

The world changes in direct proportion to the number of people willing to be honest about their lives.

— Armistead Maupin

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

insideonline.com

Harris won't seek reelection

On Monday, Illinois House Majority Leader Greg Harris [13th] announced he will not seek reelection after 15 years in that chamber.

Harris, one of the North Side's most beloved and well-supported politicians, has served in the House since 2006 representing a district that includes all or parts of Uptown, Edgewater, Ravenswood, Lincoln Square North

Center, West Ridge and Bowmanville.

In his statement released Monday, Harris said he made the announcement so people who are thinking about running for office can have the time to think and prepare for their campaigns. "There is much more to accomplish and we have a young, diverse group of leaders who are ready to take the reins and lead. It's time to give

them the opportunity to do so."

Harris said he plans to finish his current term and said serving in the House has been "an honor of a lifetime." His time as majority leader in the House under former Speaker Michael Madigan and current Speaker Emanuel Welch made him the first openly gay member of the legislative leadership team.

Property reassessments released for Lake View Township

North Side properties show robust growth

The Cook County Assessor's Office released initial assessments of residential and commercial properties in Lake View Township. This is the seventh of eight townships in the City of Chicago to be reassessed in 2021 under the leadership of Assessor Fritz Kaegi, who took office after Chicago's last reassessment in 2018.

Lake View Township is generally bordered by the Chicago River and Western Ave. on the west, Devon Ave. on the north, the lakefront on the east, and Fullerton Ave. on the south.

"We've seen similar, surprisingly robust real estate trends in Lake View Township that we've seen in other areas of the city," said Assessor Kaegi. "In some areas, home values are rising significantly, though others have plateaued. Despite the pandemic,

downtown rents have increased since 2018, driving some commercial property values higher while others still see ongoing economic effects from the pandemic. This is especially true for some retail properties."

Increases in assessments reflect a strong market. Assessments, under Illinois law, should reflect overall market values. The first step to ensuring property owners pay only their fair share of property taxes—without needing to file appeals to correct inaccurate assessments—is to make sure assessments of all property types accurately reflect the real estate market.

How assessments relate to property taxes

An increase in a property's assessment does not lead to the same increase in an individual property's tax bill. A property's share of taxes depends on reassessments throughout all of Chicago, from homes in Chatham and Jefferson

Park to commercial properties in Little Village and the Loop.

Property reassessments are ongoing for Chicago's remaining two townships. If the growth in assessed values throughout Chicago outpaces the growth of the assessed value of an individual property in Lake View Township, that individual property's share of property taxes could shrink despite its increase in property value.

Property assessments in Chicago are used to apportion taxing district levies, which pay for services such as schools, parks, libraries, and pensions. The Assessor does not set levies or tax rates. In addition, increases in assessments do not necessarily increase the revenue received by taxing districts.

The graph to the left demonstrates that in Lake View Township, there were increases in both

PROPERTY see p. 16

Former Saint Matthias Parish Convent building rezoned for residential TOD

Only six parking spaces for 16 units

BY IAN ACHONG
[YIMBY.COM](https://www.yimby.com)

The Committee on Zoning has approved the residential rezoning for an existing building at 4927 N. Claremont Ave. in Lincoln Square. The vacant building, which used to be the Saint Matthias Parish Convent, will be rezoned from RS-3 Residential Single-Unit to B2-3 Neighborhood Mixed-Use District.

The two-story with a basement and attic building sits directly behind Saint Matthias Church on the northeast corner with

W. Ainslie St.

Due to its classification as a Transit Oriented Development [TOD], the developers will only need to include six parking spots for its 16 units, in the increasingly parking-starved Lincoln Square community.

The convent belonged to the adjacent church whose then predominantly German parish was formed over 130 years ago and built the current church building in 1915. The Sisters of St. Francis used the convent which was later expanded to include 20 bedrooms and two shared bathrooms, along with a large chapel, common area, dining room, and kitchen. The brick clad structure features brick

arches and limestone trims across the front facade with a small attic window pop-up space.

The archdiocese first announced its plans to close St. Matthias in Nov. 2019. The move was part of the archdiocese's "Renew My Church" program, which aims to close and consolidate Catholic churches and schools in order to save money and create what they called "more vital parishes."

At the time, many of the parishioners at St. Matthias Catholic Church in Lincoln Square felt deceived and were angry at the Archdiocese of Chicago's decision to close their historic church,

CONVENT see p. 16

On State Street, that great street, Christmastime nostalgia is abundant

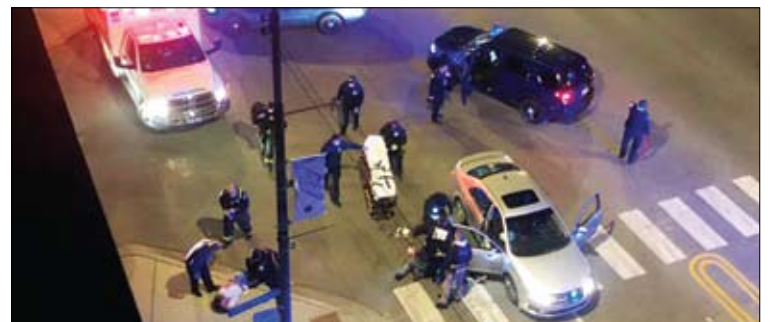
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Volunteer Santas Find A Wimpy's For Dinner.

©2019 Glenn L. Galen

Two shot near Western Brown Line CTA station; second shooting in Lincoln Square since Friday



Twitter user @Drewpy34 shared a photo from the scene of the shooting.

BY CWBCHICAGO

Two people were shot by a gunman who opened fire on them in Lincoln Square Nov. 29, police said. It was the second shooting incident since Nov. 26 for the generally-quiet neighborhood that saw only one shooting and one murder for all of last year.

According to a source and a CPD media statement, a 29-year-old man and a 28-year-old woman were traveling south on Western near Lawrence when someone began shooting at them from a dark-colored sedan around 12:05 a.m.

The woman stopped the car to

tend to the male victim just south of the Western Brown Line CTA station, but the gunman's car returned and the shooter began firing on her again, the source said.

Police officers in the area heard the gunfire, and one unit followed a vehicle that likely carried the gunman, but a CPD supervisor terminated the engagement as the suspect vehicle headed down the Halsted St. bar strip in Boystown.

An ambulance transported the male victim to St. Francis Hospital in serious condition with three gunshot wounds to his torso. The

SHOOTING see p. 16

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The land of Milk and Honey no more



By Thomas J. O'Gorman

I'm so sad, having just said *au revoir* to my favorite neighborhood breakfast joint, Milk & Honey, for no longer being able to face the drama.

Adios to 18-years of fabulous scones, superb pancakes and chicken sausage... wonderful breakfasts suddenly over, thanks to being ambushed by a snowflake Millennial.

After calling to order carry out, I was told by the head of their coven that no longer would I be served. For calling their employee "an idiot," she said.

After eating at home for a few days, last week I needed an oatmeal fix with a blueberry chaser. So off to Milk & Honey, 1000 steps round trip.

A masked Millennial was taking my order at the counter. After ordering oatmeal with the fruit

and nut topping, I asked if there were any blueberries. No reply.

She asked if there was anything else. Yes, I said, coffee and orange juice. Are there any blueberries, I repeated. No reply.

She read through the order and asked, once more, if there was anything else. Yes, I said, raising my voice, "Are there any blueberries? I've asked you three times and you've ignored me."

"Well, I'm sorry. I'll have to get someone else to take care of you," she said, totally undone, "I can't take this." She walked away and another masked employee approached me as if I were Richard Speck.

My new server took my order all over again, finishing up with her telling me that the berries that day were mixed. Strawberries and blueberries.

I ordered them. Then I ate. I tried to imagine the panic of the Millennial forced to wait on an over-privileged white man who actually expects conversational responses when ordering. All I could think about was the horror of my raised voice to a snowflake. And the brutality of my request to know whether there were any blueberries.

I suspected that my server must be a suburbanite by birth. No Chicagoan would let a raised voice at the counter ruin their day. I thought of the lifetime of "time out" rooms that this worker must have utilized in her schooling. You know, those safe places where raised voices were not permitted. It's where they breed snowflakes. She'd not survive one night in Lincoln Park's foul-mouthed hot dog stand Weiner Circle.

My childhood house was a cen-

ter of renaissance living to hear some people talk, voices were expected to be raised as a statement of Irish annoyance. As in, "Is there any more hot tea?" Or, "Who burnt the toast?" Or, most of all, "hey, pass the sugar." We



Sister Lamberta, O.P.

were hardly frightened of a raised voice. Emotion was like punctuation or the tinsel on the tree. It's how you made your true feelings known. Making your intentions clear. Without equivocation or misunderstanding. It thickened our skin a little. We

were no snowflakes.

No one was standing around waiting to tell us how special we were. Or how magical our dreams were. Or how talented we were. We were Boomers not Millennials. I am grateful for that. Every second of it. That's why we are less victimized by tricksters. It's harder to pull the wool over our eyes. We're not afraid of things like criticism, confrontation, conflict or direct human talk.

These concerns are pertinent not because some coffee shop employee had an attitude attack with me, it's over the larger reality of such behavior among the Millennials for the future.

Nobody today 55 and older spent any time in the middle school "time out" room. A principal's office yes; time out room, no. Boomer's were sent to sit quietly in a corner "to think about what you did wrong," or off to miss dinner in a bedroom.

It's too perplexing to even imagine all those scenarios, all the moments, in which we might have demanded some recovery time. It's hilarious.

I was after all an obedient Catholic parochial schoolboy, marshaling all my loyalty to the Dominican nuns who taught me. Only once in eight years was I ever physically disciplined. And that may have just been a misunderstanding.

It was at dismissal time, and I'd left my hat in the cloakroom. And too busy chit-chatting when Sister Lamberta asked "who didn't have their chapeau?"

When I realized the single hat hanging on the hook was mine, it was like a moment in an old cowboy movie. I knew I would swing for the crime.

She only asked one more time whose hat it was. Of course I snatched on myself. Her response was to open hand slap me across the kisser. It made my head spin. But I took it like a man. Or at least like an altar boy.

Later, after confessing my crime to my parents, my father paid his one and only visit to a nun in the eight years of my education. In reverential and courteous terms he let Sister Lamberta know she was never to repeat the slap.

She apologized. I, of course, had spent two days staying home,

ditching school by hiding on my grandmother's back porch. In a way I guess it was my own little "time out" space. But that was after corporal punishment had been administered by a slap-crazy nun. My mother, then, made peace between everyone. Sister Lamberta soon appointed me the classroom candy salesman. My first real taste of machine politics.

At an event lunch at Greek Islands a family of four sat near me. I noticed that the son, about 12-years-old, ate his lunch with perfect table manners with a free and mature sense of himself. Down to the broccoli and white fish he was eating. Dressed in a blue blazer and a smart shirt and tie. He tucked his napkin under his chin like Ald. Ed Burke does to keep stains off his tie. I do the same.

The boy's conversations with his parents and sister were playful but impeccable. His parents spoke some Greek to each other. I was trying to figure out what their secret was in raising such a mannered young man. Perhaps old-fashioned values. It was the father's birthday. The waiters sang "Happy Birthday" with a candle on a piece of Baklava. As I exited my lunch I wished Papa happy birthday. And then told the mother what a fine job they had done raising a young man of such poise and confident bearing. Mom was quite touched.

Racing through my head was my lunch earlier in the week at Ralph Lauren Bar & Grill where three suburban moms and teen daughters ate near me. They had few table manners. Each one trying to out shout the other in conversations, chewing with their mouths open. I wished I could have warned them of the consequences of their poor manners. But I just wanted to be away from them.

When my Milk & Honey contretemps began I thought of the three teen girls and moms so manner-delinquent, and the young boy at Greek Islands, so refined. I considered what waited for them in the future. And what their lives in the "time out" rooms might suggest. Would they be forced someday to abandon a blueberry-crazed customer who dared raise his voice to them? Or would they have the strength of character to act like a Chicagoan and find the stamina to respond. What would the snowflake have made of breakfast at the O'Gorman house? We had no "time out" room.

GOOD-BYE LOUIS VUITTON?: The international press has gone ballistic reporting the terrifying looting at Louis Vuitton at Oakbrook Center. Video records of the event show 14 looters descending on the store during a security guard break. They got away with \$120,000 worth of merchandise. Suspicions point to Chicago-based thieves as it doesn't appear to be a local

Oakbrook gang of looters. Bring on Mossad.

COMED: Gil Quiniones, new CEO at ComEd, is busy managing his move from the East Coast to the Midwest. We wish him welcome and happy days here.

HAPPY NEWS: The iconic Coq d'Or in the Drake Hotel is open again and ready to serve up fabulous Bookbinder Soup and incredible Irish Coffee; among other great items, says **Bonnie Spurlock**. Don't miss the Brandy Ices.

IRISH FELLOWSHIP: The Gold Coast's **Rose Marie O'Neill** is to receive the Irish Fellowship Club of Chicago's 1st Lifetime Achievement Award at the Club's Christmas Luncheon on Friday, December 3rd, at the Hilton. Her



Gil C. Quiniones

longtime philanthropic and social leadership on both sides of the Atlantic for more than half a century has made her an indispensable bridge between Ireland and Chicago, especially in the areas of political, diplomatic and cultural leadership.

CTA NEWS: Brown Line's Fly-over at Belmont is now in service.

No more trains having to wait for other trains to pass by in the rail yard, saving everyone time.

