

He who has never learned to obey cannot be a good commander.

— Aristotle

NEWS-STAR

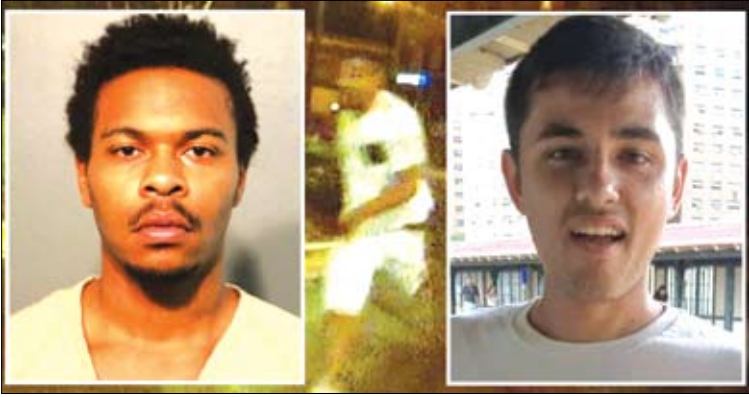
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NEWS OF ROGERS PARK, EDGEWATER, UPTOWN & ANDERSONVILLE

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From left: Diante Speed, a surveillance image of a suspect sought by police, and Shane Colombo.

Images courtesy Chicago Police Dept., Facebook

Shooter gets 60 years for Rogers Park murder

Northwestern student had only been in Chicago four hours

BY CWBCHICAGO

On Nov. 3, a judge sentenced a man to 60 years in prison for murdering a Northwestern Univ. doctoral student just six hours after the victim moved to Chicago on Sept. 2, 2018.

Jurors convicted Diante Speed, 26, on five counts of murder on Oct. 24. Today, Judge Thomas Byrne handed him 35 years for the murder plus a consecutive 25-year sentencing enhancement for personally discharging the firearm that killed the victim. Speed must serve 100% of his sentence.

Shane Colombo, 25, had just moved into a new condo that he bought with his fiancée, Vicente Colores-Chalmers, when he stepped out to run an errand and got caught in the crossfire of a shootout in the 7500 block of N. Clark St. He had moved here earlier that day to pursue a Ph.D. in clinical psychology on a full scholarship.

Bullets struck Colombo in the arm, back, and chest. He died a short time later. Colombo's mother told ABC News in 2018 that her

son "was killed within four hours of being in the city, four hours of stepping off that plane."

Chicago police released a trove of surveillance photos showing three men they believed were involved in the shootout, hoping someone would be able to identify them. But Speed would not be arrested to face charges for nearly a year.

Speed's attorneys claimed he was shooting in self-defense at someone who threatened him. Prosecutors said Speed admitted to unintentionally shooting "a white dude" during a conversation with his mother.

Speed is no stranger to the justice system. CPD records show he was arrested six times in 2017: for burglary, possessing a stolen motor vehicle, trespassing, obstruction of traffic, and twice for warrants.

One month after murdering Colombo, but before he had been identified as the gunman, he was arrested for being a felon in possession of a firearm and battery of a peace officer about two blocks from the shooting scene. He cut a deal with prosecutors in which they dropped all firearms charges, and he received a year of time served for resisting police.

RP shelter opened in 2023 to house 250 migrants

BY BOB ZULEY

The Super 8 Motel located at 7300 N. Sheridan Rd at Chase Ave. closed its doors as a migrant shelter at the end of November. It opened in July 2023 as the city's 11th migrant shelter housing 250 people — mostly families with children.

About 200 people were moved to other city shelters when the motel site was decommissioned, Ald. Maria Hadden [49th]. Prior to its use as a migrant shelter, the motel was partially used by North Side Housing and Supportive Services housing approximately 50 men.

The Super 8 Motel was the second shelter to open in Rogers

Park following the one at Leone Beach Fieldhouse which opened in 2022.

The closures are part of the city's plan to consolidate the migrant population with its existing homeless shelter system. Other migrant shelters in Pilsen, Streeterville, and Greek Town have already closed. A shelter in Ukrainian Village is set to close.

The shift will add 3,800 beds to the 3,000 already in homeless shelters managed by the Dept. of Family and Support Services. The new system will be partially funded by the state.

One of the shelters that is remaining open is at Marine Dr. and Irving Park.

More than 51,000 migrants have arrived in Chicago since Aug. 2022 and around 3,700 mi-

grants remain in the city's nine shelters.

The motel opened for business in 1959 as the Sheridan-Chase Motel — a name it carried for decades before being taken over by Super 8. Forgotten Chicago noted that the motel initially featured, "wake-up coffee in every room, balconies for select rooms, a rooftop sundeck, and available kitchenette units."

The hotel's owner plans to refurbish the building before re-opening for normal operations. Each of the 2,600 Super 8 hotels is independently owned and operated under franchise agreements with Super 8 Worldwide, a subsidiary of Wyndham Hotel Group and parent company Wyndham Worldwide Corporation.

Home invader shoots, critically injures woman

BY CWBCHICAGO

A woman was shot and critically injured by a home invader in Rogers Park on Dec. 8, Chicago police said.

The 50-year-old was with her husband in their home in the 7700 block of N. Marshfield when an "unknown male made entry inside" around 8:48 a.m., according

to a CPD statement. The intruder began shooting, striking the woman multiple times, including in the torso, an officer at the scene said.

The gunman ran from the building after the shooting, but where he went after that is unknown.

According to police dispatch recordings, the victim's husband called 911 and reported that a

man kicked in their door and shot her. The dispatch of his call occurred at 8:34 a.m., suggesting the time provided by CPD may be a little off.

Rogers Park has seen 31 shootings so far this year. That's exactly the same number shot last year and in 2022, too. One of last

INVADER see p. 12

Appeals panel says Cook Co. judge wrongly allowed Loyola's 'one-sided' trial vs restaurant owner

BY JONATHAN BILYK
Cook County Record

A state appeals panel says a Cook County judge wrongly allowed Loyola Univ. to move forward with a "one-sided" trial, in which the court ultimately ordered a Chicago restaurant owner to pay more than \$500,000 in allegedly past due rent and court costs, even though the restaurant owner's lawyer was hospitalized, amid a fight over whether Loyola legally evicted his new fine dining restaurant from a Loyola-owned building after preventing the restaurant from reopening during the COVID pandemic.

The decision from a three-justice panel of the Illinois First District Appellate Court reversed the decision of Cook County Judge Robert F. Harris.

The appellate decision, issued Oct. 30, comes as the latest twist in a three-year-long legal battle between Loyola and restaurateur Michael Olszewski.

The legal action began in 2021, when Loyola first moved to initiate eviction proceedings against Olszewski and his restaurant, Onward, 6580 N. Sheridan Rd., on the school Lakeshore campus.

Olszewski countersued soon after, claiming the university operated in bad faith and moved quickly amid the pandemic to ensure Onward never reopened.

Loyola won a judgment in its favor, taking full possession of the property in May 2023 after apparently winning at trial.

Olszewski, however, has argued the trial was a sham and that the decision should be tossed.

At the same time, Olszewski has

also filed his own lawsuit against the university separately, claiming Loyola actually owes him as much as \$1.5 million to cover the amount Olszewski claims he sunk into the Onward restaurant property, allegedly at Loyola's behest more than six years ago.

Olszewski claims Loyola gave him a raw deal, allegedly enticing him to invest in the property, before shutting the restaurant down, evicting him when he couldn't earn any money to pay rent, and then allegedly refusing to allow him to recover some of his investment.

Loyola, however, claims Olszewski and Onward allegedly caused "problems" for the university "for years."

According to court documents,

TRIAL see p. 12

City defunds pilot sidewalk snow plowing plan, page 3

Time to count the birds

Every year on a wintery day in late December or early January, birders across the country sally forth to count birds and contribute their sightings to the oldest continuously running citizen science project in the world. Along Chicago's Lakefront, the Chicago Ornithological Society is hosting their count on Christmas Day.

This is the 125th year of the Christmas Bird Count [CBC], and it is a time honored tradition coordinated by National Audubon Society.

The two societies are seeking volunteers, and the RSVP deadline is Dec. 15. Those who wish to participate may contact Edward

Warden at cbc@chicagobirder.org.

