

Thanksgiving dinners take eighteen hours to prepare. They are consumed in twelve minutes. Half-times take twelve minutes. This is not coincidence.

— Erma Bombeck

Builders surveying a wide canvas for development in 2026

BY DON DEBAT
The Home Front

Looking to 2026 and beyond, Chicago builders likely will have to juggle civic priorities, analyze market conditions, and gaze into the crystal ball on the direction of mortgage interest rates in order to bank future profits.

Those are a few of the thoughts on the minds of more than 1,000 builders, developers, real estate brokers, apartment managers, title insurers and lenders who attended the Lincoln Park Builders [LPB] of Chicago's 36th annual Real Estate Forum on Nov. 20 at Theater on the Lake, 2401 N. Lake Shore Dr.

LPB is the city's oldest and most prestigious private real estate club. The LPB Real Estate Forum is considered by many to be the top networking event in Chicago real estate. It always sells out with 1,000-plus crowds of guests, leaving standing room only for those



The Lincoln Park Builders panel at Theater on the Lake Nov. 20.

who find a way to sneak in.

This year's event featured a panel discussion, titled "Big Shoulders, Big Ambition: Bridging Policy and Market Forces for a Stronger Chicago," which explored how public and private stakeholders can find common ground through collaborative in-

vestment and development.

The Lincoln Park Builders of Chicago is an honorary society of builders, developers and managers of real estate and those involved in the field. Participants at this year's Forum included:

BUILDERS see p. 4

Loop's Bankers Building designated as Landmark



On Nov. 18, the city named The Bankers Building in the Loop as an official Chicago landmark.

Designed by Burnham Brothers and also known as the Clark Adams Building, the 41-story, 476-foot-tall Art Deco structure at 105 W. Adams St. was the tallest building in the financial district at the time of its completion in 1927.

The landmark designation aligns with Primera Group Inc.'s planned \$183.5 million adaptive reuse project at the property, previously approved for \$67.5 million in Tax Increment Financing

support as part of the City's Loop Revitalization Initiative.

The residential conversion would repurpose approximately 400,000 square feet of underutilized office space as 400 mixed-income residences and neighborhood-oriented commercial space. The project would also add 28,888 square feet of commercial space on the lower levels, which the city hopes will attract a grocery store.

The landmark designation protects all exterior elevations of the building.

After School Matters opens Orleans St. teen center

On Nov. 17, local dignitaries and Near North Side residents attended the opening ceremony for the Orleans Teen Center in Cabrini-Green, a new facility operated by After School Matters [ASM] at 1065 N. Orleans Ave. The center is located in a renovated former Catholic school building, and is expected to offer paid out-of-school time opportunities to about 1,500 teens each year.

ASM bought the building for more than \$12 million and raised over \$27 million to cover the entire renovation cost.

ASM CEO Mary Ellen Caron, Ald. Walter Redmond Burnett [27th], Lieut. Gov. Julianna Stratton, Illinois Senate President Don Harmon, Mayor Brandon Johnson and Cmsr. Ciere Boatright, of the Chicago Dept. of Planning and Development [DPD] were among the guests.

"For nearly 35 years, After School Matters has provided safe, engaging spaces where teens can



"For nearly 35 years, After School Matters has provided safe, engaging spaces where teens can discover their potential and be themselves," said CEO Mary Ellen Caron.

discover their potential and be themselves," said Caron. "With the opening of the center, we're deepening that commitment—bringing more opportunities, creativity, and connection to the heart of Chicago."

The project received \$5 million in taxpayer assistance from the City's Community Development grant program alongside funding from state agencies and philanthropic organizations. The 36,000-square-foot building previously served as the home of Ar-

chitectural Artifacts, an antique dealer who fled Chicago and moved their operation to Texas.

"DPD was proud to support this transformational project which will offer learning opportunities to thousands of bright young minds," said Boatright. "The project shows what's possible when public and private partners come together to make a lasting impact for our city's youth."

The facility includes class-

CENTER see p. 12



Navy Pier with the new Navy Pier Marina on the right.

Photo courtesy Navy Pier Marina

Navy Pier Marina founder named 2025 Yachtperson of the Year

Chicago Yachting Assoc. recognizes 'significant contributions to enhancing the boating experience on Lake Michigan'

BY STEVEN DAHLMAN
Loop North News

The founder of Navy Pier Marina has been named the 2025 "Yachtperson of the Year" by the Chicago Yachting Assoc.

Randy Podolsky received the award on Oct. 19 at the organization's annual meeting.

The award, says the association, "recognizes exceptional efforts and endeavors to enhance the



Randy Podolsky

Photo courtesy Navy Pier Marina

YACHTPERSON see p. 12



Embrace the joy of the holiday season at winter flower show

'Tis the season! The 2025 winter flower season that is. The free flower show has returned to the Lincoln Park Conservatory, 2391 N. Stockton Dr., starting today, Wednesday, Nov. 26. The will run through Sunday, Jan. 4, 2026. The hours are 10 a.m. to 5 p.m., Wednesday through Sunday, and while it's free, pre-reservations are required.

This year the Lincoln Park Conservatory is leaning into the holiday season. As the weather gets colder the flower show will provide a cozy and festive atmo-

sphere for both residents and visitors from all over to enjoy.

The Lincoln Park Conservatory turns cozy with its "Fire-side" Winter Flower Show, and guests can feel relaxed in front of a centerpiece brick fireplace. The show will also feature a variety of poinsettias such as 'Golden Glo', 'Norwin Orange' and 'Christmas Magic Red' – the colors of a comforting fire.

The scent of fresh cut fir trees will be a soothing aroma as amber lighting creates a soft glow throughout the space.

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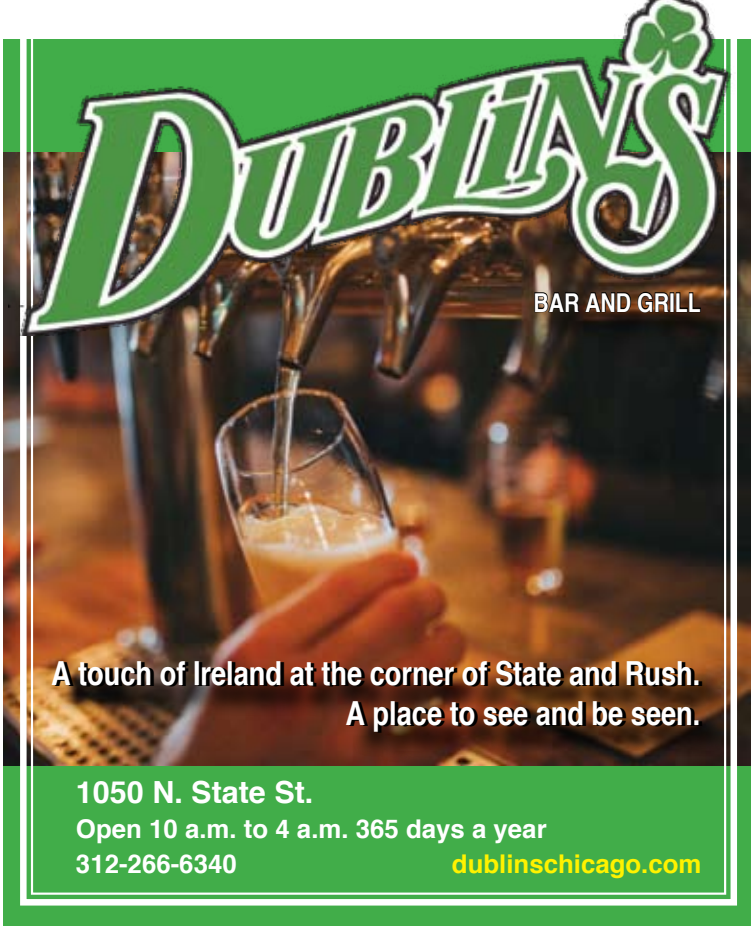
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By Thomas J. O'Gorman

Do you happen to be possessed of a “wattle?” Many of the human race are. Especially after 50 years of age.

What about a “snood?” Can you lay your hands on one with ease? If not, try a little higher on your neck.

Do you think men look better with wattles and snoods? Or do the ladies?

Well, somewhere between the wattles and the snoods, that wrinkly drooping skin hanging from a turkey's noggin, an American national holiday was born. Not just any holiday, but a “sea to shining sea” holiday that revolves around wattles and snoods, called Thanksgiving.

It's a Feast Day, an American favorite. To understand why is to discover the magic of the feast.

Thanksgiving is free of a large amount of stress and anxiety that accompanies other holidays. And it's more easily dispensed with, like a turkey carcass.

And because Thanksgiving has always been second to Christmas, expectations are lessened. People are more easily satisfied with simply having a great meal and the easy company of friends.

No need for bags of toys, ice skates or baby dolls.

So much of the long-standing family resentments and unresolved family conflicts need not appear, if you're lucky. They can be over-looked among friends without all the familiar baggage. For many folk Thanksgiving is a “baggage free” zone.

Thanksgiving seems to have evolved into a day you can be dispensed of without too much harranguing, especially among those recently married folk. Many of them just longing for the chance to absent themselves from the usual malarkey of family critiques.

The vittles themselves may have played a critical part in the evolution of the holiday. My family was not permitted to share the day with people not attending Grandma O'Gorman's large feast. A doomsday saga of cousins, aunts, uncles, shirt-tail relations and Irish religious brothers who always brought their appetites.

