

No man was ever wise by chance.

— Lucius Annaeus Seneca

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City approves zoning change, paves way for rigged insider development deal

Odd zoning scheme allows for oversized development at Lincoln Square's parking lot

BY PETER VON BUOL

On Nov. 29, the 19 members of the Chicago City Council's Committee on Zoning, Landmarks and Building Standards approved an odd zoning change which paves the way for the giveaway of a \$5 million city-owned parking lot at 4715 N. Western Ave. to Gabriel Ignacio Dziekiewicz, vice chair of the city's Landmark's Commission.

Dziekiewicz operates Boar Company, which has partnered with Boston-based The Community Builders [TCB] to redevelop the site. Dziekiewicz also operates DesignBridge, an architectural design firm which has developed the architectural plans for the site. The headquarters of DesignBridge and Boar Company are located at 1415 W. Grand.

The committee's members followed the City Council's longstanding practice of aldermanic prerogative and consented to a re-

quest by Ald. Matt Martin [47th] to approve an odd zoning change for 4651-4719 N. Western Ave, 2320-2332 W. Leland and 2323-2333 W. Leland.

Approved for Dziekiewicz and TCB was the rezoning of the subject property from the B3-2 Community Shopping District to a B3-3 Community Shopping District and later, to a Residential-Business Planned Development [PD].

This maneuver allows for construction of a six-story mixed-use apartment building containing approximately 84,000 square feet of floor area, 63 affordable residential dwelling units (at a pre-construction cost of about \$400,000 per unit) and ground floor commercial space.

The development will also include 36 parking spaces (18 for residents, and 18 for public parking).

Prior to the zoning committee's meeting, this zoning change had not been listed on its posted agenda.

What makes the decision odd is that the project gets added density by incorporating property located across the street into the

plan which is not owned by the developers, nor part of the development. It borrows that square footage to allow for even more density than the developers had asked.

This zoning change could be every developer's utopian dream, but something which this newspaper has never heard of before.

The request had been introduced to the zoning committee in September, but a decision had been deferred until after the Nov. 17 virtual meeting of the Chicago Plan Commission [PC]. At that meeting, the 23 commissioners voted unanimously in favor of the proposed zoning change.

The PC consists of 23 members which includes City Council members and mayoral appointees. The commission has oversight over the city's PDs, Planned Manufacturing Districts, the Lakefront Protection Ordinance, industrial corridors, and tax-increment districts.

Dziekiewicz is the vice-chair of the Commission on Chicago Landmarks, a nine-member commission appointed by the mayor.

DEAL see p. 12



Celebrate the Christmas season with a free concert at the Moody Church 6 p.m. to 7:30 p.m. Sunday, Dec. 11.

Free Christmas concert Dec. 11 at Moody Church

If you can't get out to Salt Lake City to see the Mormon Tabernacle Choir, then Moody Church may be your next best option to hear Christmas music.

Celebrate the Christmas season with The Moody Church at the annual Christmas Concert, 6 p.m. to 7:30 p.m. Sunday, Dec. 11, at 1635 N. LaSalle Dr.

This event is the highlight of their Christmas season, with classic carols and holiday favor-

ites. Seeing their beautiful, historic sanctuary is worth the effort alone, as it is even more stunning with the colorful and dramatic holiday lighting.

Admission and parking are free. But guests will need to reserve their general admission tickets.

For more information and tickets visit: <https://www.moody-church.org/christmas>.

Clinic for young children with autism opens on Irving Park

Specialists at Caravel Autism Health [CAH] held a grand opening and ribbon-cutting for a new therapy clinic for children who are on the autism spectrum. They will offer a comprehensive range of services for children.

The opening was held on Wednesday, Nov. 30, at 2600 W. Irving Park Rd.

Caravel's newest center is filled with brightly colored, sensory-friendly spaces where therapists work one-on-one with children to help them develop new skills, create connections with others, and build confidence. As far as the kids know, they're playing. In reality, that play is highly customized therapy that helps the children learn to interact with others, build new skills, and gain confidence.

In addition to evaluation, diagnosis, and customized Applied Behavior Analysis therapy, the team also provides support, counseling, and guidance for families impacted by autism.

According to the Centers for Disease Control and Prevention, one in 44 children has autism. Due to a shortage of providers, many families wait more than a

year for a diagnostic appointment and sometimes even longer for an available spot in a high-quality therapy program.

CAH concentrates its expansion efforts in communities where the need for access to high-quality services is especially acute. Providing services for children at a young age is when early treatment can have the greatest impact.

Since 2009, CAH has been devoted to helping families navigate the challenges of childhood autism. Their team of clinicians specializes in the evaluation, diagnosis, and treatment of children on the autism spectrum. Caravel's research-based and data-driven programs are designed to provide better outcomes that help children with autism reshape their development and embrace new ways of interacting with the world.

The Irving Park clinic is run by Erica Smith. One of her favorite things to do when she's not at work is going into classrooms to teach young children how to be a friend to someone with autism. Smith also trains day care workers about how to recognize the signs of autism in very young children.

Lane Tech tops Taft in Chicago Elite Classic

BY JACK LYDON

The Lane Tech Champions (4-2) came back from a rough first half to out-score the Taft Eagles (3-3) by 12 points in the second half and defeat Taft 51-46 in the opening game of the Chicago Elite Classic.

The first half was not pretty. The Champions struggled. Shots were not falling. Taft was getting second chances.

"We have five sophomores in our rotation. We are a young team. We are trying to find our identity. In the first half, we got punked. They had a chip on their shoulder and we didn't," said Lane Tech head coach Nick LoGalbo.

The Champions trailed 23-16 going into the locker room.

"But the halftime was really special. Our guys mostly ran it. They talked to each other. I was about the go all X's and O's and I



Lane Tech junior forward Shaheed Solebo drives the lane at the Chicago Elite Classic.

just shut the board."

"This isn't about basketball. It's about us coming together, about us caring about the defensive end of the floor. It's about us taking

care of the ball. We slowed down and we did that and found some chemistry," LoGalbo continued.

LANE TECH see p. 12



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The new king appears ripe with an old man's promise



By Thomas J. O'Gorman

Nineteenth century British writer Jane Austen has never been more popular. Thanks to book clubs, Netflix and the hungers of the internet, her genteel English romanticism is boldly alive.

Especially today in the stares and touches of young lovers confused and excited at the possibility of what might be for them.

Her novels, full of sensibility, are aimed at bringing her readers into an age of realism. Anticipation is the cogent force of her era. What just might be. What could be. It is still contagious today in Britain and around the world.

Youthful romanticism abounds. Especially, now, among the British royals.

Not so sure about the realism though. Just take a peek at some of the curious House of Windsor antics of late.

King Charles III's grandfather, the late Queen Elizabeth II's father, King George VI, was just 57 years old at the time of his death in 1952. He'd become king at the

age of 42 back in 1936. A time of great commotion.

That was caused by the abdication of his brother King Edward VIII in 1936. Edward reigned for just 11 months. From Jan. 20 until Dec. 11, 1936. He was in love and wanted to marry an American divorcée.

He was still 42 when he gave up his crown over her.

But he lived longer than any of his siblings, dying in exile at 78 in 1972. As the infamous Duke of Windsor.

His father, King George V, was 45 when he became king in 1910. Dying at the age of 71 in 1936. After more than two decades on the throne.

His father, Edward VII, became king at 60 in 1901. The oldest chap to ever mount the throne in the modern era.

He'd waited his whole profligate life for his mother, Queen Victoria, to die.

He didn't get much time after her long reign, dying at 68, following an almost nine year reign in 1910. The eight course meals and magnums of Champagne didn't help.

None of Britain's kings can be said to have had lengthy reigns. That was left to their legendary female monarchs.

Queen Victoria reigned from 1837 to 1901, 63 years and seven months on the throne which she inherited at the age of 18. Just a girl. She was 81 when she died.

Still girlish.

Queen Elizabeth II became queen on the death of her father, George VI in 1952. She was just 25. She reigned 73 years. Dying, as we all know, at 96 last September. The oldest monarch. The longest to ever reign.

This little historical, regal preamble is significant, demonstrating, as it does, a curious reality about the age windows at which Britain's monarchs succeeded to the throne. As well as the death thresholds at which they died, handing over the position to their successor.

These variables have historic significance. Especially through the telescope of relevant events. They certainly demonstrate a curious expectation concerning the relevancy of everyday moments in the life of a new king, like Charles III. No matter how energetic the early days of his rule may be.

But the window for expectant rule begins with an unmovable term limit. Age. However "young" the modern era might attribute to the monarch's age, history tells us that certain rules are just not bendable.

King Charles III did not come to the throne until the age of 74. Which history tells us is older than any monarch in the entire 20th century.

All of Britain's kings were dead by the time they were 74.

Not so the women. Queen Victoria was 56 years younger than King Charles is now when she became queen. His mother, Queen Elizabeth II, was 49 years younger than he at the start of his reign.

The new king appears ripe with an old man's promise. Intense commitment, it's said, to renewing and protecting the aging office he was forced to observe from the outside all his life.

Even as Prince of Wales he was not a partner in his mother's regal affairs. He shared no insider's residual involvement in her queening other than his waves. And a lifetime of cautions about architectural affairs and climate concerns. And forbidden loves.

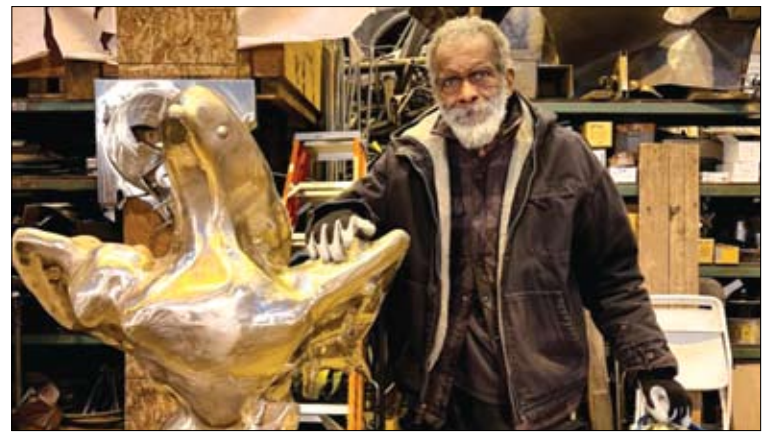
So far his most severe kingly admonitions and monarchical restructuring have been aimed at members of his own family.

He apparently believes that if he demonstrates an iron fist in front of them, now, he will have less worries with moves to do away with the monarchy all together, later.

Humiliating his younger son, Prince Harry, the Duke of Sussex, and his bi-racial American wife, Meghan Markle, over the course of the Queen's recent funeral, appears to be the launch-mode for a tough Carolinian reign.

The banishment of his loose-living brother, Prince Andrew, Duke of York, from all public royal events also appears to double up the family shock and awe.

His continuous refusal to permit his princess nieces, the Duke of York's daughters, Eugenie and Beatrice, a fuller public role in his "streamlined" monarchy appears yet another stimuli to his "modern" recreating of the House



Famed Lincoln Park sculptor Richard Howard Hunt.

of Windsor.

His withdrawal of permission for his youngest brother, Prince Edward, the Earl of Wessex, to succeed to their father's title as the Duke of Edinburgh, seems harsh and disingenuous. Especially after both his parents are said to have bestowed the title for the future as a personal wedding gift, years ago, upon the marriage of the prince. The list goes on.