No matter the weather, the CBC search for avian life contributes critical long-term data to bird conservation and generates memories and camaraderie that lasts for years. This year's count will be one of the last actual Christmas Day CBC's in the country.

To learn more about the Christmas Bird Count, its history, and how our data is used to conserve birds, visit www.ChristmasBirdCount.org.

There are about a dozen such counts in the greater Chicagoland area. All CBCs require advance registration.

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We have a passion for knowing and speaking the truth. Well, some of us, anyway.

During the toddler era of my youth, I could always count on Sen. Joseph McCarthy to lead the battle on our primitively small eight-inch TV screen, all set, as he was, to sock it out for the truth.

With miscued vigilance, the senator was searching out the commies that were supposedly hidden away in American government. I didn't understand his political agenda, but his demonstrative aggression was crystal clear. He was hunting for certainty back in the Eisenhower Era. Loosening the floorboards. Greasing the sidewalks and stalking Stalin's "supposed" secret army of American spies.

When he eventually went over the edge, America moved into a different struggle for truth. It's still going on. The question he left the nation with is, "How far can you purge in pursuit until you make yourself the enemy of reason?"

In many ways being Catholic was a great help in that era. From an early age we were trained to search for liars and fibbers. Because lying was a sin. But we were taught to start our search for fibbers with ourselves.

Being truthful to yourself was the ultimate goal. The profound moral achievement.

As early as age seven (what Catholics liked to call "the age of Reason"), we were all supposed to be able to recognize the difference between truth and lies. We studied that in the classroom. We listened closely to the nuns who gave excellent examples of those who fell off the truth wagon.

Even though telling lies made us sinful, it wasn't that easy to spot a lie, especially when you're seven. But relying on the genius of Thomas Aquinas, we knew speaking falsely got in the way of our relationship with God himself.

You see, telling whoppers confused the soul and damaged the brain. But that was only half the lesson.

We also had a lot of lessons and teachings about God's love and mercy. We knew that even if we were sinful children, we were too good not to love. We were wanted. In God's eyes we were "adorable."

The ritual of the Sacrament of Penance was our silent parachute of forgiveness. Unless we were asleep at the wheel, we knew that balance could always be restored. We were worth it.

I was relieved and thought that was fair and reasonable. I've never forgotten that.

The world today, though, is so different from that Eisenhower-era world of certainty and comfort with those who are not afraid of fibs. We live in a psychological eco-system where liars thrive and cause damage to the moral soil on which we walk.

People fib their way to the top, yet are blinded to the larger consequences of their actions by their fibs. Comfortable with their forked tongues and greedy pockets.

We don't have to look very far in 2024 to identify the tellers of tall tales and makers of whoppers. The hoodwinkers, scammers, tricksters and hucksters. Impervious to the heartache they cause. Blind to the value of what's true, emboldened to the deep measure of the evil they unleash.

Recently WFMT, Chicago's fine arts radio station, played some of my favorite carols, like "Once in David's Royal City" and "In the Bleak Mid Winter," sweet words by the poet Christina Rossetti. Hearing them rejuvenated me.

Tunes that still ring of the sound of sacred chapels where great harmonious choirs shaped our Christmas longing for peace and harmony in our homes and in the conflicting relationships that often fall on us.



By Thomas J. O'Gorman

Perhaps we are confronted by the lies and false truths with people who abuse us, damage our reputations, or break our hearts with the sadness of their false words and promises.

As we move closer to Christmas we might galvanize the truth we live and tell. So let your truth walk before you to paralyze the broken reality some force on us.

Maybe our truth will challenge the lies around us in all areas of life, healing best accomplished by helping others find the truth in life. The truth of human harmony. The truth of sturdy companionship without judgment or bias. The truth of peace that insists we end cruelty in our city and our neighborhoods.

Truth always nourishes humanity, and we all know when it is missing. Just look at who the truth tellers are in your life. Whose word do you trust? Whose truth do you believe? Whose truth would you protect?

Perhaps that cradle eavesdropping wasn't so crazy after all. Perhaps we should measure the volume of the truths we hear in the shaky voices that surround us. And measure in detail those who are fibbers and cheats. Who breaks their word on life's witness stand? Whose judgement do we see on trial? From the White House to the Pentagon, and from Chicago City Hall to the corner tap, or sales clerks in department stores who have their fingers in the till, or greasy thumb in the pie?

It's good to measure the cadence of others' vocabularies. It's completely proper to sniff the verbiage of others in all the right places when they lie. It's OK to eavesdrop on America. How else will we get the lay of the land?

NAZI ART: Too little, too late? The Art Institute of Chicago finally faces reality and steps up efforts to learn the origins of everything in its collection. As scrutiny increases of art stolen by Nazis or looted from archaeological sites, the museum has expanded its provenance team and hired an expert researcher from London. Jacques Schuhmacher, we are told, was hired in August as the Art Institute of Chicago's first executive director of provenance research. "It is vital that a museum has clarity about what it owns," he says. But the institute's initial hesitation damaged its reputation, which has been inflicting much criticism and shame. Glad they are final-

ly doing something. Circling the wagons didn't help.

CITY HALL: The Chicago City Council has just 20 days left to reach a budget deal or risk a government shutdown. A failure would be a new historic low for our town.

IRISH FUNERAL: A Memorial Mass was celebrated for Chicago restaurateur **Billy Lawless** in his hometown of Galway in the great Cathedral there. Billy's life and heart were always in Galway on the Atlantic's edge. He was then buried in his native earth. **The Lawless Family** was joined by many Chicagoans present there for his internment. **Patricia Treacy** carried her violin with her to play this great man to heaven.

PRIMAL YULE: Lincoln Park Zoo explodes with color at Christmas with sparkling lights among the lions and the chimps and giraffes.

CITY LIGHTS ORCHESTRA CONCERTS: Don't miss Maestro **Rich Daniels** and the City Lights Orchestra Dec. 8 at Holy Family Church, and Dec. 13 at Holy Name Cathedral.

CHICAGO ACTOR: **Jackie Hoffman**, a veteran of Chicago's famed The Second City comedy improv group, nominated for a Primetime Emmy Award,



Jackie Hoffman

and a Critics' Choice Television Award for her role as Mamacita in the miniseries "Feud." But she also co-stars in "Only Murders in the Building", and just celebrated a birthday on Nov. 29.

CHICAGO DUCK: Chef **Bill Kim** and Chef **John Hogan** celebrated their pal Chef **Kevin Hickey** and the team at Bridgeport's Duck Inn Chicago on their 10th anniversary. Chicago's Chef community relishes these milestones.

PREP NEWS: Mount Carmel High School beat Batavia to win a record 16th state championship. A 55-34 win against Batavia on Saturday at ISU's Hancock Stadium. Bravo to Roscoe Village's DePaul Prep who completed a Cinderella playoff run to win Class 4A championship. St. Ignatius College Prep opened up the play-book, beating Whitney Young H.S. to win the 94th Prep Bowl.

NOEL, NOEL: Eight-hundred year old Notre Dame Cathedral in Paris reopened after five years of restoration from the 2019

LAIRS see p. 8

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City defunds pilot sidewalk snow plowing plan

Manaa-Hoppenworth proposes new congestion tax

BY BOB ZULEY

Mayor Brandon Johnson's last budget proposal didn't include \$1 million in funding for the newly proposed sidewalk snow plowing plan. It is a new plan hoping to make Chicago one of the first cities of its size to plow residential neighborhood sidewalks.

"The Johnson administration [is] committed to human rights, equity, and applying an intersectional lens to policymaking and service delivery," noted the executive summary in the city report, "Plow The Sidewalks Pilot Program."

The pilot program identified four, 1.5-square mile community areas across the city — one each on the city's North, South, Southwest, and West sides called for a municipal sidewalk service to clear all city-owned sidewalks of snow and ice during the winter up to seven snowfalls per year during snowfalls of two inches or more.

Without offering any of their data or proof, the city claims to have established the four zones based upon the number of disabled residents, seniors, transit riders, car-free households, and the city's hardship index among other metrics.

On the North Side, the design-



nated pilot zone was bounded by Foster Ave. to the north, Marine Dr. to the east, Montrose Ave. to the South, and Damen Avenue to the west.