Grandma's hospitality had a very loyal supporter in my father, Mossy, who refused to ever attend Thanksgiving in anyone else's dining room for fear of being served soggy wet stuffing. Only the buttery, but dry, “dressing,” as he called it, of Grandma's would satisfy his craving for “authentic” rosemary, thyme and onion dressing with home-made bread-crumbs. Accompanied by fresh-made cranberry sauce drizzled with good brandy rescued from the Brandy Alexanders served before dinner.

Watch your wattles and keep your eyes on your snoods



Males turkeys have a distinctive singular fleshy wattle, called a snood, that hangs from the base of the culmen. Like with other phasianines (any large or small, semiflightless, gallinaceous game birds), the male is bigger and sports fancier plumage than the female.

My sister and I loved the grand crunchy vegetables Grandma served. Our cousins, who outnumbered us, were always vegetable-free.

I was a dark meat lad whereas my cousins only ate white. I'm not sure they ever discovered dark meat was juicer and I never let that secret out of the bag. The giblet gravy was herbal and superb, haunted by the fresh rosemary used in abundance.

I always had a piece of Grandma's homemade warm Irish Soda Bread filled with raisins, with gobs of unsalted butter. And I loved the traditional “Colcannon”- creamy whipped potatoes with chopped crunchy cabbage mixed in with finely chopped shallots. Irish Soul Food.

We never got near a wattle or a snood.

Rudy, my Grandma's select butcher up on Halsted St. never sent the turkey's head to her. But she saw plenty of each growing up on her family's Tipperary dairy farm.

Working on food prep with her the day before Thanksgiving, she'd tell stories of Ireland. She was a fine woman in the kitchen. She learned a great deal of cookery from her mother, great Grandma Crowe, nee O'Dwyer, a family famed for their skill in the kitchen.

When my Grandma was a teen she was sent off to cook for an uncle who was a beloved priest in Tipperary Town. She explained all the details of cooking a fine turkey for him. First she poached the bird. Then roasted it in the wood oven surrounded by apples. She'd always mimic her uncle smacking his lips for the turkey, served with turnips and roasted spuds. We loved her tales told to us in the warm kitchen that let us walk through her tasty past so much a part of our tasty present.

Remember watch your wattles and keep your eyes on your snoods. *Happy Thanksgiving.*

IT'S TIME: Uptown's Time-Line Theatre Co. confirms construction of its new home is more than 75% complete, with sights set on substantial completion of the \$46 million building in Feb-

ruary. “It's incredibly energizing to walk through the building now and really see how far we've come,” said **Elizabeth K. Auman**, Director of New Home Development for TimeLine.

NOBEL LAUREATE: Northwestern celebrates **Joel Mokyr** for his 2025 Nobel Prize in Economics. Bravo professor, you make all Chicago proud.

BUST: The Illinois Gaming Board has reported a 15% drop in September sports betting, after the state imposed a new tax on wagers. To nobody's surprise, betting with local bookies are up 15%, with no taxes added.

DOPE: Writer **Alex Berenson** posting about the legalization of weed. “We were told that legalization would produce huge new

WATTLES see p. 8

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‘Complete lawlessness’

Critics slam mayor
as Loop mob attack
and shootings shock Chicago

BY CWBCHICAGO

Voices across Chicago and the nation have expressed alarm after two shootings in the Loop following the city’s annual Christmas tree lighting left a 14-year-old boy dead and eight other people, nearly all juveniles, wounded.

Officials said officers arrested 18 people and recovered five firearms during what authorities described as widespread mayhem in the downtown area after the ceremony.

Video on social media showed a group of young people beating and robbing an apparent teenage victim in the Loop during the mayhem. As the boy curled up on the ground, someone pulled off his winter coat. Moments later, as he struggled to his feet, another individual cold-cocked him in the face, sending him staggering down the sidewalk.

The violence quickly drew national attention, with President Donald Trump weighing in on his Truth Social account, writing that “Governor Pritzker and the Low IQ Mayor of Chicago are refusing Federal Government help for a situation that could be quickly remedied.” He claimed that “the people are chanting, BRING IN TRUMP!!!”

Mayor Brandon Johnson struck a notably different tone from the one he adopted in 2023, when he pushed back on criticism after so-called teen trends left three teenagers shot and 15 people arrested in the days after his election victory. At that time, Johnson claimed concerned residents were



Social media video went viral and travelled around the globe last weekend showing a group of young teenagers beating and robbing a teenage victim in the Loop following the annual lighting of the downtown Christmas Tree. It was yet another in a list of embarrassing moments for Chicago’s central business district since the riots and looting in 2020.

“demonizing” young people who “sometimes make silly decisions.”

Last Saturday, Johnson sounded closer to condemning the behavior he once appeared to excuse. “We have too many guns and too many young people who do not value their lives or the lives of others,” he said.

Earlier this year, Johnson vetoed an ordinance that would have granted CPD Supt. Larry Snelling authority to impose immediate snap curfews to help defuse and disperse large teen gatherings before they turned violent.

Earlier this year, Johnson vetoed an ordinance that would have granted CPD Supt. Larry Snelling authority to impose immediate snap curfews to help defuse and disperse large teen gatherings before they turned violent. On Saturday, he urged parents and guardians to accompany minors

at large events.

“These types of violent gatherings can never be an alternative, nor can they be normalized,” Johnson said, once again voicing thoughts that seem to contradict his previous “demonization” rhetoric.

The reaction from retired Riverside Police Chief Tom Weitzel was scathing as he painted images of “escalating violence” and “complete lawlessness” in Chicago.

Weitzel repeated earlier public statements advising families and visitors to stay away from the city “until leadership takes decisive action.”

He pointed to the fire attack aboard a Blue Line train earlier last week, Friday’s shootings in the Loop, and what he described as a “juvenile riot” that got worldwide attention after the city’s annual tree lighting ceremony.

“These incidents shock the conscience,” he said. “Despite claims that crime is being reduced, violent crime is spiraling out of control. The mayor and his team are deflecting instead of protecting. Chicago is not an ideal place to bring your family, and

Comment period open on RTA budget, public hearing Dec. 4

The RTA has released the Proposed 2026 Regional Transit Operating Budget and Five-Year Capital Program for download and public comment.

The budget comes on the heels of transit legislation passed on Oct. 31 that will provide an estimated \$1.2 billion in additional annual taxpayer funds, once fully implemented beginning in late 2026, for operations and establish a new regional entity to streamline operations, including those at the CTA.

The proposed 2026 regional budget details \$4.352 billion in operating expenses for northeastern Illinois’ transit system, and a 2026-2030 Regional Capital Program of \$9.246 billion focused on returning the system to a state of good repair, making all stations accessible, transitioning to zero-emissions, and providing limited expansions and upgrades.

The budget is open for public comment now through Dec. 5, visit <https://www.rta-achicago.org/transit-funding/2026-regional-transit-budget>. Public comments may also be submitted by emailing communications@rtachicago.org. The RTA will also

COMMENT see p. 11

I advise against visiting for entertainment, dinner, shows, or overnight stays until leadership takes violent crime seriously.”

Weitzel said he believes only a downturn in tourism and entertainment spending will force leadership to make significant changes.

“Chicago deserves better. Its citizens, its officers, and its visitors cannot afford leadership that pretends everything is fine while lives are lost,” he said.

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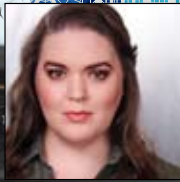
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Night Out in the Parks call for 2026 proposals

The Chicago Park District [CPD] is currently seeking proposals from Chicago-based organizations, collectives, and individual artists to participate in their 14th season of Night Out in the Parks [NOITP]. The season runs from June 1 to Dec. 31, 2026.

Proposals are due by 11:59 p.m. Monday, Dec. 8, for consideration for the 2026 season.

Through various disciplines such as theater, music, movies, dance, site-specific work, nature programs, culinary arts, literary arts, and community festivals, the CPD presents performances and cultural events in Chicago parks.

Next year, in celebration of the United States' 250th birthday, the CPD is encouraging proposals emphasizing democracy, patriotism, civics and civil liberties, racial, social, and environmental justice, diversity, and culture.

Since its inception, NOITP has provided thousands of hours of

diverse, and unique arts programming. With support from Chicago taxpayers, NOITP produces hundreds of free cultural events annually for patrons in parks city-wide, in all 77 community areas of Chicago.

NOITP seeks artists, community members, and park staff, as well as arts programmers and cultural producers, to curate work that reflects the lives and experiences of local citizens. Program must be offered to the community for free. For more information on the submissions process write to noitp@chicagoparkdistrict.com.

NOITP vendors must be a Chicago-based organization or individual artist. Residency within the city of Chicago is required and must be verified. Vendors do not need to be a not-for-profit organization to be considered. The main applicant must be 21 years of age, and projects where vendors will have physical interaction with the general public will be subject to background checks.

INSIDE PUBLICATIONS



(L-R) Gregory Mutz, CEO AMLI residential Partners. Alan Lev, chairman of Belgravia Group, James Cappleman, former 46th Ward Alderman.

BUILDERS from p. 1

Veteran North Side developer Alan Lev, chairman of Belgravia Group, Ltd., who served as panel moderator.

Panelists were James Cappleman, former Alderman 46th Ward, John Cullerton, former president, Illinois Senate, and Gregory Mutz, chairman and CEO, AMLI Residential Partners, LLC, a luxury rental apartment developer. Jennifer Parks, executive director, Habitat for Humanity Chicago was the keynote speaker.