BERNIE'S BOOK BANK: **Stephanie Leese Emrich**, her mother, **Georgia Leese** and **Kathy Bell Bartholomay** collected a great catch of used books at the Kenilworth Neighbors Lunch to pass on to Bernie's Book Bank

NO MORE see p. 13

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On State Street, that great street, Christmastime nostalgia is abundant



Heart of the 'Hood by Felicia Dechter

*On State Street that great street,
I just want to say,
They do things they don't do
on Broadway,
They have the time the time of their life ...*

Last weekend, I had the time of my life on State St. I made a new holiday memory to cherish, to add to the joyful ones I grew up with.

My family and I went to see the delightful "Twas the Night Before" by Cirque du Soleil at the Chicago Theatre. We then traipsed across the street to Macy's, because I desperately want my four grandchildren to have the same sort of treasured Hanukkah and Christmastime memories with me that I hold with my grandma. I know these fleeting moments will become fewer and far between as they get bigger, and busier with their lives.

We marveled at the beautifully-decorated Macy's windows, which featured a very cute Tip Toe the reindeer. Somehow, as walk-ins, we were lucky enough to land a table at the Walnut Room. (It's by reservation only but we sauntered in and got a table immediately, which never, ever happens).

There stood the Great Tree, majestic and grand, as always.

When I was a little girl, every year during the holiday season my paternal grandmother and I would hop on the #151 bus from where she lived at Diversey and Sheridan and head down to Marshall Field's. We'd share the delicious Field's Special (lettuce, turkey, Thousand Island dressing, Swiss cheese, the freshest rye bread -- buttered, bacon, slice of hard-boiled egg, slice of tomato) and then usually topped that off with a slice of velvety smooth, chocolaty, Frango pie.

Afterward, we would go down to the first floor, and my grandma would buy me the most beautiful pair of white rabbit fur mittens with white leather palms. (Yes, fur. Back then it wasn't taboo.) I owned nothing like that, and felt like a princess when I slipped them on, with their oh-so-soft lining.

How secure and happy I was, and so proud to be with my grandma, who was always so stylish in her St. John knits. And whether it be her outfit, or an accessory, she always wore something containing her favorite color, purple.

Between COVID and our hectic schedules, we seem to forget the simple things, such as strolling down State St. to ooh and aah at the dressed-up windows and shimmering lights. And those glorious, golden trumpets that flare out from our prized, landmark Marshall Field's building, magnificently welcome us all downtown for Christmas.

So much nostalgia. So many memories



Santa Says Thank You, State Street 1965.

©2020 Glenn L. Galen

because it portrays the city that I remember growing up in, the Chicago that once was.

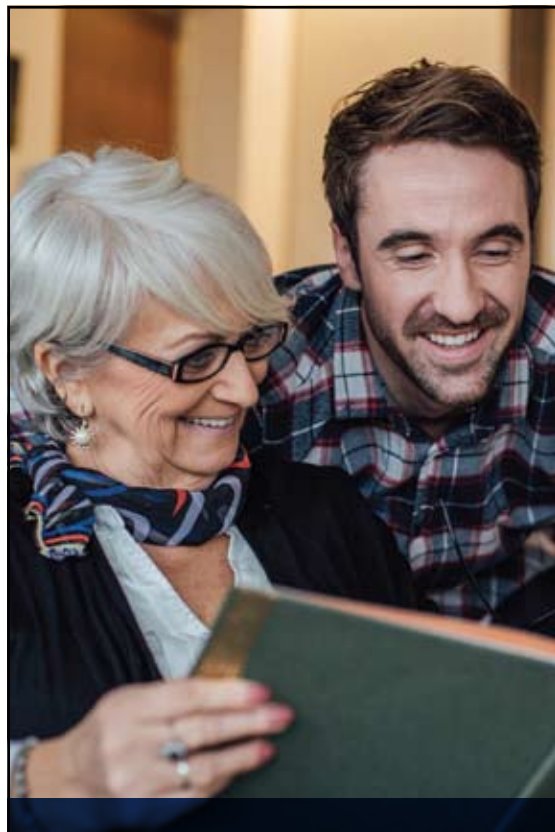
"I love illustrating the fond memories of people like myself who grew up in Chicago in the 1950s and 1960s," said Galen, who just turned 70. "I feel a tender nostalgia for how Chicago looked and felt then. I feel my art lifts their spirits, strengthens their identity, and validates their feelings as they get older and the city changes."

Galen started painting at age 15, and sold his first work of art, a watercolor, in 1978. Since retiring from a career in advanced computer science in 2018, he has been doing art nearly full time. (He's also been a professional performing songwriter for years, starting with working in clubs and coffeehouses in Chicago and at the Northern Illinois U. music scene in the mid 1970s. On the website Reverbnation, Galen is listed as the #7 Jazz/Variety musician in Minneapolis).

"My career was in science but I was also an artist," he said. "I looked into how to use computer technology to speed up and enhance my art. When you look up close at my art you see the brush strokes and the splashes, smears and swirls. But when you step back it looks almost as realistic as a photograph."

Today, Galen paints with an electronic tablet and a stylus. "I can do things this way that I just can't do with traditional media,"

STATE ST. see p. 6



Finding Moments of Joy During the Holidays

Presented by Amy Matthews, Dementia Coach

Holidays can be stressful enough on their own, however, caring for someone with dementia can add a whole new element of stress. This program will provide tools for engaging the individual and discuss ways in which you can adapt holiday traditions to include the individual with dementia both at home and in a community.

All participants will be entered into a drawing, and 5 participants will be chosen at random to receive a Holiday Basket.

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North Pond project may be underway by year-end

The Lincoln Park Conservancy is nearing its goal of raising the \$7.3 million needed to repair North Pond in Lincoln Park, and work may soon commence in cleaning out and rebuilding the venerable old pond.

With cash in hand, the project is ready to move from the planning stage to the construction phase.

The North Pond doesn't have any natural inlets to replenish water. The Chicago Park District refills it with municipal water. But the treated city water has fluoride and other additives that can be harmful for aquatic wildlife.

Located south of Diversey and west of Cannon Dr., the pond right now is a shallow, stinking, dying mess with eroding banks and algae bloom that has killed off most of the natural habitat.

Without intervention by man, Mother Nature is turning the pond into a dank, smelly swamp - as she is wont to do.

This summer the Chicago Plan Commission voted to approve project spearheaded by the Conservancy, which has raised most of the needed funds from private donations.

The pond represents what much of Chicago was like before man arrived, a series of ponds, swamps and wetlands. Today it suffers badly due to its shallow depth of only two to three feet. Over time it was filled in with dust, dirt and sand brought in by winds and runoff. It now needs to be dredged to about eight feet to be restored.

The plan includes limiting the pond's reliance on the city water by spraying a non-toxic polymer to bond with sediment at the bottom of the repaired pond, forming a natural barrier to prevent water from leaking into the ground. That polymer will need to be replaced every decade or so.

The North Pond doesn't have any natural inlets to replenish water, so over the years when the level would drop, the Chicago Park District refills it with municipal water. But the treated city water has fluoride and other additives that can be harmful for aquatic wildlife.

The Lincoln Park Conservancy is presently a mere \$100,000 short of meeting its fundraising goal. The contractor for the job will likely be selected in coming weeks, with the goal of starting construction by the end of December, or early in 2022.

Judge rules against homeless campers, LSD viaduct evictions to move forward

Chicago once again has a problem with homeless camp settlements in public spaces, but on Monday a federal judge ruled that some of these campers must move.

Specifically those living under the viaducts along N. Lake Shore Dr. can now be evicted so that repair work may commence. Despite the plight of Chicago's homeless population, the viaducts adjacent to Uptown may soon be cleared out, and viaduct and bridge repairs may proceed as scheduled.

Local homeless activists say that the Lake Shore Dr. tent city encampment consists of approximately 75 people, living in 45 tents. Another person who participated in the recent annual homeless street survey said they found 20+ homeless living in tents north of Lawrence Ave. and 42 living south of Lawrence.

Federal Magistrate Judge Sidney Schenkier said the campers have no constitutional right to demand that the city provide housing, and that their tent city did not qualify as a first-amendment protected statement.

He noted that the Supreme Court long ago ruled that government is under no con-

stitutional mandate to provide housing, and that there is no dispute that the Lake Shore Dr. roadwork is absolutely necessary.

"In a country that long has contended a person's home is his castle, it is a status we would wish on nobody."

Judge Schenkier did concede that the 35 or so camping sites city-wide that now house many of Chicago's homeless seems to be communities, in his ruling he stated that "Despite the efforts of advocates, there is no silver bullet solution. Chronic homelessness is a serious social problem that has many sources and no easy solutions."

Attorneys representing an advocate group called the Uptown Tent City Organization, argued that the tent city residents should be allowed to relocate to a nearby park if they are forced from the viaducts. And those who pass up and down N. Lake Shore Dr. know that is already happening. Camper's sites have now sprung up along the east side of the Drive in Uptown.

It is clear that the Chicago Park District [CPD] is not planning to enforce their stated 11 p.m. curfew.

One of this newspaper's reporters vis-

ited with a CPD security officer Monday to ask about the policy regarding overnight camping in the parks, and was told that despite the District being a separate government entity from the City, "evicting the campers is the police's job." This officer was not authorized to speak on the record to the media, and so we are withholding his name.

He said that the CPD could not do anything without police support and that Mayor Lori Lightfoot and States Attorney Kim Foxx would not let the police enforce the law. The officer reiterated that CPD security staff have no arrest powers and must rely on police to make the homeless relocate... that all the Park District staff can do is ask them to leave and the homeless just ignore them.

And for those residents living adjacent to Touhy Park in Rogers Park, this officer also said that the CPD is not going to evict the homeless people their either. Rather, he said that "they are only getting them on the very long housing waiting list."

Cops arrest CTA robber after his own mother turns him in

BY CWBCHICAGO

A man who's on bail for a felony gun case faces robbery charges after his own mother recognized him in a CPD public safety bulletin and turned him in, according to prosecutors. Jacarri Kelly, 21, is the second person charged in the robbery, which unfolded early on Sept. 6 at the Jackson Red Line CTA station.



Jacarri Kelly

According to police and prosecutors, a man who wore a white shirt over his face demanded the 54-year-old victim's phone and wallet as they stood on the platform around 12:30 a.m. When the victim refused to comply, a man wearing a red and black jacket, allegedly Kelly, walked up and began fighting with him.

Prosecutors said that the previously-arrested man, Lamonte Taylor-Gwin, took the victim's wallet from his back pocket as he struggled with Kelly. CTA video allegedly shows Taylor-Gwin going through the man's wallet and then tossing it on the ground.

A man who wore a t-shirt over his face — reportedly a jailhouse friend of Taylor-Gwin's — took the victim's phone and

forced him to give up his passcode before fleeing with Kelly, according to the allegations. The third man has not been arrested.

Kelly's mother recently saw a "seeking to identify" bulletin that police released shortly after the robbery. She contacted CPD late last week to tell them one of the suspects is her son, Assistant State's Attorney Calvin Astrella said. Cops arrested Kelly the next day.

The robbery took place about two weeks after Kelly stopped showing up for court in a pending felony gun case, according to court records. He also has a criminal dam-

age case pending, records show.

Assistant Public Defender Courtney Smallwood said Kelly is the father of two, and she pointed out that Kelly is not accused of personally taking the victim's property.

Judge Maryam Ahmad set bail for the robbery at \$20,000, meaning Kelly must post \$2,000 to get out of jail while the case is pending. Separately, she ordered him held without bail until the judge who's handling the gun case has an opportunity to hold a hearing.

2022 Shared Cost Sidewalk Program opens Jan. 10

The city's 2022 Shared Cost Sidewalk Program opens to new applicants on Jan. 10, 2022.

This is a voluntary program in which property owners can share the cost of sidewalk repair with the City. Thousands of Chicagoans have been a part of this program, taking advantage of the low cost and ease of participation.

The program cost per square foot charged to property owners is well below what a private contractor would charge. Senior citizens and persons with disabilities may qualify for a further discounted rate.

Applications will be taken on a first-come, first-served basis, and the number of participants is based on availability of funds.

The program typically reaches capacity quickly, so residents are encouraged to apply early. Those who applied for the program in previous years, you must apply again in 2022 to be considered for the 2022 program. Applications will only be accepted through the City's 311 system by calling 311, through the City's service request website <https://311.chicago.gov>.

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North Side lakefront owners brace for 2022 tax hikes



The Home Front by Don DeBat

North Side home and property owners in Lake View Township better buckle their seat belts and brace for a bumpy tax-bill ride in 2022.

The 2021 property reassessment numbers released last week by Cook County Assessor's office for Lake View Township—bounded by Fullerton, Western, Devon avenues and Lake Michigan—show a sharp rise in values.

The township includes the north end of Lincoln Park, and the neighborhoods of Lakeview, Roscoe Village, North Center, Buena Park, Uptown, Andersonville, West Ridge, Ravenswood, and Edgewater.

"We've seen similar, surprisingly robust real estate trends in Lake View Township that we've seen in other areas of the city," said Assessor Fritz Kaegi. "In some areas, home values are rising significantly, though others have plateaued."

- The Assessor's office estimated the 2021 median market value of single-family homes in Lake View Township was \$890,000, while the median condominium value was \$220,000.

- Market rents for apartments in Lake View Township range from \$875 to \$4,300 a month. Because of the pandemic, vacancies are running between 5% and 6.7%.