Johnson's Chief Operating Officer, John Roberson, told the Chicago Tribune "our budget challenges" thwarted spending on the pilot. The city faces a \$938 million deficit, while the CTA and Chicago Public Schools also face extreme budget deficits. Additionally, the city just implemented a three-percent across the board cut.

In response to the plan's defunding, Ald. Leni Manaa-Hoppenworth [48th], proposed, with others, a congestion tax that would be added to rideshare rides in the most congested parts of the city, according to her newsletter.

But Lyft, Inc. is asking its customers to urge the City Council to reject a proposed tax on rideshares. The proposed ordinance seeks to raise as much as \$15 million a year by slightly expanding Chicago's downtown zone and extending the surcharge currently levied on rideshare services dur-

ing the weekdays through weekends, noted Lyft.

Manaa-Hoppenworth believes, "Our greatest challenge is implementing a citywide strategy to dismantle structural racism through equitable use of our resources for the benefit of the people and the planet," she replied to a Better Streets Chicago Action Fund survey.

Manaa-Hoppenworth expected the pilot to clear sidewalks in her North Side ward. She was surprised to see no funding appear in the budget, she told the Tribune.

Having undergone two recent hip surgeries, Manaa-Hoppenworth said she knows how difficult it can be to navigate ice and snow with limited mobility.

"I'm very disappointed that it wasn't added to this year's budget, I know a lot of advocates have pushed for this. And I don't think this city [serves] those with disabilities enough," she said.

CPS English learners outdo peers in GPA, graduation

Chicago teaches English to more than 70,000 students

BY BOB ZULEY

Researchers with the Univ. of Chicago say former English learners in Chicago Public Schools [CPS] who graduated from language support programs by the time they reached 9th grade are thriving, according to a report in The74.

Their study of 78,507 CPS students who started high school in the fall of 2014, 2015, and 2016 had better cumulative grade point averages and were more likely to graduate than the district average. Their two-year college enrollment rate was also higher.

"There is this perception that English learners are particularly struggling, that they don't do well ... that they are perpetually behind," said Marisa de la Torre, managing director and senior recent associate at the Univ. of Chicago Consortium on School

Research.

De la Torre said the belief that all children associated with English learner programs are forever adrift is misleading and unfair to students and their teachers: It's a far smaller subset of active English learners — those who struggle to make it out of English learner support programs — who tend to have lower grades, she said.

Jorge Macias, now a senior consultant to the Latino Policy Forum, led Chicago's multilingual program for years. He says the narrative must be changed to reflect reality.

Researchers found that while late-arriving English learners struggle with standardized tests, their grades were strong. And they were more successful than their native English-speaking peers — in college, suggesting their poor test performance was not predictive of later success.

Another de la Torre study of

LEARNERS see p. 4

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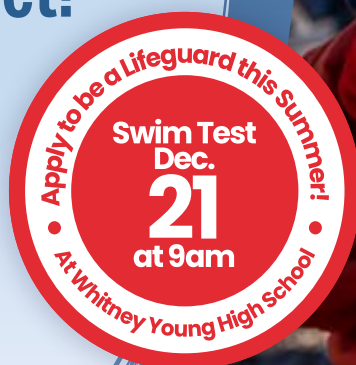


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How can buyers find a reputable exclusive buyer agent?



The Home Front

by Don DeBat

Second of two articles on how realty commissions are changing.

How does a home buyer find a reputable exclusive buyer's agent, who may be worth even more than their commission?

First, check out the buyer-broker's education, usually outlined in the professional designations earned, along with years of service and experience.

Is the broker a Certified Real Estate Brokerage Manager [CRB], the highest level of professional achievement in real-estate brokerage? Or, is the broker an Accredited Buyers Representative [ABR], a Graduate of the Realtor Institute [GRI], or a Certified Real Estate Specialist [CRS]?

"Some successful realty agents boast about their top-ranked annual sales volume," said Gold Coast buyer broker Sara E. Benson, CRB, ABR, president of Chicago-based Benson Stanley Realty. "However, these agents can be the most-risky for the consumer because they may often have the lowest ethical standards."

According to Benson, while the seller's agent may photograph the property, list the home in the MLS, and host open houses, the buyer's agent is responsible for the lion's share of home-buying expenses, pre-buying research and field work, outlined below:

- Pre-buying activities. In addition to boundless hours of consultation, buyer brokers secure pre-approval letters, conduct limitless property research and market analysis, and check real-estate tax records. Detective work in condominium buying often involves research on a building's finances and the risk of a potential special assessment, which could cost an unwary buyer \$10,000 to \$50,000 in the first year of ownership.

- Field work outside office. Once the property is targeted, the buyer broker schedules and sets up showings, gases-up their car and takes the buyer on what could be a dozen or more property showings.

- Property targeting. When a suitable property is targeted, the buyer broker develops negotiation strategies, sets up and attends inspections, and gathers repair estimates.

- Contract stage. The buyer broker also prepares the purchase contract, presents the offer, con-



According to Sara Benson [left], while the home seller's agent may photograph the property, list the home in the MLS, and host open houses, the home buyer's agent is responsible for the lion's share of home-buying expenses, pre-buying research and field work.



ducts negotiations, attends the final walk-throughs, and at post-closing, does buyer hand-holding, especially if there are additional questions or concerns.

"The sheer worth of a reputable buyer-broker's network is invaluable," says Benson. "Agents often have private access to properties not even publicly listed on the Internet. Despite all of this, the listing agent dictates their compensation? I applaud the decoupling of commissions."

A study commissioned by a major telephone carrier for 500 corporate relocations over the period of one year found buyer brokers secured homes at 91% of asking price, compared with the 96.5% secured by traditional brokers.

"That's a full 5.5% percent spread—or a buyer savings of \$22,000 on a \$400,000 home," said Benson, who noted that the fall-through rate of "For-Sale-

By-Owner" contracts—without a buyer-broker's guidance—is a whopping 80%.

"For first-time, buyers who think their real estate attorney will provide the services and expertise that an experienced buyer's agent can, they are sadly mistaken," Benson said.

"Attorneys never even set foot on the property," Benson said. "They aren't familiar enough with the market to provide a competitive-market analysis because they don't have the data," she said.

"Attorneys aren't familiar with school districts and neighborhood boundaries. They often select title companies in which they have 'affiliated business arrangements' for their own profit."

Finally, Benson believes that the recent National Association of Realtors' \$418-million federal-court settlement might just get rid of the wicked "double-dip com-

mission," the dirtiest little secret in the real estate industry.

No agent can "represent" both parties in a transaction as neither party is being fully represented, Benson noted. "Dual agency should be illegal in every state in the nation—not just eight states. It's the number one reason agents are sued."

Savvy buyers who continue to seek "professional, buyer-broker guidance will get the full and undivided representation which they pay for and deserve," Benson noted. "And, buyers should be prepared to sign an agreement to receive the full benefits of an exclusive buyer broker."

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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LEARNERS from p. 3

CPS found that English learners who demonstrated English proficiency by eighth grade had higher attendance levels through elementary and middle school, better math test scores and core course grades compared to students who were never classified as ELs.

It further found that English learners who did not achieve English proficiency by eighth grade struggled with declining attendance by the middle grades and had considerably lower grade point averages.

The achievements of former English learners, she said, are "a powerful reminder that bilingualism is not a barrier, but a bridge, to greater opportunities," said Rebecca Vonderlack-Navarro, vice president of education policy and research for the Latino Policy Forum.

English Learners are students who come from non-English speaking homes and who are learning English. There are about 70,400 students classified as English Learners at CPS, according to CPS.

CPS saw an increase of just over

5,400 English learners during the course of the 2022-23 school year, according to district enrollment data obtained by Chalkbeat. Many are believed to be newly arrived immigrants sent to Chicago after illegally crossing the wide open U.S. Southern border.

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We can help you understand your property taxes in virtually any language

BY MARIA PAPPAS

The property tax system can confound lifelong Cook County residents. Assessments, appeals, exemptions and other parts of the process can be difficult to understand.

Now imagine you immigrated from a place that didn't have property taxes. Many countries in Europe, Asia and elsewhere do not tax real estate. You buy a home and settle in the Chicago area and one day an unexpected tax bill arrives in the mail. You have no idea what it means.