Pro-housing panelists speak

Generally, the panelists' comments mirrored the mood of the cheering pro-real estate crowd. Discerning comments from the panelists follow:

"Builders and developers need a sweeping city-wide master plan for housing," urged Cappleman. "It seems as if the longer it takes to get a building up, the longer it takes to lower property taxes."

"Property taxes do not need to go up," said Cullerton, assuming the city budget people sharpen their pencils and make necessary cuts.

"The Affordable Requirements Ordinance (ARO) is a cancer," said Mutz, an outspoken critic of subsidized housing. "Twenty percent of Chicago penthouses have to be affordable housing in Chicago? That's nuts. A Democratic Socialist mayor means a socialist local government."

ARO is a liberal housing policy used in Chicago, that mandates certain new residential developments must include a percentage of affordable housing units, or pay a stiff tax if they don't follow orders. Those taxes are of course passed onto the home buyers.

Moderator Lev tersely summed up the Chicago developer's dilemma: "The pickle we're in is due to poor leadership and poor policies" at City Hall.

While the panel did not make any mortgage-rate predictions for 2026, on Nov. 20, the benchmark 30-year fixed rate home-loan average nationwide hovered at 6.26%, up slightly from 6.24% a week earlier. A year ago, the 30-year fixed loan averaged 6.84%.

Michael Glasser, president of the Neighborhood Building Owners Alliance [NBOA], was honored with the Forum's 2025 Impact Award for his leadership, advocacy and commitment to strengthening Chicago's housing landscape. An outspoken housing advocate, Glasser prefers to refer to Chicago's thousands of apartment landlords as "housing advocates."

It was the NBOA who earlier

this year stood up to City Hall when they tried to seize property rights away from owners with the Northwest Housing Ordinance which severely and negatively impacted property transactions, stifling the ability to sell a property by creating months-long bureaucratic delays that the city was inadequately staffed to handle. Like many things that ooze out of City Hall, this ordinance failed due to inadequate stakeholder input during drafting.

It was the Neighborhood Building Owners Alliance who earlier this year stood up to City Hall when they tried to seize property rights away from owners with the Northwest Housing Ordinance which severely and negatively impacted property transactions.

Chicago's broad housing canvass

Chicago's broad housing canvass, where builders and developers earn a living, range from "hot" neighborhoods to vast "wastelands" of private-sector disinvestment across the city, analysts say.

Between January of 2023 and September of 2025, the sprawling 27th Ward—which spans such neighborhoods as South Old Town, Cabrini Green, Goose Island and Fulton Market, and ranges south to the Eisenhower Expy. and west to Kedzie and Pulaski avenues—accounted for 36 new developments valued at an eye-opening \$13 billion in real estate development.

Meanwhile, poor, struggling Englewood, which is spread across five South Side wards, saw just six projects with a total investment of only \$150 million, according to Chicago Plan Commission data.

At the same time, Chicago's non-profit affordable housing developers, such as the Habitat for Humanity Chicago, are chipping away on scattered South-Side and West-Side sites that have slowly lost population and commercial activity following decades of racial challenges and disinvestment.

However, gold is being mined by developers in many other near downtown and lakefront neighborhoods.

Details on other "hot" housing wards where an abundance of new housing starts have happened between 2010 and this September includes:

- The 34th Ward. This meandering city ward runs east and west of the "Spaghetti Bowl" (the junction of the Kennedy and the Eisenhower expressways). The 34th Ward ranges west to the famed Jackson Boulevard Historic District and Ashland Ave., and south to Little Italy and the Univ. of Illinois Circle Campus. The ward generated an impressive 3,830 new residential building permits.

- The 3rd Ward. This mostly South Side lakefront ward runs from just west of the Museum Campus to LaSalle St. and south to 43rd St. The ward generated 2,376 new residential building permits.

- The 4th Ward. This thin strip of the South Side lakefront runs west of South Shore Dr. from Jackson Blvd. south to Oakwood Blvd. The ward generated 2,099 new residential building permits.

- The 32nd Ward. This expansive patch of the Northwest Side, which encompasses Roscoe Village and the North Branch of the Chicago River, runs west of Wrigley Field and South Lakeview.

Boundaries of the 32nd Ward are from west of Southport Ave. to Western Ave. The boundary extends north to Paulina and Addison, then south to Webster Ave. The ward generated 1,705 new residential building permits.

Vacant lots abound

In the future, one trend that will benefit builders and developers is the reduction of vacant city-owned lots on the South and West sides.

The city's vacant lot portfolio has been whittled down to 7,000 lots in 2025 from more than 10,000 a few years ago. Some 70% of these lots are available for new construction. The balance is for open space side yards, community gardens, urban agriculture and parking.

Lincoln Park Realtor, Don Benson, broker with Jameson Sotheby's International Realty, contributed to this column.

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

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City expands support for arts organizations

Despite the city's severe financial situation, they continue to give gifts of taxpayer funds to hundreds of arts and cultural groups citywide.

Last week the City of Chicago Dept. of Cultural Affairs and Special Events [DCASE] announced the 2025 CityArts grant recipients, with more than 300 nonprofit arts and culture organizations receiving a combined total of over \$6 million in taxpayer support this year.

The total number of organizations receiving CityArts grants grew to approximately 300 awards from 200 since 2021. The spending reinforces DCASE's long-standing commitment to funding the arts as a driver of community vitality, and civic pride.

The grants "are an investment in the people and organizations that fuel creativity and inspire connection," said Kenya Merritt, DCASE Acting Commissioner. "By prioritizing general operating support, we are strengthening the foundation for artists and cultural organizations in every neighborhood to grow, thrive and continue making Chicago a world-class city for the arts."

The CityArts program provides taxpayer funding to Chicago-based nonprofit organizations of all sizes. This year's awards include 184 renewals and 119 new recipients.

A range of recipients were named as grantees this year, including many on the North Side. They include the Chicago Humanities Festival, Chicago Shakespeare Theater, Chicago Tap Theatre, the League of Chicago Theatres Foundation, Ruth Page Foundation, the International Museum of Surgical Science, Redtwist Theatre, The Neo-Futurists, WTTW, The Newberry Consort, DePaul Art Museum, the Music Box Foundation, Lookingglass Theatre Co., and Chicago Filmmakers, among many others.

The CityArts' budget grew from \$1.7 million in 2021 to \$7.5 million with federal American Recovery Plan funds in 2023. The program gave away \$6 million in both 2024 and 2025 despite the loss of federal pandemic-era bail out cash.

Participants in DCASE's 2021 initiative identified general operating support for nonprofits as the top funding priority. In response, DCASE has increased grant amounts — evolving from one-time awards from \$2,000 to \$25,000 to renewable grants ranging between \$10,000 and \$50,000, despite the loss of federal funds.

The lost federal funds have now been replaced by local taxpayer funds. Eighty-one percent of 2025 recipients have annual revenues under \$1 million.



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Police Beat...

Teen charged with robbery, aggravated battery of man

A male juvenile, 14, has been charged with one felony count of robbery, and one felony count – aggravated battery/great bodily harm. When he was arrested by members of the Robbery Task Force on Nov. 19, in the 1700 block of S. State St. He was identified as one of the offenders who, on Oct. 3, participated in a robbery and aggravated battery of a 20-year-old male victim while on a CTA train in the 300 block of W. Chicago Ave. The offender was placed into custody and subsequently charged accordingly.

Commercial burglaries crime spree

Chicago police are warning business owners of recent burglaries in the West Loop, Chicago Loop, South Loop, Near South Side, Lower West Side, Norwood Park, Edison Park, Avondale, Old Irving Park, Lake View East, West Ridge and Near West Side and Lower West Side neighborhoods. In each incident, (2-4) unknown offenders forcibly enter businesses after breaking the front glass door with use of an expandable pry tool/crow bar. Once inside, offenders rummage through business and take possession of currency contained in business safes/cash registers. In one incident, one of the offenders pointed a handgun and threatened to shoot the unsuspecting victim as he arrived to work and entered into the business. A stolen gray 2011 Infiniti 4-door sedan and a black 2017 Infiniti 4-door sedan were identified as being used by the offenders in a majority of incidents. Incidents occurring on the North Side include one on the 3300 block of N. Broadway, Nov. 5, 3:20 a.m.; 7100 block of N. Ridge Blvd. 3:32 a.m. Nov. 5; 600 block of W. Washington Blvd 4:30 a.m. Nov. 5; 400 block of S. Wells St. 5 a.m. Nov. 5; 1900 block of S. State St 4:58 a.m. Nov. 7; 2000 block of S. Clark St. 5:04 a.m. Nov. 7, and on the 500 block W. Harrison St 5:40 a.m. Nov. 7. The offenders are described as two to four Black males approximately 20-30 years old, wearing dark colored hooded sweatshirts, dark colored sweatpants, dark colored ski masks.

Man gets 8 years for shooting 16-year-old near the Mag Mile

On Nov. 20, a man received an 8-year sentence after pleading guilty to attempted murder for shooting a 16-year-old boy near the Magnificent Mile last year. Prosecutors said 20-year-old Jasean Butler fired several shots toward the teen at the corner of Wabash and Chicago avenues around 4:45 p.m. Aug. 2, 2024. Bullets struck the boy in the shoulder and also hit a 24-year-old man who was standing nearby. The shooting was recorded by a Chicago police surveillance cam-

era and security cameras at a nearby Chick-fil-A, according to court records. A CPD surveillance officer who reviewed multiple video feeds determined that the gunman fled onto a southbound Red Line CTA train at the State-Chicago stop, a police report stated. Officers intercepted the train at Roosevelt shortly after the shooting and detained Butler because he matched the suspect descriptions. A backpack police saw next to him contained a loaded 9-millimeter handgun, according to CPD. On Nov. 20, Butler agreed to plead guilty to attempted murder in exchange for the 8-year sentence from Judge Michael Clancy, according to court records. He must serve 85% of the term before becoming eligible for release.

