reeling from a 32 % tax hike.

Realtor Marcella Kane, veteran residential broker with Pearson Realty Group, based at 1000 N. Milwaukee Ave., also contributed to this report.

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

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Corrections

Don Debat's Veteran's Day column in the Nov. 11 issue contained two errors. We mentioned the atomic and hydrogen bombs that the U.S. dropped on Japan. Turns out they were both atomic bombs. The first successful test of a hydrogen bomb took place in 1952.

We also said that all of the U.S. Marines who raised the flag on Mount Suribachi died in combat. This is not accurate. Ira Hayes, Rene Gagnon and John Bradley toured the nation after returning home from Iwo Jima. They rallied support and advertised war bonds. Because of the posters and national tour, the Seventh War Loan Drive raised more than $26.3 million for the war effort.

Ira Hayes portrayed himself raising the flag in the movie "The Sands of Iwo Jima."

These were the men who raised the second flag. (There was some controversy.) The first flag was raised by six other Marines. Two of them, Sgt. Henry Hansen and Plt. Sgt. Ernest Thomas, died in combat; the others survived the war.

Thanks to our reader John Albergo who brought this to our attention.

POLICE BEAT *from p. 6*

block away.

Pearson had active warrants for failing to appear in four pending felony cases when the CTA attack occurred. All four involved allegations of felony retail theft from Macy's in the Loop. After his arrest in the robbery case, Pearson quickly pleaded guilty in two of those cases and received a two-year sentence. He is scheduled to enter a change of plea in the robbery case next month, according to court records.

Media attention helps identify suspect in Red Line fireworks attack, robbery



Letares Foster, inset, and the robbery suspects.

A man accused of throwing fireworks at a transgender woman before beating and robbing her aboard a CTA Red Line train was identified after police released surveillance photos of the suspects to the media, prosecutors said.

The victim, 31, was at the Jackson Red Line station in the Loop when 46-year-old Letares Foster and two women approached from behind around 2 a.m. Monday, Sept. 26, according to allegations detailed in court.

"You're moving too slow, sir," Foster allegedly told the victim before punching her. The victim nevertheless boarded a southbound train, entering a different car from Foster and the two women who were with him.

As the train approached 63rd Street, Foster and the women located the victim and threw fireworks toward her, prosecutors said. Foster then allegedly pulled the victim to the floor by her hair, punched her at least four times, and got on top of the victim while one of the women kicked her in the body. The group then took the victim's bag, according to the allegations.

Chicago police released surveillance images of the three suspects to the media on Oct. 2, leading to Foster's identification, prosecutors said.

Foster is charged with robbery and aggravated battery of a transit passenger. Judge Luciano Panici Jr. ordered him detained, calling him "violent" and citing a criminal history that includes a conviction for predatory criminal sexual assault. Court records show Foster received a 15-year prison sentence for that crime in 2002. According to the Illinois State Police sex offender registry, Foster was 20, and the victim was 10 years old.

— Compiled by CWBChicago.com

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ROBBERIES *from p. 5*

Chicago police have long encouraged people buying or selling merchandise online to use designated safe exchange areas at police district stations. These locations provide a more controlled alternative to meeting strangers at someone's home, an unfamiliar street, or an isolated parking lot.

But even police station parking lots aren't foolproof. In one remarkable case, a man agreed to buy a $3,000 Audemars Piguet watch from a seller in the Austin 15th District parking lot, then robbed him and (incredibly) ran into the police station lobby with the watch stuffed in his underwear. He ultimately received probation.

A few tips to make your marketplace transactions go smoothly:

• You choose the meeting place. Meet on your turf. Insist on a busy, well-lit public location that you're familiar with. Don't agree to last-minute changes that send you somewhere unfamiliar or secluded.

• Don't do a deal with "nickname" accounts. Just last week, we read a police report in which a marketplace victim was robbed after agreeing to meet someone using the name "Maurice Da Shoota." The name alone seems like a warning sign.

[a] Bring someone along. Having another person present can discourage a robbery and provide help if something goes wrong. Be wary of buyers or sellers who insist you come alone.

• Avoid carrying large amounts of cash. Buyers should think twice before bringing thousands of dollars to meet someone they've never met. Consider safer electronic payment options, but verify that money has actually arrived before handing over merchandise. Screenshots of payment confirmations can be faked.

• Keep merchandise in your control. Sellers should never let expensive items disappear from sight during an inspection or allow prospective buyers to take them to another location. Don't hand over merchandise until payment is confirmed. If the item you're offering for sale is small and the buyer can outrun you … well, you see the potential problem.