My office has been helping people understand their tax bills and the property tax system in virtually any language for many years. That's why I reach out to so many

different ethnic communities and participate in so many cultural events and activities every year.

Our multilingual outreach includes:

- Short informational videos that explain the property tax system at cookcountytreasurer.com in six languages: English, Spanish, Polish, Cantonese, Mandarin and Arabic
- A website that can be translated into 133 languages



Maria Pappas

- A brochure about the property tax system that is available in English and 27 other languages.

The videos describe how you may be eligible for a refund. They tell you how to use your address to search at cookcountytreasurer.com. Refunds for overpayments are available going back 20 years and refunds for missed tax breaks called exemptions are available going back four years.

At the bottom of the homepage at cookcountytreasurer.com you'll see a prompt where you can use Google Translate to convert the website from English to one of 133 different languages.

My office's brochure, "The Property Tax System," contains useful information for property owners. The brochure is

offered in English and 27 other languages: Albanian, Arabic, Armenian, Assyrian, Bulgarian, Chinese, Croatian, Czech, Filipino, German, Greek, Hebrew, Hindi, Italian, Japanese, Korean, Lithuanian, Polish, Romanian, Russian, Serbian, Slovakian, Spanish, Thai, Ukrainian, Urdu and Vietnamese.

Many Cook County residents speak Spanish in their households. My extensive outreach in Hispanic communities includes the weekly 30-minute radio show, "Latino Houses Matter," which airs at noon Mondays on WRLI-AM 1450. Spanish-speaking hosts explain how to check for potential refunds and answer questions from callers.

Housing Preservation Ordinance scheme delayed three months

Ald. Carlos Ramirez-Rosa [35th] has announced that he wants to delay implementation of his plan to give tenants the opportunity to purchase the real estate they live in until March, 2025. The extra time would give property owners within the affected zone time to comprehend and act on whatever consequences they think the program would trigger in their individual instances.

Property owners may choose to put their properties up for sale early, transferring ownership into a trust, or to other family members. The original plan was to implement the ordinance in Jan. 2025.

New legislation typically leads to individual actions by those most affected by a piece of legislation, based on their own primary self-interest.

Ramirez-Rosa pushed the anti-gentrification ordinance, believing it may protect renters across emerging Chicago neighbor-

hoods. The critical element of the legislation is a provision that gives tenants the right of first refusal to buy a buildings their landlord may be selling, before the owner can sell it to another outside buyer.

The Northwest Side Housing Preservation Ordinance [HPO] was approved in September. The hope is that it will protect renters from displacement due to accelerating gentrification in neighborhoods like Humboldt Park, West Town, Logan Square, Avondale and Pilsen. How those most affected by the HPO respond will go a long way in any effort to expand the boundaries of this effort into other Chicago neighborhoods.

One of the more dire elements of the legislation are the higher demolition fees for multi-unit buildings, which went into effect on Oct. 9. The demolition fee for a detached house, townhouse, or two-flat building increased 300% from \$15,000 to \$60,000.

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primary asset and in many instances their own home, changes to the ordinance will include a requirement for prospective tenant-buyers to prove they are financially capable of purchasing the property.

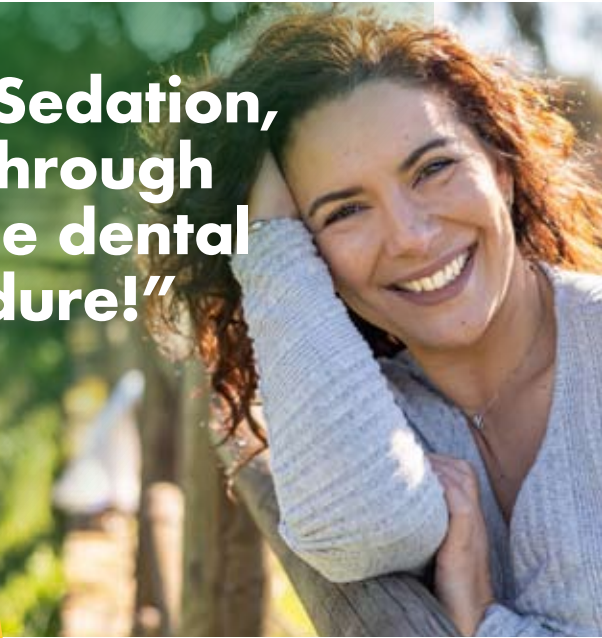
For smaller buildings with 1 to 4 units, tenants must provide a mortgage pre-approval letter, while larger buildings will require a letter of intent from a lender. Those changes are intended to stop tenants from using the ordinance as a way to stall the sales process, as some property owners fear.

The proposal also offers tenants a second chance to purchase the property if the price drops by 10% or more after their initial offering. Another proposed change in the HPO would add and end date for the program of Dec. 2029, during which the city will study the HPO's impacts before any future expansion of the scheme.

The fee for a multi-unit residential building or coach house increased 300% from \$5,000 per unit to \$20,000 per unit.

The decision to push the start date back comes in response to concerns from tenant advocates and real estate professionals, who have raised questions about the ordinance's potential unintended consequences.

As the HPO will affect many citizens



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Police Beat...

In Lincoln Park killer’s home cops find ‘sniper-like rifle,’ written plan to target someone at an event

The concealed carry holder who killed an erratic stranger on a Lincoln Park street Nov. 27 had a trove of firearms, including a “sniper-like rifle,” inside his nearby condo, and a “multi-paged plan to harm an unrelated individual at a specific event,” prosecutors said Dec. 6.



John Conway

The stunning revelations came as prosecutors charged John Conway, 35, with murdering Alexander Nesteruk, 34, in the 2400 block of N. Clark last Nov. 27. Judge Caroline Glennon-Goodman detained Conway pending trial, saying items found in his home heightened his risk to the public.

In a proffer provided by the Cook County State’s Attorney’s office, prosecutor Mike Pekara said Nesteruk had been acting erratically in the neighborhood, kicking at car doors and pestering passersby and businesses.

Video showed that Nesteruk made an “air kick” toward Conway as Conway walked down the street, according to Pekara. He said the kick did not hit Conway.

Both men came to a stop, standing “a full sidewalk square” apart, and Conway drew a gun from his right pocket, said Pekara. Conway allegedly raised the firearm and shot Nesteruk, who had backed up and had his hands at his sides, one time in the chest.

Conway watched as Nesteruk stumbled away and collapsed before “calmly turning around and walking at a steady pace” south on Clark St., Pekara alleged. The entire shooting was caught on clear video, and some cameras caught images of Conway walking away as emergency vehicles responding to the shooting passed him with their lights activated, according to Pekara.

Nesteruk died last week. About an hour after the shooting, Conway went to a nearby gym where he is a frequent patron.

CWBChicago reported earlier this week that a reader recognized the shooter as “a weird one” who “always keeps to himself. All black clothing, all the time.”

Based on video images, investigators determined that the gunman likely used a specific brand and model revolver, Pekara said. Federal agents found that Conway had purchased one of those revolvers in 2020, and police allegedly found a matching gun inside Conway’s condo last night.

After Chicago police released surveillance images of the shooting suspect, “several” people contacted investigators to identify the individual as someone they knew from lo-

cal businesses and his condo building. Conway surrendered to police at the Belmont and Western facility around 1:30 a.m. Wednesday, about eight hours after CPD released the photos. He immediately invoked his right to an attorney, according to a police report.

Detectives executed a search warrant at Conway’s home in the 2600 block of N. Lakeview shortly before 7 p.m. Dec. 5. Pekara said they found the revolver, three additional handguns, “a sniper-type rifle with a scope and bi-pod stand,” and “multiple types of ammunition, including ammunition for an AR-15.” Notes found in the condo indicated Conway had zeroed in the rifle’s accuracy to 800 yards. Pekara also reported finding ballistic armor, night vision equipment, and a phone jammer.

Disturbingly, the police also found a map of Illinois with several colleges circled, a written document with “derogatory language,” and another detailed plan to kill an unnamed person at an event, Pekara said. The plan involved “notes detailing escape routes,” according to Pekara. He said police also found a map of an unnamed Chicago neighborhood with “X’s marking locations within that neighborhood.”