A spot survey by The Home Front column revealed the following tsunami of 2021 reassessment hikes along the lakefront:

- Buena Park. The 2021 estimated fair market value of a vintage brick 2-story single-family home in a landmark district skyrocketed 35.8% to \$1,707,800 from \$1,257,100 in 2020, according to the Assessor. The assessed value jumped to \$170,780 from \$125,710. The owner paid a 2020 tax bill of \$28,004.

- Uptown. The 2021 estimated fair market value of a vintage brick and stone 2-flat rose 29.3% to \$1,150,000 from \$888,870 in 2020, reported the Assessor. The assessed value jumped to \$115,000 from \$88,887. The owner paid a 2020 tax bill of \$19,110.

- Lakeview. The 2021 estimated fair market value of a vintage graystone 3-flat rose 32.4% to \$600,000 from \$452,950 in 2020,



The main engine that drives up your property-tax bills is the amount of money spent by local government and other taxing bodies. The more they spend the more you pay.

according to the Assessor. The assessed value jumped to \$60,000 from \$45,295. The owner, who claimed Homeowner's and Senior Citizen's exemptions and qualified for the Senior Freeze Exemption, paid a 2020 tax bill of only \$5,042.

The assessor's lofty market-value increases translate into sharply higher assessed values. And, that could spark some shocking real estate tax hikes when the second installment bills arrive in late 2022, analysts say.

- Roscoe Village. The 2021 estimated fair market value of a 3-story brown brick 16-flat rose 23.4% to \$1,975,420 from \$1,600,000 in 2020, reported the Assessor. The assessed value jumped to \$197,542 from \$160,000. The owner paid a 2020 tax bill of \$35,643. Because of the pandemic, this property has several vacancies, and is a candidate for a hardship assessment reduction.

The assessor's lofty market-value increases translate into sharply higher assessed values. And, that could spark some shocking real estate tax hikes when the second installment bills arrive in late 2022, analysts say.

"The property-tax bill is determined by four factors: the assessment, the equalization factor, or 'multiplier,' the tax rate and the exemptions," said Michael Griffin, a Chicago real estate tax appeal attorney.

However, predicting a hefty property tax increase when the second installment of the 2021 bill arrives in late 2022 really

centers on two wild cards—the tax rate and the state equalization factor, which can't be challenged by taxpayers.

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

The main engine that drives up property-tax bills is the amount of money spent by local government.

For example, homeowners who read their 2020 tax bills will see the continued increased spending for schools and police, firefighter and teacher pensions. Mayor Lori Lightfoot recently proposed property tax increases in the new budget.

Property owners who think they are over assessed should appeal now, Griffin advises. If the assessment increases are not appealed, the hikes will take effect on the 2021 tax bill. A homeowner cannot fight the tax bill. It is too late to appeal when the

bill arrives.

Visit the assessor's website: www.cook-countyassessor.com, or call 312-443-7550 to find comparable properties or start the appeal process. The assessor's deadline for filing an appeal in Lake View Township is Dec. 23.

A taxpayer can file with the Cook County Board of Review (312-603-5542) or www.cookcountyboardofreview.com and later with the Illinois Property Tax Appeals Board (217-785-6076), or www.ptab.illinois.gov. Or, call Michael Griffin, an expert tax-assessment lawyer, at 312-943-1789.

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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BY GAYATRI REDDY
AND ANNA GUEVARRA
The Chicago Reporter

"My grandmother said we looked like flies in buttermilk," said Sharon Giles, describing her experience of living as an African American on the North Side, surrounded by a sea of whiteness. While segregation of African Americans on the South Side of Chicago, through racially restrictive covenants and redlining, is well-known and has been widely documented.

Less well-known is the fact that these same tactics were used on the North Side of the city as well — on the 4600 block of N. Winthrop Ave. This was the only block in Uptown that African Americans like Sharon Giles — one of the members of the "Winthrop Avenue Family" as they refer to themselves — were allowed to live on.

Over the last few years, we have been learning from members of the Winthrop Avenue Family, who have shared with us their stories of displacement, racism, and segregation... but also of joy, community, and collective care. Their stories attest to the power of social resilience even as they face persistent structural racism and violence, including a growing racial wealth gap in Chicago alone.

At the turn of the 20th century, the extension of the Northwestern elevated train line from downtown Chicago to Wilson Ave. and the subsequent construction of a grand new 'Uptown' station inaugurated the ostensible "Golden Age" of Uptown as a wealthy, white, business and entertainment district. It also led to the area's rapid urbanization, increased population density, and the construction of multiple homes, luxury apartment buildings, and residential hotels by corporate elites.

These businesses and wealthy homes required a laboring class to serve them which brought numerous service workers to Uptown, including recent immigrants from Europe as well as African Americans fleeing the Jim Crow south and heading to cities like Chicago as part of the Great Migration, and in some instances, trying to find housing outside the crowded

Winthrop Family and Black resilience on the North Side



Winthrop Avenue Family Dinner, c. 1955. Courtesy of Emilie Lockridge

"Black Belt" on the South Side.

There is evidence of at least two households of "black" or "mulatto" individuals in the vicinity of Winthrop Ave. in the 1910 U.S. Census, one with upwards of 13 "family" members living in a one-room basement. By 1920, there were dozens more, with at least 18 families and additional "lodgers" living on Winthrop Ave. alone. By the late 1920s, the presence of African Americans on the North Side was sufficient to attract the attention of the corporate elite, who were invested in sustaining the image of Uptown as a white business and shopping district, and they fought hard to maintain it. They established multiple organizations toward this end, establishing new laws to restrict

the "colored invasion."

One such organization was the Chicago Uptown Assoc. [CUA], which started a campaign in 1928 for the "restriction of the Negro population in Uptown," not because they were "opposed to colored people" as the then President declared, but because he felt they might be "happier in a section by themselves."

They spent at least \$8000 — the equivalent of \$127,984 today — to circulate a petition that required property owners to agree that "no part of their property could be sold, given, conveyed, or leased to any negro for a period of 20 years." They gathered signatures from 1500 property owners in support of this agreement. Apparently, 90% of the property

owners in the area bounded by Montrose, Argyle, Clark, and Sheridan signed the agreement. Henceforth, the only block in Uptown where African Americans could safely live or open establishments to serve their community was the block of 4600 N. Winthrop Ave.

Partly because of such racism and outright segregation, the families who lived on Winthrop Ave. developed a tight-knit bond.

Contrary to the popular representation of black families as pathological and criminal, members of the Winthrop Avenue Family grew up surrounded by a loving and caring community. "We were never without love," as one of the descendants we interviewed, Leondra Price, stated — a sentiment that was echoed by other members of the Winthrop Family, including Cheryl Clark.

Reflecting what writer and Professor of English, Saidiya Hartman refers to as the "secondary rhythms" of these other lives, we hear stories not of segregation and racism, but of the "elders"—Mama Sophie, Aunt Ladybird, and others who made everyone feel safe and loved. We hear of the annual block parties where everyone danced the night away on the street, of the playground where the children of the block played every evening until they were called

WINTHROP see p. 15



(L) Carson's at Christmas 1960. (R) Meet Me Under the Marshall Field's Clock. ©2020 Glenn L. Galen



STATE ST. from p. 3

he said. "It's very exciting.

"It's also much faster and less tedious," said Galen. "I don't have to wait for paint to dry. I can undo a mistake in an instant so it doesn't weaken a painting."

A good picture communicates feelings and a mood in an instant. A good painting is actually a story that is shared with you, he said.

To me, Galen's art does all of the above, and a whole lot more.

By far, Galen's most popular sale has been Meet Me Under the Marshall Field's Clock at Christmas. And the Sullivan-designed former Carson Pirie Scott building is a best seller too. Galen's fave? "I enjoy the one where the little girl is shaking Santa's hand on State St.," he said.

"I illustrate your memories of

Chicago in the '50s and '60s," Galen told me.

That he does -- and beautifully. Galen's portrayal of that great street is just as I remember it, while walking hand-in-hand with my Grandma.

You can see/buy Galen's works at <https://Glenn-Galen.pixels.com> and <https://fineartamerica.com/profiles/glenn-galen>.

Surviving Christmas (and Hanukkah)... if you're in need of a laugh the multi-talented author/comedian Debbie Sue Goodman will perform stand-up comedy, sing, tell jokes, and do celebrity impressions at 8 p.m. Saturday at the Red Room Comedy Club, 7442 N. Western Ave.

What The Elf... a sneaky little elf broke into my house last week, got into my computer and changed some info, including the

fact that the Jet Pizza warm gear drive ended Nov. 30 not Dec. 30. Sorry if this inconvenienced anyone and that naughty elf has been reported to Santa. But no coal in his stocking... who can afford it, have you seen the price of coal these days?

Sing Out Loud... The Edgewater Singers are back and we can't wait to sing and celebrate around their piano.

They have an upcoming show 7:30 p.m., Saturday, Dec. 11, at St. Gertrude's Church,

6200 N. Glenwood, that will include Hanukkah songs and carols from many traditions, the ancient and the new.

The holidays have always been a time to look backward and to hope forward and this year it is more important than ever that we gather, remember and hope.

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Insurance firms reap billions in profits while doctors get stiffed for serving the poor

Milking Medicaid: State-contracted insurance firms balk at paying frontline medical providers, threatening the viability of leading hospitals and clinics, and imperiling Illinois' entire Medicaid program.

By DAVID JACKSON
AND KIRA LEADHOLM
Better Government Association

Part one of a two-part series

The privatization of Illinois' health care system for the poor has shifted hundreds of millions of dollars in profits to insurance companies and away from frontline medical providers, a Better Government Association investigation has found.

The four-month examination — including dozens of interviews and a review of thousands of previously unpublished documents — reveals a system largely bereft of government oversight in which for-profit insurance companies routinely deny, delay and reduce reimbursements to providers who treat low-income families, foster children, pregnant women and the elderly.

The result is a state Medicaid program run as an insurance industry profit center, while service for the needy falters. The four nationwide insurance companies — called managed care organizations, or MCOs — last year were paid a record \$16 billion from taxpayers.

The financial strain on frontline health care providers — along with the state's failures to intercede on their behalf — has prompted thousands of complaints to state officials and lawsuits alleging the MCOs' pursuit of corporate profits have put many providers on the edge of bankruptcy.

Those most severely affected are the state's 3 million Medicaid recipients. Hospitals say they were forced to turn away thousands of patients. Group homes for disabled adults were shuttered, programs for drug addicts were cut and ambulance drivers were laid off, according to government records filed by medical providers.

Illinois Dept. of Healthcare and Family Services Director Theresa Eagleson, who took over the agency in 2019, acknowledged the conflicts and said she has taken steps to mediate complaints and more effectively steward taxpayer money.

Eagleson said her predecessors' rapid push to complete privatization created growing pains in one of the largest expenditures in state history. Now, her administration is convening regular summit meetings and building systems to more rapidly mediate disputes.

"We have really tried to change that paradigm, and I'm hearing from some of the same people that it's working," Eagleson said. "I'm hearing from legislators, I'm hearing from providers, I'm hearing from trade associations: It's not perfect, but you're listening, and we can tell you're trying, and gosh we appreciate it. It is really changing."

Frontline Medicaid providers agree the new initiatives are positive steps, but they are skeptical whether it's enough to balance a playing field pitting giant insurance firms focused on their bottom lines against local practitioners who say they put mission before profits. They also complain about the executive revolving door between the state's watchdog agency and the insurance companies they are supposed to be watching.

"This is a broken system," said Michael Sunderland, director of accounts receivable at Chestnut Health Systems, a 700-employee mental health treatment agency based in central Illinois.

"Reimbursement issues seem to be a part of the MCOs' business mode — deny, delay and don't pay," Sunderland said. "When that happens, patient care is impacted, and it's not just at one organization."

Problems threaten the viability of Illinois Medicaid

The Illinois legislature began to privatize Medicaid in 2011 under then-Gov. Pat Quinn. Officials promised to save taxpayer dollars, improve care for low-income patients and give them more choices when selecting doctors and clinics. Before then, the state paid each doctor, clinic or hospital a fee for every Medicaid service rendered.

The privatization accelerated under Gov. Bruce Rauner in 2018 and was embraced by current Gov. J.B. Pritzker.

Under their current contracts with the state, four for-profit MCOs are supposed to quickly reimburse practitioners who care for Medicaid patients. Medicaid rules say the MCOs must pay 90% of providers' uncontested claims within 30 days and 99% within 90 days.

But many providers allege the MCOs deploy bureaucratic dodges and opaque billing error codes to skirt the federal rule, make partial payments, pay years late or deny claims without explanation.

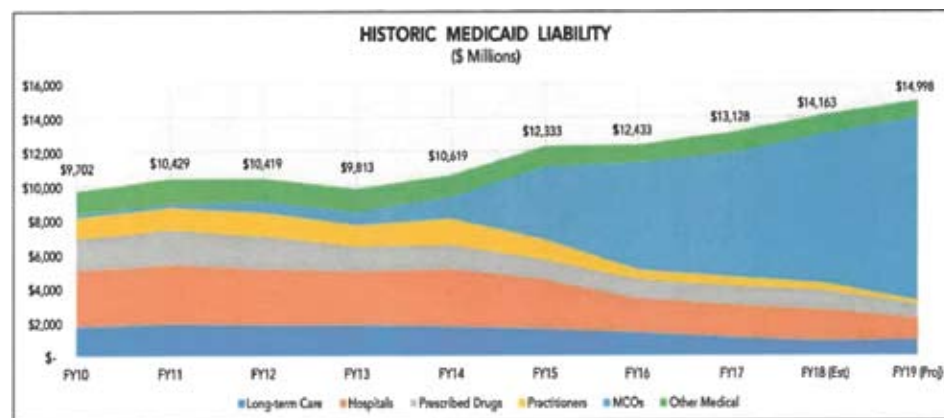
A BGA analysis examined several years of "quarterly statements" the four state-contracted MCOs are required to file by the Illinois Department of Insurance.