Veteran pickpocket charged with 3 more thefts on the Blue Line downtown

A 65-year-old man with a history of pickpocketing on Chicago's transit system is once again accused of stealing wallets from women on the CTA Blue Line in the Loop, prosecutors said. Edward Miller, who received a two-year prison sentence for theft and identity theft in connection with similar Blue Line incidents in 2020, is charged with three counts of theft in the latest cases. Prosecutors said CTA surveillance video shows Miller and an accomplice working together on multiple occasions to distract and steal from riders. In one case, on Sept. 18 at the Washington Blue Line station, the accomplice blocked the path of a woman visiting from California while Miller reached into her purse and took her wallet containing identification, credit cards, and \$400 in cash, prosecutors said. The victim's cards were used shortly afterward to make \$1,127 in purchases. In another case on May 13, also at the Washington station, prosecutors said Miller switched roles. He allegedly blocked a 72-year-old woman's path while the accomplice removed her clutch purse containing credit cards and \$3 in cash. Those cards were used minutes later to buy \$216 worth of merchandise at a nearby store. The third theft occurred on Dec. 21, 2024, at the Monroe Blue Line station. Prosecutors said Miller bumped into a 23-year-old woman and removed her wallet while another person blocked her path. Surveillance footage allegedly shows Miller using a red cloth to conceal his hand as he reached into the woman's tote bag. Miller, who has been arrested numerous times for similar crimes on CTA trains and platforms, is a familiar familiar to transit officers. His 2020 conviction also stemmed from a string of thefts targeting Blue Line passengers in the downtown area. Authorities believe they know who Miller's accomplice was in the latest thefts, but we're not naming him because he has not yet been charged.



Edward Miller

Streeterville high-rise comes with an actual high: Man charged after cops find 189 pounds of drugs in lux apartment building

A Cook County Sheriff's Office investigation into suspected drug trafficking inside a Streeterville residential high-rise led to the seizure of nearly 200 pounds of pot and "magic mushrooms" — and the arrest of the man who rented the luxury apartment, according to sheriff's officials and court records. Sheriff's Police Organized Crime Division investigators executed a search warrant at a residential building in the 200 block of E. Illinois St. after learning that Christopher Jones, 34, was selling marijuana to customers inside the parking garage, the sheriff's office said. According to the sheriff's office, investigators conducted surveillance before the raid and identified a Range Rover registered to Jones. Undercover officers allegedly saw him carry two large duffel bags into the garage, load them into the vehicle's cargo area, and drive away. After obtaining a search warrant, investigators later approached Jones in the building's underground garage as he parked the Range Rover and detained him. Sheriff's officials said they "immediately"



Christopher Jones, inset, and some of the contraband allegedly seized during the raid.

smelled cannabis coming from inside the vehicle. A sheriff's police K-9 alerted to possible drugs inside the vehicle, and investigators recovered about 14 pounds of cannabis, according to an arrest report. Investigators then searched Jones' 33rd-floor apartment, where they recovered about 134 pounds of cannabis and 41 pounds of psilocybin mushrooms, the sheriff's office said. In a report, investigators estimated

the marijuana's value at approximately \$658,300, while the mushrooms were valued at \$186,140. The Cook County State's Attorney's Office charged Jones with multiple felony drug possession counts, including manufacture and delivery of more than 5,000 grams of cannabis, a Class X felony. Judge Shauna Boliker released Jones from custody to await trial.

15-year-old girl sexually assaulted at gunpoint in North Side alley, second teen held at knifepoint

Chicago police are searching for two men after one of them sexually assaulted a 15-year-old girl at gunpoint in Ravenswood Manor on Nov. 21. The girl and a female friend were walking in the neighborhood when they noticed two men following them around 9:21 p.m., CPD said. Once the men realized they had been spotted, they began chasing the girls and eventually caught up with them in the 2900 block of W. Wilson Ave. Police said one of the men dragged the 15-year-old into an alley and sexually assaulted her while threatening her with a gun. The second man held the girl's friend at knifepoint to stop her from intervening. A nearby resident later heard a commotion and rushed the teens into their home for safety. The attackers fled on foot, last seen heading east toward Francisco Ave. CPD described the man who sexually assaulted the girl as "Black Hispanic," about 5 feet 10 inches to 6 feet tall, 170 to 200 lbs, wearing a Nike tech jacket, dark pants, and dark gym shoes. His accomplice was described as "White Hispanic," 5 feet 5 inches to 5 feet 7 inches tall, 135 to 150 lbs, also wearing a Nike tech jacket, dark pants, and gym shoes. Area Five detectives are investigating and asking anyone with information to call 312-746-6554 or submit tips anonymously at CPDTIP.com using reference number JJ497958.

The allegations describe a sequence of events that began about 20 minutes before the attack, when Reed was recorded at a West Side gas station filling a small container with gasoline while wearing the same clothing later seen on CTA surveillance footage. The complaint says Reed walked from the Citgo station toward a nearby Blue Line station at Kedzie and Congress, where CTA records show a transit card linked to him was used to board a train at 9:04 p.m. Nov. 17. At 9:24 p.m., cameras inside a Blue Line train car captured the victim sitting in the middle of the car while Reed sat at the rear. Without any apparent interaction, the affidavit says Reed stood up, approached the woman from behind, removed the cap from the bottle he was holding, and poured the liquid over her head and body. When he tried to ignite the liquid, the woman fought him off and ran toward the front of the train, the complaint said. Reed then ignited the bottle itself, dropped it, picked it back up while it burned, and used it to set the woman on fire, according to the complaint. Screen captures included in the filing allegedly show Reed buying the gasoline and walking toward the cowering, soaking-wet victim with a flaming bottle. The train reached the Clark and Lake platform moments later. Investigators wrote that the victim exited the train while still engulfed in flames and collapsed on the platform, where bystanders rushed to help her. Reed allegedly walked away from the scene. A source said nobody on the train car with the woman and Reed made any effort to assist her as she burned. Responding officers arrived around 9:25 p.m. and found the woman lying on her back with severe burns to her face and body. Inside the train, police recovered a melted bottle, a lighter, clothing remains, and what they described as ignitable liquid pooled on a passenger seat near where the woman had been sitting. Reed was arrested around 11:29 a.m. near 140 W. Washington St. after officers spotted him wearing the same clothing seen in both the train and gas station videos. Body-worn camera recordings captured what federal agents described as fire injuries on Reed's right hand. During the ride to the detective division, Reed repeatedly yelled phras-



Lawrence Reed in a Jan. 2024 CPD mugshot

Blue Line fire attacker yelled 'Burn alive b****!' as officers took him into custody

After being arrested by Chicago police officers in the Loop on Nov. 18, the man accused of setting a woman on fire aboard a Blue Line train this week spontaneously yelled "Burn b****!" and "Burn alive b****!" according to a newly filed federal criminal complaint. Lawrence Reed, a 50-year-old man on pretrial release for allegedly knocking a psychiatric ward social worker unconscious in August, is federally charged with a terrorist attack or other violence against a mass transportation system. In a complaint filed Wednesday morning, an agent of the federal Bureau of Alcohol, Tobacco, Firearms and Explosives describes Monday's random attack on a 26-year-old woman in gut-wrenching detail, saying CTA surveillance video showed Reed dousing the woman with gasoline, igniting her, and watching as she burned before walking away.

es that included "burn b****" and "burn alive b****," according to the affidavit. Those statements were described as spontaneous and unprompted. In April 2020, Reed poured gasoline along the north end of the Thompson Center and set it ablaze because he had not received his Social Security check, prosecutors said at the time. He started the fire as Gov. JB Pritzker was preparing to hold his daily COVID-19 press conference inside the building, but there was no indication that Pritzker was targeted or that Reed knew the governor was present. Reed ultimately pleaded guilty to arson and received two years of "mental health probation" from Judge Arthur Hill. Despite being arrested three times on misdemeanor charges, including twice for battery, while on probation, the court deemed his probation performance "satisfactory" after prosecutors dropped all of those charges. Court records show he has had 53 criminal cases filed against him in Cook County since 1993, including nine felonies, mostly narcotics-related, all of which resulted in guilty pleas. Only two felonies led to any jail time: two years for his fourth drug case in 2003 and 30 days for repeat driving on a suspended license in 2017. In August, the man, whose home address on court documents is a mail processing center in the West Loop, was arrested and charged with aggravated battery causing great bodily harm. Prosecutors said he knocked a female social worker unconscious while he was being held in a suburban psychiatric hospital. In a detention petition filed three days after that incident, prosecutors said he struck the woman "about the face with an open hand, causing [the] victim pain and loss of consciousness." The victim, who was on duty at the time, suffered "extreme nausea, severe pain in the eye and head, and difficulty with balance" that prompted two emergency room visits, the petition said. She "likely has optic nerve bruising and a concussion causing her to experience memory issues, headaches, and daily nausea," a prosecutor wrote. Despite the allegations, on Sept. 12, court records show Judge Ralph Meczyk modified Reed's electronic monitoring order to allow him out of his home during some daytime hours on Tuesdays, Saturdays, and

Reed was arrested around 11:29 a.m. near 140 W. Washington St. after officers spotted him wearing the same clothing seen in both the train and gas station videos. Body-worn camera recordings captured what federal agents described as fire injuries on Reed's right hand. During the ride to the detective division, Reed repeatedly yelled phras-

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Chicago cops will soon file many gun charges without having to wait for a prosecutor's approval

BY CWBCHICAGO

Chicago police officers will now be allowed to file certain felony gun possession charges directly without waiting for a prosecutor to approve the case, the Cook County State's Attorney's Office announced Friday. The move marks the citywide expansion of a program that began in CPD's Englewood (7th) District, an initiative CWB Chicago first reported on earlier this year.