Armed carjacker strikes twice, gets arrested after returning to the crime scene

Police arrested a suspect after two armed carjackings were reported Dec. 7, one in Old Town and the other outside the migrant shelter across from the Salt Shed. Authorities have not yet announced any charges.

First, a 59-year-old woman was carjacked in the 1400 block of N. Cleveland at noon, according to CPD. She told police a man walked up, displayed a gun, and demanded her property. She complied, and he drove away with her Subaru SUV.

Less than 15 minutes later, a 33-year-old man was carjacked while sitting in his car in the migrant shelter parking lot at 1308 N. Elston. A man walked up, displayed a gun, and ordered him out of his red Ford Mustang, officials said. After robbing the victim of personal property, the hijacker drove away with the Mustang.

And that’s when it gets a little weird. The second victim told police that he believed the carjacker returned to the scene on foot while they were waiting for police to arrive. But the suspect was gone again when the cops got there.

Officers found the hijacked Mustang in the 1400 block of N. Magnolia and determined that the carjacker had left the scene in the first victim’s Subaru.

Ultimately, police arrested a suspect when he returned to the area near the migrant shelter on foot shortly after 1 p.m. A CPD spokesperson said he is a 39-year-old man who has been detained while detectives carry out their investigation.

Seven injured when stolen Jeep, pursued by state police, barrels through Mag Mile red light

The driver of a stolen car ran a red light and crashed on the Magnificent Mile on Dec. 4, sending seven people, including three young children, to hospitals, according to Chicago police.

Shortly before 9 p.m., Illinois State Police troopers working with a city-

wide hijacking task force mission spotted the stolen Jeep Cherokee on northbound Lake Shore Dr. near the Chicago River, according to an individual familiar with the matter.

Troopers and other task force units pursued the Jeep, which fled north, exited at Belmont, and then headed back south on the drive. The Jeep’s 16-year-old male driver exited at Michigan Avenue, ran a red light at Chicago Ave., and crashed into a van, according to the source and a CPD statement. A Jeep Compass and a Honda SUV were also struck, police said.

Cops arrested the 16-year-old after a short foot chase. He was taken to Stroger Hospital in fair condition. His female passenger, whose age was not released, was taken to Northwestern Memorial Hospital in fair condition. CPD said charges are pending against both of them.

EMS transported a woman and a six-year-old girl from the van to Northwestern and Lurie Children’s Hospital, respectively. Both were in fair condition.

Three occupants of the Jeep Compass were taken to hospitals: a woman to Northwestern in good condition and children ages 4 and 6 years old in fair condition to Lurie.

CPD records show the Jeep Cherokee was recently stolen from the 3500 block of W. Cullom in Albany Park. The police classified it as a “straight steal,” indicating that it was a routine auto theft rather than a carjacking.

Chicago police have relied on Illinois State Police troopers, whose pursuit policy is less restrictive than CPD’s, to help with vehicle chases. And ISP has been effective when their units are available.

Serial burglar is charged with breaking into bars and restaurants across Chicago

Hardly a week goes by without the Chicago Police Dept. issuing a new



Traivon Dorsey

warning about burglars breaking into the city’s businesses, especially restaurants and bars. So far this year, more restaurants have been burglarized than

in any year since at least 2001, which is as far back as CPD’s public data goes. But there is some good news to report. Detectives have arrested and charged a man with committing six restaurant and bar burglaries since July, but he’s suspected of committing many more.

His name is Traivon Dorsey. The 29-year-old is currently on parole for burglarizing restaurants and bars, allegedly taking liquor worth more than \$100,000 from the businesses.

Now, the state is moving to revoke his parole after prosecutors accused him of another half-dozen burglaries: July 11, West Town Bakery, 1916 W. Chicago; July 11, Roots Pizza, 1924 W. Chicago; Nov. 1, The Farm, 15 W. Illinois; Nov. 1, Mott Street, 1401 N. Ashland; Nov. 14, The Daily, 4560 N. Lincoln, and on Nov. 25, at Tao, 832 N. Dearborn.

Police included some of those break-ins in a community alert issued on Nov. 10. Detectives said a solo burglary was using a pry tool to enter businesses so he could take safes, cash registers, and high-end bottled alcohol.”

The alert linked the burglar to 15 burglaries from Lincoln Park to the South Loop to Ukrainian Village.

If Dorsey is sent back to prison for a parole violation, he’ll be out again soon. His full sentence ends next month. Judge William Fahy ordered him to go on an ankle monitor when he gets out of jail.

His previous restaurant and bar burglary problems began when prosecutors said he stole \$24,000 of that booze during just two burglaries at River North nightclubs in December



Surveillance images from CPD and a Ring network user show the burglary suspect. *Images courtesy Chicago Police Dept., Ring*

North Side garage burglar, seen in countless surveillance videos, has become ‘a regular TV star’

For the past few weeks, residents of a North Side neighborhood have grown tired of a prowler who has been breaking into garages and snooping around yards.

One of many residents who’ve posted video of the thief on the Ring network said he’s been seen in so many surveillance clips lately he “seems to be a regular TV star throughout the neighborhood.”

His neighborhood fame got a boost on the night of Dec. 8 when Chicago police detectives released a couple of surveillance images and asked the public to help identify him.

The photos released by CPD show

the man burglarizing a garage in the 1800 block of W. Balmoral around 2:30 a.m. on Nov. 29. Police said he got two bikes, an electric cargo bike and DeWalt tools and chargers.

Ring video posted online showed how he got in: He crawled over the back fence, pulled a yellow crowbar from his backpack, and easily pried the door open. This video shows the break-in along with shorter clips from a couple of other incidents.

Anyone who recognizes him can contact Area Three detectives at 312-744-8263 regarding case #JH526447.

Two GameStop employees identified O’Neil as one of the robbers, prosecutors said in a detention petition. Judge Susana Ortiz granted the state’s request, noting that O’Neil completed juvenile probation less than a year ago for aggravated robbery while armed with a knife.

Man charged with setting ‘large volumes’ of propane ablaze outside Lincoln Park restaurant

Authorities have charged a Schiller Park man with two counts of arson for allegedly setting propane tanks on fire, causing damage to a restaurant and event venue adjacent to Lincoln Park Zoo. Officials said a Chicago Fire Dept. firefighter suffered a shoulder injury while fighting the blaze.



Stephen Habel

Stephen Habel, 46, was also hospitalized after being found at the fire scene, although his arrest report said he was “unharm-

ed.” Investigators arrested him when he was discharged from Advocate Illinois Masonic Medical Center this week.

Firefighters responded to Cafe Brauer, 2221 N. Stockton, around 4:20 a.m. Nov. 22 to fight a fire that began in an outdoor storage area adjacent to the zoo, the report said. After the fire was out, investigators found about 40 propane tanks of varying sizes in the storage area. According to the report, Habel “tested” the tanks by turning gas valves on and then lit a cigarette, which ignited the gas.

The report stated that prolonged exposure to fire caused some tank valves to partially melt and fail, releasing “large volumes” of gas and causing “explosion like events” that were visible from a distance.

First responders found Habel inside the storage area “unharm-

ed but soaking wet due to firefighting activities,” according to the report. News Footage from the morning of the fire appeared to show minimal damage to the Cafe Brauer structure.

Habel, who is charged with arson causing injury to a firefighter and arson, was detained on Thursday by Judge Robert Kuzas.

Shortly after the fire, the Lincoln Park Zoo issued a statement, saying no animals were harmed and the fire did not reach the zoo’s gates or the nearby Farm at the Zoo.