During the first six months of 2021, three of the MCOs — Meridian Health Plan of Illinois, Aetna Better Health of Illinois and Molina Healthcare of Illinois — reported a combined total revenue of \$5.2 billion from their Illinois Medicaid contracts, from which they took \$294 million in profits.

Those profits did not include hundreds of millions of dollars in management fees the MCOs paid to their parent companies, Centene Corp., CVS Health and Molina Health, respectively. None of those firms responded to BGA requests for comment.

The fourth for-profit Illinois Medicaid contractor — a subsidiary of insurance giant Blue Cross Blue Shield — includes figures from four other states in its quarterly reports, preventing a comparison. It reported net profits of \$1.5 billion during the first six months of this year.

"We work hard to help ensure that providers receive prompt payment for covered services rendered," Blue Cross Blue Shield



* HFS numbers that reflect total General Revenue and related funds liability

told the BGA in a statement. The insurer also provided a lengthy list of programs and grants it sponsors in communities throughout Illinois, "helping close the gaps that present barriers to people's health."

As anger about billing shortfalls grew among frontline Medicaid providers, Eagleson's health agency in 2019 set aside \$46 million for a new computer clearinghouse to track provider claims and mediate billing disputes.

In documents the department used to justify the need for the clearinghouse, HFS said lawmakers were "alarmed" by MCO reimbursement denials to frontline Medicaid practitioners.

"It is unclear what the root cause of these denials is, and HFS has no insight into the claims transactions," HFS officials wrote. "Failure to address the cause of these denials threatens both the viability of some providers and the viability of the managed care program, which is designed to save the state hundreds of millions of dollars."

Eagleson said she hopes the \$46 million clearinghouse will be fully functioning by the end of this year.

"We're still working to bring it to full operational capacity," Eagleson said.

Costly complaints and lawsuits

To evaluate whether health care providers were being denied reimbursements unfairly, the BGA examined internal state reports, court depositions and correspondence between state officials and hospitals, clinics and doctors.

Among examples found by the BGA:

HFS Manager of MCO Operations Laura Ray Gumble and other HFS officials were asked in court depositions what they do to referee delayed and denied MCO payments to Illinois' providers.

"If it doesn't work out, then that provider should go after the MCO," Gumble testified.

At least two frontline Illinois medical providers have filed civil lawsuits to compel the state-contracted MCOs to pay their bills on time, in full and with transparency.

In one pending federal appellate court case, Saint Anthony Hospital in Chicago alleges the MCO payment shortfalls pushed the 123-year-old West Side safety-net facility to the brink of closure last year. Because of MCO billing denials, Saint Anthony said in court pleadings, its cash on hand fell from \$20 million in 2015 — enough to fund 72 days of operation — to \$500,000 in 2019, which was sufficient to keep the hospital open less than two days.

Eagleson told the BGA that she asked Saint Anthony for details about its unresolved bills, but "they have still not disclosed that information through depositions and through this whole lawsuit. So I mean, we can't help solve what we can't understand."

In his court deposition for the Saint Anthony lawsuit, former state Medicaid Director Douglas Elwell testified the MCOs assured him they were denying only 10%

STIFFED see p. 14

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Fur Ball brings out the glam for homeless pet rescues

PAWS Chicago, the city's largest No Kill humane organization, hosted its 20th Annual Fur Ball at The Drake Hotel on Nov. 12. The ball is a perennial favorite where more than 500 guests and about 100 canine companions -- many dressed in gowns and tuxes like their guardians -- enjoy all the festivities, from walking the red carpet to gobbling dinner out of crystal goblets. Most importantly, the event helps fund critical lifesaving programs for Chicago's homeless animals.

Founded on the North Side, PAWS Chicago's programs have greatly contributed to the reduction in killing of homeless pets in Chicago by 91% since opening in 1997. This includes its newly expanded Medical Center, the country's largest and most advanced hospital for homeless pets, which serves 25,000 homeless and at-risk cats and dogs each year.

Most North Siders know Pets Are Worth Saving for their Clybourn Ave. Pippin Fasseas adoption center.

The event was co-chaired by Scott and Nancy Santi, and FOX 32's Sylvia Perez, Jake Hamilton, and Natalie Bomke served as emcees. The evening included a buffet dinner in two ballrooms that featured festive decor by Tom Kehoe.

PAWS Chicago's mission was front and center all night, as volunteers showcased adoptable cats and dogs like Randy, a homeless two pound, 8-year-old Chihuahua from Chicago's Animal Care & Control, who was adopted that evening by PAWS board member Tinsley Mortimer of the Real Housewives of New York City.

Partygoers celebrated late into the evening while raising funds to the beats two live bands, Maggie Speaks and Spoken Four. Canine guests were also treated to an evening of indulgences, including a divine dinner at the dog buffet of boiled chicken and rice and pureed carrots and green beans. Many swung by the Dog Spa, where they received pawdicures and delightful scent spritzes from PAWS staff.

PAWS Chicago is a national



(Top) Homeless dog Sonny. (Bottom) Canine guest Friedrich.

Photos by Claire Demos

model in No Kill animal sheltering, committed to bringing an end to the killing of homeless cats and dogs. As Chicagoland's largest No Kill shelter, and one of the largest in the nation, PAWS has led the reduction of the number of homeless pets killed in the city by over 91% since its founding in 1997.

They find homes for 5,000 dogs and cats annually through its adoption centers and operates one of the largest high volume free and low-cost spay/neuter clinics in the country, performing thousands of spay/neuter surgeries every year for communities that need the most help in controlling pet population. In 2020, PAWS opened the nation's premier medical hospital for homeless pets which provides treatment for sick and injured dogs and cats in Chicagoland and from shelter partners in 13 states where pets are most at risk of euthanasia.

Photos by Sparenga Photography unless otherwise noted.



PAWS Chicago Founder Paula Fasseas with Randy, and Fur Ball Emcees, FOX 32's Jake Hamilton and Sylvia Perez.



Auctioneer David Goodman during live auction.



Canine guest Taloa.



Fur Ball Co-Chairs Scott and Nancy Santi.



Kendra Gillams of WGCI with Philadelphia.



Katie Keiser and Joey Bruening with Cliff.



Azeeza Khan and PAWS Chicago CEO Susanna Homan.



Tyler Jenkins with Honey and Nadia Quarles with Winston.



2021 Fur Ball Committee.

Photo by Claire Demos

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The Clare earns Top Workplaces recognition from Chicago Tribune

The Clare has been awarded a Top Workplaces 2021 honor by The Chicago Tribune Top Workplaces, one of only 200 companies in the Chicagoland area to earn the title.

The recognition is the direct result of employee feedback gathered through a third-party survey administered by employee engagement technology partner Energage, LLC. More than 80 employees responded to the anonymous survey, which measures 15 culture drivers, such as alignment, execution and connection, among others.

“This is one of The Clare’s most significant accomplishments throughout our history, especially considering that we’re a health care provider continuing to navigate the COVID-19 pandemic and the overall state of labor today,” says Kyle Exline, Executive Director at The Clare. “I’m incredibly proud of and grateful for our employees.”

A record-breaking 295 companies completed the survey for 2021, as compared with 185 in 2020. This was the first year The Clare sought nomination for inclusion on the Top



Patty Germino and Daisy Gomez celebrate The Clare’s recognition as one of the top workplaces chosen by the Chicago Tribune.

Workplaces list.

Overall, The Clare ranked 89 among small organizations with fewer than 250 employees.

“We always say that our greatest asset is the people who work here,” Kyle says. “The

fact that our employees recognize The Clare as a place where they enjoy working only adds to the positive, supportive atmosphere here. It’s a great community to live and work.”

The award comes as The Clare is now 20 months into the pandemic that has severely impacted seniors and retirement communities. Through the countless policy changes, service interruptions

“This is one of The Clare’s most significant accomplishments throughout our history, especially considering that we’re a health care provider continuing to navigate the COVID-19 pandemic and the overall state of labor today,” says Kyle Exline.

and innovative approaches, the employees at The Clare remained steadfast. Their commitment and care have been tremendous factors in the community’s success in staving off the virus and protecting the residents.

“Taking care of our employees has been a priority throughout the pandemic, and their health and safety is of paramount concern,” Kyle says. “This award tells us that we’re still moving in the right direction during unprecedented times.”



Celebrate holidays with 17th century Mexican Christmas music

After missing a year due to the pandemic, The Newberry Consort will return to live performances with its annual holiday tradition, the popular “A Mexican Christmas” concert.

“A Mexican Christmas” transports audiences back to 17th-century Mexico City at Christmas time, as a cast of nearly 30 musicians recreates the singing of cloistered nuns over the walls of their convent and filling the square, and a street band plays villancicos — joyful folk music of praise and celebration.

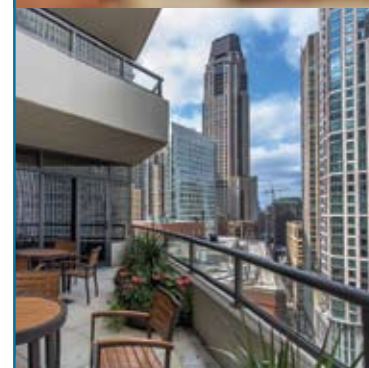
The concerts will take place Dec. 2, 3, and 5 in Chicago’s River West neighborhood, Little Village neighborhood, and Evanston.

This program will once again feature a choir of women’s voices, directed by Ellen Hargis, singing the music of the convent, as well as musicians from Ensamble Ad-Hoc, a group that specializes in Latin American and Spanish early music led by specialists Francy

Acosta and Jose Luis Posada. These musicians will create the jubilant folk music that would have been heard in the plazas at Christmas.

The music is from both Old and New Spain and features villancicos by Juan de Padilla from the Puebla Cathedral Archives, as well as treasures from many other manuscripts, researched and edited by the Newberry Consort’s artistic directors. The show includes rarely heard instruments including the bajón (Spanish baroque bassoon), leona (large guitar from Veracruz) and the quijada de burro (a percussion instrument made from a donkey’s jawbone).

Performances are Dec. 2 at 8 p.m. at St. John Cantius Church in Chicago, on Dec. 3 at 8 p.m. at St. Luke’s Episcopal Church in Evanston, and on Dec. 5 at 3 p.m. at the Mother of the Americas Parish in Chicago. A pre-concert chat will be held 30 minutes before each concert. Tickets are \$50. Tickets available at <https://www.newberryconsort.org>.



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Perfection is not attainable, but if we chase perfection we can catch excellence. — Vince Lombardi

Police Beat...

Career burglar busted after he leaves DNA-covered COVID mask at the scene

A paroled burglar may be heading back to prison after investigators linked him to a North Side home break-in via DNA testing of a discarded COVID mask.

An Uptown resident who returned from a week-long vacation in February found every room home of her house had been ransacked, and several pieces of jewelry were missing, prosecutors said.

Detectives didn't have many clues to go on until about three weeks later, when the victim's babysitter found a discarded COVID mask that didn't belong to anyone at the home.



Patrick Markle

The Illinois State Police crime lab found DNA on the mask that matched 43-year-old Patrick Markle, a career burglar who was on parole, said prosecutors.

Cops caught up with Markle this week and took him into custody. He is charged with residential burglary.

He is a six-time convicted felon, with four of those convictions being for burglary, prosecutors said.

Judge Maryam Ahmad said Markle would be released on his own recognizance in the new case. But she ordered him held without bail temporarily until state officials review his parole status.

Overstayed his welcome

Prosecutors say a man who attended a church function inside a North Side charter school stayed in the building for several hours after the event to steal from classrooms and unsecured lockers.

Marcus Jenkins, 29, is charged with burglary in connection with the October 13 thefts from Chicago Math & Science Academy, 7212 N. Clark St.

Jenkins hid in a janitor's closet after the church function until everyone else was gone, Assistant State's Attorney John Gnilka said. He then spent "several hours" exploring lockers and classrooms before walking out with two computers and other property, according to Gnilka.

The school's surveillance cameras allegedly recorded Jenkins walking around the building and taking things. Someone familiar with the video called police when they saw Jenkins walking near the school on Nov. 23, according to Gnilka. Cops arrested him a short time later.

Jenkins is a three-time convicted felon, with two of those being for burglary.

Judge Ahmad released him on his own recognizance.

Three armed robberies reported in about an hour in Lakeview

Police are investigating three armed robberies that unfolded in about an hour Nov. 28 in Lakeview. In one case, the offenders even took the victim's shoes.

The first robbery occurred in the 1800 block of W. Wellington around 1:19 a.m., according to Officer Jessica Rocco, a CPD spokesperson. Two 19-year-old men were walking when two sedans, one red and one black, pulled up next to them.

Two men got out of the black car and confronted the victims at gunpoint, Rocco said. They took the victims' valuables and fled in the two vehicles.

Then, around 1:44 a.m., two men robbed a 30-year-old man at gunpoint as he walked on the 3500 block of N. Broadway, Officer Ronald Westbrook said. The offenders then followed the man into an alley on the 500 block of W. Addison and robbed him of his gym shoes.