Under the new Expedited Felony Review standard, officers who complete specialized training can directly charge select nonviolent felony gun offenses that do not involve a shooting or a victim. Those charges include unlawful possession of a weapon, unlawful possession of a weapon by a felon, and aggravated unlawful possession of a weapon, according to an announcement by the state's

attorney's office.

Cook County State's Attorney Eileen O'Neill Burke said the change is designed to eliminate one of the biggest bottlenecks in the county's felony review system, where lower-level, "victimless" gun cases often sit behind violent-crime investigations that require immediate attention. Burke said the streamlined system will return officers to patrol faster and allow prosecutors to devote more time to cases involving victims and complex evidence.

"This initiative gets police officers back on their beats and frees prosecutors to focus on the most serious crimes," Burke said in the announcement.

Chicago Police Supt. Larry

Snelling said the new process "strengthens safety by getting our officers back on the street faster."

The system was piloted first in the Englewood District and then expanded to the Calumet (5th) District in April. During the pilot, 99% of the directly filed cases survived a preliminary hearing or resulted in a grand jury indictment, according to O'Neill Burke's office.

Officials said safeguards are built into the new process. For example, eligible cases must be supported by body-worn camera footage and a district watch commander must approve each filing. Prosecutors still review the cases before they go before a judge or grand jury, and officers can still seek legal



Cook County State's Attorney Eileen O'Neill Burke

Letters to the Editor

Stay strong

My hope is that the newspaper stays strong and true to its principles to fend off the vindictive lawsuit against valid journalism and free speech by a corporate thug. A free press at all levels - school, local, city, state, national, global - is essential to protecting the less powerful from the powerful. How is it that the lawsuit's initiator considers it acceptable to simply deny and threaten severe consequences absent a blind retraction, and then remain silent in response to a reasonable request from the newspaper to discuss the merits in a civilized manner?

It's a sad state of affairs that the newspaper needs a GoFundMe drive to defend the act of journalism. Would it be that the newspaper had the power of the current wretched Administration in Washington, D.C., to extort pro bono legal services from white-shoe law firms to do its bidding.

James Kirby
Lincoln Square

Downtown towers losing value

Chicago's downtown office towers are losing value at a historic pace, and the consequences are landing squarely on homeowners—across all surrounding parts of the city. As Loop buildings empty out and assessments collapse, the property tax burden doesn't vanish. It simply shifts to residences, where more and more people are forced to say: "I don't have it."

We keep dodging the central question: Where did the tenants go?

Companies able to sign 5- to 10-year leases increasingly don't want to be downtown. They don't want employees navigating what they see as an unsafe, poorly maintained, or inconvenient environment—and they won't pay a premium for offices their workers refuse to return to.

Before raising property taxes again, [we] should ask these companies directly: Why won't you come back downtown? Their answers would reveal more than City Hall has admitted.

If Chicago wants to stabilize its property tax base, we need a downtown that attracts employers: safer streets, a reliable CTA, surface transportation upgrades completed on time, cleaner public spaces, and a commitment to bringing companies back. Without tenants, homeowners will continue carrying the burden alone.

It's time to dig in, dig out of this mess, and save the Loop and Michigan Ave. and the City.

Tim Carew
Old Town

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

Huge property tax bills crush Cook County families

Families across Cook County are being hit with the largest property tax increases in decades at a time when daily life has already become unaffordable for many people.

Everyone knows prices are up — health insurance, groceries, rent, childcare, utilities. Now, thousands of Cook County homeowners [have opened] their tax bills and see increases they simply can't absorb. These are not minor adjustments. These are potentially life-changing, catastrophic hits.

Chicago's median homeowner bill rose 16.7%, the largest increase in 30 years. In several South and West Side neighborhoods, property tax bills jumped 80% to 133%. Homeowners across suburban Cook County are feeling the pain as well.

North and Northwest suburban homeowners saw their bills rise again this year, with a 3.4% median increase. Families in the Southland — still trying to re-

cover from last year's 19.9% spike — saw new increases again this year.

These increases didn't happen in a vacuum. Downtown commercial properties lost nearly \$400 million in assessed value. Thanks to Cook County's broken property tax system, that dramatic drop in commercial property value shifted the tax burden directly on to homeowners — many who can least afford it.

[This is] the second consecutive year of late tax bills — this time 4 months late — a disastrous failure with real financial consequences for ordinary people. Because Cook County mailed the tax bills four months late, banks and escrow companies used outdated, inaccurate estimates, leaving homeowners suddenly owing thousands of dollars more than they budgeted.

People are now receiving letters telling them their escrow is short by \$2,300 or \$4,000, with just a

month to pay. Cook County really blew it this time.

Countywide taxes rose 4.8%, outpacing inflation. Local schools, municipalities, and other local governments added more than \$500 million in additional levies. People are paying more — a lot more — and they're not seeing any added value in their daily lives that could justify these increases. This is not how responsible government operates.

Cook County needs leadership that can manage the basics: control escalating costs; identify operational efficiencies; and protect local homeowners from wildly unpredictable property tax bills. Families deserve better: many are stretched to the limit. And they can't keep being used as the backstop for a Cook County property tax system that continues to fail to get its own house in order. It's shameful.

Ald. Brendan Reilly [42nd]

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Ice skating now on in parks

Chicago's neighborhood ice rinks will welcome patrons for open skating starting on Friday, Nov. 28. Maggie Daley Park Ice Skating Ribbon in the Loop is now open and will be open for all downtown holiday festivities.

Each site will offer skating lessons, skating with Santa, pick-up hockey, stick skills hours, senior skate hours, skate sharpening services, open skating sessions, community bonfire nights and even an Under the Sea skate party.

Pre-registration is required to participate in open skate and other activities. To register, visit chicagoparkdistrict.com/ice-rinks.

On the North Side, the Warren Park Ice Rink, 6601 N. Western Ave., will open 2 p.m. Nov. 28.

The Community Bonfire Night at Maggie Daley Park is Tuesday, Dec. 2, and in Warren Park it's Thursday, Dec. 11, and will feature tutorials on building safe and effective campfires.

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This newspaper vs Sudler Property Mngt.

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

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

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

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

Subscribing to this newspaper for online weekly issues for only \$20 a year will also help. Visit www.insideonline.com

Prefer to stay offline? Mail a check to:

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We are grateful for your support.



www.gofundme.com/manage/your-friendly-neighborhood-newspapers.



Former State Rep. John Fritchey with former Mayor Laurie Lightfoot and partner, Amy Eshleman.



Lucien Lagrange and Michael Kutza.



Bobbi Panter with Myra Reilly, Sherrill Bodine, Sherry Holson, Sheree Schimmer, and Wynniss Mackie.

WATTLES from p. 2

tax revenues, but because the legalized market cannot compete with illicit producers, taxes have fallen far short of expectations – and in California, some legal producers are now asking the state to bail them out." Illinois is no better, with the current glut of dope grown in Michigan ripping a hole in legal Chicago sales, meanwhile the Gangster Disciples sales are as brisk as ever. Seven years ago, he wrote "Tell Your Children," a book about the links between cannabis, psychosis, and violence.

The United States drug legalization lobby and cannabis industry hated the book when it came out. They organized against it, trying to convince reviewers and major news outlets to ignore it, trying to smear Berenson as a racist alarmist, and anti-scientific and a prohibitionist, trying to destroy the

messenger. New research shows that THC has serious cardiac effects – and these effects remain whether THC is smoked or ingested in other ways, like through food or gummies. Just how many heart attacks and cardiac deaths cannabis causes is unclear, but it is causing them.

UKRAINIAN CULTURE: Some of our Chicago friends saw Yara's "The Magic of Light" last week. The Magic of Light in Chicago, directed by the one and only **Virlana Tkacz** and members of the Yara Arts Group from New York. The extraordinary musician, master of the Ukrainian instrument called 'bandura' **Julian Kytasty** mesmerized the audience not only with his playing but also as an actor and singer.

FOOTBALL: Former State Rep. **John Fritchey** at Wrigley Field with former Mayor **Lori Lightfoot** and partner, **Amy Eshleman**. For the game against Northwestern, Lightfoot has always been a diehard Wolverine, 'Go Blue,' Michigan fan through and through, happy they endured on a last minute field goal 24-22. **Heather Farley** also at the 'Michigan invades Wrigley football game' wearing, her maize and blue, a vintage sweater of course.

TREASURED SOUL: **Anna Marie DiBuono** (87), "Aunt Anna Marie" to generations of family, Taylor St. neighbors, immigrants, movie stars, Chicago columnists, and just plain old folks hungry for robust and refined Italian food, died earlier this month.

The last of her generation, she was generous with love, prayer, protection and wise advice. The glue of family life and the kitch-

en, as well as a soulful bridge between the present and the late generation of her parents, Joseph and **Therese Tufano DiBuono**, founders of Tufano's, on Vernon Park Place and Racine, the iconic Chicago restaurant bearing their spirit and name.

A devout parishioner of the Shrine of Our Lady of Pompeii Church where DiBunos have worshipped for generations. To nieces **Teresa Hall** and **Jo Ann DiBuono**, and nephew **Joey DiBuono** our hearts and prayers join you in grief and gratitude for your care of Anna Marie's living.