• Watch for warning signs. Be suspicious of unusually attractive deals, people who pressure you to hurry, repeated requests to change meeting locations, and buyers or sellers who act strangely or become aggressive.

• Check the other person's profile. Look at account history, reviews, and previous marketplace activity. But remember that an established-looking profile can be faked, too.

• Tell someone about the meeting. Share the location, the other person's profile information, and your expected return time with a friend or family member. Keep your phone accessible. Take screenshots of the other person's account and file them away before the meeting — just in case.

Lakeview Township Real Estate For Sale

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2017-RPL2
Plaintiff
vs.
UNKNOWN HEIRS OF BEVERLY HULIN A/K/A BEVERLY J. HULIN, MALIBU EAST CONDOMINIUM, JOHN R. HULIN, DAMON RITENHOUSE AS SPECIAL REPRESENTATIVE, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
Defendant
25 CH 12960
CALENDAR 62
NOTICE OF SALE
PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on January 4, 2027, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate:
P.I.N. 14-05-215-017-1163.
Commonly known as 6033 N. SHERIDAN ROAD, UNIT 17M, CHICAGO, IL 60660.
The real estate is: condominium residence. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(c) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
For information call Sales Department at Plaintiff's Attorney, Law Offices of Ira T. Nevel, 175 North Franklin Street, Suite 201, Chicago, Illinois 60606. (312) 357-1125. 25-02913
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
I3297903

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

Real Estate For Sale

Plaintiff,
-v.-
Kristen O'Connor; Unknown Owners and Nonrecord Claimants
Defendants.
2026CH04615
3752 N Wolcott Ave, Chicago, IL 60613
NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 9/11/2026, an agent of Auction.com, LLC will conduct the Online Only auction at www.auction.com, with the bidding window opening on 1/4/2027 at 10:00 AM CDT and closing on January 6, 2027 at 10:00 AM subject to extension, and will sell at public sale to the highest bidder, as set forth below, the following described real estate.
Commonly known as 3752 N Wolcott Ave, Chicago, IL 60613
Property Index No. 14-19-217-024-0000
The real estate is improved with a Residential Property. The judgment amount was $563,291.27 Sale Terms: Full Sale Terms are available on the property page at www.auction.com by entering 3752 N Wolcott Ave into the search bar. If sold to anyone other than the Plaintiff, the winning bidder must pay the full bid amount within twenty-four (24) hours of the auction's end. All payments must be certified funds. No third-party checks will be accepted. All bidders will need to register at www.auction.com prior to placing a bid. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium property Act, 765 ILCS 605/9 (g)(l) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH

Real Estate For Sale

SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact Plaintiffs attorney: CODILIS & ASSOCIATES PC 630-794-5300 please refer to file number 14-26-02934. Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 14-26-02934 Case Number: 2026CH04615 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.
I3297414

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181818 ----------

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
LOAN FUNDER LLC, SERIES 18513
Plaintiff
vs.
DISTINCTIVE DWELLINGS, LLC, ROBERT STEVEN BAYLESS, MARY ANN SKWERES
Defendant
23 CH 1750
CALENDAR
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 15, 2026, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate:
P.I.N. 14-06-408-012-0000.
Commonly known as 1676 WEST EDGEWATER AVENUE, CHICAGO, IL 60660.
The real estate is: multi family residence. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(c) OF THE ILLINOIS MORTGAGE

Real Estate For Sale

FORECLOSURE LAW.
For information call Sales Department at Plaintiff's Attorney, Law Offices of Ira T. Nevel, 175 North Franklin Street, Suite 201, Chicago, Illinois 60606. (312) 357-1125. 23-00401
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
I3297004

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
U.S. Bank Trust National Association, as Trustee of LB-Igloo Series VI Trust
Plaintiff
vs.
Stephan T. Bakana; Eastwood by the Lake Condominium Association; Unknown Owners and Nonrecord Claimants
Defendant
25 CH 6544
CALENDAR 62
NOTICE OF SALE
PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on December 15, 2026, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell, in person, to the highest bidder for cash, the following described mortgaged real estate:
P.I.N. 14-06-408-012-0000.
Commonly known as 811 West Eastwood Avenue, Unit 305, Chicago, Illinois 60640.
The real estate is: condominium residence. Sale terms: At sale, the bidder must have 10% (or 25% if so ordered in the Judgment of Foreclosure) down by certified funds, balance within 24 hours, by certified funds. No refunds. The property is sold AS IS subject to all liens or encumbrances. The property will NOT be open for inspection. Prospective bidders are admonished to check the circuit court case record, property tax record and the title record to verify all information before bidding. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER THE ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(c) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
For information call Sales Department at Plaintiff's Attorney, Sottile & Barile, LLC, 7530 Lucerne Drive, Suite 210, Middleburg Heights, Ohio 44130. (440) 572-1511. ILF2505026
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I3297005