King Charles III has removed his son, Prince Harry, and his brother, Prince Andrew, from the short list of who can stand in for the king during his absence.

He's replaced them with his sister, Princess Anne, and brother, Prince Edward, for a quickish "streamlining" of the royal house. What they refer to as "Modernization."

It's hard to imagine the immigrant enriched populations of Britain not being overjoyed, now, at the sight of this royal streamlining.

What member of the vast blokish working class British public won't be elated at these royal cost-cutting surprises. A football hooligan's dream come true.

That should help to off-set the horrific health care crisis that British subjects now face. So fat chance.

Or the realism of the financial crisis they now combat daily as the cost of living spirals out of control. Streamlining the monarchy should really weather-proof it from fresh criticism.

Or extinction.

Good luck with that.

The streamlining should also take care of any suspicions concerning the leadership fitness of top royals over their apparent inability to keep their trousers buttoned.

And streamlining should put an end to all that Scottish talk of independence north of the border. Sour notes among the bagpipes, as it were.

Or the revving up on the island of Ireland of age-old expectations of unification of the six counties that currently make up the fictitious nation of Northern Ireland. Streamlining could unleash a fresh dose of Irish nationalism with any luck. Just ask President Biden.

What's next? The return to Greece of the Elgin Marbles?

The dismemberment of the Commonwealth? What say the Australians, mate?

King Charles III would be better served getting the cost of a pint of lager reduced in the nation's pubs. The clock is ticking.

It might even be running out. No matter what Jane Austen says.

ARS GRATIA ARTIS: Chicago's famed sculptor **Richard Howard Hunt** recently posted a great summing up of his artistic gratitude for a life fully lived and engaging.

His words are impactful on any artist worth his soul, especially this painter.

While I treasure Richard's friendship, he is an inspiration to anyone with an artistic soul who watches his art grow and his body age.

Richard knows what all great artists know that in the gift is the loving and terrifying presence of God. The Divine creator of art and artists and life itself. And of course that profound annoying engagement of love itself.

We are fortunate to live when the work of such artists can shape us and deepen our humanity. Loudly applauding Richard's many triumphs. And defeats. It makes us who we are.

In Richard's own words: "I am thankful for sculpture, for being able to make it and continue it,

KING see p. 8

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(773) 465-9700

E: insidepublicationschicago@gmail.com



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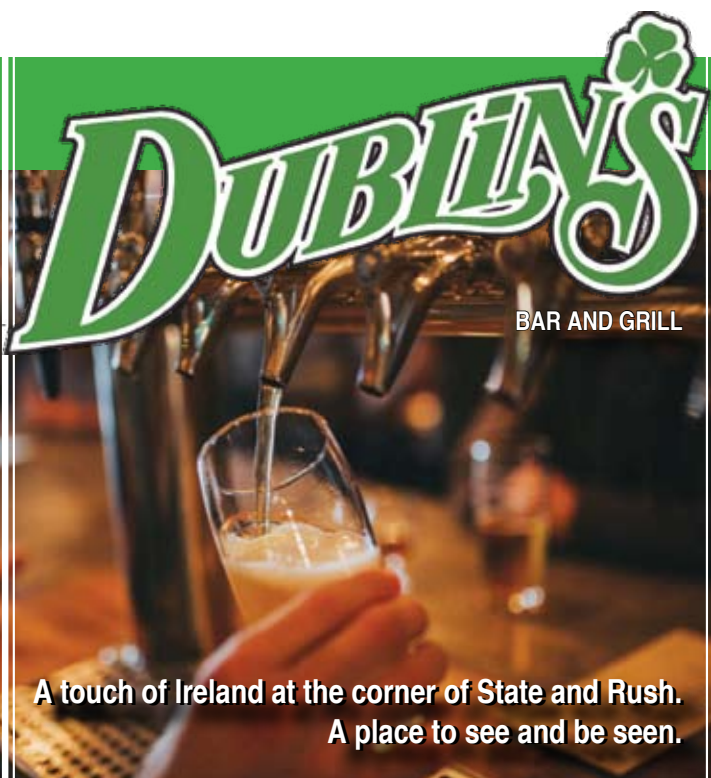
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Bad dose of 'Dox Pox' in Rogers Park



Heart of the 'Hood

By Felicia Dechter

"Dox."

The Merriam-Webster dictionary defines the meaning of the word as, "to publicly identify or publish private information about someone, especially as a form of punishment or revenge."

I never even knew that word existed until recently. Had no idea there was such a thing. But I've now seen what it means to "dox" someone.

That's because there has been some serious, dangerous, and vile doxxing happening in the 49th Ward. On Saturday, in unison, three of four doxxing victims filed police reports at the 24th District police station in Rogers Park. Prior to that, a complaint had also been registered with Facebook, and the bogus social media profile committing the doxxing was immediately shut down.

Yes, a Dox Pox has broken out in Rogers Park. Here's hoping it's not too contagious. Hopefully the crude, offensive doxxing(s) will soon be outed.

It all started just two days after 49th Ward aldermanic candidate Belia Rodriguez filed her signature petitions Nov. 21 with the Chicago Board of Elections [CBOE]. The petitions give the names and addresses of all who signed. That same day, Rodriguez immediately submitted a request to CBOE for copies of the 49th Ward incumbent's signature petitions, which she received on Nov. 22. Copies of Rodriguez's signature petitions apparently also were requested, and whoever got their hands on them started the doxxing Nov. 23 on Rodriguez's Facebook page, Belia for 49th Ward. It went on for a couple of days, including Thanksgiving.

Posing under the fake moniker "Perry Jozen" -- a name very similar to an avid Rodriguez supporter -- "Jozen" ran amok on social media. Names and addresses of victims were revealed online by "Jozen." Additionally, "Jozen" made despicable and sickeningly-vulgar homophobic slurs against openly gay victims who had signed Rodriguez's petitions.

I saw screenshots of all the doxxing comments. A couple of them turned my stomach. They are vulgar enough that we will not publish them in this newspaper.

Rodriguez filed a Freedom of Information Act request with CBOE to find out who had requested copies of her signature petitions. She is still awaiting those results. The public viewing period of those records did not open until Nov. 26, and it ran through Dec. 4. So whoever was responsible for the doxxing re-



Belia Rodriguez

ceived or had access to copies of Rodriguez's petitions prior to the open-to-the-public period. So it was leaked out.

"It's about the safety," said Rodriguez, who resigned from her position as president of the Rogers Park Business Alliance to make her aldermanic run. "People in this neighborhood should have the freedom to speak their minds and comment on their elected officials without fear for their safety and well-being."

Using the brutality of what happened in the assault on U.S. House of Representatives speaker Nancy Pelosi's husband Paul, and the Jan. 6 attack on the U.S. Capitol as examples of how social media can provoke dangerous, out of control situations, Rodriguez said this sort of behavior, "can incite and have bad things happen to people."

"It's dangerous," said Rodriguez. "On social media you don't know who is unstable, and who is unhinged."

Truer words were never spoken.

Kevvinnnnn!... Local cabaret entertainer / producer extraordinaire Kevin Wood definitely won't be home alone this season. The talented Uptown resident invites you to celebrate the season of cheer with him and some of his joyful performer friends. These folks are a hoot. Join them at one (or all!) of these upcoming events:

- On Dec. 9, Wood presents his solo holiday cabaret show, "Holidazed" at 8 p.m., at Davenport's Piano Bar and Cabaret, 1383 N. Milwaukee Ave. His playlist covers a wide variety of the holiday repertoire and also includes some rare gems.

Wood often jests that "Holidazed," just "ain't your grandmother's type of holiday show!" Join him on a nostalgic, and often comedic journey through the joys and challenges of the holiday season. "Experience the season through the lyrics and melodies of a delightful combination of holiday classics old and new, as well as soon-to-be, new favorites," he said.

- On Dec. 10, Wood will host an event at 3 p.m. at the Bezazian Library, 1226 W. Ainslie St., to raise money and awareness for the Friends of the Bezazian Library, an organization help-

ing fund improvements to that branch. He'll be joined by locals Carla Gordon, Cindy Firing, Alex Magno, and Howard Pfeifer on piano. The program will include family-friendly holiday songs (including Hanukkah) and an audience sing-a-long. No advance tickets are needed but a free-will offering will be collected to benefit the Friends organization.

"The holiday fundraiser at Bezazian Library is sure to be fun for all ages," said Wood. "Though centered on songs about Santa, the level of talent and interpretation will ensure that everyone has a good time. Plus the show will end with a holiday sing-a-long. The repertoire will vary from comedic and, okay, a song or two may be silly but there are also familiar chestnuts to warm your heart for the holiday season."

- Eat, drink and be merry with the music makers on Dec. 14 when Wood celebrates at the yummy Borelli's Pizza, 2124 W. Lawrence Ave. (Love Borelli's!). The party kicks off at 6 p.m. with pre-show music by '3-4 The Road Folk Band." At 7 p.m., Wood, Gordon, Magno and Firing (fully named above) will celebrate Santa in song. Limited open mic slots for audience members to perform will be available but come early to sign up and claim your three minutes of holiday fame! The



Kevin Wood, donning his holiday fruitcake hat.

always-fab Beckie Menzie will be on keyboard and this not-so-silent night will also end with a holiday sing-a long. Admission is free but reservations are highly-recommended due to limited seating.

For more info contact Wood at kwwaria@yahoo.com.

Big box go away... a petition is being circulated at change.org to, "Stop Taco Bell and other chains from taking over Andersonville." As of Sunday, nearly 900 people had signed. The petition states that chain stores are renting out and buying properties on Clark St. in Andersonville at "an alarming rate." Taco Bell recently purchased the property at 5245 N. Clark St., following on the heels of other chains moving in. The petition says chains will put financial strain on small businesses and create traffic and conges-

tion, and that they "serve only to drain Andersonville of its prized charm."

"As Chicago residents, we want to stop chains from taking over Clark St., in order to preserve and protect the economic vitality of Andersonville, its locally-owned businesses and its unique charm," the petition states.

The abandonment and removal of the 40-ish metered commercial parking spots on Catalpa are also damaging Andersonville's small business, and for some odd reason the plan is being supported by the local chamber of commerce. Few things are more critical for small retailers than accessible customer parking that turns over quickly... i.e. metered parking spots.

So this newspaper is with them. We encourage you to protect small locally-owned businesses. Anyone else who agrees should go to change.org and sign. Shop Small Business Saturday was Nov. 26. Apparently the other 364 days a year it's 'Damage Small Business' days?

Girl power... Chicago Art Girls is holding its 11th annual Holiday Pop Up Shop, a fun and popular handmade market returning to North Center after a two-year, in-person hiatus. The pop-up covers a wide range of handmade art, including jewelry, ceramics, felted accessories, glass, clothing, paintings, and photography. It's being held 11 a.m. to 5 p.m. Dec. 10 and 11 at Alexander Graham Bell

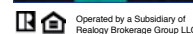
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Shared Cost Sidewalk Program back on Jan 9, 2023

The Shared Cost Sidewalk Program will open to new applicants at 6 a.m. Monday, Jan. 9, 2023. But fair warning, move fast to get in line, as these funds tend to get allocated very quickly.

The program operates on a first-come, first-served basis, so those who wish to participate are encouraged to apply as early as possible.