TRUE BLUE: **Jolanta Ruege** at the Four Seasons at The True Blue Gala, sponsored by the Chicago Police Foundation and chaired by **Pamella Capitanini**. A beautiful event applauding our police officers and honoring **Ella French**.

CHICAGO ARCHITECTURE: **Todd S. Davis'** grandfather, **Zachary Taylor Davis**, was a draftsman and an architectural tenant back in the early 1900s at the Fine Arts Building. Recently Todd, with **Linn Haugestad Edvardsen**, attended the "Next Door Neighbor Open House" at the Fine Arts Building, which included a tour of The Auditorium ~ quite special because they got to explore each building top to bottom.

WHO'S WHERE: **David Heiner**, **Whitney Reynold's** husband of 14 years, a swell guy and dad, emceed the March of Dimes at the Radisson Aqua Blue... **George Limperis** with **Toni Di Meola**, **Elani Bousis** and **Mariela Navaez Soto** at the Hippocratic Cancer Research Foundation event... **Janet Doliat**

Dahl and husband, famed radio star **Steve Dahl**, had a homeowners' condo meeting that took them to New Buffalo, kicking off the weekend at Stop 50, which will close after next weekend for the winter... **Laurie Baker Lawlor**, stargazing from their Wilmette rooftop to glimpse the Northern Lights... **Brendan O'Connor** exploring Egypt and the Nile Valley with his sainted Irish parents, **Jerry** and **Christina O'Connor**, he'll have them on a camel next... **Blase Foria** Christmas shopping with **Liz Loza**, with the festive season on full display everywhere, they're gonna go have a jolly good time... **Christopher Lynch** feels privileged after traveling with his family and **Jack Lisle** and cousin **Daniel Morgan** to Greece. Cruised the Greek Isles, like Corfu and Santorini, and Bari across the Adriatic in Italy as well... **Franco LaMarco** with **Lucio Pavone** at Edge Ice Arena in Bensenville, cheering on young Campbell as his hockey team aims for the championships... **Kim Duda** in Rome with **Father Andy** from Holy Name Cathedral, **Gladys Tensuan**, **Patty**, **Jacqueline** enjoying Rome in the Holy Year, **Pope Leo XIV** and all... **Karen Conti** with her favorite Boys in Blue, **Ofc. Danny Brown** and **Sgt. Jack Higgins** at **Joey Mondelli's** La Scarola... **Steve Bertrand's** last shift on WGN Radio was Nov. 13... Judicial candidate **Dan Balanoff** at the Rock of Cashel in Tipperary, Ireland... famed architect **Lucien Lagrange** had a chit-chat with Film Festival founder **Michael Kutza**.

WAC: **Bobbie Panter** always hosts a special group at the Women's Athletic Club to holiday shop their fabulous boutique - **Myra Reilly**, **Sherrill Bodine**, **Sherry Holson**, **Sheree Schimmer**, and **Wynniss Mackie**.

HERE'S JOHNNY: Attorney **Michael A. Harring** sitting at **Johnny Carson's** desk holding one of his Pall Mall cigarettes. Apparently, wife **Lois Dal Santo** Harring thinks he's pretty funny (at the Museum of Broadcast Communications).

KNITWITZ: Artist **Rosemary Fanti** out for the "Knitwitz Luncheon Feast" with the girls at Gatto's in New Lenox, including **Susan Balducci Pawlak**, **Nahon Angio**, **Amy Bertolotti**, **Norma Blocker**, and **Ann Wator** and **Nahon Angio's** pumpkin spice martinis! Setting the tone for all the good cheer.

Thankful for all things that come as alms from out the open hand of Providence.

— **James Whitcom Riley**

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An American Dream cut short, remembering Maribel and Armando

Isel's Cleaners conducting clothing drive

BY MICHELLE DIGIACOMO

Maribel Macedo had a dream. The American dream, she believed in it and worked incredibly hard to achieve it.

Macedo was born to Petra and Constan-
cia Macedo, in the city of Lazaro Cardenas
Michoacán, Mexico, the youngest of 12
children. All of her siblings were born in
the countryside of Ceibas.

They were a poor family, who learned
how to work with their hands to support
themselves. Petra taught her nine daughters
to be expert seamstresses, even Isidra, who
was born with one hand.

Constancia taught his three sons how to
build homes and work with their hands.
The family was so big, that mostly, they
had few friends, as siblings filled that role.
They took care of each other.

After losing her father in 1995, Maribel,
17, immigrated to the United States with
her mother. She desired to give her mom
a better life. She knew that there was op-
portunity here. More than anything, she
wanted to ease her mother's burden, after
working so hard raising 12 children.

She joined five siblings already here, and
would become the glue that held the family
together.

Her first job was working at Cintas, clean-
ing and pressing uniforms. Six months lat-
er, she found work as a seamstress at a dry
cleaner, where she would learn the business
from the ground up.

Her hands were magic, she could take a
few scraps of random cloth, and turn it into
a coat of many colors.

She would eventually meet and marry
the love of her life, Armando Gomez, who
was an American citizen, and they would



(L) Maribel Macedo (at right) with her father Constan-
cia Macedo. (R) The Macedo Family.

have a beautiful daughter, Isel.

In 2007, they opened Isel's cleaners in
her name, at 1339 W. Devon in the Edge-
water neighborhood and quickly became a
part of the community.

If there was a need, they were there to fill
it, and they offered dry cleaning and expert
tailoring services, utilizing her large fam-
ily for special projects. They were a dream
team.

Many who lived in Edgewater knew and
loved Maribel and Armando. They were al-
ways there to lend a helping hand or buy a
meal for someone in need. They never said
"no."

The business was growing and when the
corner store across the street at 1324 W.
Devon became available, they expanded it
and moved, after eight years in the original
location. There was virtually no tailoring
job they would not tackle, a skill difficult
to find these days, as sewing is simply a
lost art.

Three years ago, they celebrated Christ-
mas with family in Texas, and then, de-

cided to continue on to Florida to ring in
the New Year, a short honeymoon that they
had put off for years, as they were too busy
working.

Tragically, they lost their lives on Jan. 1,
2023, as they were victims of a horrific 21
car pile up on a Florida interstate. The ac-
cident was preventable. It was caused by a
man with no drivers license, who had many
previous violations.

The family was successful in hiring an
attorney and continuing litigation and this
year, the man received 90 years in prison
for the deaths that were a result of his ne-
gligence on that day.

Mirabel and Armando were shining ex-
amples of what immigrants mean to Amer-
ica. They are the thread that binds and
holds us together. We need to honor our
honest, hard-working immigrants instead
of arresting them. We need to go after the
real criminals at City Hall, Springfield and
in D.C.

While Isel's closed for a short time after
their deaths, it was eventually reopened by

Mirabel's sister, Elva, who is also an expert
seamstress. She runs the store with the help
of her two sons, and has gained the love
and respect of her community. She works
hard every single day and participates in
a great deal of charity work that she does
quietly, without fanfare.

Currently, she is holding a clothing drive
for disabled high school students at South-
side Occupational Academy High School,
as well as Vaughn Occupational High
School.

She is collecting adult size clothing from
small to XXXL, that will be given directly
to the students.

The schools actually have laundry class-
es to teach the students how to work at a
laundromat, as this may be the only job
some of them might find.

Clean clothes in good condition are re-
quested and they are, of course, accept-
ing brand new clothes as well. They are
mostly seeking comfortable, casual cloth-

DREAM see p. 11

Owl Prowl in West Rogers Park Dec. 8

Neighbors may join join the Chicago
Bird Alliance and Jewish Neighborhood
Development Council for an Owl Prowl
starting at 6 p.m. Tuesday, Dec. 8, at
Park 538, 6426 N. Kedzie Ave.

An "Owl Prowl" is an organized,

guided nighttime walk or hike to
observe owls in their natural habitat.
The event is free but registration is
required. To reserve a spot contact
adina@jndcchicago.org.

Photo exhibit from Open House Chicago

Back for its second year, Framed Views
presents 60 curated photographs from the
Open House Chicago [OHC] competition
at the Chicago Architecture Center [CAC],
111 E. Wacker Dr., revealing diverse per-
spectives on the city's architecture, culture
and character.

The photos will be on view from Nov.
22, through Feb. 22, in the CAC's Usher
Lambe Gallery.

OHC is the CAC's biggest event of the
year, in which visitors gain access to places

of architectural, historical and cultural sig-
nificance throughout the city.

This year they received over 1,200 sub-
missions to one of five categories: Interior,
Black & White, Exterior, People & Build-
ings, and Detail. From those they selected
60 photographs that represent the rich tap-
estry of Chicago's architecture and built
environment. Also featured in the exhi-
bition will be the best in each of the four
categories of the 2024 OHC photography
competition.



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Rogers Park Township Real Estate For Sale

Real Estate For Sale

262626 -----
191919 -----

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Plaintiff,
-v-
UNKNOWN SUCCESSOR TRUSTEE OF THE RICHARD J. O'CONNOR DECLARATION OF TRUST DATED OCTOBER 12, 2001, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNITED PACIFIC FUNDING CORP., ITS SUCCESSORS AND ASSIGNS, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
Defendants

Real Estate For Sale

2023 CH 06772
1791 WEST ESTES AVENUE, UNIT D
CHICAGO, IL 60626
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on January 11, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 19, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 1791 WEST ESTES AVENUE, UNIT D, CHICAGO, IL 60626
Property Index No. 11-31-205-041-0000
The real estate is improved with a single family residence.
The judgment amount was \$141,217.29.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation.