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
Plaintiff,
-v.-
UNKNOWN SUCCESSOR TRUSTEES OF THE CHARLOTTE H. SONNENFELD TRUST , BMO HARRIS BANK, N.A., LAKE PARK PLAZA CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, UNKNOWN OCCUPANTS
Defendants
23 CH 6763
3930 NORTH PINE GROVE AVENUE #1801
CHICAGO, IL 60613
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 10, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 14, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 3930 NORTH PINE GROVE AVENUE #1801, CHICAGO, IL 60613
Property Index No. 14-21-100-018-1224
The real estate is improved with a condominium.
The judgment amount was $170,113.70.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/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

Real Estate For Sale

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 The sales clerk, LOGS Legal Group LLP Plaintiff's Attorneys, 2801 LAKESIDE DRIVE, SUITE 207, Bannockburn, IL, 60015 (847) 291-1717 For information call between the hours of 1pm - 3pm.. Please refer to file number 23-099366.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
LOGS Legal Group LLP
2801 LAKESIDE DRIVE, SUITE 207
Bannockburn IL, 60015
847-291-1717
E-Mail: ILNotices@logs.com
Attorney File No. 23-099366
Attorney Code. 42168
Case Number: 23 CH 6763
TJSC#: 46-2215
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 # 23 CH 6763
I3297121

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Rogers Park Township Real Estate For Sale

Real Estate For Sale

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181818 ----------

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
WELLS FARGO BANK, N.A.
Plaintiff,
-v.-
KEVIN M. RAHLFS; JOHN MEEHAN; STATE OF ILLINOIS; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
Defendants.
25 CH 10091
1223 West Columbia Avenue, Chicago, IL 60626
NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on 8/26/2026, an agent of Auction.com, LLC will conduct the On-line Only auction at www.auction.com, with the bidding window opening on 12/21/2026 at 10:00 AM CDT and closing on December 23, 2026 at 10:00 AM subject to extension, and will sell at public sale to the highest bidder, as set forth below, the following described real estate.
Commonly known as 1223 West Columbia Avenue, Chicago, IL 60626
Property Index No. 11-32-307-012-0000
The real estate is improved with a Single Family Residence. The judgment amount was $478,906.49
Sale Terms: Full Sale Terms are available on the

Real Estate For Sale

property page at www.auction.com by entering 1223 West Columbia Avenue into the search bar. If sold to anyone other than the Plaintiff, the winning bidder must pay the full bid amount within twenty-four (24) hours of the auction's end. All payments must be certified funds. No third-party checks will be accepted. All bidders will need to register at www.auction.com prior to placing a bid. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium property Act, 765 ILCS 605/9 (g)(l) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR

Real Estate For Sale

(HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact Plaintiffs attorney: LOGS Legal Group LLP (847) 291 1717 please refer to file number 25-103995-FC01. Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 25-103995-FC01 Case Number: 25 CH 10091 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.
I3297163

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North Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION
PHX EQUITIES, INC., as successor in interest to FIRST BANK OF HIGHLAND PARK
PLAINTIFF
-vs-
THOMAS M. DEL BECCARO, MERRILL LYNCH CREDIT CORPORATION; UNKNOWN OWNERS AND NON-RECORD CLAMANTS
DEFENDANTS
HSBC BANK USA, N.A., AS TRUSTEE OF J.P. MORGAN MORTGAGE TRUST 2007-A6, MORTGAGE PASS-THROUGH CERTIFICATES
COUNTER-PLAINTIFF,
-vs-
THOMAS M. DEL BECCARO; PHX EQUITIES, INC., as successor in interest to FIRST BANK OF HIGHLAND PARK; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
COUNTER-DEFENDANTS
NO. 10 CH47058 CONSOLIDATED WITH Case No. 10 CH 25856
CALENDAR NO: 59
PROPERTY ADDRESS:
2127 NORTH SEMINARY AVENUE
CHICAGO, IL 60614
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on November 5, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 30, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 2127 NORTH SEMINARY AVENUE, CHICAGO, IL 60614
Property Index No. 14-32-215-017
The real estate is improved with a single family residence.
The judgment amount was $2,245,819.25.
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 The sales clerk, LOGS Legal Group LLP Plaintiff's Attorneys, 2801 LAKESIDE DRIVE, SUITE 207, Bannockburn, IL, 60015 (847) 291-1717 For information call between the hours of 1pm - 3pm.. Please refer to file number 10-043291.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
LOGS Legal Group LLP
2801 LAKESIDE DRIVE, SUITE 207
Bannockburn IL, 60015
847-291-1717
E-Mail: ILNotices@logs.com
Attorney File No. 10-043291
Attorney Code. 42168