The program is a popular service in which residents share the cost of sidewalk repair with the City's taxpayers. But individual property owners will pay a price per square-foot for new sidewalk that is well below what a private contractor would charge.

The scope of the program may include the main walk, the existing courtesy walk (which runs perpendicular from the main sidewalk to the curb) and existing landing steps (the small strip of concrete sometimes found adjacent to the curb).

Chicago citizens have several options for applying: by calling 311 or apply through the CHI 311 website or mobile app (create a Shared Cost Sidewalk Program Request).

For more information call 312-744-1746 or email cdotshared-cost@cityofchicago.org.

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Ramblers rugby team heads to Final Four

BY JACK LYDON

The Loyola Univ. men's rugby team has made history. The team, which plays in the National Collegiate Rugby League, will travel to Houston to compete in the Final Four on Dec. 9 against Principia College.

The Ramblers, who were unranked at the beginning of the season, are now one of the top four teams in the nation. The team was crowned the Midwest Champions on Nov. 20 in Knoxville, TN, after a 28-21 win over Marquette.

After beating Univ. of Wisconsin – Whitewater, Washington, St. Louis, Auburn and Marquette universities, the Ramblers are confident going into Houston for a chance to be crowned the Division II National Champions.

As a club sport Loyola's men's



The Loyola Univ. men's rugby team is heading to the Final Four.

rugby team has been working hard to raise money to cover the cost of travel and lodging.

Those who care to support them may consider making a financial

donation to the Ramblers to help cover their expenses if you are able by visiting <https://securelb.imodules.com/s/1548/alumni/giving.aspx?sid=1548&gid=2&>

[pgid=497&cid=1256&appealcode=23Y10&dids=110&bledit=1](https://securelb.imodules.com/s/1548/alumni/giving.aspx?sid=1548&gid=2&), by writing to loyolamensrugby@gmail.com, or scarfagno@luc.edu, or by calling 609-576-9765.

Property tax hikes a mystery to many homeowners



The Home Front

by Don DeBat

Arrows are pointing in multiple directions to explain our dramatic property tax increases, according to an analysis by Cook County Treasurer Maria Pappas.

For example, homeowners in some gentrifying Latino neighborhoods on the North and Northwest Sides of Chicago were hit with eye-popping increases of nearly 46%.

The analysis, Pappas' report on 1.8 million properties, examined bills for the 2021 tax year, and shows overall property taxes across Cook County rose by \$614 million. The 3.8% increase, for a total tax bite of \$16.7 billion, will pay for schools, public safety, medical care, parks, libraries and other government services.

Tax bills on more than 406,000 residential properties increased, while nearly 318,000 homeowners will pay less. Tax bills for more than 32,000 commercial properties rose—particularly in Lincoln Park, the Near South Side, and Rogers Park—while taxes on nearly 37,000 declined, the study found.

However, the increased tax burden is not shared equally, Pappas admits. Homeowners will pay

53.6% of the tax hike rise, while businesses will pay 46.4%.

"The median property tax for a Chicago home now stands at \$3,599, an increase of 7.8%, or \$261 over 2020, she said.

Some Chicago communities—affluent areas along the north lakefront and pockets of working-class Latino neighborhoods—saw their property taxes jump dramatically.

The increase in taxes in some gentrifying Latino neighborhoods likely will raise concerns that residents will be priced out of their homes.

In the Lower West Side, a predominantly Latino community, the median homeowner's tax bill increased by \$2,275 to a whopping \$7,239, a 46% jump over 2020's property taxes. In Avondale, another predominantly Latino community, the median tax bill shot up 27%.

A spot survey by the Home Front column generally found widespread 2021 tax increases ranging from 9.4% to 24.3% on an assortment of North Side homes and small apartment buildings.

However, increases in the rapidly gentrifying Avondale neighborhood—bounded roughly from Diversey to Addison and from Pulaski to the North Branch of the Chicago River—posted increases of around 23.6%

"There are still inequities in our property tax system and we need to straighten it out," said Pappas, who annually studies the impact of property taxes.

Meanwhile, on the other side

of town, homeowners in many struggling, predominantly Black neighborhoods saw significant reductions in their median taxes. One West Garfield Park hom-

However, none of that money may be used to cover government services, so it is effectively an additional property tax, Pappas said.

A new Illinois property-tax law allows many governments to "recapture," or recover, the total of any taxes refunded to property owners who appealed their taxes the previous year. This new recapture law added \$131 million to tax bills across Cook County. Chicago Public Schools received a windfall of \$32.3 million, the largest recapture payment in Cook County.

owner taxes was overjoyed when his tax bill plummeted nearly 45%.

Overall, the median tax bill for homeowners in Chicago rose nearly 8%. Pappas' analysis revealed that four key factors drove those increases:

- A new Illinois property-tax law allows many governments to "recapture," or recover, the total of any taxes refunded to property owners who appealed their taxes the previous year. This new recapture law added \$131 million to tax bills across Cook County. Chicago Public Schools received a windfall of \$32.3 million, the largest recapture payment in Cook County. Pappas said the newly recapture law represents "an annual tax increase."

- Property assessments, which are used to determine how much someone pays, rose dramatically across the city this year—fueling a \$141 million increase into the city's special economic development funds, known as Tax Increment Finance Districts.

- Mayor Lori Lightfoot and the City Council increased the amount of money it needed for operations by \$94 million, and Chicago Public Schools increased its tax levy by \$114 million.

- Cook County Assessor Fritz Kaegi last year reduced the values of homes anywhere from 8% to 12% because of the COVID-19 Pandemic. However, the estimated market values of homes now have risen.

Meanwhile, the Board of Review, the tax assessment appeal agency, is dramatically lowering commercial assessments set by the Assessor. This action caused more of the overall tax burden to fall on homeowners.

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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Cook County property tax analysis: Latino areas see dramatic increases

New state law, reassessments and controversial TIF funds result in higher taxes for most property owners

As property tax bills land in Cook County mailboxes over the coming days, businesses and homeowners will likely find higher bills with some gentrifying Latino neighborhoods in Chicago seeing eye-popping increases of nearly 46%, according to a Treasurer's Office analysis of 1.8 million tax bills.

The analysis, which examined bills for the 2021 tax year, shows that property taxes across Cook County rose by \$614 million — a 3.8% increase — for a total of \$16.7 billion going to pay for schools, public safety, medical care, parks, libraries and other government services.

The increased tax burden is not shared equally. Homeowners will pay 53.6% of the rise, while businesses will pay 46.4%. Some Chicago communities — affluent areas along the north lakefront and pockets of working-class Latino neighborhoods — will see their taxes jump dramatically.

The increase in taxes in some gentrifying Latino neighborhoods likely will raise concerns that residents could be priced out of their homes. In the Lower West Side, a predominantly Latino commu-

nity, the median homeowner's tax bill increased by \$2,275 to \$7,239, a 46% jump over 2020's property taxes. In Avondale, another predominantly Latino community, the median tax bill shot up 27%.

"There are still inequities in our property tax system and we need to straighten it out," said Cook County Treasurer Maria Pappas.

Property assessments, used to determine how much someone pays, rose across the city this year — fueling a \$141 million increase into the city's special economic development funds, known as Tax Increment Finance [TIF] districts. None of that \$141 million may be used to cover government services, so it is effectively an additional property tax.

The new state recapture provision, the TIF effect and significantly increased tax levies for City Hall and Chicago Public Schools boosted the overall property tax burden in Chicago by \$468 million, with homeowners picking up about 60% of the increase.

Overall assessments of commercial properties grew less than residential values, leading to more commercial property owners than not seeing lower tax bills, while

more homeowners than not will see their tax bills go up.

In the city of Chicago, tax bills for more than 406,000 residential properties increased, while nearly 318,000 went down. While the tax

Property assessments, used to determine how much someone pays, rose across the city this year — fueling a \$141 million increase into the city's special economic development funds, known as Tax Increment Finance [TIF] districts. None of that \$141 million may be used to cover government services, so it is effectively an additional property tax.

bills for more than 32,000 commercial properties went up, while nearly 37,000 went down.

The impact of TIFs came into "stark relief" this year, the study found. The city of Chicago has 131 such districts and ever new TIF districts serve as a defect

property tax on properties not located in TIF districts, who then have to make up for those funds that are syphoned off.

All told, the total TIF take in Chicago last year was \$1.2 billion, an increase of nearly \$141 million, according to the report.

The North Side now has the only Super TIF in the city, the TIF now funding the repairs on the Red and Purple CTA lines. That TIF district is a half-mile wide and runs adjacent to the Red Line from North Ave. north to Devon Ave. It's a massive amount of real estate that is no longer providing the various taxing bodies with incremental increases in property taxes. Those missing dollars are then piled onto neighboring properties to make up the difference.

Tax revenues from increasing property values in those 131 TIF districts do not go to the various taxing body coffers. Instead, the incremental increases are syphoned off for spending mostly dictated by the Mayor's Office. So when property values go up that means the new millions are diverted into TIF districts.

According to the report and the Tribune, Willis Tower has the highest tax bill in Cook County. Of its \$50.2 million bill, \$8.7 million went into the LaSalle Central TIF fund. Taxes on Google's

TAX see p. 6

Protecting mental health during the holidays

The Illinois Chapter of the American Foundation for Suicide Prevention is hosting virtual training in December. These presentations are free of charge and open to the public, but require registration to share the registration links.

"Protecting Your Mental Health During the Holidays" will be held 7 p.m. Tuesday, Dec. 13.

The holidays can be a stressful time for anyone, and especially so for anyone who has lost a loved one to suicide, manages a mental health condition, and/or supports someone with a mental health condition. Guests may join the panel of experts who will discuss ways to protect your mental health during the holidays.

To register, or for more information, write to illinois@afsp.org.

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Nursery school dope zoning deal up for City Hall review Dec. 16

Alderman moving forward with "Flagship" Lincoln Square pot shop that is too close to three schools

BY PETER VON BUOL

At the end of May, Ald. Matt Martin [47th] announced he would be supporting a zoning change request for 2301 W. Lawrence Ave. which will allow a marijuana shop operator to open a flagship location in Lincoln Square, right next to three schools. It is a location that appears to violate state law.

According to a legal notice posted on Dec. 1, a proposed zoning variance needed to establish a recreation pot shop at 2301-05 W. Lawrence Ave. is on the Zoning Board of Appeals [ZBA] docket for Friday, Dec. 16. To operate an Adult Use Cannabis Dispensary, an application for special use must be filed with the ZBA. Applicants for adult use pot shops are required to hold a community meeting for the purpose of explaining the proposal and soliciting comments.

The move by Ald. Martin comes after he had accepted thousands of dollars in campaign contributions from the shop proprietor.

The odd - and perhaps illegal - part of this deal is that the dope dealing will be done mere footsteps from three local schools and a host of child-oriented businesses.

While city ordinances and state statutes are both supposed to prevent the placement of marijuana shops near children, that is not preventing the operators of this proposed recreational marijuana store in Lincoln Square from opening their store directly across the street from a daycare and preschool operated by Lady Bug and Friends, 2255 W. Lawrence Ave.

To help shepherd their zoning request change, Botavi Wellness, LLC's owners hired attorney John J. George, whom the Chicago Tribune has described as "the grand old man of Chicago zoning," and who was once the law partner of former mayor Richard M. Daley and his brother, Cook County Board member Michael Daley.