Finally, around 2:23 a.m., a black sedan cut off a driver on the 1500 block of W. Wellington and two men emerged with handguns. They robbed the 26-year-old driver of his valuables and then escaped in the sedan, according to Rocco.

Police spotted the sedan in traffic on the 1900 block of W. Belmont a short time later, Rocco said, but the car sped away, and no arrests were made. Officers did recover some of the third victim's property on the 2900 block of N. Ashland, according to Rocco.

Area Three detectives are investigating all of the robberies. Police did not release descriptions of the suspects.

Lakeview and, to a lesser extent, areas of Lincoln Park and Old Town have seen a surge in robberies during November, with at least 27 victims being held-up, according to CPD records.

Around 1:15 a.m. Nov. 24, three men stepped out of a dark blue sedan and robbed a man at gunpoint on the 400 block of W. Oakdale, according to preliminary information from Chicago police. The offenders got away with the victim's backpack, laptop, and phone.

The victim said the primary offender was a Black male wearing a blue hoodie armed with a handgun. He was reportedly accompanied by two other Black males and a getaway driver.

Another man was robbed around 2 a.m. on Nov. 20 at Belmont and Broadway, just a couple of blocks north of Wednesday's hold-up.

In other recent cases:

- Three men battered and robbed a 46-year-old man as he was entering a residence on the 500 block of W. Stratford around 9:45 p.m. on Nov. 17, according to a CPD media statement. The trio fled in a red Mazda SUV with the victim's phone, wallet, and backpack.

- About 20 minutes earlier, two men stepped out of a red Mazda SUV and robbed two women who were walking on the 800 block of W. Wolfram.

- At 11:15 p.m. on Nov. 11, a gunman robbed a 24-year-old man who was walking in the first block of E. Elm in the Gold Coast. The offender took the victim's wallet and computer bag.

- Just five minutes later, a gunman confronted a 72-year-old man and a 67-year-old woman who were sitting in a car on the 200 block of W. St. Paul in Old Town. The robber made both victims lie on the ground and then patted them down for valuables, according to police.

On Nov. 6, six people were also robbed across Lakeview and Buena Park.

Chaotic shooting leaves 2 men injured and a car flipped over in River North

Two men were shot, a car flipped over, and bullets flew into the windows of a tavern and a condo during a chaotic shooting Nov. 28 in River North. Police found more than 30 shell casings as they investigated the incident, which unfolded across several blocks around 12:05 a.m.

CPD issued a media statement that said two men were shot as they sat in a car on the 200 block of W. Huron. The victims told police two men approached their vehicle, and at least one of the offenders fired shots. One

victim, a 22-year-old man, received a graze wound to his face and a gunshot wound to his leg. The other man, age 25, was also grazed in the face.

Officers who heard the gunfire found both men on the 300 block of W. Superior. The officers applied a tourniquet to slow blood loss from the first victim's leg wound until an ambulance arrived. Both men were listed in fair condition at Northwestern Memorial Hospital.

Meanwhile, cops found a loaded handgun with an extended ammunition magazine inside an abandoned car that was flipped over on the 200 block of W. Huron. More shell casings were found throughout the intersection of Chicago Ave. and Franklin St. A witness near that scene said the occupants of two cars were shooting at each other as they sped through the intersection.

One bullet lodged in a window at Green Door Tavern, 678 N. Franklin, while another flew through a 7th-floor window of a condo on the 400 block of W. Huron.

According to CPD's media statement, the two men who shot the victims were both Black with dreadlocks and one of them wore a blue jacket.

So far this year, 63 people have been shot in the Near North community area, which includes neighborhoods like River North, Streeterville, Cabrini Green, and part of Old Town. That compares to 42 shooting victims in all of last year and 33 for all of 2019.

Man threatened pedestrians with a gun after driving mishap in Streeterville

Prosecutors have charged a driver with brandishing a gun and threatening to shoot two pedestrians that he almost struck with his car in Streeterville on Nov. 25.

Michael Mazur nearly struck the two victims as he made a turn on the 500 block of E. Illinois at 9:13 a.m., Assistant State's Attorney Carolyn Nevin said.

An exchange of words about what happened escalated when Mazur got out of his car and retrieved a handgun from the trunk, according to Nevin.



Michael Mazur

He put an ammunition magazine into the weapon, racked the slide, and threatened to shoot the victims before getting back into his car and driving away, Nevin said.

The victims called police, and officers radioed a description of the suspect, his car, and its license plate to other units. Cops pulled Mazur over based on that information and learned that he had a revoked Firearm Owner's ID card and a suspended concealed carry license. They allegedly found a gun in his trunk, too.

The victims identified Mazur and his gun, Nevin said. A witness to the incident reportedly identified him, too.

Mazur's private defense attorney said Mazur is 61, married, and is battling some serious health conditions. According to the lawyer, Mazur believed his gun licenses were still valid. Prosecutors charged Mazur with felony aggravated unlawful use of a weapon and two misdemeanor counts of aggravated assault with a deadly weapon.

Judge Maryam Ahmad set bail at \$5,000, meaning Mazur can go home on electronic monitoring by posting a \$500 deposit. He is due back in court on Dec. 3.

Shots fired on Loop CTA platform

Police are looking for a man who fired a gun on a CTA platform in the Loop on Nov. 27. No injuries were re-

ported in the incident, but officers did find shell casings at the scene.

Officers responded to the Clark-Lake Blue Line platform around 11:17 a.m. after callers reported hearing shots fired and a man with a gun, said Officer Steve Rusanov, a CPD spokesperson.

A witness told officers that two men were arguing on the platform at 117 W. Lake before one of them pulled out a rifle or large handgun and began firing down the platform. The gunman then escaped by boarding a Blue Line CTA train.

Illinois State Police troopers who patrol the adjacent Thompson Center found three shell casings on the platform. Chicago police officers recovered them for analysis.

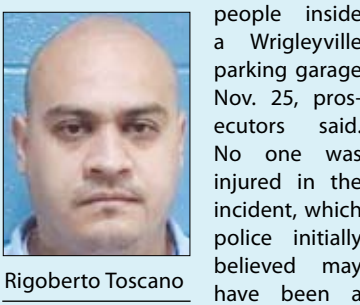
Saturday's gunfire was the second major incident of the week at the Clark-Lake station, which serves as a transfer point between nearly all of the CTA's train lines.

On Nov. 24 a man stabbed a 30-year-old man in the back during an argument on the outdoor platform that serves Orange Line and other trains around 7:35 p.m. The 30-year-old then grabbed the assailant's knife away and stabbed the attacker in the neck, killing him, police said.

The 30-year-old was taken to Rush Hospital in good condition. Authorities have not identified the deceased man or released his age.

Parolee is charged with opening fire on another driver inside Wrigleyville parking garage

A man on parole for aggravated discharge of a firearm opened fire on two people inside a Wrigleyville parking garage Nov. 25, prosecutors said.



Rigoberto Toscano

No one was injured in the incident, which police initially believed may have been a carjacking attempt.

Rigoberto Toscano was intoxicated as he drove a car in bumper-to-bumper traffic that was heading for the garage exit at 1027 W. Addison around 2:25 a.m., Assistant State's Attorney Carolyn Nevin said.

At one point, Toscano began vomiting out of the driver's side window, and he traded seats with his passenger Mirna Guerrero Ruiz.

Guerrero Ruiz then allegedly bumped their car into the vehicle that was in front of them. According to Nevin, a 27-year-old woman and a passenger emerged from the other vehicle, and Guerrero Ruiz began pulling the woman's hair as they argued about the fender-bender.

At that point, Toscano allegedly got out of his car with a gun and fired a shot toward the victims, who ran back to their own car to take cover.

Toscano, 37, then aimed at one of the victims and fired another shot that missed, Nevin said. The two victims ran out of the garage and sought help at the nearby Town Hall police station.

Nevin said the garage's surveillance cameras recorded the incident.

As the victims ran for help, Toscano got into their car and moved it into a parking spot before returning to the driver's seat of his own vehicle, Nevin said. Police officers who responded to calls of shots fired removed Toscano and Guerrero Ruiz from their car and took them into custody.

Nevin said that Guerrero Ruiz was in possession of a loaded handgun and one of the victims' phone, wallet, and keys. Toscano refused to take field sobriety and Breathalyzer tests, according to Nevin.

Toscano is on parole after serving

part of a 10-year sentence for aggravated discharge of a handgun into an occupied vehicle. He will be held without bail until the state reviews his parole status, Judge Maryam Ahmad said.

Prosecutors charged him with aggravated discharge of a firearm and misdemeanor DUI. The judge set bail in the new case at \$500,000. That means Toscano will need to post \$50,000 to go home on electronic monitoring when he becomes eligible for release.

Guerrero Ruiz is a 42-year-old mother of three who has no criminal background and works two part-time jobs to make ends meet, Assistant Public Defender Jessica Louis said.

Prosecutors charged her with burglary and aggravated unlawful use of a weapon. Ahmad set her bail at \$5,000. Guerrero Ruiz must post 10% of that to get out of jail on electronic monitoring.

Two men stabbed, one fatally, on Loop CTA platform

Police are conducting a death investigation after two men were stabbed at the Clark-Lake CTA station Nov. 24, and one of them died.

Based on preliminary information, a man stabbed a 30-year-old man in the back during an argument on the outdoor platform that serves Orange Line and other trains around 7:35 p.m. The 30-year-old then grabbed the assailant's knife away and stabbed the attacker in the neck, police said.

The 30-year-old was taken to Rush Hospital in good condition. But the man who apparently stabbed him died at Northwestern Memorial Hospital.

Authorities have not identified the deceased man or released his age. Area Three detectives are handling the case.

Teen boy shot in Rogers Park

A 16-year-old boy is in serious condition after someone shot him on a Rogers Park street Nov. 24, police said.

The teen told police he was outside on the 7700 block of N. Marshfield when two men walked up to him, and one of them began shooting around 8:14 p.m. After the shooting, the two men fled south in a four-door black SUV that was waiting nearby, police said.

One bullet struck the teen in the left side of his groin area. He arrived at St. Francis Hospital in Evanston in a private car.

Area Three detectives are investigating.

Wednesday's shooting is the third of the month for Rogers Park. A 25-year-old man was shot in the leg on the 1700 block of W. Juneway on the evening of Nov. 12. And a 30-year-old man was shot in the foot on the 7600 block of N. Paulina on Nov. 6.

Shots fired, two detained during Wrigleyville carjacking attempt

Two suspects are in custody after shots were fired during an apparent carjacking attempt inside a parking garage near Wrigley Field on Nov. 25. No injuries were reported.

Citing preliminary information, CPD Officer Jessica Rocco said a 27-year-old woman was near her car on the 1000 block of W. Addison when two offenders, a man and a woman, approached around 2:20 a.m. The male offender fired shots toward the victim after an "exchange of words," Rocco said.

The victim ran from the scene, and the two offenders climbed into her car and began driving away, ac-

Stolen U-Hauls, suspicious gunfire, and other puzzle pieces have CPD leaders worried about more late night retail raids

BY CWBCHICAGO

Stolen U-Haul trucks. Suspiciously-timed gunfire. License plate tracking data. Those are just some of the puzzle pieces that have Chicago police leaders concerned about overnight raids on the city's retail corridors in the days and weeks ahead, according to sources who spoke with this reporter.

Top police leaders activated the city's anti-looting response for the first time on Nov. 19 after a group of thieves raided Neiman Marcus, 737 N. Michigan Ave., and tried to break into a Loop Foot Locker store on Nov. 19.

The theft crews had greater success early on Nov. 26 when they successfully stormed a Foot Locker, North Face, and at least two other stores in Wicker Park and West Town. Canada Goose's

flagship store on the Magnificent Mile was also compromised.

Investigators suspect the same organized group may be responsible for all of the break-ins because CPD license plate readers detected a Jeep Cherokee that was seen at the Wicker Park crimes in the downtown area around the time of the Canada Goose burglary, a source said.

And the thieves may have had bigger plans. Shortly after 3 a.m. Nov. 26, someone fired over a dozen rounds near Maple and Dearborn streets in the Gold Coast. No injuries were reported, and some CPD investigators suspect the gunfire was an attempt by the break-in crews to lure cops away from the Mag Mile and other target-rich retailers.

Coincidentally – or perhaps not – witnesses reported that the shots were fired from a Jeep.

The latest concern for CPD brass? Someone stole three U-Haul trucks from one of the moving company's facilities in Avondale. Theft teams repeatedly used U-Hauls to ram storefronts and carry away huge volumes of merchandise during looting outbreaks during rioting in the spring and summer of 2020.

Late on Nov. 26, Chicago police dispatchers began broadcasting information about the stolen U-Hauls on all CPD's radio frequencies. So far, only one of them has been found.

Investigators who have spoken with this reporter say many of the retail raids are controlled by a larger organization that sells the merchandise online and on the black market. With the holidays in full swing, those groups may be looking for more inventory to satisfy buyers' needs.

Armed crew robs man at gunpoint in Lakeview as weeks-long robbery surge continues

BY CWBCHICAGO

An armed robbery in Lakeview East Nov. 24 may be part of an ongoing pattern that has claimed more than 20 victims in Lakeview and Old Town in November.

Around 1:15 a.m., three men stepped out of a dark blue sedan and robbed a man at gunpoint on the 400 block of W. Oakdale, according to preliminary information from Chicago police. The offenders got away with the victim's backpack, laptop, and phone.

The victim said the primary offender was a Black male wearing a blue hoodie who was armed with a handgun. He was reportedly accompanied by two other Black males and a getaway driver.