Real Estate For Sale

Case Number: 10 CH 47058 CONSILIDATED W/ 10 CH 25856
TJSC#: 45-2951
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.
I3297891

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR LEHMAN MORTGAGE TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-4
Plaintiff,
-v.-
BRIAN N. OGAN, 161 CHICAGO AVENUE EAST CONDOMINIUM ASSOCIATION, HORIZON BANK, NATIONAL ASSOCIATION, STERLING NATIONAL BANK, SUCCESSOR IN INTERESTTO THE LONG ISLAND SAVINGS BANK, FSB, ARGENT MORTGAGE COMPANY, LLC, STATE OF ILLINOIS, SERVICE FINANCE COMPANY, LLC, UNITED STATES OF AMERICA
Defendants
25 CH 12864
161 EAST CHICAGO AVENUE, UNIT 28H
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 28, 2026, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 29, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 161 EAST CHICAGO AVENUE, UNIT 28H, CHICAGO, IL 60611
Property Index No. 17-10-200-068-1034
The real estate is improved with a condominium.
The judgment amount was $489,784.44.
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.
Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption.
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 The sales clerk, LOGS Legal Group LLP Plaintiff's Attorneys, 2801 LAKE-

Real Estate For Sale

SIDE DRIVE, SUITE 207, Bannockburn, IL, 60015 (847) 291-1717 For information call between the hours of 1pm - 3pm.. Please refer to file number 25-104441.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
LOGS Legal Group LLP
2801 LAKESIDE DRIVE, SUITE 207
Bannockburn IL, 60015
847-291-1717
E-Mail: ILNotices@logs.com
Attorney File No. 25-104441
Attorney Code. 42168
Case Number: 25 CH 12864
TJSC#: 46-2251
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 12864
I3297773

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, CHANCERY DIVISION
MORTGAGE FORECLOSURE/MECHANICS LIEN SECTION
Citibank, N.A., as Trustee, for the benefit of the Holders of CF 2019-CF1 Mortgage Trust Commercial Mortgage Pass Through Certificates, Series 2019-CF1,
Plaintiff,
v.
625 N. MICHIGAN (CHICAGO), LLC, a Delaware limited liability company, UNKNOWN OWNERS and NON-RECORD CLAIMANTS,
Defendants.
Case No. 2026-CH-05176
Property address:
625 North Michigan Avenue
Chicago, IL 60611
NOTICE OF FORECLOSURE SALE
Plaintiff, Citibank, N.A., as Trustee, for the benefit of the Holders of CF 2019-CF1 Mortgage Trust Commercial Mortgage Pass Through Certificates, Series 2019-CF1 ("Plaintiff"), pursuant to 735 ILCS 5/15-1507(c), hereby gives notice that Plaintiff shall conduct a sale of the collateral described below pursuant to the Illinois Mortgage Foreclosure Law.
PUBLIC NOTICE is hereby given by Plaintiff that pursuant to a Judgment Order of Foreclosure and Sale entered in the above-captioned cause on October 5, 2026 ("Judgment"), the Sheriff of Cook County will, on December 28, 2026, at the hour of 1:00 pm, at the Richard J. Daley Center, 50 W. Washington St., Chicago, IL, Outside of Lower Level Room 06, sell to the highest bidder for cash, the mortgaged real estate described as follows, Sheriff Number 260042,
OFFICE PARCEL (REMAINDER)
Commonly Known As: 625 North Michigan Avenue, Chicago, IL 60611
Permanent Index Number: 17-10-118-019-0000
Together with all of Borrower's (as defined in the Judgment) fixtures and personal property located at the above-described property and described in the Mortgage (as defined in the Judgment).
The mortgaged real estate is commercial.
Terms of all sales are "cash" in the form of cashier's check, or certified check. Ten percent (10%) of your opening bid is due at the time of sale, the balance within twenty-four (24) hours. Failure to pay the remaining balance within the twenty-four (24) hours shall result in the forfeiture of the ten percent (10%) down payment. The property will NOT be open for inspection.
For information call Plaintiff's Attorney, Elinor H. Murarova, Duane Morris LLP, 190 South LaSalle Street, Suite 3700, Chicago, Illinois 60603, Telephone: (312) 499-6700.
This is an attempt to collect a debt pursuant to the Fair Debt Collection Practices Act and any information obtained will be used for that purpose.
I3297835

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Notice of Public Sale

East Bank Storage at 1200 W. 35th St., 773-247-3000, is opening lockers: 3D3346 (Reed, Jesse), 3E3471 (Regnier, Kevin) and 3F3634 (Shea, James) for public sale of miscellaneous items. This sale is to be held on Thursday, December 10, 2026, at 2:00 pm. Cash only.