State of Illinois statute requires pot shops must be located a minimum of 1,000 feet away from schools. This reporter measured the distances with two witnesses. The location of the proposed pot shop is just 67 feet away from Lady Bug and Friends. The day this newspaper did the measuring, the school's director told us that she had not been notified that a marijuana shop would be opening directly across the street until we told her.

When asked if she had received any notice from the pot shop's attorney, City Hall or alderman's office about a proposed zoning change, she said she had not received any such a notice. The Lincoln Square location of Lady Bug and Friends also includes an outdoor playlot directly behind its

facility, mere steps from the proposed pot shop.

And Ladybug is not the only educational facility nearby.

Just 218 feet away is Adler School, 2239 W. Lawrence Ave. That facility has been in Lincoln Square for more than 56 years and offers pre-school and an all-day Kindergarten. It also offers educational programming for grade-school children.

Also located nearby is St. Matthias Elementary School, 4910 N. Claremont, which is 804 feet away from the proposed pot shop's front entrance. All three facilities are located less than the required 1,000 feet away.

In addition to those three full-time educational institutions, the pot shop's proposed location also includes neighbors such as the DANK Haus, which offers German language classes for children, Fleet Feet, which attracts grade school and high school athletes, Chicago Soccer, which also includes grade school and high school athletes and the LSAC, which offers swimming classes for children. Also nearby - and within 1,000-feet, are Timeless Toys and The Book Cellar, which offers reading programs for children. During the warm weather months, Giddings Plaza in the Lincoln Square mall frequently offers children's programming.

An attorney working for George was contacted by a St. Matthias parent and asked about

DOPE see p. 6



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TAX from p. 5

building at 1000 W. Fulton Market grew to \$8.2 million this year, with \$1.2 million going to the Kinzie Conservation TIF fund.

The city can choose to free up money from TIFs, and can send surplus funds back to local taxing bodies, such as the libraries, park district and streets and sanitation.

The Cook County Assessor just revalued all Chicago properties, which affected this year's tax bills.

Residential assessments, after appeals were completed, rose more than commercial property assessments.

The median property tax for a Chicago home now stands at \$3,599, an increase of \$261. That 7.8% median increase was the highest in Cook County, although a Chicago home's median tax bill remained one of the lowest in the county.

That's because Chicago has a stronger commercial base than any suburb, and commercial properties pay far more in taxes, because their assessments — used to calculate tax bills — are 2 1/2 times higher than residential assessments. Chicago mayors also have been reluctant to raise property taxes and have often turned to other forms of taxation and fees to general revenue.

Although tax bills for more Chicago commercial properties decreased than increased, the median commercial bill still rose. It grew by \$1,991 to \$12,448, an

increase of 19%.

This year's bills also reveal how a new state law and the county's extensive patchwork of TIF districts fueled the overall spike in property taxes.

Meanwhile, many struggling, predominantly Black neighborhoods saw significant reductions in their median taxes, such as West Garfield Park where homeowner taxes dropped nearly 45%.

Overall, the median tax bill for homeowners in Chicago went up nearly 8%. The Treasurer's analysis shows four factors drove those increases:

A new Illinois property tax law allows many governments to "recapture," or recover, the total of any taxes refunded to property owners who appealed their taxes the previous year. This new recapture law added \$131 million to tax bills across Cook County. Chicago Public Schools is getting \$32.3 million, the largest recapture payment in Cook County.

City Hall increased the amount of money it needed for operations by \$94 million, and Chicago Public Schools increased its tax levy by \$114 million.

The Assessor's Office last year reduced the values of homes anywhere from 8% to 12% because of the COVID-19 Pandemic. But homes' estimated market values have risen, and the Board of Review, the tax assessment appeal agency, dramatically lowering commercial assessments set by the Assessor, which caused more of the overall tax burden to fall on

North Side's highest property tax bills

'Round up the usual suspects' is seldom used to refer to Chicago's billionaires, but when it comes to high individual property tax bills, well, round them up because it includes Ken Griffin, J.B. Pritzker and Mark Walter.

Bigger tax bills than last year are coming to most of the North Side, and that includes owners of the city's 10 priciest properties, who must ante up over \$4 million collectively by Dec. 30.

Among those paying the most expensive property tax bills are Citadel founder and former Illinois resident - and new a Florida resident - Griffin, Gov. Pritzker and Mark Walter, Guggenheim Partners CEO and part-owner of the Los Angeles Dodgers, reports Crain's Chicago.

Griffin fled Chicago's crime and chaos, and moved his family and hedge fund down to Miami this summer, but still hasn't sold all of his Chicago luxury condo properties despite listing many of them as for sale. He received the largest bill out of everyone. Griffin still owns six condo units across three different buildings and his property tax bill was a little more than \$1.96 million.

Walter, who is worth \$5.3 billion according to Forbes, had the second-highest property tax bill. He and his wife, Kimbra, owe \$562,853 on their

Orchard St. home they built in Lincoln Park in the the mid-2010s.

Richard and Michaela Parrillo were the recipients of the third-highest tax bill. The couple tried to sell their gigantic Burling St. mansion for \$45 million, but took it off the market after failing to find a buyer for the biggest of White Elephants. They owe \$326,275 on the nearly 35,000 square foot home.

Pritzker and first lady MK Pritzker had the fourth-largest property tax bill in Chicago. The couple owes \$290,502 on the Astor St. mansion they bought for \$14.5 million in 2007.

Rounding out the top five largest property tax bills are the owners of another No. 9 Walton condo who shielded their identities from public records by purchasing and keeping the property under an entity whose managers haven't been uncovered. They owe more than \$275,000 on the unit.

Cook County has the second-highest residential property taxes in Illinois. The median single-family home price in Chicago is \$263,000. That means that if you bought a house for that amount and paid 2.32% of your purchase price as property taxes, your annual tax bill would be \$6,973.

DOPE from p. 5

why her client had decided to locate a facility so close to the three schools. Her response was that those educational facilities are not considered as such as defined by the City of Chicago.

"Ald. Martin has decided to approve the zoning change request from B1-1 to C1-1 to allow the applicant to apply for a business license to open a recreational cannabis dispensary in the strip mall," according to information posted in the development section of his website.

Earlier this year, one of the co-owners of the new pot shop, Jon

Loevy, had donated generously to the campaigns of Ald. Matt Martin [47th] and Eileen Dordek, who was at the time a candidate for the 13th State District of the Illinois General Assembly. Both Martin and Dordek are supported politically and financially by Paul Rosenfeld, Democratic committeeman of the 47th Ward. As a lobbyist in Springfield, Rosenfeld is closely connected to insiders in the state's booming pot industry.

This newspaper contacted Martin's office to ask him about the appearance of impropriety in his accepting thousands of dollars in campaign contributions from a business requesting a zoning

homeowners.

Pappas, who annually studies the impact of government property taxes, said the newly enacted recapture law "now will be an annual tax increase."

Back in 2020, citing the expected impact of the pandemic, Cook County Assessor Fritz Kaegi adjusted home values downward, leading to a 9.3% drop of residential property values in last year's

bills, according to the treasurer. He also dropped values for some commercial assessments, but by just 4.4%. But housing prices generally rose during the pandemic. That fact is reflected in the Chicago reassessment, and in this year's bills. The COVID-19 adjustment was essentially wiped out, and homeowners' assessments rose faster than they would have, had Kaegi not made the ad-

justment.

Elsewhere, taxes in the North and Northwest suburbs, increased by \$94 million, with most homeowners and commercial property owners getting higher bills. Taxes grew to a smaller extent in the South and Southwest suburbs, where the increase was \$35 million.

change to sell pot, but no one at his office responded to our questions.

The pot shop will operate as Botavi Wellness and the principals will be Loevy, a 47th Ward resident, and Mitch Zaveduk, who is a resident of Northbrook.

But before a business license is issued at this location, the applicant must submit a Special Use application to the Zoning Board of Appeals, which requires a second community meeting before it reaches a decision on the application. While that application is going before the ZBA on Dec. 16, this newspaper is not aware of any second community meeting ever being held.

Since 2018, Loevy has been one of the most successful, and profitable local recreational pot shop operators in Illinois. In fact, Loevy and Zaveduk could actually be referred to as "big corporate pot." Loevy's company currently operates 11 marijuana shops in Pennsylvania, Missouri, and Utah. Another location is planned for Benton Harbor, MI. The company plans to open 10 stores throughout Illinois.

Loevy, along his wife, attorney Danielle Loevy, have donated \$40,200 to candidates affiliated with the Democratic Party of the 47th Ward. These include Ald. Martin, who has received \$6,500, and Elaine Dordek, who received \$32,200. (Dordek lost to Hoan Huynh in the 13th Illinois House District primary.)

In addition to Martin and Dordek, Loevy has also contributed \$500 to Rosenfeld and \$1,000 to Jon Stromsta, a judicial candidate supported by Rosenfeld

who lives in the ward.

Loevy and his business partners plan to open a 6,585-square foot pot shop in The Square Shopping Center. The space is currently not zoned for a business selling pot. In order to do so, Loevy needs a zoning change, which requires the support of Ald. Martin. That pot shop would operate under a state-issued license and would be open from 8 a.m. to 10 p.m. The shop also needs a Special Use permit from the city's zoning board of appeals. That hearing is Dec. 16.

The strip mall Botavi Wellness want to operate out of includes 38 city-owned metered parking spaces. The developers have said that one of the primary reasons for locating their pot shop there is the metered parking spaces. Loevy and Zaveduk have said the metered public parking spaces are a key component for their business model.

All sales will be made in cash or by debit card as selling marijuana remains illegal on the federal level. Despite security concerns, most pot users still traditionally pay in cash, just as is done with all black market pot purchases, and that makes the store a prime target for criminals wishing to steal cash or drugs.

During his community zoning process, Martin used the opportunity to request the operators to reconsider where they would be accepting deliveries of their shipments of recreational weed in part over security concerns.

"Based on comments from nearby neighbors, the applicant has agreed to change the design of the space to receive deliveries from the parking lot side of the

strip mall, so as to avoid impacting residential traffic on Oakley," wrote Martin.

Across the nation, as cannabis has been legalized at the state level, cannabis stores have become prime targets for what are often coordinated, commando-style violent hit-and-run robberies. After three pot store employees were killed in March during three separate robberies in California and Washington State, marijuana industry officials called for Congress to reform banking laws to allow for their businesses to legally accept credit cards and debit cards nationwide.

According to a security expert who has spoken to this newspaper, the all-cash business and the configuration of the Lincoln Square parking lot will make this site susceptible to a hit-and-run robbery.

Ironically, Ald. Martin has succeeded in eliminating another city-owned parking lot nearby at 4715 N. Western Ave., gifting the \$5 million property to a private, out-of-state developer who plans to use taxpayer money to build a six-story 63-unit apartment building on the site.

This city-owned surface parking lot at Leland and Western avenues provides parking for those who shop, dine, and use the services of the Lincoln Square Mall. It also provides parking for nearby cultural institutions such as the DANKHaus, Davis Theater and the Old Town School of Folk Music.

The alley adjacent to that parking lot serves as a critical piece

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Police Beat...

Rogers Park businessman may have shot burglar who broke into his office

A Rogers Park business owner may have shot a burglar who broke into his office Dec. 2 while he was working.

The 58-year-old was working late when someone took the rear door off its hinges and entered his business in the 1900 block of W. Howard around 1:45 a.m. A Chicago police spokesperson said the victim tried to stop the burglar and fired several rounds, causing the burglar to run away.