Another man was robbed around 2 a.m. Nov. 20 at Belmont and Broadway, just a couple of blocks north of Nov. 24's hold-up.

In other recent cases:

- Three men battered and robbed a 46-year-old man as he was entering a residence on the 500 block of W. Stratford around 9:45 p.m. on Nov. 17, according to a CPD media statement. The trio fled in a red Mazda SUV with the victim's phone, wallet, and backpack.

- About 20 minutes earlier, two men stepped out of a red Mazda SUV and robbed two women who were walking on the 800 block of W. Wolfram, police said.

- At 11:15 p.m. on Nov. 11, a gunman robbed a 24-year-old man who was walking in the first block of E. Elm in the Gold Coast. The offender took the victim's wallet and computer bag.

- Just five minutes later, a gunman confronted a 72-year-old man and a 67-year-old woman who were sitting in a car on the 200 block of W. St. Paul in Old Town. The robber made both vic-

tims lie on the ground and then patted them down for valuables, according to police.

Six people were robbed across Lakeview and Buena Park on Nov. 6, according to CPD records:

- Around midnight on the 700 block of W. Buena, a gunman stepped out of a silver SUV that was driven by a woman and robbed a 23-year-old man of his wallet.

- At 1:21 a.m., the offender robbed a 27-year-old man and a 28-year-old man who were walking on the 1000 block of Diversey. He displayed a handgun and took the victims' wallets and other items before returning to the silver SUV, Bartoli said.

- At 2:10 a.m., a 26-year-old man was robbed in a similar fashion as he walked on the 3400

block of N. Clark in Wrigleyville.

- The gunman struck again at 2:49 a.m. in the 2900 block of Broadway. Bartoli said a 27-year-old man was walking when the gunman got out of a silver SUV and took his wallet and phone.

- One minute later, the robber mugged a 21-year-old woman who was walking in the 3200 block of North Broadway, Bartoli said. As in the other hold-ups, he displayed a gun and took the victim's valuables, then escaped in the SUV.

Police said the primary offender on Nov. 6 was a Black male between 18- and 35-years-old who stands 5'-6" to 5'-10" tall. He may have a tattoo on his right eyebrow. The woman who drove the getaway car was Hispanic, 20- to 35-years-old, with her hair in a ponytail.

City testing for more police

After three years of rising violent crime, increased shootings, and seeing the Mayor's Office, anti-police activists and some local politicians debase the Chicago Police Dept., City Hall is now finding it hard to recruit young people to apply and take the test to become new CPD recruits.

With the large numbers of veterans officers retiring, moving to police departments outside of Chicago, or just quitting, by some counts the CPD ranks are

now down between 600 to 1200 officers, and CPD is seeing poor results with their current recruiting efforts.

The CPD is now hosting in-person entrance exams Dec. 2-4 at all City Colleges of Chicago locations. The City will be hosting both a morning exam - beginning at 8 a.m. - and an afternoon exam beginning at 1:30 p.m. To register to join the exam, or to get specific exam information visit www.chicagopolice.org.

City wants to connect with you

That is, the city is expanding its surveillance systems and wants to connect through you and your security cameras.

By signing up to allow your private business or residential security camera's to be used by the Chicago Police Dept. and the Office of Emergency Management [OEMC] you may help the city track criminal activity.

Private cameras complement the thousands of public cameras installed on arterial or commercial streets.

City officials claim camera feeds will only be accessed during emergency situations and after appropriate notification has been given. They do not say whether federal officials will also have access to the feeds.

CPD also taps into CTA and state highway cameras for assistance during crimes and cameras do help track down offenders or

vehicles used in crimes.

OEMC starts by conducting a site surveys for proposed sites to determine their compatible equipment options.

A public IP address directly accessible by OEMC over the Internet is required.

For more information call OEMC at 312-746-9111.

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Lakeview Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
WILMINGTON SAVINGS FUND SOCIETY, FSB
D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE
FOR WINSTED FUNDING FINANCE TRUST SERIES 2016-5
Plaintiff,
-v.-

ROBERTO MARQUEZ, EVA MARQUEZ, PARKLAND CONDOMINIUM ASSOCIATION
Defendants
17 CH 16869
1627 W. TOUHY AVE., APT 104
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 May 23, 2019, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 29, 2021, at The Judicial Sales Corporation, One South Wacker Drive, CHICAGO, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 1627 W. TOUHY AVE., APT 104, CHICAGO, IL 60626
Property Index No. 11-31-203-023-1004
The real estate is improved with a condominium.
The judgment amount was \$258,412.07.

Sale terms: 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, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.

If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g)-1.

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

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, LAW OFFICES OF IRA T. NEVEL, LLC Plaintiff's Attorneys, 175 N. Franklin Street, Suite 201, CHICAGO, IL, 60606 (312) 357-1125 Please refer calls to the sales department. 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.
LAW OFFICES OF IRA T. NEVEL, LLC
175 N. Franklin Street, Suite 201
CHICAGO IL, 60606
312-357-1125
E-Mail: pleadings@nevellaw.com
Attorney File No. 17-03702
Attorney Code. 18837
Case Number: 17 CH 16869
TJSC#: 41-1854

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 # 17 CH 16869

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
REGIONS BANK DBA REGIONS MORTGAGE
Plaintiff,

-v.-
DAVID J. MOYLAN, KODIAK CAPITAL GROUP, LLC, THE 2016 CLEVELAND CONDOMINIUM ASSOCIATION
Defendants
19 CH 04693
2016 N. CLEVELAND AVENUE, UNIT 1N
CHICAGO, IL 60614
NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on January 22, 2020, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 30, 2021, at The Judicial Sales Corporation, One South Wacker Drive, CHICAGO, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 2016 N. CLEVELAND AVENUE, UNIT 1N, CHICAGO, IL 60614
Property Index No. 14-33-130-069-1001
The real estate is improved with a residential condominium.
The judgment amount was \$433,411.28.

Sale terms: 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, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further

Real Estate For Sale

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, HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 111 East Main Street, DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 367867.

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
111 East Main Street
DECATUR IL, 62523
217-422-1719
Fax #: 217-422-1754
E-Mail: CookPleadings@hsbattys.com
Attorney File No. 367867
Attorney Code. 40387
Case Number: 19 CH 04693
TJSC#: 41-2478

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 # 19 CH 04693

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
NEWREZ LLC, DBA SHELLPOINT MORTGAGE SERVICING
Plaintiff,

-vs-
RALF KIND; WATERFORD CONDOMINIUM ASSOCIATION; AND JPMORGAN CHASE BANK, N.A.,
Defendants,
19 CH 10708
NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on Wednesday, January 5, 2022 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate:

P.I.N. 14-16-304-039-1027.
Commonly known as 4170 North Marine Drive, 6C, Chicago, IL 60613.
The mortgaged real estate is improved with a condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act

Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection.
For information call Mr. Matthew C. Abad at Plaintiff's Attorney, Kluever Law Group, 225 West Washington Street, Chicago, Illinois 60606. (312) 236-0077. SMS000064
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
13181912

010101 -----
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
1900 CAPITAL TRUST II, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE
Plaintiff,

-v.-
JOHN C. TURI, AS TRUSTEE UNDER THE TERMS AND PROVISIONS OF CERTAIN TRUST AGREEMENT DATED SEPTEMBER 24, 2012 AND DESIGNATED THE JOHN C. TURI REVOCABLE LIVING TRUST DATED SEPTEMBER 24, 2012, JOHN C. TURI, GRAN-OAK CONDOMINIUM ASSOCIATION, INC.
Defendants
18 CH 12532
2310 WEST GRANVILLE AVENUE UNIT 3
CHICAGO, IL 60659
NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on March 4, 2020, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 21, 2021, at The Judicial Sales Corporation, One South Wacker Drive, CHICAGO, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 2310 WEST GRANVILLE AVENUE UNIT 3, CHICAGO, IL 60659
Property Index No. 14-06-106-036-1020
The real estate is improved with a condominium.
The judgment amount was \$268,757.11.

Sale terms: 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, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without

Real Estate For Sale

recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.

If this property is a condominium unit, or a 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 and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). In accordance with 735 ILCS 5/15-1507(c)(1)(h-1) and (h-2), 765 ILCS 605/9(g)(5), and 765 ILCS 605/18.5(g)-1, you are hereby notified that the purchaser of the property, other than a mortgagee, shall pay the assessments and legal fees required by subsections (g)(1) and (g)(4) of section 9 and the assessments required by subsection (g)-1 of section 18.5 of the Illinois Condominium Property Act.

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, the sales department, Diaz Anselmo & Associates, LLC Plaintiff's Attorneys, 1771 W. Diehl Road, Suite 120, NAPERVILLE, IL, 60563 (630) 453-6960 For bidding instructions, visit www.AnselmoLindberg.com.. Please refer to file number F19040095.

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.
Diaz Anselmo & Associates, LLC
1771 W. Diehl Road, Suite 120
NAPERVILLE IL, 60563
630-453-6960
E-Mail: MidwestPleadings@dallegal.com
Attorney File No. F19040095
Attorney ARDC No. 3126232
Attorney Code. 64727
Case Number: 18 CH 12532
TJSC#: 41-2692

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 # 18 CH 12532

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-5, ASSET-BACKED CERTIFICATES, TMTS SERIES 2006-5
Plaintiff,

-v.-
MARIA REMEDIOS TELLO AKA REMEDIOS VEGA AKA MARIA TELLO, SALVADOR VEGA AKA SALVADOR VEGA GUTIERREZ
Defendants
18 CH 7167
2224 WEST BERWYN AVENUE
CHICAGO, IL 60625
NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on October 9, 2019, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 23, 2021, at The Judicial Sales Corporation, One South Wacker Drive, CHICAGO, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 2224 WEST BERWYN AVENUE, CHICAGO, IL 60625
Property Index No. 14-07-107-026-0000
The real estate is improved with a single family residence.
The judgment amount was \$580,629.69.

Sale terms: 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, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, or a 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 and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). In accordance with 735 ILCS 5/15-1507(c)(1)(h-1) and (h-2), 765 ILCS 605/9(g)(5), and 765 ILCS 605/18.5(g)-1, you are hereby notified that the purchaser of the property, other than a mortgagee, shall pay the assessments and legal fees required by subsections (g)(1) and (g)(4) of section 9 and the assessments required by subsection (g)-1 of section 18.5 of the Illinois Condominium Property Act.

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, the sales department, Diaz Anselmo & Associates, LLC Plaintiff's Attorneys, 1771 W. Diehl Road, Suite 120, NAPERVILLE, IL, 60563 (630) 453-6960 For bidding instructions, visit www.AnselmoLindberg.com.. Please refer to file

Real Estate For Sale

number F18040175.
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.
Diaz Anselmo & Associates, LLC
1771 W. Diehl Road, Suite 120
NAPERVILLE IL, 60563
630-453-6960
E-Mail: MidwestPleadings@dallegal.com
Attorney File No. F18040175
Attorney ARDC No. 3126232
Attorney Code. 64727
Case Number: 18 CH 7167
TJSC#: 41-2810

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 # 18 CH 7167

242424 -----
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
BANK OF AMERICA, N.A.
Plaintiff,

-v.-
PRAFUL T. BHATT, PARK TOWER CONDOMINIUM ASSOCIATION, BYLINE BANK F/K/A NORTH COMMUNITY BANK
Defendants
19 CH 4335
5415 NORTH SHERIDAN ROAD, UNIT 3205
CHICAGO, IL 60640
NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on August 30, 2019, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 10, 2021, at The Judicial Sales Corporation, One South Wacker Drive, CHICAGO, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 5415 NORTH SHERIDAN ROAD, UNIT 3205, CHICAGO, IL 60640
Property Index No. 14-08-203-017-1397
The real estate is improved with a single family residence.
The judgment amount was \$121,910.38.

Sale terms: 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, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.

If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g)-1.

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

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, The sales clerk, LOGS Legal Group LLP Plaintiff's Attorneys, 2121 WAUKEGAN RD., SUITE 301, Bannockburn, IL, 60015 (847) 291-1717 For information call between the hours of 1pm - 3pm.. Please refer to file number 19-090265.

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.

LOGS Legal Group LLP
2121 WAUKEGAN RD., SUITE 301
Bannockburn IL, 60015
847-291-1717
E-Mail: ILNotices@logs.com
Attorney File No. 19-090265
Attorney Code. 42168
Case Number: 19 CH 4335
TJSC#: 41-2601

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 # 19 CH 4335

13180849
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
BANK OF AMERICA, NATIONAL ASSOCIATION
Plaintiff,

-v.-
LEE M BERENBAUM, KAREN BERENBAUM, HAWTHORNE COURT TOWNHOME CONDOMINIUM ASSOCIATION
Defendants
19 CH 01241
1155 WEST ROSCOE, UNIT 1155
CHICAGO, IL 60657
NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on May 22, 2019, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 30, 2021, at The Judicial Sales Corporation, One South Wacker Drive, CHICAGO, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 1155 WEST ROSCOE, UNIT 1155, CHICAGO, IL 60657
Property Index No. 14-20-414-019-1067

Real Estate For Sale

The real estate is improved with a residential condominium.
The judgment amount was \$115,513.54.

Sale terms: 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, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.

If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g)-1.

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

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, HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 111 East Main Street, DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 351264.