Real Estate For Sale

cial 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

Real Estate For Sale

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 MANLEY DEAS KOCHALSKI LLC Plaintiff's Attorneys, ONE EAST

Real Estate For Sale

WACKER, SUITE 1250, Chicago, IL, 60601 (312) 651-6700. Please refer to file number 23-012010. THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales.
MANLEY DEAS KOCHALSKI LLC
ONE EAST WACKER, SUITE 1250
Chicago IL, 60601
312-651-6700
E-Mail: AMPS@manleydeas.com
Attorney File No. 23-012010
Attorney Code. 48928
Case Number: 2023 CH 06772
TJSC#: 45-2783
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.

Real Estate For Sale

Case # 2023 CH 06772
8231-959538
121212 -----

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Lakeview Township Real Estate For Sale

Real Estate For Sale

262626 -----
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
WELLS FARGO BANK N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST SERIES 2006-NC4 ASSET-BACKED PASS-THROUGH CERTIFICATES
Plaintiff,
-v-
GERALD NORDGREN AS SPECIAL REPRESENTATIVE FOR MARINELLA CARLOS, PARK TOWER CONDOMINIUM ASSOCIATION, UNKNOWN HEIRS AND LEGATEES OF MARINELLA CARLOS, CONNIE HEINE AS INDEPENDENT ADMINISTRATOR FOR THE ESTATE OF TONY LEE LONG, CONNIE HEINE, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
Defendants
2024 CH 07159
5415 N SHERIDAN, UNIT 710
CHICAGO, IL 60640
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 18, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 19, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 5415 N SHERIDAN, UNIT 710, CHICAGO, IL 60640
Property Index No. 14-08-203-017-1066
The real estate is improved with a condominium.
The judgment amount was \$179,695.51.
Sale terms: If sold to anyone other than the Plaintiff, 100% of the bid amount shall be paid in certified funds immediately by the highest and best bidder at the conclusion of the sale. The certified check must be made payable to The Judicial Sales Corporation. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition

Real Estate For Sale

of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact Johnny Dale Frevert, Jr., KELLEY, KRONENBERG, P.A. Plaintiff's Attorneys, 20 N CLARK STREET SUITE 1150, CHICAGO, IL, 60602 (312) 216-8828.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales.
Johnny Dale Frevert, Jr.
KELLEY, KRONENBERG, P.A.
20 N CLARK STREET SUITE 1150
CHICAGO IL, 60602
312-216-8828
E-Mail: jfrevert@kelleykronenberg.com
Attorney ARDC No. 6305960
Attorney Code. 49848
Case Number: 2024 CH 07159
TJSC#: 45-2696
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2024 CH 07159
13276710
191919 -----
IN THE CIRCUIT COURT OF COOK COUNTY,

Real Estate For Sale

ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
TOWD POINT MORTGAGE TRUST 2017-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE
Plaintiff,
-v-
ERMINA FORIC, 6118 SHERIDAN ROAD CONDOMINIUM HOMEOWNERS ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
Defendants
2025 CH 02503
6118 N SHERIDAN RD APT 904
CHICAGO, IL 60660
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 9, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 11, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 6118 N SHERIDAN RD APT 904, CHICAGO, IL 60660
Property Index No. 14-05-210-023-1078
The real estate is improved with a condominium.
The judgment amount was \$72,412.83.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/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

Real Estate For Sale

interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact CHAD LEWIS, ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC Plaintiff's Attorneys, 6400 SHAFER CT, STE 325, ROSEMONT, IL, 60018 (561) 241-6901. Please refer to file number 25-276724.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales.
CHAD LEWIS
ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC
6400 SHAFER CT, STE 325
ROSEMONT IL, 60018
561-241-6901
E-Mail: ILMAIL@RASLG.COM
Attorney File No. 25-276724
Attorney ARDC No. 6306439
Attorney Code. 65582
Case Number: 2025 CH 02503
TJSC#: 45-2429
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2025 CH 02503
13276270
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Plaintiff,
-v-
UNKNOWN HEIRS AND DEVISEES OF EDWARD

Real Estate For Sale

J DELLIN, DECEASED, UNKNOWN CLAIMANTS AND LIENHOLDERS AGAINST THE ESTATE OF EDWARD J DELLIN, DECEASED, UNKNOWN CLAIMANTS AND LIENHOLDERS AGAINST THE UNKNOWN HEIRS AND DEVISEES OF EDWARD J DELLIN, DECEASED, DAVID C. PRANGE, KATHRYN K. PRANGE, JOHN LYDON, AS SPECIAL REPRESENTATIVE OF EDWARD J DELLIN, DECEASED
Defendants
24 CH 07256
4234 N HAZEL ST
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 9, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 10, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 4234 N HAZEL ST, CHICAGO, IL 60613
Property Index No. 14-17-409-040-0000
The real estate is improved with a single family residence.
The judgment amount was \$1,458,258.01.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the

Real Estate For Sale

foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 2021495.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales.
HEAVNER, BEYERS & MIHLAR, LLC
601 E. William St.
DECATUR IL, 62523
217-422-1719
Fax #: 217-422-1754
E-Mail: CookPleadings@hsbattys.com
Attorney File No. 2021495
Attorney Code. 40387
Case Number: 24 CH 07256
TJSC#: 45-2335
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 24 CH 07256
13276293
121212 -----

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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
PREMIER CAPITAL LLC
Plaintiff,
-v-
YASYA SHTAYNER, FIMA SHUSTERMAN, 33 W. ONTARIO CONDOMINIUM ASSOCIATION, SIGNATURE FINANCIAL LLC, 777 EQUIPMENT FINANCE, LLC, NOVACK & MACEY LLP, UNKNOWN OWNERS, UNKNOWN OCCUPANTS AND NONRECORD CLAIMANTS
Defendants
2024 CH 10878
33 W. ONTARIO, UNIT 57AB
CHICAGO, IL 60654
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 22, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 26, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 33 W. ONTARIO, UNIT 57AB, CHICAGO, IL 60654
Property Index No. 17-09-234-043-1645, 17-09-234-043-1434 AND 17-09-234-043-1435
The real estate is improved with a residential condominium.
The judgment amount was \$846,259.16.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

Real Estate For Sale

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 Vincent Tessitore, LINDELL & TESSITORE P.C. Plaintiff's Attorneys, 1730 PARK STREET, SUITE 117, NAPERVILLE, IL, 60563 (630) 225-8255.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales.
Vincent Tessitore
LINDELL & TESSITORE P.C.
1730 PARK STREET, SUITE 117
NAPERVILLE IL, 60563
630-225-8255
E-Mail: vince@ltlawoffice.com
Attorney Code. 49408
Case Number: 2024 CH 10878
TJSC#: 45-2481
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2024 CH 10878
8232-959915

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 RCF2 ACQUISITION TRUST
Plaintiff,
-v-
WILLIAM B. STEVENSON, STATE TOWER CONDOMINIUM ASSOCIATION
Defendants
2025CH01175
1230 NORTH STATE PARKWAY, #10D
CHICAGO, IL 60610
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 18, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 22, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 1230 NORTH STATE PARKWAY, #10D, CHICAGO, IL 60610
Property Index No. 17-04-224-049-1022
The real estate is improved with a residence.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

Real Estate For Sale

chaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales.
CODILIS & ASSOCIATES, P.C.
15W030 NORTH FRONTAGE ROAD, SUITE 100
BURR RIDGE IL, 60527
630-794-5300
E-Mail: pleadings@il.cslegal.com
Attorney File No. 14-25-00142
Attorney ARDC No. 00468002
Attorney Code. 21762
Case Number: 2025CH01175
TJSC#: 45-2528
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 # 2025CH01175
13276807
262626 -----
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
BOARD OF DIRECTORS OF THE 30 EAST ELM CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION
Plaintiff,
-v-
ATSUSHI HIROSE, ALL UNKNOWN OWNERS

Real Estate For Sale

AND NON-RECORD CLAIMANTS
Defendants
25 CH 03471
30 EAST ELM STREET, UNIT 7D & PARKING 18
CHICAGO, IL 60611
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 10, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 16, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 30 EAST ELM STREET, UNIT 7D & PARKING 18, CHICAGO, IL 60611
Property Index No. 17-03-200-066-1032
The real estate is improved with a condominium.
The judgment amount was \$114,418.48.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact Thomas M. Olson, KOVITZ SHIFFRIN NESBIT Plaintiff's Attorneys, 840 N. LA-SALLE DR., SUITE 495, CHICAGO, IL, 60654 (312) 880-1224.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE

Real Estate For Sale

You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales.
Thomas M. Olson
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312-880-1224
E-Mail: tolson@ksnlaw.com
Attorney Code. 38882
Case Number: 25 CH 03471
TJSC#: 45-2812
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 25 CH 03471
13276553
191919 -----

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

of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact CHAD LEWIS, ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS, PLLC Plaintiff's Attorneys, 6400 SHAFER CT, STE 325, ROSEMONT, IL, 60018 (561) 241-6901. Please refer to file number 24-227940.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales.
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6400 SHAFER CT, STE 325
ROSEMONT IL, 60018
561-241-6901
E-Mail: ILMAIL@RASLG.COM
Attorney File No. 24-227940
Attorney ARDC No. 6306439
Attorney Code. 65582
Case Number: 2024 CH 07390
TJSC#: 45-2799
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COMMENT from p. 3

hold a virtual public hearing on the budget from 4 p.m. to 6 p.m. Thursday, Dec. 4. The RTA Board of Directors will vote on the budget at its meeting Thursday, Dec. 18.