Officers found shell casings inside the business and a blood trail leading away from the scene.

About an hour later, a 911 caller reported that a man claiming to be shot was knocking on their front door in the 7600 block of N. Rogers, about a mile away. Police went to the scene and found a man bleeding from a gunshot wound to his hand.

Cops said the injured man's appearance was consistent with a description of the burglar.

Detectives are working on the case.

Cook County probably can't help troubled woman accused of stealing \$155,000 from Brink's truck

The 60-year-old woman who allegedly stole a bag containing \$155,000 from a Brink's truck in Edgewater has no criminal background, is recently widowed, and is experiencing homelessness, officials said during a bail hearing Nov. 30.



Sharon Carabine-Dierberger

"I'm hoping that you can be directed to some resources, but I'm, sadly, I'm not sure that Cook County has the resources to direct you to anywhere meaningful,"

Judge Mary Marubio told Sharon Carabine-Dierberger. "But I'm hopeful that we can try to accommodate that need."

Marubio released Carabine-Dierberger on her own recognizance.

The theft occurred as a Brink's guard was unloading money bags outside Chase Bank, 5715 N. Broadway, around 12:30 p.m. Nov. 28. Prosecutors said a witness saw Carabine-Dierberger take a bag of money from the back of the armored car and run away.

The guard, tipped off by the witness, chased Carabine-Dierberger into an automotive store, grabbed the bag from her hand, and walked out. Police arrested her at the Granville Red Line CTA station a short time later.

"Every dollar was recovered," Marubio noted.

The bank and Brink's confirmed that the stolen bag contained \$155,000, prosecutors said.

Carabine-Dierberger's public defender detailed her housing situation, the recent loss of her spouse, and apparent mental health issues that Carabine-Dierberger has, for which she asked to receive help. Marubio expressed a sincere desire to connect Carabine-Dierberger with the help she needs but also doubted that Cook County has the ability to do that.

"This is an unusual set of facts, to say the least," said the judge. Cook County's budget during the 2022 fiscal year was \$8.04 billion.

Gunmen carjack woman inside her Roscoe Village garage

Two men carjacked a Roscoe Village woman at gunpoint after she parked in her garage on Dec. 1, Chicago police said.

A CPD spokesperson said the woman was getting out of her blue BMW X3 when a white Jeep pulled up in the 3400 block of N. Leavitt around 9:30 p.m. Two hijackers got out of the Jeep, brandished a gun, and demanded the woman's keys and other personal belongings.

According to police, they were last seen heading north in the alley, followed by the Jeep. The woman was unharmed.

Chicago police license plate readers spotted the hijacked BMW traveling outbound on the Eisenhower Expy. within minutes of the hijacking. So far, no arrests have been made.

While hijacking reports remain elevated compared to typical levels, there are signs that Chicago is backing away from the record-setting pace seen over the past two years. CPD recorded 88 hijackings during the first 24 days of November, the most recent date for which data is available.

That compares to 165 during the same days last year, 174 in 2020, 43 in 2019, and 48 in 2018.

But, while carjackings are on the wane, traditional auto theft cases have risen sharply since the social media-fueled "Kia boy" phenomenon hit town this summer. "Kia boys" take advantage of a design flaw that allows them to steal Kias and Hyundai vehicles with little more than a USB cord.

Chicago police officers who have spoken with CWBChicago believe that people, particularly young Chicagoans, who want to take a car for joyrides or crime sprees are turning to Kia and Hyundai thefts instead of hijackings.

Stealing a car has at least two benefits over hijacking. Of course, it's less confrontational and less risky.

But, even better from the thief's point of view, traditional auto theft may go unnoticed for hours or even days before a police report is filed. But hijackings are reported almost immediately, and those cars are quickly entered into the city's stolen car and license plate reader databases, giving them a considerably shorter shelf-life.

Fugitive committed two armed robberies, then went to a casino

A fugitive from Tennessee committed two armed robberies on the North Side, only to get caught after Chicago police tracked his movements to a casino, officials said Dec. 1. But his lawyer says he is "a self-proclaimed man of faith."

Timothy Lewis, 26, wore masks during the holdups, but investigators identified him through his license plate, GPS, an ID scan at the casino, and his quirky decision to wear mismatched shoes.

Prosecutors said he robbed a liquor store at gunpoint in the 1400 block of W. Devon around 11 p.m. on Nov. 12, getting away with about \$1,200, a six-pack of Modelo, and a pack of Newport. Store video showed the robber wearing Birkenstock sandals, having a tattoo on the back of his hand, and sporting a unique bracelet. But he also wore a mask, making identification difficult.

Three days later, he robbed a woman at gunpoint in the 1900 block of W. Peterson, taking a necklace and about \$450, prosecutors said. The video showed the robber wearing a mask, the same clothing as the liquor store

robber, and Jordan gym shoes with white soles.

Investigators identified a car the robber may have used and determined that the license plates were registered to Lewis. The vehicle's GPS pinged near both robbery scenes and then to an unidentified casino, prosecutors said.



Timothy Lewis

Video from the casino allegedly showed Lewis getting out of the suspected vehicle and showing his ID to enter the venue while wearing one Birkenstock sandal and one Jordan sneaker with a white sole.

When police arrested Lewis at a motel last week, he was wearing the distinctive bracelet, one Birkenstock sandal, and one Jordan sneaker with a white sole. He also has a tattoo on his hand, prosecutors said. Cops found about \$3,000 in his motel room.

Prosecutors said he is wanted in Tennessee for robbery. He also has a 2011 forgery conviction in Mississippi. He's now charged with two counts of armed robbery with a firearm in Chicago.

Yet, his public defender said he is a lifelong resident of Cook County who supports three children and is "a self-proclaimed man of faith."

Judge Kelly McCarthy held him without bail on the Tennessee warrant. If the warrant matter is cleared up, he will need to post \$15,000 to get out of jail on electronic monitoring for the new case.

Armed men rob, carjack woman on North Side; crew suspected in a series of similar crimes



A video frame shows two men preparing to carjack and rob a woman in the 6400 block of N. Hoyne on Nov. 29.

An armed carjacking on the North Side was caught on video this week. Police believe the crew in the footage is responsible for about a dozen robberies in West Ridge and other neighborhoods, a law enforcement source said.

The video was recorded around 9:20 a.m. Nov. 29 in the 6400 block of N. Hoyne. Shortly after a woman rolls her BMW into a parking space, a small gray or silver car pulls up next to her, and two men emerge from the passenger side, pointing guns at her.

After forcing the woman from her car, one of the hijackers returns to their getaway vehicle, which drives away. His accomplice gets into the BMW. But he gets out again a moment later, apparently unable to operate the car. He runs down the street clutching the woman's purse, and his buddies reverse down the road to pick him up.

An Amazon delivery worker was carjacked of his personal car in the 5700 block of N. Campbell within minutes of the robbery. Two masked men displayed guns and drove away with the man's vehicle, which may be the car the robbers used in the video.

A third robbery was reported within minutes, too. A pair of robbers put a gun to a woman's head and took her phone in the 6100 block of N. Maplewood, police said.

West Ridge has experienced a string of robbery sprees in recent weeks. Five robberies were reported

in the area within about 15 minutes on Friday, Nov. 25. On Nov. 19, a string of robberies and hijackings were reported from West Ridge to the Loop. And on Thursday, Nov. 17, a group of six to eight male and female offenders traveled in two cars to carry out a series of robberies and carjackings that stretched across the north and northwest sides.

News coverage helped cops identify Fullerton Red Line robber



Tyree Wilson

A tipster who saw news coverage about a violent robbery at the Fullerton Red Line CTA station last month led Chicago police to arrest one of two offenders, prosecutors said Nov. 30.

The victim, a 55-year-old man, was riding home from work when a robber snatched his phone and wallet and ran from the train around 9:35 p.m. on Oct. 2, officials said. He chased after the thief, but another man who was on the same train car started to chase the victim and eventually punched him in the back of the head, causing him to fall, prosecutor Rhianna Biernat said. The second attacker continued to hit the victim while he was on the ground.

She said the victim got back up and started to chase both men, but he fell down a flight of stairs and hit his head on a pole, causing a cut to his head that required 20 stitches to close.

Investigators released surveillance images of two suspects on Oct. 13, and a tipster immediately called police to identify one of the men as Tyree Wilson, 23. Biernat said the same person called police again the next day and gave them Wilson's name, birthdate, and home address.

Chicago police arrested Wilson at the Roosevelt CTA station on Tuesday after they recognized him as the wanted man.

Biernat said Wilson was the offender who punched the victim in the back of the head and continued to hit him while he was on the ground. The victim could not identify Wilson because he was attacked from behind, she said.

He is charged with robbery and aggravated battery of a transit pas-

senger.

Wilson is on parole for two burglary convictions. Judge Mary Marubio said he would be held without bail until the Illinois Department of Corrections reviews his parole status. She set bail in the new case at \$75,000, meaning Wilson must post a \$7,500 deposit to get out of jail should he become eligible for release. He'll also be on electronic monitoring if he goes home, Marubio said.

Woman attacked, robbed while walking with her 9-year-old; 12 more armed robberies reported

Chicago police officers intervened in an armed robbery that they stumbled upon while on patrol in Lincoln Square on Dec. 4, but the offenders sped away in a car as the cops pointed guns at them, according to a preliminary CPD report.

Earlier, a nine-year-old girl and her mother were robbed in West Town while walking home with laundry.

At least 10 more robberies were reported in two waves of crimes that rolled over the north and near west sides over the weekend. The areas have been hard hit by dozens of similar crimes that have popped up in nighttime sprees since mid-November, with 34 robberies known to have been reported since Dec. 2.

Around 3:12 a.m., Chicago police patrol officers were on routine patrol when they saw an armed robbery in progress on the corner of Sunnyside and Hamilton, the preliminary report said. The cops emerged from their squad car and drew their guns on four men who were trying to rob another man.

But the crew jumped into a dark-colored Hyundai and reversed down Hamilton, slammed into a parked car at high speed, and then fled east on Wilson Ave.

Officers found several items discarded in the area that might be proceeds taken from other robbery victims, including a backpack, purse, and a wallet.

Another armed robbery was reported in nearby North Center at 3:28 a.m., a Chicago police spokesperson said. In that case, a 32-year-old woman and a 35-year-old man were in the 4300 block of N. Damen when two robbers emerged from

POLICE BEAT see p. 10

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Lyndsay White, Brian White and Susie Forstmann Kealey.



Ann and Phil Ponce.



Ken Moll Jr.



Nikki Friar



Steven Zick



Thomas Dovalina and Verne Thomas.



The Daniel McNulty family.



Joann Gazarek Bloom

KING from p. 2

and for getting back to it. From recovery to the studio, I am especially thankful to be an artist. I am thankful for the freedom to be able to make what I want and for a life where I am able to work. I don't climb ladders anymore, but I work "from the ground up" you might say. For me, I am having an enjoyable Thanksgiving. Earlier today I got a few good licks in at the studio. It has been a fine day with some work on sculpture and a day of being together with family."

PEANUTS: Happy heavenly 100th birthday, **Charles Schulz**. Thank you for giving us Snoopy, Charlie Brown, Lucy and Linus Van Pelt, Pig Pen, Peppermint Patty and Marcie, Woodstock and the rest of the Peanuts Gang. The genius cartoonist was born Nov. 26, 1922.