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
111 East Main Street
DECATUR IL, 62523
217-422-1719
Fax #: 217-422-1754
E-Mail: CookPleadings@hsbattys.com
Attorney File No. 351264
Attorney Code. 40387
Case Number: 19 CH 01241
TJSC#: 41-2664

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 # 19 CH 01241

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Plaintiff,

-v.-
BRENDAN CAREY AKA BRENDAN P. CAREY, WINONA TOWNHOMES ASSOCIATION
Defendants
19 CH 03593
1043 W. WINONA ST.
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 January 22, 2020, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 9, 2021, at The Judicial Sales Corporation, One South Wacker Drive, CHICAGO, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 1043 W. WINONA ST., CHICAGO, IL 60640
Property Index No. 14-08-405-024-0000
The real estate is improved with a townhome.
The judgment amount was \$339,232.66.

Sale terms: 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, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g)-1.

</



Nate Beuscher

NO MORE *from p. 2*

which has gathered some 20 million books for literacy program development.

THANKSGIVING SHARING: Therese Nelson Beuscher says that this Thanksgiving the **Beuscher Family** was able to donate 440 meals to those in need thanks to an amazing army of generous volunteers and community friends who stepped up to help. “Your desire to help others is inspirational,” she says. The family car did not have room for one more bag. Young Chicago actor **Nate Beuscher**, now in high School, did his usual extraordinary job. Thank you **Bridget Ridgway-Pesch**, **Lolita Cusic**, **Annette Storino DiGioia**, **Rachel Meinecke Maddox**, **Eileen Lysaught**, **Amy Aldridge Kellogg**, **Maureen Longua**, **Mike Buelt**, **Jeanne Pozy**, **Marina Bidstrup Kladis**, **Nichole Rae Dudek**, **Sapna Sibb**, **Melissa Gutierrez**, **Stephanie Roa**, **Janet Bishop Schenone**.

CHRISTMAS CROSSROADS: Chicago’s holiday scenes come to life for a family visit from many places with **Marie Claire De Bortoli**, **Sylvio De Bartoli** and **Olivia De Bartoli**, **Chris and Flavia De Bartoli** **Magdalin’s** family who are getting quality time with grandchildren and memories to store.

WHO’S WHERE: **Julie Harron** in Palm Beach with **Kourtney Pulitzer** showing off-market property there... **Doug Van Tress** in a frenzy of posh pushing and shoving at the Parc Des Expositions de Montpelier, Perols, France... **Eamonn Cummins** with Chicago Legends the **Brothers Sheahan**: former Cook County Sheriff and Big Ten referee **Mike Sheahan** and former Special Events Director for the City of Chicago and Special Olympics Board Member **Jim “Skinny” Sheahan**... Happy to see that Judicial candidate **Dan Balanoff** continues to receive political endorsements from across Cook County... **Karen Zupko** and **Brian White** at the Art’s Club Dada party in a most clever suit so reminiscent of **René François Magritte**, the Belgian surrealist artist... **Julia Jacobs** with **Karen Riley McEniry** at the Union League... **Ryan Chia-verini** at the Lou Canellis’ Avli River North anniversary party... **BJ Murray** twirling pasta at Tu-



Sherrill Bodine, and crew, Liza Risher Schenkler, Bobbi Panter, Myra Reilly, Paula Borg, Genine Shafer and friends.

fano’s with **Joanne DiBuono**... **Lisa Christine**, **Pennie Taylor** and **Igrid Komer** at Butch McGuire’s sampling “Christmas in your mouth” shots... **Melinda Jakovich Lagrange** in Austin, TX at the Compass party... **Neal Robin** and wife, **Ashley**, celebrated his birthday with mom and dad, **Linda** and **Richard Robin**, at Monteverdi’s Restaurant... **Kristine Farra**, **Eileen Howard Weinberg**, **Kiki Furla**, and **Maria Brightly** joined friends for a gala night out, a Tavernettes’ group of Trumpsters... **Mark Olley** and **Jim Ellsworth** at Willow in Lincoln Park singing its praises for great food and vibes... Congrats



Richard, Linda, Jason, Neal and Ashley Robins.

and Happy Birthday to **Aonghus Doherty**, the brightest 11-year-old I know... Bravo to **Jolanta Ruege** and **Trudy Cassin** lookin’ swell at the Drake Hotel... **Jim Kinney**, **Brian White**, **Peter Mark**, **Dragon Filopovich**, **William Begg IV**, **Todd Schweibel**, **Oscar Tatosian**, **Sanjay Sharma**, and **Warner Boutan** out for margaritas and Mexican cuisine at Las Mananitas... A sunny cruise for Chicago celebs in Naples, FL with Admiral **Sherrill Bodine**, and crew, **Liza Risher Schenkler**, **Bobbi Panter**, **Myra Reilly**, **Paula Borg**, **Genine Shafer**, and friends... **Brian** and **Melissa Babcock**, **Peggy Snorf** enjoyed

an evening of festive celebration at the Lights Dinner Party at the Women’s Athletic Club... writer **Lucia Adams** and friend, **Caroline**, nosh at Luxbar... wonderful to see **Mr. and Mrs. James Mulvaney** brunching at Ralph Lauren Bar & Grill, simply a grand Chicago couple... **Shelley Howard** on duty at Gibson’s Steakhouse with **Kathy O’Malley Piccone** and **Vickie Colombo** and with the legendary **A.C. Cunningham** at Topo Gigio... **Sean Eshaghy** has been invited once more by Santa Clause to come up to the North Pole and do a workshop with his elves.

ART NEWS: A Frida Kahlo self-portrait sold for \$35 million.

A Sotheby’s spokesperson identified the buyer as **Eduardo F. Costantini**, an Argentine real estate developer and founder of an art museum in Buenos Aires. In a statement the auction house said the Kahlo painting will be added to Costantini’s private collection. It declined to name the seller.

HOLIDAY MUSIC:

Michael Lerich’s jazz ensemble will be playing on December 11 at the Saddle and Cycle Club. On January 5, they will be at Winter’s Jazz Club and Epiphany Center for the Performing Arts on January 13. Don’t miss this wonderful sound.

Good humor is a tonic for mind and body. It is the best antidote for anxiety and depression. It is a business asset. It attracts and keeps friends. It lightens human burdens. It is the direct route to serenity and contentment.

--Grenville Kleiser

tog515@gmail.com



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Letter to the Editor

More journalism, less opinion

I have only two specific criticisms of two of last week’s stories.

The front page News Star story about the homeless tent city in Touhy Park referred to the city’s actions as an “accelerated moving event,” which is a misleading euphemism for an eviction. The article also included photographs of neighborhood residents and the alderman standing in the park, but not a single one of the homeless people or their encampment, which is soon to be shut down - let alone any attempt to interview one of the targets of the eviction.

Secondly, the piece by Thomas J. O’Gorman about the end of Skyline distribution at the Chicago Cultural Center started off reasonably enough, but the

last half was an unintelligible rant against “woke culture” and the Lightfoot administration (neither of which I am any fan of) filled with unsupported assertions of nefarious motives for the canceling of distribution, and ridiculous comparisons to Nazi Germany, the Soviet Union, and Communist China. Mr. O’Gorman is certainly entitled to express his opinions, but he could try writing a bit more like a journalist, and less like an unpaid stringer for Fox News (actually, Fox might have produced a more objective piece). Did it ever occur to him simply to ask someone in authority why the distribution had been cancelled?

Derek Davis
Rogers Park

Senior center now serving box lunches

The Edgewater Satellite Senior Center, 5917 N. Broadway, is now open for in-person dining of box lunches, Monday through Friday, for two seatings. The first is from 10:30 a.m. to 11:30 a.m., and the second is from noon to 1:00 p.m. A maximum of 16 people are allowed per seating.

For more information contact, Debra Northey at dnorthey@catholiccharities.net, or call 312-742-5187.



MB LUXURY GROUP
Luxury Home Services



Margaret Baczkowski & Curt Rose

Check out our podcast
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and Curt chat with some of our
favorite Chicagoans

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Exp. Date: _____ CVV: _____

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6221 N. Clark St., Chicago, IL 60660

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STIFFED from p. 7

of claims, while providers said it was more like 25%.

“We thought this (\$46 million billing clearinghouse) would give us greater visibility into which number was accurate,” Elwell testified. “There were a whole lot of moving pieces. And nobody seemed to have the total answer, nor could we get to the total answer.”

In her deposition in the Saint Anthony lawsuit, Gumble said she did not know how many providers had, like Mercyhealth, cut contracts with MCOs and effectively dropped out of Medicaid because of billing problems.

“I have no idea,” she said. “The only time we had them would be if a hospital system was terminating with an MCO, and then we have, you know, what’s the issue, blah, blah, blah. And then, you know, and hopefully they work it out with — between the MCO and the provider.”

Gumble testified that Eagleson and her top aides called practitioners’ billing complaints “provider noise.”

Problems emerge, but fixes are slow

When Illinois’ antiquated fee-for-service MMIS system proved incompatible with the MCOs’

billing codes and procedures, the state allowed each MCO to set up its own format, leading to more billing errors and denials, records show.

“Obviously, the providers were complaining that it was very difficult to figure out what everyone was doing, and it wasn’t a transparent process,” Elwell said in his August 2020 deposition for the Saint Anthony lawsuit.

Some MCOs adjusted their billing procedures to accommodate Illinois doctors, but not the largest one, a subsidiary of the Centene Corp., Gumble said in her Saint Anthony deposition.

“There’s one plan that holds out because they have a hard time changing, because it’s a national plan. ... They said we can’t.”

Rauner administration officials established a complaint portal in which providers could submit individual billing denials to the MCOs for reconsideration. “We really wanted to make the providers happy. Let them, you know, not have a lot of provider noise,” Gumble testified in her deposition.

But in his court deposition for the Saint Anthony lawsuit, HFS Medicaid manager Robert Mendonsa acknowledged that the complaint portal was overwhelmed by the deluge of disputed bills from 2018 through Feb. 2020, and

claims were getting lost instead of resolved.

“We did have a glitch in our provider complaint portal reporting,” Mendonsa said. “The database just got too big to report, unfortunately.”

Decatur’s community-based Heritage Behavioral Health Center said in a complaint ticket it was owed \$57,000 in accounts receivable from one MCO dating to 2017. The center hired a third-party billing firm to handle this and other disputes. But after two years, the state’s complaint portal simply closed the ticket, according to letters the biller sent to the state.

Eagleson told the BGA the agency “revamped” the complaint portal last year. Tickets are no longer closed simply because they have been in the system too long.

Annual practitioner billing complaints to the portal dropped from an average of 3,400 in 2018 and 2019 to 1,200 last year, but the complaint numbers doubled during the first six months of this year, HFS records show.

As the complaint portal bogged down in 2019, Elwell instituted a series of twice-monthly meetings between leaders from the MCOs

POLICE BEAT from p. 10

cording to Rocco.

But they didn’t get far.

Cops who responded to calls of shots fired in the garage blocked the exits and took the suspects into custody before they could get out. Investigators found shell casings on the third floor of the garage and recovered a handgun.

Detectives are questioning the suspects.

The incident is the second “shots fired” incident inside the same garage structure.

On Oct. 30, two men escaped injury

and providers.

But after Elwell left the agency in Feb. 2020, Gumble testified, Mendonsa as his replacement told her to stop attending those Monday meetings.

“Robert basically said there is too many people sitting in this room,” Gumble testified. “When Robert took over, he said, ‘Don’t, don’t waste your time.’ So I didn’t. Because it’s too many people, like I said, sitting there all day.”

Mendonsa said in his deposition that the Monday meetings were pared back because they had proved effective, and there were fewer problems to resolve.

HFS officials told the BGA that more than \$149 million changed hands as bills were resolved in those Monday meetings, most of it paid to providers by MCOs.

Some providers told the BGA they simply walked away from the meetings.

“It is a nightmare come to life that our industry is being asked to be on the front lines of the COVID-19 battlefield and yet continue to deal with the same denials, underpayments and administrative burdens,” Illinois State Ambulance Assoc. President Christopher Vandenberg wrote in a letter to state lawmakers last

year.

Citing the payment issues, the Illinois legislature in August passed a bill that would exempt some medical drivers from Medicaid managed care and return that industry sector to a traditional fee-for-services model.

Pritzker vetoed that bill, saying the exemption would disrupt care, but lawmakers overrode Pritzker’s veto in September.

Eagleson said the medical transport companies are being paid more than ever under privatized care. “We take their complaints very seriously and always have,” Eagleson said.

Eagleson and her top aides blamed prior state administrations for failing to heed provider complaints, creating a culture of distrust between providers, the MCOs and the state agency.

“When I first took this job, I heard from countless people — providers, trade associations, even the plans themselves: Thank goodness you’re here, and you’re giving us people to talk to and you’re trying to solve problems,” Eagleson told the BGA. “I hate to talk badly about predecessors, but I don’t know what all was going on to address some of this stuff.”

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CONTINUED from page 12

Lakeview Township Real Estate For Sale

Real Estate For Sale

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on May 19, 2021, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 16, 2021, at The Judicial Sales Corporation, One South Wacker Drive, CHICAGO, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 300 N. STATE ST., UNIT 3333, CHICAGO, IL 60610

Property Index No. 17-09-410-014-1678

The real estate is improved with a condominium. The judgment amount was \$234,794.74.

Sale terms: 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, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.

If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the

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, LAW OFFICES OF IRA T. NEVEL, LLC Plaintiff's Attorneys, 175 N. Franklin Street, Suite 201, CHICAGO, IL, 60606 (312) 357-1125 Please refer calls to the sales department. Please refer to file number 19-03442.

THE JUDICIAL SALES CORPORATION

One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE

You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.