To place an ad, call 773-465-9700 or email: insidepublications chicago@gmail.com Deadline: 5pm Fridays

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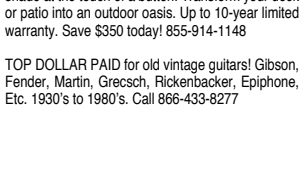

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Loyola Park meeting Dec. 7

The Loyola Park Advisory Council is hosting their final meeting of the year 6:30 p.m. Monday, Dec. 7, at the Loyola Park Fieldhouse, 1240 W. Greenleaf Ave.

The Council will share updates on Loyola Park, talk about plans for the coming year, and express some holiday cheer with neighbors. All are welcome.

Loyola Park seeking new theme for 2027 Artists of the Wall

The Loyola Park Advisory Council is hosting a community meeting 6:30 p.m. Monday, Dec. 7, at the Loyola Park Field House, 1230 W. Greenleaf Ave., to review updates at Loyola Park and plan for the next year.

On the agenda will be choosing a theme for the 2027 Artists of the Wall event.

The 34th annual Artists of the Wall will be happening on Father's Day weekend, June 19–20, 2027, and each year the event brings out artists to the lakefront to repaint benches under the banner of a common theme.

Last year's theme was We're All Neighbors. Those who have suggestions for the 2027 theme my submits them to: https://tinyurl.com/AOTWTheme2027.





(L) Mural by Oscar Joyo. (R) Mural by Mauricio Ramirez. *Images courtesy 49th Ward office*

Two new murals recently completed in Rogers Park

Last week, artist Oscar Joyo completed a new mural in Jarvis Square, at 1532 of W. Jarvis Ave.

The mural was funded by taxpayers through a $50,000 grant given through the city's public arts menu program. Alongside city funding, the project team also sought local volunteers and donations to help with preparation work and community outreach.

Joyo is a Malawian-born, Chicago-based artist who has painted murals across the city. He specializes in Afro-futuristic portraiture with an emphasis on nature and the power of community.

The second new mural was completed at the end of September and designed by artist Mauricio Ramirez. It is titled "Common Ground." The 15-by-130-foot mural is painted on the on the CTA Red Line embankment wall located at Dubkin (Leonard) Park, 7442 N. Ashland. It was also funded through the City of Chicago's Public Arts Menu Program as a winning project from the 49th Ward participatory budget.

Goodman Theater program at Willye White Park

The Goodman Theatre's GeNarrations program is inviting neighbors to join in a free seven-week writing and performance course offered at Willye White Park, 1610 W. Howard St., for those adults 55 years and older.

Registration opens on Dec. 7. To sign up for a class, visit www.GoodmanTheatre.org/Registration. Students will meet to learn how to write 5-minute stories based on themes presented by Goodman instructors.

Classes take place Tuesday and Wednesdays, 10 a.m. to noon, beginning Jan. 11, 2027.

Enrollment is free and includes a ticket to a Goodman Theatre production.

SSA *from p. 1*

wood Ave.) to Clark St.

SSA #26 has a 2026 budget levy total of $580,268, that includes $124,000 in personnel costs and $50,050 in SSA management fees which combined consume about 31% of the budget.

During the same Nov. 16 committee meeting, Aldermen also advanced a related measure for the Magnificent Mile Business Improvement District [BID No. 1].

The purpose of the BID No. 1 is to pool tax funds from commercial and non-residential property owners along N. Michigan Ave. corridor to pay for extra services that supplement—rather than replace—standard City of Chicago services, including funding for supplemental security and safety initiatives; supporting sanitation, sidewalk cleaning, graffiti removal, lighting, planters, and façade or streetscape enhancements; recruiting retail and commercial tenants, retaining businesses, and helping fill vacant storefronts.

North Michigan Ave. has also operated under SSA #76—managed by The Magnificent Mile Assoc. and covering both sides of Michigan Ave. from the Chicago River north to Oak St.

Because these approvals occurred at the committee level, they advance to the full Chicago City Council for final passage.




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