JULMARKNAD: The St. Lucia Festival of Lights, Julmarknad and Julmiddag return to Andersonville starting this Saturday and Sunday, at the Swedish American Museum, 5211 N. Clark St. The museum celebrates St. Lucia Day on Tuesday, Dec. 13, with the annual crowning ceremony that will take place at noon downtown at Nordic House in the Wrigley Building, 400 N. Michigan Ave. The traditional



Brendan O'Connor with Christina and Jerry O'Connor.



Eamonn Cummings and family.

candle-lit procession will begin in Andersonville at 4:45 p.m. north up the sidewalks of Clark St. highlighted by children singing "The Lucia Song," donned in long white robes. The choir will perform again at 5 p.m. on Catalpa Ave. Julmarknad is Sunday, Dec. 18.

THE PIPES ARE CALLING: **Tim Degnan**, 82, and **Tom Meagher**, 92 each recently died. Both were larger-than-life personalities of Chicago business and politics. And power. Successful executives and political companions to Chicago's greatest mayors, **Richard J. Daley** and **Richard M. Daley**. Strategists. Deeply understanding of the political process. Their creativity and idealism really helped to make Chicago effective and efficient. Important to note during

our current low-voltage mayor. They were mighty and kind, generous men, creative and inventive and wanted Chicago to shine. Both men of faith and family too. Do you think there's a connection? Remember them. Cherish their efforts. We don't find such men these days.

HAPPY ANNIVERSARY: It's the 20 year anniversary for **Thomas Dovalina** and **Verne Thomas**, one year married and 20 together.

WHO'S WHERE: **Hector Gustavo Cardenas** and **Marius Morkvenas** in Palermo Chico, Buenos Aires, Argentina... **Michael Brosko** in the exotic markets of Fez, in Morocco... Galway Arms boss **Deirdre Canty** in Ballydehob, West Cork splitting a drumstick with her brother and sister et al... **BJ Murray** doing nostalgic American in Westfield, NJ with **Melissa Anderson Hovey**... **Ken Norgan** and pals in Northern Italy in treasure-rich Milan where the foods are anything but Puritanical... **Sherry Lea Fox** with son, **Taylor**, and family doing a feast at Mastro's in Newport Beach, CA... **Eamonn Vaughan** and the family in Florida at South Beach, at Lowe's Miami... Christie's **Steven Zick** having a historical and literary holiday at the House of the Seven Gables in Salem, MA and in Gloucester, MA at Rocky Neck Art Colony while hitting all the nearby historic sites... former newsy **Rich Samuels** seeing grandchildren and their parents at Medici, after 3 year separation due to pandemic... **Julia Jacobs**

always ensures Thanksgiving is civilized with the boys and their dad, gathered as a family still, at holidays where no one is an ex... Top attorney **Joann Gazarek Bloom** in Los Angeles with daughter **Alison Gazarek**... **Candace** and **Chuck Jordan** celebrating another year for best selling author **Michael Kutza** at Gibson's Steakhouse... **Karen Zupko** and **Mr. Mike** have everything ready for a Noel season in their home... **Nikki Friar** looking fabulous at Marchesa... Former WTTW veteran newsy **Phil Ponce** and wife, **Ann**, sending out their Thanksgiving best to their large number of fans... **Lyssa Piette** and **Susie Forstman Kealey** at the Women's Athletic Club... **Penny Carney McNulty** and the whole clan were out in force at Farmhouse in Evanston with **Riley**, **Will**, **Kelly** and **Dan**... **Lindy Fleming McGuire** with **Chris McGuire** did the annual Turkey trot... **Michael Fustin** with hubby **Paul Hickey** at Segerstrom Center for the Arts, Costa Mesa, CA, seeing Moulin Rouge... Maestro **Rich** and **Kathy Daniels** at Lincoln Park Zoo's "Zoo Lights" with the entire family, grateful to have everyone together including Kathy's 92-year young mom and two grandchildren... **Tom Hackett**, **Tom McGuire**, **Jim Sharp**, **Jared Laidlaw** and **Michael Moore** at the Colony Hotel in Palm Beach... **Shelley Howard**, **Ed Corey**, **Shaun Howard** and **Cindy Adams** doing an elegant family gathering at Carmines... North-

western senior **Parker Ryan** and Illini alum mom **Colleen Dal Santo Ryan** footballing it at the Illini/Northwestern Game... **Brian White** and **Jim Kinney** hosted Brian's mother **Lyndsay White** and friends **Peter Mark** and **Dragan Filipovic** at the Racquette Club... With Antarctica in their rear view mirror **Brendan O'Connor** and parents, **Jerry** and **Christina O'Connor**, pushed through the Drake Passage en route to Ushuaia and take a Polar Plunge in 29 degree water... **Kenny Moll Jr.**, taking time for adventures and vespas as a resident of the Medici's glorious Florence, Italy. Just competed in his first Florence Marathon, cheered on by his family, **Ken Sr.**, **Mary Claire Scorsone Moll**, brother **Charlie** and sister **Keeley** together out in Los Angeles for Thanksgiving but rooting him on the Arno.

NOTRE DAME LOSS: ND's winning streak ended in California against USC, witnessed by **Eamonn Cummins** and **Pennie Taylor** in Los Angeles, for a Redondo Beach, CA Thanksgiving with brother **Laurence Cummins** and taking in the Notre Dame/USC game. Disappointing loss, but proud Fighting Irish fans still.

I've learned that you can tell a lot about a person by the way [they] handle these three things: a rainy day, lost luggage, and tangled Christmas tree lights.

-- Maya Angelou

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Winter flower show open house at Lincoln Park Conservatory



No matter the season, the Lincoln Park Conservatory offers visitors a lush tropical paradise full of towering palms, brilliant blooms, and ancient ferns.

The Lincoln Park Conservancy is hosting a winter open house 5 p.m. to 7 p.m. Wednesday, Dec. 14, at 2391 N. Stockton Dr. Tickets are \$10.

Visitors will enjoy an exclusive, family-friendly after-hours view of the Conservatory's Holiday Flower Show while celebrating the season with other Conservancy supporters.

The Conservatory is one of Chicago's "City in a Garden" treasures. The all-glass masterpiece showcases exotic plants and offers three distinctive annual flower shows.

No matter the season, the conservatory offers visitors a lush tropical paradise full of towering palms, brilliant blooms, and ancient ferns. The Lincoln Park landmark offers visitors a chance to interact with Chicago's history and discover something

new through tours, programs, and regular arts and cultural performances in a unique setting. Plus their plants bloom and change weekly.

Attendees to the open house can also learn more about the Conservancy's work in Lincoln Park and how to volunteer.

Ticket proceeds will help support their work to preserve, protect and enhance the park. The open house will turn into an imaginary swirl of the peppermint treats, featuring red and white poinsettias, holiday lights, and new this year, with a 12'-tall poinsettia tree. For tickets visit <https://www.eventbrite.com/o/lincoln-park-conservancy-17342067619>.

Underway now is the "Sugar Plum" with pink poinsettias and scenes from The Nutcracker Ballet. Plants such as 'Jubilee' Poinsettias and 'Purple Heart' Spiderwort.



Rogers Parker Anastasia Mak, who has a studio in Andersonville, will be selling her lively artwork at the Chicago Art Girls' 11th annual Holiday Pop Up Shop this weekend.

DOX POX from p. 3

Elementary School, 3730 N. Oakley Ave. More than 40 established local, women artists will be exhibiting and selling their handmade work.

I'm told it's a "great show with many award-winning artists." Admission is free but the group will honor the season of giving by holding a food drive for Common Pantry, which combats hunger and food insecurity in the North Center neighborhood.

Never did I ever... think I'd be writing this. But in the last year, I have come to realize that things have changed here in

Chicago and in Rogers Park, that civil discourse is rare and violence suddenly way too prevalent. Due to the threats and violent behavior we're seeing these days on-line and on our streets, I've decided to take gun safety classes and get licensed for an Illinois Conceal Carry License (I already have a Firearm Owner's Identification Card, FOID).

Yes, I'm sorry, but it has come to that. When seconds matter, the police will be there in 10 minutes to put up the yellow crime scene tape. I never ever in a million years thought I would be doing something like this. But yet, here I am. It's sad and disturbing that the world has come to this.



Sophie Evanoff, owner and chef of Vanille Patisserie, with French Consul General Yannick Tagand.

Sophie Evanoff presented with Merite Agricole Medal

Sophie Evanoff, owner and chef of Vanille Patisserie, 2108 N. Clark st. and 131 N. Clinton St., was recently presented with the Ordre du Mérite agricole medal by the Consulate of France in Chicago.

The medal is an order of merit bestowed by the French Republic for outstanding contributions to agriculture. When it was created in 1883, it was second in importance only to the Legion of Honor for the French.

During the presentation, Consul General Yannick Tagand said, "The excellence of your work makes you one of the best Ambassadors of the French gastronomy, which is a significant part of French culture, in Chicago."

A classically trained pastry chef, Evanoff acquired Vanille Patisserie in 2011 and oversees business planning, new product development, sales and marketing.

Evanoff says she is passionate about upholding the French standard of technique, quality and taste while providing the best customer service. Vanille was awarded #1 Retailer of Lincoln Park in 2015 by the Lincoln Park Chamber of Commerce, and recognized as one of the best bakeries in America by Time Out Magazine.

A dedicated and active entrepreneur, Sophie was the first female business owner to win the James Tyree Emerging Business Leadership Award in 2016 and was honored as a Women of Influence by the Chicago Business Journal in 2019. She is also an alumna of the Goldman Sachs 10,000 Small Businesses program.

Evanoff is involved with several non-profit organizations, serving as both a board member and volunteer, and Vanille donates to philanthropic events and initiatives throughout Chicago on a weekly basis.

Letter to the Editor



Illegal camper's tents in Warren Park.

Fix small problems before they grow?

For months there was only one tent illegally camped in Warren Park, on a hill by Western.

Now there are three.

The second one is also near Western. The third is just north of the batting cage by the sidewalk.

After taking these photos, I went inside and discussed the rule-breaking with a Park District employee. He told me that other local residents shared my frustration.

How much more of this abuse of our parks will we have to put up with before the rules are enforced? When will the programs at Warren Park have to be moved to another park, as was done with Touhy Park?

We had an election last month. There was no referendum asking Chicago voters if we wanted to give the Mayor, the Park District, and the Police Dept. instructions to let anyone camp out overnight in our parks with impunity.

When will City leadership realize that it's easier and cheaper to fix a small problem than a big problem?