— Compiled by CWBChicago.com

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Shoplifting soaring in Chicago after years of decline

Lakeview, Lincoln Park new shoplifting hotspots
BY BOB ZULEY

After a decline during the COVID-19 pandemic, shoplifting numbers have soared 46% this year in Chicago; higher than the same period in the past six years. This conclusion has been recently reported by WBEZ and the Chicago Sun-Times citing a report by the nonpartisan Council on Criminal Justice [CCJ]. The top five-percent of reported shoplifting locations by address had 68.5% of all reported

Chicago Park District winter programming, registration now open

The Chicago Park District [CPD] registration is now open for its 2025 winter programming. Online registration began Dec. 9 for parks located West of California Ave. and for all virtual programs, and on Dec. 10 for parks located East of California Ave. and for gymnastic centers. In-person registration will begin on Dec. 14 or 16. Most programming runs from Jan. 6 - Mar. 16, 2025. Winter programming highlights include a free Learn to Swim class, Lifeguard Explorers Training program, gymnastics sessions, basketball and pickleball. Special Recreation programs are offered for individuals with disabilities. Participants will enjoy a variety of activities, from creating crafts, cooking, and fitness to visiting with friends in CPD social clubs. Winter Break Camps are available at over 50 parks across the city during the holiday school break. Most park activities are at least six hours with most running the full day. Dates vary but many camps run from Dec. 23. through Jan. 3, 2025, closing on Dec. 25 and Jan. 1. Programs include activities for all ages. Full list of winter programming offerings and highlights are available at <https://www.chicagoparkdistrict.com/winter-programs>

Learn to be a life guard
In the Lifeguard Explorers Training Program, CPD will teach the required skills and provide supervised practice time needed to successfully pass the Lifeguard Skills Test. Passing the Lifeguard Skills test is a requirement to become a CPD Lifeguard. Open to Chicago residents aged 15-22, participants will receive \$400 upon completion of the program. The next Swim Test is scheduled for 9 a.m. Saturday, Dec. 21, at Whitney Young High School, 211 S. Laflin St.

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thefts from 2018 to 2023. The city saw large drops in reported shoplifting in 2020, likely due to store closures at the start of the pandemic, according to a Univ. of Missouri – St. Louis report. A small area of shopping in the Lake View and Lincoln Park communities emerged last year as a new hotspot for retail thefts, the CCJ found. Downtown areas such as the Gold Coast and the Loop remained the perennial place for shoplifting in Chicago. According to the CWBChicago crime site, shoplifting has spiked to a 22-year high in Chicago soaring 45% this year, making 2024 the worst year for retail theft in the city since 2003. For example, in Avondale, shoplifting reports jumped from 87 during the first half of 2023 to 240 incidents in the first half of 2024. As of July 29, Chicago Police completed 7,584 shoplifting reports compared to 5,275 during the same period of 2023. The Illinois Retail Merchants Assoc. cites a Capitol One report

that said Illinois merchants lost more than \$2.9 billion in revenue in 2022 due to retail theft. In October of this year, the Illinois Organized Retail Crime Association [IORCA] was established to help in the fight against organized retail crime. With a goal of streamlining coordination between law enforcement, businesses, and loss prevention specialists, making it easier for agencies across jurisdictions to share

State officials have said organized theft crews are a big factor in recent theft trends. In Oct. 2023, Suburban Lyons police raided a warehouse on W. Roosevelt Rd. in Chicago’s Lawndale community seizing an estimated \$5 million in stolen merchandise.

information, build cases, and stop crimes. IORCA is headed by Anne Sagins who previously worked with the Illinois Senate Republican Caucus. “Organized retail crime is a growing threat that requires a unified response,” said Sagins. State officials have said organized theft crews are a big factor in recent theft trends. In Oct. 2023, Suburban Lyons police raided a warehouse on W. Roosevelt Rd. in Chicago’s Lawndale community seizing an estimated \$5 million in stolen merchandise. Retailers have long complained that then-State’s Attorney Kim Foxx’s office had a stated policy of not pursuing felony charges for retail theft for hauls under \$1,000, unless the offender had at least ten felony convictions, noted a Sun-Times editorial. Illinois state law says the cutoff amount is \$300, with offenses under that amount considered misdemeanors. Some feel that police are reluctant to investigate misdemeanor retail crimes because

they involve paperwork that will only be tossed out in court. The new Cook County State’s Attorney, Eileen O’Neill Burke, has said she will adhere to the state cutoff of \$300, above which shoplifting is a felony. “That might be a bit low for the cutoff, as inflation has eroded the value of \$300 in recent years, which is something the Legislature might want to take a look at. But \$1,000 is too high,” concluded the editorial.

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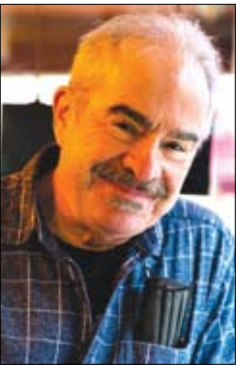
Stories behind Chicago's food inventions, Dec. 14

Italian beef and giardiniera, the Chicago style hot dog, deep-dish pizza and gyros may be familiar foods. But have you heard of these other foods: Akutagawa, Jim Shoe, jibarito, and taffy grapes? All these inventive foods originated in Chicago – many from immigrant cultures.

Award-winning food writers Monica Eng and David Hammond will share the colorful backstories of these foods and many others at a presentation, “The Stories Behind Chicago’s Greatest Food Inventions,” at 2 p.m. on Saturday, Dec. 14, at the Edgewater Branch library, 6000 N. Broadway.



Monica Eng



David Hammond

The interactive program will include prizes; signed copies of their book, Made in Chicago: The Stories Behind 30 Great Hometown Bites, will be available for \$20.

This free program is a partnership with the Edgewater Branch, Friends of the Edgewater Library and the Edgewater Historical Society.

LIARS from p. 2

fire, the real Christmas miracle. It still houses the Crown of Thorns, employed by Jesus’ captors both to cause him pain and to mock his claim of authority.

PROMENADING: Todd S. Davis had a Sunday on La Grande Jatte, 1884. At the Art Institute of Chicago, home of the painting. He says “Bedlam,” “scandal,” and “hilarity” were among the epithets used to describe what is now considered Georges Seurat’s greatest work, and one of the most remarkable paintings of the nineteenth century, when it was first exhibited in Paris.

KENNEDY BURIAL: Ethel Kennedy buried beside her husband, Robert F. Kennedy, 47 years after his assassination, at Arlington National Cemetery with the family and Boston’s Cardinal Seam O’Malley in attendance.

WHO’S WHERE? It’s official. Dennis Donn and Santa are close buds... Jim Kinney and Brian White in Cleveland, Ohio at the Rock and Roll Hall of Fame doing their Andy Warhol thing... Desiree Glapion Rogers did Thanksgiving in New Orleans with her family... Bruno Abate helps the good wine breathe at Tocco Tocco Tocco (Touch, Touch, Touch in Italian)... Chicago attorney Brendan O’Connor on a memory-laden family trip back to childhood villages and homes with mom and dad in Ireland, with all the grandkids... Former Ald. Manny Flores and his birthday girl wife, Georgina Karas Flores, sipped favorite beverages to celebrate... Dolores Thorsen with four of her six grandchildren - grateful for them all... Ann Rodriguez Nolan and daughter did the Walnut Room tradition and then saw “Annie” and sang along... Kim Duda with Cardinal Blase Cupich at Holy Name Cathedral... Courtney Pitt thankful to be with those we could be with and missing all we love who were not. So much to be grateful for this year... Kiel James Patrick cut the most balanced of

trees for Christmas, even complimenting his sweater... Tom McGuire, Jim Sharp, Tom Hackett, Michael Moore and Courtney Thompson lunching at Cafe Deux Magots in Paris on the Boulevard St. Germain celebrating Leslie Hindman’s birthday week... Candace Jordan, Jennifer Sutton Brieva, Anne Sherrill, Kristine Kinder and Kathy O’Malley Piccone joined by Adam Houston of Giordano Ballet at a stunning table for the Service Club’s Christmas Luncheon at the Union League Club.

CHRISTMAS: Jeff and Stephanie Leese Emerich joined mom, Georgia Leese, for Advent Day #2 in the dazzling Walnut Room. All was aglow for their Marshall Field’s luncheon tradition. The magnificently soaring red tree, decorations and dramatic lighting reflected a heartfelt tone for the season.

BIRTHDAY: Sherrill Bodine and Debi Catanacci celebrating Bobbi Panter’s birthday at RL Restaurant with many Service Club ladies in attendance. Bobbi is Service Club president and a stunning booster of Chicago, filled with reason and common sense, besides her great love of our best friends. She makes the world safe for all.