LAW OFFICES OF IRA T. NEVEL, LLC

175 N. Franklin Street, Suite 201

CHICAGO IL, 60606

312-357-1125

E-Mail: pleadings@nevellaw.com

Attorney File No. 19-03442

Attorney Code. 18837

Case Number: 19 CH 9445

TJSC#: 41-1852

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Case # 19 CH 9445

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

COUNTY DEPARTMENT - CHANCERY DIVISION

NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING;

Plaintiff,

vs.

JAMES M. LYON, JR.; FARWELL BEACH-CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS, GENERALLY AND NON RECORD CLAIMANTS;

Defendants,

19 CH 11474

NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on Wednesday, January 5, 2022 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate:

P.I.N. 11-32-202-020-1009.

Commonly known as 1127 West Farwell Avenue aka 1127 West Farwell Avenue, Unit 109, Chicago, IL 60626.

The mortgaged real estate is improved with a condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act

Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection.

For information call Mr. Matthew C. Abad at Plaintiff's Attorney, Kluever Law Group, 225 West Washington Street, Chicago, Illinois 60606. (312) 236-0077. SMS000074-19FC1

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

COUNTY DEPARTMENT - CHANCERY DIVISION

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC. MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QA3

Plaintiff,

-v.-

SANJAY K. SUKHRAMANI, MERS AS NOMINEE FOR HOMECOMINGS, FINANCIAL, LLC (F/K/A HOMECOMINGS FINANCIAL NETWORK, INC), RIVER ASSET CONDOMINIUM ASSOCIATION

Defendants

2020CH03907

512 N. MCCLURG COURT, UNIT 4201

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 13, 2021, an agent for The Judicial Sales Corporation, will at 10:30 AM on December 14, 2021, at The Judicial Sales Corporation, One South Wacker Drive, CHICAGO, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 512 N. MCCLURG COURT, UNIT 4201, CHICAGO, IL 60611

Property Index No. 17-10-223-033-1427

The real estate is improved with a condominium. The judgment amount was \$234,671.73.

Sale terms: 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, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/or wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admon-

Real Estate For Sale

ished 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, Alexander Potestivo, POTEISTIVO & ASSOCIATES, P.C. Plaintiff's Attorneys, 223 WEST JACKSON BLVD, STE 610, Chicago, IL, 60606 (312) 263-0003. Please refer to file number 312792.

THE JUDICIAL SALES CORPORATION

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Attorney File No. 312792

Attorney Code. 43932

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TJSC#: 41-1666

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Case # 2020CH03907

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WINTHROP from p. 6

into dinner, of large, welcoming family dinners on the weekends and the holidays where everyone was invited. We hear of the local pool hall that boys from the block sneaked into every weekend, of restaurants on the block like Collier's Chicken where you got the "best-fried chicken in the city," as Winthrop Family members Wanda Clemons-Lewis and Emilie Lockridge remembered fondly.

Speaking of the segregation their families experienced, Evelyn D "Spanky" Taylor, a Winthrop Family member we interviewed said, "By law, we weren't even supposed to be there, on Winthrop Ave. But we carved that out for ourselves... it was our hedge of protection!"

Saundra Bishop, another member of the Winthrop Family added, "It was like a small town... one block long... and that was quite a gift; to live in a small town of

Black folks in the middle of white Chicago."

The stories of the Winthrop Family flip the narrative of segregation and racism on its head, exploring what it means to live through these practices otherwise. In her book about the afterlives of slavery, Professor of English and

The stories of the Winthrop Family flip the narrative of segregation and racism on its head.

Black Studies Cristina Sharpe said, "[E]ven as we experienced, recognized, and lived subjection, we did not simply or only live in subjection and as the subjected."

The stories of the Winthrop Avenue Family echo this sentiment, revealing a different narrative of African American life on the North Side – as subjects of the sordid saga of segregation in Up-

INSIDE PUBLICATIONS

town, but not only as the subjects of such racism and hate. Instead, they offer an alternative glimpse into how to create and sustain community bonds, how to build social capital and resilience in the face of adversity.

The Winthrop Avenue Family is a lesson on the importance of community, caring, and the value of having a place of one's own, however small. As Jerome Harris, another Winthrop Family member we interviewed told us, "...the happiest I have ever been in my life [was] when I moved to Winthrop. When my dad came and got us and moved us to the North Side... that's when my life began!"

It's a lesson and story we would do well to learn today when gentrification and urban removal policies are once again whitening the neighborhood and displacing the poor and communities of color in Uptown.

Oz Park Christmas tree lighting Saturday

Nearby neighbors are encouraged to join in during the Oz Park Christmas tree lighting ceremony 5 p.m. Saturday, Dec. 4, just south of the Tin Man statue.

The Oz Park Advisory Council

and Lincoln Central Assoc. will light up the neighborhood at their fifth annual holiday tree lighting ceremony accompanied by singers from the Lincoln Park High School choir.

Lakeview drinking festival returns Dec. 11

TBOX, the well-attended Wrigleyville bar crawl, will return on Dec. 11.

TBOX is the official Twelve Bars of Xmas Chicago Pub Crawl, that was founded by Christopher Festa, who created it as a fun event for fun with friends in 1996.

To celebrate their 25th year, and make up for being "on a break" in 2020, the theme of #TBOX2021 is Back to the 90s. They'll celebrate the music, fashion, culture,

movies, and everything from the glorious, carefree decade when TBOX was born.

Promoters say that over 200,000 people have come to Festa Bar Crawls, and that they have raised and donated nearly \$300,000 to Chicago charities during the festivities, and has also led to hundreds of marriages.

For more information or tickets call 773-478-3378 or write to sales@tbox.org.

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Notice is hereby given, pursuant to "An Act in relation to the use of an Assumed Business Name in the conduct or transaction of Business in the State," as amended, that a certification was registered by the undersigned with the County Clerk of Cook County.

Registration Number: Y21008148 on November 10, 2021
Under the Assumed Business Name of YOGA MEETS ART

with the business located at:
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The true and real full name(s) and residence address of the owner(s)/partner(s) is:
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Lake View's surprisingly robust real estate trends

Initial reassessments of residential and commercial properties in Lake View Township have been released by my office. This is the seventh of eight townships in the City of Chicago to be reassessed this year and reassessed under my administration.

We've seen similar, surprisingly robust real estate trends in Lake View Township that are also taking place in other areas of the city. In some areas, home values

are rising significantly, though others have plateaued. Despite the pandemic, rents have increased since 2018, driving some commercial property values higher while others still see ongoing economic effects from the pandemic.

A complete report on the residential and commercial assessments in the township can be found at cookcountyassessor.com/chicago-2021. My commitment to you is full transparency on how we arrive at the assessment of your property.

The first step to ensuring property owners pay only their fair share of property taxes—without needing to file appeals to correct inaccurate assessments—is to make sure assessments of all property types accurately reflect the real estate market.

The fairness and equity of Lake View Township assessments improved over 2018 for single-family, condominium, and small multi-family properties. This represents a significant leap forward for fairness within the northwest parts of Chicago.

You should know that an increase in a property's assessment does not lead to the same increase in an individual property's tax bill. A property's share of taxes depends on reassessments throughout all of Chicago, which are ongoing for Chicago's remaining five townships.

If the growth in assessed values throughout Chicago outpaces the growth of the assessed value of an individual property then its share of property taxes could shrink despite its increase in property value.

Property assessments in Chicago are used to apportion taxing district levies which pay for services such as schools, parks, libraries, and pensions. The Assessor's Office does not set levies or tax rates. Also, increases in assessments do not necessarily increase the revenue received by taxing districts.

If the property characteristics listed on an assessment notice are incorrect, or if the estimated market value of a property is significantly more than what it could sell for in the current real estate market, property owners should file an appeal.

Property owners are encouraged to use our office's new, award-winning online system to file their appeals. Appeals for Lake View Township can be filed until Dec. 23. More information on filing appeals can be found at cookcountyassessor.com/appeals.

The 2021 assessments and appeals will affect the second installment property tax bill issued in late 2022.

The mission of the Cook County Assessor's Office is to deliver accurate and transparent assessments of all residential and commercial properties. We serve every community in the County through ethical stewardship within the property tax system. I hope you experience our efforts to operate with ethics, fairness, and transparency in every interaction you have with our office.

Fritz Kaegi
Cook County Assessor

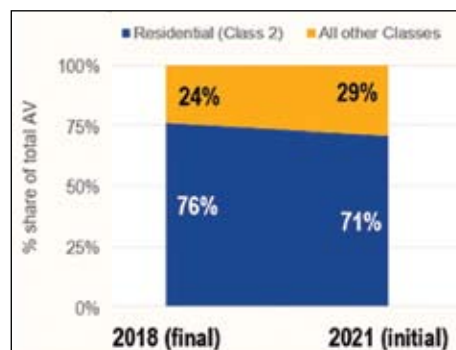
Letter to the Editor

PROPERTY from p. 1

residential and non-residential total assessed value. These increases also shifted Lake View's balance of residential and non-residential assessed value.

At the end of the 2018 reassessment cycle, 76% of Lake View Township's total assessed value was residential, with the other 24% comprised non-residential and commercial multi-family properties.

Changes in assessed value in Lake View Township



The following chart represents the increase in total assessed value in residential and commercial properties in Lake View Township. Percentage increases and total increases are for all properties in that category. Assessment increases or decreases to individual properties vary, depending on each property's location and characteristics.

The 2021 initial reassessed values have shifted this to 71% residential, and 29% non-residential and commercial multi-family properties.

These percentages may change at the final stage of assessment after appeals are processed by the Assessor's Office and by the Board of Review.

The 2021 assessments will affect the second installment property tax bill issued in late 2022.

Residential assessments

• In 2020, median sale prices of single-family homes in Lake View Township were about \$900,000 for single-family homes and \$320,000 for condos.

• In its assessment models, the Assessor's Office estimated the 2021 median market value of single-family homes in Lake View Township was \$890,000 and median condo value was \$220,000. Estimates depend on the individual property's location and characteristics.

The assessments for single-family homes and condos met all three International Association of Assessing Officer standards for high-quality assessments.

Third-party reporting, including a 2017 report in the Chicago Tribune, showed

CONVENT from p. 1

and put up a fight to save the church.

St. Matthias Parish was one of the oldest catholic churches in Chicago and was a major pillar in the Lincoln Square community for over 130 years.

The renovations will turn the two-story structure into a three-story building with an attic level addition clad in a similar brick to the existing, increasing the overall building height from 40' to almost 42' tall. New windows and expanded window openings on the basement floor will allow the developer to construct 16 residential units within the space. The finished product will offer a single 433-square-foot stu-

SHOOTING from p. 1

woman, shot in the hip, was taken to Advocate Illinois Masonic Medical Center in fair condition.

On Nov. 26, a 26-year-old man dropped off at Swedish Covenant Hospital with gunshot wounds to his chest told police he was shot on the 2700 block of W. Foster around 11:19 p.m., according to a CPD statement. Police did not release any other information about the incident.

that the previous reassessments of the City of Chicago resulted in overassessment of some lower-value homes while higher-value homes typically were underassessed.

Commercial assessments

Hotels and retail properties are among the sectors with the largest declines since the onset of COVID, whereas rents in multi-family apartments, grocery stores, industrial buildings, and data centers have been stable or experienced positive growth since the onset of COVID. In the Assessor's Office 2021 models:

- Market rents for apartments in Lake range from \$875 to \$4,300 a month.
- Market vacancy is between 5 and 6.7%.
- Market values are estimated from \$33k to \$469k per unit.
- Affordable housing figures are calculated separately and will be listed in the complete report.
- Office buildings in Lake Township range in size from 1,620 to 435k in square footage and are assessed at \$9 - \$41 in rent per square foot with \$5-15% market vacancy.
- Estimated market values are \$69-\$420 per square foot.

A report from the International Association of Assessing Officers stated that commercial properties in Chicago were underassessed in 2018, which may have shifted some of the property tax burden from commercial properties to residential properties. The 2021 reassessments reflect current market data and commercial property's share of the market.

Access all residential and commercial reports—including multi-family assessments, detailed studies of residential assessment quality, and commercial data sources and methodology—at cookcountyassessor.com/valuation-reports.

Appealing property assessments

If the property characteristics listed on an assessment notice are incorrect, or if the estimated market value of a property is significantly more than what it could sell for in the current real estate market, property owners should file an appeal.

Property owners are encouraged to use the Assessor's Office's new, award-winning online system to file their appeals.

Appeals for Lake View Township can be filed until December 23, 2021. More information on filing appeals can be found at cookcountyassessor.com/appeals

To learn more about property assessments and appeals, join the Assessor's Office at a virtual event listed here: cookcountyassessor.com/event-list.

dio, 10 one-bedroom units ranging from 518 square feet to 708 square feet, and five two-bedroom units ranging from 796 square feet to 1,023 square feet. Three of the units will be affordable.

It is worth noting that while there will be two accessible units on the first and second floors, there are existing steps to enter through the front. Available to residents will be only six parking spaces utilizing two existing garages with a private driveway, this lack of parking is allowed as the site's proximity to the Western Brown Line CTA station allows it to become a TOD.

The approval will allow the developer to move forward with permitting the renovation and passing on next to the City Council.

The Lincoln Square community area has seen six shooting incidents and one murder this year, according to CPD data. That compares to one of each for all of 2020. The area had six shooting incidents and no murders for all of 2019; one shooting incident and two murders in 2018; and three shooting incidents with one murder in 2017 and in 2016. Shooting incidents may involve more than one victim under CPD's crime reporting protocols.

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