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Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION WILMINGTON SAVINGS FUND SOCIETY FS AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VI-A; Plaintiff, vs. BRIGETTE F. SOBUB AKA BRIDGETTE SOBUB AKA BRIGETTE SOBUB; PATRICK S. OWCA; FIRST AMERICAN BANK; UNKNOWN OWNERS AND NONRECORD CLAIMANTS; Defendants, 10 CH 21126 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercountry Judicial Sales Corporation will on Tuesday, January 10, 2023 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. 14-32-101-010-0000. Commonly known as 2339 N. Bosworth Avenue, Chicago, IL 60614. The mortgaged real estate is improved with a multi-family residence (3 apartments). The successful purchaser is entitled to possession of the property only. The purchaser may only obtain possession of units within the multi-unit property occupied by individuals named in the order of possession. 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. Stephen G. Daday at Plaintiff's Attorney, Klein, Daday, Aretos & O'Donoghue, LLC, 1051 Perimeter Drive, Schaumburg, Illinois 60173. (847) 590-8700. SOBUB INTERCOUNTRY JUDICIAL SALES CORPORATION intercountryjudicialsales.com **13208237**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION PNC BANK, NATIONAL ASSOCIATION S/II TO MIDAMERICA BANK, FSB Plaintiff, vs. CARRIE CARMICHAEL A/K/A CARRIE E CARMICHAEL, RESIDENCES AT RIVER EAST CENTER CONDOMINIUM ASSOCIATION, PNC BANK, NATIONAL ASSOCIATION, S/II TO MIDAMERICA BANK, FSB, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

Real Estate For Sale

Defendants 14 CH 07229 512 N MCCLURG COURT UNIT 1104 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 16, 2015, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 11, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, 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 1104, CHICAGO, IL 60611 Property Index No. 17-10-223-033-1074 The real estate is improved with a high rise condominium with a parking garage. 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

Real Estate For Sale

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. MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiffs Attorneys, One North Dearborn Street, Suite 1200, Chicago, IL, 60602. Tel No. (312) 346-9088. 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. MCCALLA RAYMER LEIBERT PIERCE, LLC One North Dearborn Street, Suite 1200 Chicago, IL, 60602 312-346-9088 E-Mail: pleadings@mccalla.com Attorney File No. 20-04887IL_614587 Attorney ARDC No. 61256 Attorney Code. 61256 Case Number: 14 CH 07229 TJS# #: 42-4198 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 # 14 CH 07229 **13208596**

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DOPE from p. 6

of commercial infrastructure for some of Lincoln Square's most prominent local businesses, such as Merz Apothecary, The Book Cellar and Gene's Sausage Shop. Were that alley shut down for 18 months or more during any future construction, it would severely degrade the ability of those adjacent retailers and the new Northwestern medical office from conducting their business. That parking lot has also served as

POLICE BEAT from p. 7

a dark sedan and demanded their property at gunpoint. The robbers pistol-whipped the man in his face during the holdup, police said. About 30 minutes earlier, just before 3 a.m., four men carrying two guns robbed a man in the 3900 block of N. Troy. They fled in a small, dark-colored sedan with his cash, phone, and car keys.

Robberies and carjacking reported in North Center, Lincoln Square

A woman was carjacked in North Center on Dec. 2, just a few hours after two armed robberies were reported in Lincoln Square. The hijacking, reported in the 3700 block of N. Bell, has been linked to a carjacking attempt in the suburbs in which the offenders fired shots, according to preliminary information. Two men confronted a woman on Bell around 10:40 p.m. and implied they had firearms under their clothes while demanding her keys, a Chicago police report said. They took her gray Jeep Cherokee and fled the scene, followed by a red sedan.

space for Lincoln Square's annual festivals, including German Day, Maifest and AppleFest; and as much-needed parking for customers who attend the weekly Lincoln Square Farmers Market, which annually ranks among the city's best-attended. This proposal also has the support of the Heart of Lincoln Square Neighbors Assoc. and the Lincoln Square Ravenswood Chamber of Commerce, both of which are closely affiliated politically with Ald. Martin.

The sedan, which is also stolen, was used in a carjacking attempt in Berwyn recently, and the offenders fired their weapon during that incident.

Earlier in the evening, two robberies were reported in about 15 minutes in Lincoln Square: three men robbed a man at gunpoint near Eastwood and Leavitt around 6:40 p.m. and fled in a silver sedan with his keys, wallet, and phone.

Another man was robbed at gunpoint by three men in the 4700 block of N. Virginia shortly before 7 p.m. Again, three offenders escaped in a silver sedan, which may be a Chevy Malibu.

Another carjacking was reported Dec. 1 in nearby Roscoe Village.

A CPD spokesperson said the woman was getting out of her blue BMW X3 when a white Jeep pulled up in the 3400 block of N. Leavitt around 9:30 p.m. Two hijackers got out of the Jeep, brandished a gun, and demanded the woman's keys and other personal belongings.

According to police, they were last seen heading north in the alley, followed by the Jeep. The woman was unharmed.

—Compiled by CWBChicago.com

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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 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. DAVID H WOLFSON, LAKE PARK PLAZA CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants, 22 CH 05098 3930 NORTH PINE GROVE AVENUE 2710 CHICAGO, IL 60613 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on November 2, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 3, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 3930 NORTH PINE GROVE AVENUE 2710, CHICAGO, IL 60613 Property Index No. 14-21-100-018-1377 The real estate is improved with a condominium with a multi car garage. 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. MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiffs Attorneys, One North Dearborn Street, Suite 1200, Chicago, IL, 60602. Tel No. (312) 346-9088. 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.

Real Estate For Sale

MCCALLA RAYMER LEIBERT PIERCE, LLC One North Dearborn Street, Suite 1200 Chicago IL, 60602 312-346-9088 E-Mail: pleadings@mccalla.com Attorney File No. 22-10393IL Attorney ARDC No. 61256 Attorney Code. 61256 Case Number: 22 CH 05098 TJS# #: 42-4153 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 # 22 CH 05098 **13208366**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION FRED POINT MASTER FUNDING TRUST 2017-FRE2; Plaintiff, vs. SHARON A. RINALDI; THE UNITED STATES OF AMERICA OF FOR BENEFIT OF THE INTERNAL REVENUE SERVICE; ILLINOIS DEPARTMENT OF REVENUE; UNITED STATES OF AMERICA FOR THE BENEFIT OF THE DEPARTMENT OF JUSTICE; PARK PLACE TOWER I CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS, GENERALLY AND NONRECORD CLAIMANTS; Defendants, 22 CH 2221 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercountry Judicial Sales Corporation will on Wednesday, January 11, 2023 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. 14-21-101-054-1681; 14-21-101-047-2503. Commonly known as 655 W Irving Park Rd, Unit 4601 and B-200, 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. SP5001302-22FC1 INTERCOUNTRY JUDICIAL SALES CORPORATION intercountryjudicialsales.com **13208251**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST Plaintiff, vs. UNKNOWN HEIRS AND LEGATEES OF DAMIAN IMPARL A/K/A DAMIAN J IMPARL, JOHN LYDON, SPECIAL REPRESENTATIVE OF DAMIAN IMPARL, DECEASED, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, WINDSOR HOUSE CONDOMINIUM ASSOCIATION Defendants 20 CH 02427 5950 NORTH KENMORE AVENUE, UNIT 505 CHICAGO, IL 60660 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on October 5, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 9, 2023, at The Judicial Sales Corporation,

Real Estate For Sale

One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 5950 NORTH KENMORE AVENUE, UNIT 505, CHICAGO, IL 60660 Property Index No. 14-05-213-032-1021 and 14-05-213-032-1060 The real estate is improved with a condominium. 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. MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiffs Attorneys, One North Dearborn Street, Suite 1200, Chicago, IL, 60602. Tel No. (312) 346-9088. 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. MCCALLA RAYMER LEIBERT PIERCE, LLC One North Dearborn Street, Suite 1200 Chicago, IL, 60602 312-346-9088 E-Mail: pleadings@mccalla.com Attorney File No. 20-03099IL_604017 Attorney ARDC No. 61256 Attorney Code. 61256 Case Number: 20 CH 02427 TJS# #: 42-3773 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 # 20 CH 02427 **13208502**

070707 -----

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION COLONIAL SAVINGS, F.A Plaintiff, vs. BABAR SULTAN, 6300 SHERIDAN BUILDING CONDOMINIUM ASSOCIATION Defendants, 22 CH 1744 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercountry Judicial Sales Corporation will on Wednesday, January 4, 2023 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. 14-05-202-019-1036. Commonly known as 6300 N. SHERIDAN AVE., UNIT 307, CHICAGO, IL 60660. 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. Ira T. Nevel at Plaintiff's Attorney, Law Offices of Ira T. Nevel, 175 North Franklin Street, Chicago, Illinois 60606. (312) 357-1125. 22-00612 INTERCOUNTRY JUDICIAL SALES CORPORATION intercountryjudicialsales.com **13207840**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION ARVEST CENTRAL MORTGAGE COMPANY Plaintiff, vs. LEO J. DONOVAN, CHAMPION ROOFING, INC. Defendants 2022 CH 04586 1830 W SUNNYSIDE AVE CHICAGO, IL 60640 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 20, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 5, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 1830 W SUNNYSIDE AVE, CHICAGO, IL 60640 Property Index No. 14-18-214-028-0000 The real estate is improved with a residence. 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.

Real Estate For Sale

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiffs Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9878 THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales. CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: pleadings@ilcslegal.com Attorney File No. 14-22-03313 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2022 CH 04586 TJS# #: 42-3745 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2022 CH 04586 **13207937**

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Real Estate For Sale

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 cooperative shares 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 cooperative shares 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, contact HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 395734. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales. HEAVNER, BEYERS & MIHLAR, LLC 601 E. William St. DECATUR IL, 62523 217-422-1719 Fax #: 217-422-1754 E-Mail: CookPleadings@hsbattys.com Attorney File No. 395734 Attorney Code. 40387 Case Number: 19 CH 12926 TJS# #: 42-2431 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. **13207395**

232323 -----

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Rogers Park Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2006-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2; Plaintiff, vs. ALBERT ATTERBERRY; SHEILA R. CLASBERRY AKA SHEILA R. CLASBERRY AKA SHEILA CLASBERRY; BEVERLY A. ATTERBERRY AKA BEVERLY ATTERBERRY CHATEAU LE MANS CONDOMINIUMS ASSOCIATION; Defendants, 22 CH 4232
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 Monday, January 9, 2023 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. 11-30-311-024-1001.
Commonly known as 7440 North Hoyne Avenue, #1S, Chicago, IL 60645.
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 Sales Department at Plaintiff's Attorney, Manley Deas Kochalski, LLC, One East Wacker Drive, Chicago, Illinois 60601. (614) 220-5611. 22-009056 ADC F2
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
13208224

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION TOWD POINT MORTGAGE TRUST 2017-FRE2, US BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE; Plaintiff, vs. STEVEN R. OLUND AKA STEVEN OLUND; WEBSTER BANK, NA; Defendants, 21 CH 1402
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 Monday, January 9, 2023 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. 11-31-114-012-0000.
Commonly known as 2203 West Lunt Avenue, Chicago, IL 60645.
The mortgaged real estate is improved with a single family residence. If the subject mortgaged real estate

Real Estate For Sale

tate is a unit of a common interest community, the purchaser of the unit other than a mortgagee shall pay the assessments required by subsection (g-1) of Section 18.5 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 Sales Department at Plaintiff's Attorney, Manley Deas Kochalski, LLC, One East Wacker Drive, Chicago, Illinois 60601. (614) 220-5611. 20-020110 ADC F2
INTERCOUNTY JUDICIAL SALES CORPORATION
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13208207

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION REVERSE MORTGAGE FUNDING LLC Plaintiff, vs. CORNELL H. HENTZ AS SUPERVISED ADMINISTRATOR OF THE ESTATE OF JAMES HUNTER, WOODREW HENTZ, JR., MELVIN HENTZ, DEDRIC E. HENTZ, CHAUNDRA ROUSSEAU, ASA COVINGTON, CORNELL HENTZ, UNITED STATES OF AMERICA - SECRETARY OF HOUSING AND URBAN DEVELOPMENT, UNKNOWN HEIRS AND LEGATEES OF JAMES HUNTER AKA JAMES HUNTER-HENTZ, MARIO HENTZ, UNKNOWN OWNERS AND NONRECORD CLAIMANTS
Defendants
2021 CH 04297
7520 N ROGERS AVENUE CHICAGO, IL 60626
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on June 21, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 12, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 7520 N ROGERS AVENUE, CHICAGO, IL 60626
Property Index No. 11-29-300-012-0000
The real estate is improved with a single family residence.
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.