HUGO’S FROG BAR: Abdel Afkir, Hugo’s maitre d’, was on hand, Denice Storey was serving and brought me great welcome. Dwayne Hayden, assistant manager, was keeping everything humming as Hugo insisted. Josiah Neniskis, an Art Institute trained artist, had me to look after, while veteran server Brendan was vigilant and doing heavy lifting. West Coast oysters were impeccable with the savory mignonette. The fish and chips are Chicago’s finest. The crisp Spanish white Albarino wine was perfect with this dinner. But I had no bread or dessert.

JOYEUX NOEL: Christopher Clinton Conway in Paris at Galeries Lafayette, at 60 Avenue Des Champs-Élysées, Paris. The giant Christmas tree there has always been a passionate affair. The monumental tree takes centre stage below the iconic glass dome, filling the store with all the magic of Christmas.

For this year’s special 130th Christmas celebration, the tree is packed with state-



Georgia Karas Flores and Manny Flores.



Stephanie Leese Emerich, Georgia Leese and Jeff Emerich.



Kim Duda with Cardinal Cupich.

of-the-art technology: adorned with a blaze of 20,000 programmable lights, the tree towers like a giant chandelier in the heart of the store, coming to life in a sumptuous sound and light show.

Man is not what he thinks he is. He is what he hides.

— André Malraux

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Kayla Shipman as "Elle Woods"
Photo by Anthony Robert La Penna

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Letters to the Editor

An informed citizenry cannot be defeated

So glad to see the return of the safe and secure newspaper vending boxes which Skyline replaced on notable street corners. Nice to see neighborhood journalism flourish again with readers on the bus, in the coffee shops and bars and restaurants- all places where people gather to discuss the issues of the day. Or in their home. It is great to know what is going on.

There is a reason that the First Amendment to the US Constitution stipulates Freedom of the Press. An engaged and informed citizenry cannot be defeated. It is the price we gladly pay for our cherished democracy.

Tim Carew
Old Town

Grind away

I'm gratified to read that the police were recently able to arrest and charge several offenders with many thousands of dollars in thefts, plus operating a continuing financial crime enterprise [Nov. 27 Inside-Booster.]

Even though I was in law enforcement for 37 years, I am puzzled at "how the fraudulently issued gift cards were converted to cash... (and how they operated thus for three years!)." Sometimes the victim (or its business employees) don't cooperate — was that part of the case here? Is the City really that short-handed as to police? How many of the perpetrators implicated others, and so the investigation just kept unfolding?

A broader picture is to wonder why their jobs seemed insufficient to them. In spite of the perpetual upkeep our own house has required over the years, it would never occur to us to commit crimes to repair or outfit it.

Were the gift cards always an even \$900? We have never bought nor received a gift card for anything close to that amount; It

seems strange that a manager's approval would not be required for any gift card over \$100. Many were issued by the same cashier-offender each time. Seems like something the Home Depot higher-ups really should have been quick to scope out.

This is a sad and infuriating example of why there's no-one capable around to help when we want to ask a few questions in this particular big-box store, which we have visited several times.

No migrants are mentioned as having been involved, so no-one can claim these offenders imported their bad ways along with their bad selves from anywhere other than their own backyards.

It's well known that "The wheels of Justice grind slowly, but they grind exceedingly fine." To the cops and court personnel involved in this grind, I say: Well done.

Maja Ramirez
Retired CPD Warrant/Summons
Officer
Avondale

St. Lucia Procession, Dec. 13

Join neighbors in Andersonville for a traditional candlelit, carol-filled procession. Departing from the Swedish American Museum, 5211 N. Clark St., at 4:45 p.m. and heading north, businesses and volunteers will light the way with lanterns along the sidewalk.

The St. Lucia procession will cross Clark at Catalpa stopping for carols at the Holiday Tree and continuing down to Foster before heading back to the museum. For more information at <https://andersonville.org/holidays/st-lucia-festival-of-lights/>

'Wheel Thru the Season' with Cirque's Experience, Dec. 14

Get ready for holiday magic at the Broadway Armory, 5917 N. Broadway, on Saturday, Dec. 14. Cirque's Experience's "Wheel Thru the Season" brings a Nutcracker-inspired circus extravaganza. Doors open at 3 p.m. for

the Holiday Market and crafting fun before the 5 p.m. performance. Tickets are on sale now at https://www.cirquesexperience.org/event-details/wheel-thru-the-season-1?mc_cid=403891b9dc&mc_eid=f24e72232d



Holiday events in Chicago Parks

Jingle Ball, Dec. 11

Crafts, music, and holiday activities at the Jingle Ball on Dec. 11 from 10:30 a.m. - 12 p.m. at the Lincoln Park Cultural Center, 2045 N. Lincoln Park West.

Admission is free—registration required.

Teen Holiday Party (Deaf & HOH), Dec. 13

Teen Holiday Party event for the Deaf & Hard of Hearing teens on Dec. 13 from 4 - 9:30 p.m. at Horner Park, 2741 W. Montrose Ave. Admission is free.

Teens in the Park Presents: Silent Movie, Dec. 13

Watch The Nightmare Before Christmas (PG) with Silent Disco Headphones on Dec. 13 from 6 - 8 p.m. at Green Briar Park, 2650 W. Peterson Ave.

Admission is free, ages 13-18.

Santa's Secret Workshop, at Horner Park, Dec. 14

Create holiday gifts at the Santa's Secret Workshop on Dec. 14, 9:30 a.m. - 12:30 p.m. at Horner Park, 2741 W. Montrose Ave.

Admission is 15\$, register at https://anc.apm.activecommunities.com/chicagoparkdistrict/activity/search/detail/525691?onlineSiteId=0&from_original_cui=true.

Do-It-Yourself Nutcracker at River Park, Dec. 15

Join us for the Do-It-Yourself Nutcracker event on Dec. 15, 3 - 4 p.m. at River Park, 5100 N. Francisco Ave.

All Ages, Free Admission — register at https://anc.apm.activecommunities.com/chicagoparkdistrict/activity/search/detail/527732?onlineSiteId=0&from_original_cui=true.

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Rogers Park Township Real Estate For Sale

Real Estate For Sale

111111 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3
Plaintiff
vs.
PHILLIP E. TAYLOR, ILLINOIS HOUSING DEVELOPMENT AUTHORITY, DAUPHINE CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS GENERALLY, AND NON-RECORD CLAIMANTS
Defendant
22 ch 1217
CALENDAR 57
NOTICE OF SALE
PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on January 8, 2025, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell to the highest bidder for cash, the following described mortgaged real estate:
P.I.N. 11-32-312-022-1007.
Commonly known as 1301 W Northshore G, Chicago, IL 60626.
The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act.. Sale terms: At sale, the bidder must have 10% down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information.
For information call Sales Department at Plaintiff's Attorney, Altman, Strautins & Kromm, LLC d/b/a

Real Estate For Sale

Kluever Law Group, 200 North LaSalle Street, Suite 1880, Chicago, Illinois 60601. (312) 236-0077.
SPS001416-22FC1
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
13256403
040404 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR INDYMAC IMSC MORTGAGE LOAN TRUST 2007-HOA1, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HOA1
Plaintiff,
-v-
KRISTI BROWN, UNKNOWN OWNERS AND NONRECORD CLAIMANTS, UNKNOWN HEIRS AND LEGATEES OF MORRIS LANDA, KATIE LANDA, MIRELLA DEMMA, DAMON RITENHOUSE, AS SPECIAL REPRESENTATIVE FOR MORRIS LANDA (DECEASED)
Defendants
2017 CH 14739
6725 N ROCKWELL ST
CHICAGO, IL 60645
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on March 27, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 3, 2025, 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 6725 N ROCKWELL ST, CHICAGO, IL 60645
Property Index No. 10-36-404-008-0000

Real Estate For Sale

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

Real Estate For Sale

identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact Plaintiff's attorney: CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales.
CODILIS & ASSOCIATES, P.C.
15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527
E-Mail: pleadings@il.cslegal.com
Attorney File No. 14-17-14813
Attorney ARDC No. 00468002
Attorney Code. 21762
Case Number: 2017 CH 14739
TJSC#: 44-3057
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 # 2017 CH 14739
13256271

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
Santander Bank, N.A.
Plaintiff,
-v-
Emmanuel Brown; Farwell Avenue Condominium Association; Unknown Owners and Nonrecord Claimants
Defendants.