Illinois Senate Bill 2111 marks a historic taxpayer bailout. The region will not begin to see new funding streams materialize until late in calendar year 2026, but 2026 will be a year of planning for what is ahead. When full funding from SB2111 arrives, the RTA region can expect an additional \$1.2 billion in annual new operating funding from a combination of sales taxes on motor fuel and an increase in the regionwide RTA Sales Tax.

The current RTA board must vote to approve the 0.25% increase to the RTA sales tax within 60 days of June 1, 2026. That change is expected to generate an estimated \$478 million annually for the system. Additionally, a significant portion of the existing state sales tax on motor fuel will be dedicated to transit operations throughout the state with an 85% to 15% split for the Chicago region and downstate, generating an estimated \$731 million annually starting on July 1, 2026. Less than half of the new revenue will be available in 2026, requiring status quo spending for the first half of the year to manage cash flow.

POLICE BEAT from p. 6

Sundays, and ruled that he should be on electronic monitoring instead of in jail. While the court clerk’s notes describe the monitoring as “24/7,” a document signed by the judge shows she authorized him to leave home from 6 a.m. to 2 p.m. on weekdays. The order also barred him from the psychiatric hospital “unless it is a medical emergency.”

Regardless, the suspect would not have been permitted to be riding the CTA at 9:35 p.m. on a Monday under either judge’s order. But electronic monitoring only tracks location. It does not restrain people, and authorities do not deploy arrest teams when someone on monitoring fails to return home. The program he was assigned

DREAM from p. 9

ing. Many of the students are in wheelchairs and have autism and various other conditions, so they have great sensitivities. Comfortable lounge-type and soft athletic wear is always very much appreciated.

Isel’s is also collecting warm winter coats and gear, as well as boots for the students. Those who may be cleaning out closets to make room for new holiday gifts, might consider making a donation to this clothing drive. All of the donations will go directly on the students backs, based on their needs, and will be available free to them in their school’s store.

Accessories for the teenage

INSIDE PUBLICATIONS
to is run by the office of Chief Judge Timothy Evans.

As Evans’ office assumed responsibility for the electronic monitoring program in April, Cook County State’s Attorney Eileen O’Neill Burke sounded the alarm, saying Evans’ office was not prepared for the job, making the program “a serious threat to public safety.”

Reed is the 19th person accused of killing or trying to kill someone in Chicago this year while on felony pretrial release.

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girls, like purses and jewelry, rings and/or bracelets are also being accepted. These will also go into the store at their schools.

Clothing should be delivered in a sealed bag to Isel’s at 1324 W. Devon. For each large bag, you will receive 20% off dry cleaning for heavy winter coats and blankets. It’s a good deal, and now is the perfect time to give back. The clothing will be delivered directly to the high schools and the collection will run through Jan. 31, 2026. Call 312-296-5311 with any questions. For those who have a large donation but cannot deliver it, they can arrange a messenger for a fee, depending on your location.

Birders can join a group of nature enthusiasts 7 a.m. Wednesday, Dec. 17 for a morning walk around North Pond led by veteran birder Geoff Williamson of Third Coast Birding.

Guests will look for birds (and other creatures) on a circle around the North Pond in Lincoln Park, and afterwards there will be a review of what has been seen at the Peggy Notebaert Nature Museum.

Meet up is at the North Pond casting pier at the south end of the pond and the hike will be coun-

terclockwise around it. The walks last about two hours. Bring a pair of binoculars and dress appropriately for the weather. All ages and experience levels welcome. No RSVP is required.

Free street parking is available along both Cannon and Stockton drives.

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— Frank A. Clark

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The thankful receiver bears a plentiful harvest.
— William Blake

Riverwalk’s Beat Kitchen gone thanks to murky Chicago rules

BY ILLINOIS POLICY

Robert Gomez opened Beat Kitchen on the Riverwalk as a chance to contribute to one of Chicago’s most iconic public spaces, helping the city pay down its Riverwalk loan through rent and sales.

His civic mindedness ran up against City Hall’s bureaucracy.

“When I first bid for the space, the city told me they would handle electricity, water and plumbing,” Gomez said. “A week later, they said the city was broke and couldn’t do any of it – but I could revise my offer. We cut our rent proposal in half, figured it out ourselves and still made it work.”

Building under Lower Wacker Dr. was a massive challenge, but Gomez pushed through.

“We had to install everything ourselves: plumbing, electric and water lines. We even had to buy \$70,000 worth of patio furniture. The city owned it, and they later gave it out to other tenants for free. We just kept going.”

The restaurant’s first year in 2019 had

delays from the city’s Riverwalk management leading up to the COVID-19 pandemic. They exceeded expectations during the next three years and showed healthy signs of future growth.

Gomez was an experienced restaurant owner. For more than 30 years, he operated Beat Kitchen, 2100 W. Belmont Ave., and Subterranean, 2011 W. North Ave., popular North Side venues that blend food, music and community.

When his Riverwalk lease ended in Nov. 2023, Gomez was ready for an extension. Instead, the city waited until March 2024, just before summer, to open a new bidding process.

“They gave us a month to apply. I submitted on time and kept paying all the costs, about \$180,000, to keep things running while they made their decision.”

Months turned into more than a year.

“Every time I asked for an update, they said ‘two more months.’ When I filed Freedom of Information Act requests, I found out I was the only on-time applicant. They reached out to someone else that had ap-



Beat Kitchen on the Riverwalk.

plied for a different, smaller kiosk, and gave them the space.”

“One of the categories they used to measure applications is finances, how much money the city can expect. My proposal offered \$1.4 million to the city during a five-year period. Theirs was \$52,000, but

they scored higher in that category.”

Through those city records, Gomez learned the selection committee had six members – “three from the same department that runs the Riverwalk. No public meetings. No appeal process. No oversight. It’s a secret committee.”

He’s not asking for pity or revenge.

“This isn’t about me losing a lease,” Gomez said. “It’s about the city losing millions of dollars and betraying the public’s trust. If we’d been allowed to stay, the city could have earned nearly \$5 million. Instead, the space sat dark while insiders rewrote the rules.”

After city workers couldn’t explain the decision, Gomez took legal action.

“We did our part. It’s time the city did its part by following its own laws and making this process transparent.”

City leaders did not respond to requests for comment. A city spokesman previously told ABC7 News it doesn’t comment when there is pending litigation.

Man found stabbed to death outside Loop restaurant

BY CWBCHICAGO

Chicago police opened a homicide investigation Nov. 23 after a man was found stabbed to death outside a Loop restaurant early in the morning.

Officers and paramedics were called to the 200 block of S. Wabash St. at 7:21 a.m. and found the man unresponsive with trauma to his left upper back, according to a preliminary CPD report. Paramedics began CPR and other life-saving measures at the scene, then transported him to Northwestern Memorial Hospital. He was

pronounced dead about 30 minutes later. A doctor determined the injury was a stab wound.

The man did not have identification on him. He was found near a collection of personal items that led officers at the scene to believe he may have been homeless. Detectives are working to confirm his identity.

Sunday’s killing marks the fourth murder in the Loop this year and the second in the neighborhood this weekend. On Nov. 21, 14-year-old Armani Floyd was shot and killed in the 100 block of S. Dearborn St. after a so-called teen trend devolved into

violence following the annual Christmas tree lighting ceremony. No arrests have been made in that case.

The Loop’s other killings this year also remain unsolved.

Nabil “Captain Bill” Adzal, 63, of Plainfield, was pulled from Lake Michigan in the early morning hours of Aug. 30 after multiple 911 callers reported that a man had fallen off the harbor’s C Dock. Responders arrived shortly after 3 a.m. The Cook County Medical Examiner’s Office ruled

his death a homicide caused by drowning the next day. Surveillance video reportedly showed him interacting with a small group of men shortly before he ended up in the water.

On July 5, Robert Harper, 56, died after suffering a head injury during a fight with another man on the Clark-Lake elevated platform. Police detained a man for questioning soon after the incident, but no charges have been filed.

YACHTPERSON from p. 1

boating experience for recreational boaters on Lake Michigan and beyond.”

Navy Pier Marina opened on June 13, allowing transient boaters to dock in Chicago at a more central location. The privately-funded marina offers transient docking for recreational and commercial boats, both local and visiting, accommodating vessels up to 183-feet in length.

CENTER from p. 1

rooms for specific programs such as culinary arts, theater production, dance studio space, gymnasium facilities, skilled trades labs, innovation labs, and outdoor areas designated for urban gardening projects.

ASM pays participating students either stipends or hourly minimum wage rates while helping them build independence. In 2023 alone ASM served over 15,000 teens through more than 1,500 programs at hundreds of sites throughout Chicago.

Programs are led by industry profession-

Chicago Yachting Assoc. called Navy Pier Marina “a major stopover point for transient vessels and Loopers,” referring to recreational mariners who travel a continuous waterway that includes the Great Lakes.

Podolsky has been an active member of the U.S. Coast Guard Auxiliary since 1991. He has been working on the development of Navy Pier Marina since 2016.

als who guide teens through projects designed to build technical expertise as well as critical thinking skills. According to ASM data at least 3,000 participants come from neighborhoods surrounding the Orleans Teen Center.

The site will also serve as a meeting place for other organizations working in youth development in Chicago.

ASM is an important partner with City initiatives like One Summer Chicago; last summer it hired nearly 9,000 youths into summer jobs via this program.



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