Real Estate For Sale

Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876
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You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
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 # 2021 CH 04297
13208594

Real Estate For Sale

070707 -----
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, vs. SYLVIA P. WEHRLE, GLENWOOD CONDOMINIUM & HEALTH CLUB ASSOCIATION, UNKNOWN HEIRS AND LEGATEES OF SCOTT CHAKIRIS, NICHOLAS S. CHAKIRIS, UNKNOWN OWNERS AND NONRECORD CLAIMANTS, GERALD NORDGREN, AS SPECIAL REPRESENTATIVE FOR SCOTT CHAKIRIS (DECEASED)
Defendants
2022 CH 03043 consolidated with 2022 CH 01431
6424 N GLENWOOD AVE APT 3B 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 September 23, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 4, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 6424 N GLENWOOD AVE APT 3B, CHICAGO, IL 60626
Property Index No. 11-32-327-031-1006
The real estate is improved with a single family residence.
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

Real Estate For Sale

the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
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15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527
630-794-5300
E-Mail: pleadings@il.cslegal.com
Attorney File No. 14-22-02407
Attorney ARDC No. 00468002
Attorney Code: 21762
Case Number: 2022 CH 03043 consolidated with 2022 CH 01431
TJSC#: 42-3620
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2022 CH 03043 consolidated with 2022 CH 01431
13207929

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION LAKEVIEW LOAN SERVICING LLC; Plaintiff, vs. SUSAN M. LOCKE AKA SUSAN LOCKE; OLD KENT MORTGAGE COMPANY; CHATEAU LE MANS CONDOMINIUM UNKNOWN OWNERS AND NONRECORD CLAIMANTS; Defendants, 22 CH 571
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 Tuesday, January 3, 2023 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. 11-30-311-024-1004.
Commonly known as 7442 N HOYNE AVENUE, Unit 1N, CHICAGO, IL 60645.
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

Real Estate For Sale

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 Sales Department at Plaintiff's Attorney, Manley Deas Kochalski, LLC, One East Wacker Drive, Chicago, Illinois 60601. (614) 220-5611. 22-004745 F2
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
13207826

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION GUARANTEED RATE INC.; Plaintiff, vs. ROSE CATHERINE CALOMINO AKA ROSE CALOMINO; BRETT CALOMINO; 7306 NORTH WINCHESTER CONDOMINIUM ASSOCIATION; Defendants, 22 CH 6130
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 4, 2023 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. 11-30-408-076-1054.
Commonly known as 7306 North Winchester Avenue, Unit Number 506, 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 Sales Department at Plaintiff's Attorney, Manley Deas Kochalski, LLC, One East Wacker Drive, Chicago, Illinois 60601. (614) 220-5611. 22-004745 F2
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DEAL from p. 1

The commission is responsible for recommending buildings, structures, sites, and districts for legal protection as official Chicago landmarks.

Both the Commission on Chicago Landmarks and the Chicago Plan Commission operate within the city's Dept. of Planning and Development [DPD]. That department provides full-time staff support to the commissioners of both committees.

Dziekiewicz could be considered a City Hall insider. He also serves on Mayor Lori Lightfoot's Building Decarbonization Working Group, which is tasked with getting the city of Chicago to comply with the 2015 United Nations climate accords.

The current zoning for the city-owned parking lot at 4715 N. Western Ave. does not allow for a six-story mixed-use development with 63 apartment units to be built on the site. His insider status may be the reason why the odd zoning deal was utilized.

To get around this hurdle, Dziekiewicz and TCB will be allowed to incorporate a plaza adjacent to the CTA's Western Ave. Brown Line station as part of their proposed PD. During the PC meeting, it became apparent the developers will not actually own this property and will not pay for any improvements to redevelop the plaza. One of the commissioners had even asked about the possibility of Dziekiewicz and TCB paying for such improvements to the CTA plaza. The response was that would just be too expensive for the developers.

The city is simply adding the plaza's square footage into the density formula.

The proposed zoning will create a PD designation with boundaries that include both the north and south sides of Leland Ave.

The developers are requesting a rezoning of the subject property from the B3-2 Community Shopping District, the B3-3 Community Shopping District and then, to a Residential-Business Planned Development to permit the construction of a much larger, denser building.

A spokesperson for the DPD has confirmed to this newspaper the south side of Leland will remain as a public plaza, and only its "development rights" from the plaza are being shifted from the south side of the street to the north side of the street. The change in zoning, he added, will correct lingering zoning discrepancies from when Leland was re-routed in the 1970s.

"The site is not large enough to support the revised proposal under zoning that is commensurate with the neighborhood, which is why the Floor-Area Ratio is being

shifted from the south," said Peter Strazzabosco, deputy commissioner of DPD.

While it may seem unusual for a developer to claim city-owned property as part of a development, Strazzabosco added this is not uncommon. The designation is meant to provide a coordinated approach for a development and its surrounding area.

While the Chicago City Council and its committees have been meeting in public, the PC does not. Using the pretense of COVID-19, the Plan Commission still meets via the internet.

Through online-only virtual meetings, one person can literally mute every other person in attendance and is able to stifle any sort of free-flowing discussion about agenda items. These virtual meetings are far from fair or democratic. They are controlled strictly for the best interests of the person with their finger on the mute button, allowing for little vocal opposition. They keep meetings from growing confrontational when the majority in attendance may oppose a course of action. Written statements must be sent 24 hours in advance of a virtual meeting. Those chosen to speak at a meeting have only three-minutes to state their position. And in some severe instances, even the chat box is turned off, denying any diversity of debate, or expressions of opposition.

If there is a computer problem, that time is not replaced. And if people want to stay late to discuss the matter, that conversation is shut down once the host ends the feed.

Among those who spoke at the Nov. 17 meeting of the PC was Monica Jirak, executive director of the DANK Haus, the German American Cultural Center. They are a key stakeholder in the fate of the parking lot that is located across the street from their building. That parking lot is a critical piece of infrastructure for DANK Haus. Available parking has made DANK Haus an attractive facility for outside functions, including weddings. That day, Jirak was unable to present everything she had planned to discuss with the commission, due to computer problems.

According to the PC web site, "verbal statements for all agenda items will take place at the beginning of each meeting, instead of after each presentation. A maximum of 15 members of the public will be permitted to comment on each proposal, due to technical limitations."

Selected speakers for each item will be chosen on a first come, first-serve basis. Each will be given instructions on how to provide up to three minutes of testimony. But there is no way to verify that the person controlling the mute button actually follows that protocol.

Over the past three years the project has been debated, this newspaper knows of only one actual in-person public meeting that Ald. Martin has held with the community over the project. That was a private meeting with the Heart of Lincoln Square [HOLS] community organization, held in late 2019 at Tattler Post, 4355 N. Western Ave. HOLS is a quasi-political organization that was co-founded by Ald. Martin prior to his running for political office. For three years, Martin has consistently misled his community about the genesis and nature of the deal, and the large amounts of public assets the developers will be gifted. Only recently was it revealed Dziekiewicz and his Boar Company were involved in the deal. TCB's board of directors includes Patrick Nash, who has served on the city of Chicago's Dept. of Housing Advisory Committee. From 1979 to 1983, Nash was a member of the Chicago Housing Authority's board of commissioners. Nash also happens to be the grandson of Patrick A. Nash, the co-creator of Chicago's Democratic Machine.

Taxpayers will be forced to pay the city's parking meter management company (LAZ Parking, LLC) to replace lost revenue from the parking lot as Dziekiewicz and TCB will assume operation of public parking. Nearby property owners are also being forced to help pay for the project through some \$12 million in Tax Increment Financing [TIF] funds that are being gifted to the effort.

All totaled, between the free real estate, TIF funds, Low Income Housing Tax Credits (LIHTCs) and the parking business, TCB, Dziekiewicz and the Boar Company are being gifted well over \$20 million in public funds and assets so they can build their private apartment building. Should they choose to, the development partners will be able to quickly sell off the project and liquidate those public funds, converting them into private profits.

Over the last 47 years the parking lot has provided critical customer parking for the shops, restaurants, and cultural institutions of Lincoln Square. It also serves as a key logistical component for the city's annual German Day, Maifest and Applefest celebrations.

The city of Chicago, with federal funding assistance from President Jimmy Carter's Dept. of Housing and Urban Development, used eminent domain in the 1970s to acquire these parcels to build a parking lot to help Lincoln Square businesses compete with their suburban competitors. The parking lot also serves as customer parking for the popular Lincoln Square's Farmers Market.

If there are no further delays, work is expected to get underway in the summer of 2023 and may take 18 to 23 months to complete.

LANE TECH from p. 1

The second half was a whole different game. The Champions outscored the Eagles 35 to 23. Taft just could not get into sync. Lane's junior standout forward Shaheed Solebo settled down, stopped forcing his shots and shots started to fall. With 15 points, mostly in the second half, Solebo showed why he is a highly regarded Division One college prospect.

But it was the Lane's sophomore center Dalton Scantlebury that made the difference. On the glass and at the rim, Scantlebury took control. He blocked shots, rebounded and made baskets. Like Solebo, the sophomore finished with 15 points on the big stage at the Chicago Elite Classic.

"We've seen streaks. We have empowered [Scantlebury] to assert himself offensively and to talk more defensively and he became that player in the second half," LoGalbo said.

Lane Tech junior forward Parker Williams also added 13 point in the comeback win.

The Chicago Elite Classic is the basketball season's first and perhaps most noteworthy exhibition shootout. Whitney Young coach Tyrone Slaughter and Simeon Coach Robert Smith put together this tournament 10 years ago to showcase national talent in a Chicago event against top Chicago and Chicago area teams. This year's event features top area teams, Lane Tech, Taft, Oak Park-River Forest, Fenwick, Benet, Riverside-Brookfield, Hyde Park, Chicago Lab, Mt. Carmel, North Lawndale, St. Ignatius, Curie, Whitney Young, Simeon, St. Rita, Kenwood and Joliet West with matchups including out-of-state powerhouses, Gonzaga, Vashon, National Christian.

This year's event took place at the Credit One Arena [formerly the UIC Pavilion], a college court with college three-point line and a shot clock. The shot clock is new this year in Illinois high school basketball but is only allowed in shootouts and not in conference games or the playoffs.

"We were tapped with a shot clock violation twice. We didn't really feel it offensively but we were prepared when we did. We had a few calls we were going to make once we got under 10. I am all for the shot clock. I am very strongly in favor of it so it was nice to play with it," LoGalbo said.

As for the college three-point line, LoGalbo thought it did make a difference. "I am happy for the game to be normalized being consistent across the board. I think we would have been a little less heavy on the threes in the first half had we figured that out early."

Lane moves on into conference play now in the Chicago Public Leagues Red-West/North conference with the likes of Clark, Perspectives-MSA, Orr, Westinghouse and of course, fifth ranked Whitney Young.

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