Real Estate For Sale

2024CH02435
1652 WEST FARWELL AVENUE
UNIT GL
CHICAGO, IL 60626
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of foreclosure and Sale entered in the above cause on 8/21/2024, an agent of Auction.com LLC will at 12:00 PM on 1/8/2025 located at 100 N LaSalle St, Suite 1400 Chicago, IL 60606, sell at public sale to the highest bidder, as set forth below, the following described real estate.
Commonly known as 1652 WEST FARWELL AVENUE UNIT GL, CHICAGO, IL 60626
Property Index No. 11-31-222-041-1039, (11-31-222-022 underlying)
The real estate is improved with a Condominium. The judgment amount was \$112,243.97
Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com LLC. No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. (relief fee not required) The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal

Real Estate For Sale

fees required by the Condominium property Act, 765 ILCS 605/9 (g)(l) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
For information, contact Plaintiff's attorney: CODILIS & ASSOCIATES PC (630) 794-5300 please refer to file number 14-24-01814.
Auction.com LLC
100 N LaSalle Suite 1400 Chicago, IL 60606 – 872-225-4985
You can also visit www.auction.com.
Attorney File No. 14-24-01814
Case Number: 2024CH02435
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.

272727 -----

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North Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
BMO BANK, N.A.
Plaintiff,
-v-
BRETT M. SINGER, NORMAN J. SINGER, BETTY R. SINGER, THE BUDMAN BUILDING, LLC, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, EUGENIE TERRACE TOWNHOUSES CONDOMINIUM ASSOCIATION
Defendants
2022 CH 11684
1715 NORTH WELLS STREET
CHICAGO, IL 60614
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 20, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 16, 2025, 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 1715 NORTH WELLS STREET, CHICAGO, IL 60614
Property Index No. 14-33-414-062-1051
The real estate is improved with a condominium. The judgment amount was \$881,156.89.
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, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
For information, contact Plaintiff's attorney: McCalla Raymer Leibert Pierce, LLC (312) 346-9088 please refer to file number 23-157231L.
Auction.com LLC
100 N LaSalle Suite 1400 Chicago, IL 60606 – 872-225-4985
You can also visit www.auction.com.
Attorney File No. 23-157231L
Case Number: 24 CH 01440
NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT PLAINTIFF'S ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Real Estate For Sale

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 11684

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
WILMINGTON SAVINGS FUND SOCIETY, FSF, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRPL TRUST 2019-1
Plaintiff
vs.
LORI M. QUINT A/K/A L. QUINT-DEMPESEY A/K/A LORI M. QUINT-DEMPESEY, MICHAEL C. DEMPESEY, FIFTH THIRD BANK, N.A., SUCCESSOR IN INTEREST TO CORUS BANK, N.A., PNC BANK, N.A., SUCCESSOR IN INTEREST TO MIDWEST BANK AND TRUST COMPANY, EMIGRANT BANK A/K/A EMIGRANT MORTGAGE COMPANY, INC., UNITED STATES OF AMERICA, STATE OF ILLINOIS, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
Defendant
20 CH 7488
CALENDAR 60
NOTICE OF SALE
PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on January 13, 2025, at the hour 11:00 A.M., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell to the highest bidder for cash, the following described mortgaged real estate:
SUBLOT 5 IN STICKNEY'S SUBDIVISION OF LOT 13 IN WETZLER, PICK AND HUBER'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 17 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
P.I.N. 14-29-417-009-0000.
Commonly known as 1133 WEST LILL AVE., CHICAGO, IL 60614.
The real estate is: single family residence. If the subject mortgaged real estate 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: At sale, the bidder must have 10% down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information.
For information call Sales Department at Plaintiff's Attorney, Law Offices of Ira T. Nevel, 175 North Franklin Street, Suite 201, Chicago, Illinois 60606. (312) 357-1125. 20-01830
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
13256706

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
Seneca Mortgage Servicing LLC
Plaintiff,
-v-
CHRISTOPHER C MACAL; THE HERMITAGE CONDOMINIUM ASSOCIATION,
Defendants.
24 CH 01440
70 WEST HURON STREET, APT. 1807,
CHICAGO, IL 60610
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of foreclosure and Sale entered in the above cause on 10/31/2024, an agent of Auction.com LLC will at 12:00 PM on 1/22/2025 located at 100 N LaSalle St, Suite 1400 Chicago, IL 60606, sell at public sale to the highest bidder, as set forth below, the following described real estate.
Commonly known as 70 WEST HURON STREET, APT. 1807, CHICAGO, IL 60610
Property Index No. 17-09-212-027-1156
The real estate is improved with a Condominium. The judgment amount was \$158,075.05

Real Estate For Sale

Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com LLC. No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. (relief fee not required) The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9 (g)(l) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
For information, contact Plaintiff's attorney: McCalla Raymer Leibert Pierce, LLC (312) 346-9088 please refer to file number 23-157231L.
Auction.com LLC
100 N LaSalle Suite 1400 Chicago, IL 60606 – 872-225-4985
You can also visit www.auction.com.
Attorney File No. 23-157231L
Case Number: 24 CH 01440
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.

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2022-JR1 TRUST
Plaintiff,
-v-
LESTER W. RODGERS, ROBERTA F. RODGERS, THE BELVEDERE CONDOMINIUMS, WILMINGTON SAVINGS FUND SOCIETY, FSF, NOT IN ITS INDIVIDUALLY CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2022-JR1 TRUST
Defendants
2023 CH 00979
270 EAST PEARSON STREET #602
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 October 3, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 6, 2025, 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 270 EAST PEARSON STREET #602, CHICAGO, IL 60611
Property Index No. 17-03-228-035-4086, Property Index No. 17-03-228-034-4015
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

Real Estate For Sale

will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact Plaintiff's attorney: CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876
THE JUDICIAL SALES CORPORATION
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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
E-Mail: pleadings@il.cslegal.com
Attorney File No. 14-23-00523
Attorney ARDC No. 00468002
Attorney Code. 21762
Case Number: 2023 CH 00979
TJSC#: 44-2822
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2023 CH 00979
13256589

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
CITYMORTGAGE, INC.,
Plaintiff,
-v-
UNKNOWN HEIRS AND DEVEISES OF DANIEL P. SHANNON A/K/A DP SHANNON, DECEASED, UNKNOWN CLAIMANTS AND LIENHOLDERS AGAINST THE ESTATE OF DANIEL P. SHANNON A/K/A DP SHANNON, DECEASED, UNKNOWN CLAIMANTS AND LIENHOLDERS AGAINST THE UNKNOWN HEIRS AND DEVEISES OF DANIEL P. SHANNON A/K/A D P SHANNON, DECEASED, WINTRUST BANK, N. A., 600 LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION, CHRISTOPHER T. SHANNON AND JULIE FOX, AS SPECIAL REPRESENTATIVE OF DANIEL P. SHANNON A/K/A DP SHANNON, DECEASED,
Defendants.
22CH10749
600 N LAKE SHORE DR, UNIT 2509,
CHICAGO, IL 60611
NOTICE OF SALE

Real Estate For Sale

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of foreclosure and Sale entered in the above cause on 7/10/2024, an agent of Auction.com LLC will at 12:00 PM on 1/8/2025 located at Auction.com, LLC, 100 North LaSalle Street, Suite 1400, Chicago, IL 60602, sell at public sale to the highest bidder, as set forth below, the following described real estate.
Commonly known as 600 N LAKE SHORE DR, UNIT 2509, CHICAGO, IL 60611
Property Index No. 17-10-208-020-1273.
The real estate is improved with a Condominium. The judgment amount was \$477,888.19
Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com LLC. No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. (relief fee not required) The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
For information, contact Plaintiff's attorney: Heavner, Beyers & Mihlar, LLC (217) 422-1719 please refer to file number 1665661.
Auction.com LLC
100 N LaSalle Suite 1400 Chicago, IL 60606 – 872-225-4985
You can also visit www.auction.com.
Attorney File No. 1665661
Case Number: 22CH10749
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.

040404 -----

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 TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2019-A
Plaintiff,
-v-
MIKE TEOFILOVICH A/K/A MILAN TEOFILOVICH A/K/A MICHAEL TEOFILOVICH, DNA FINANCE CORPORATION, GOLD COAST GALLERIA GARAGE CONDOMINIUM ASSOCIATION, GOLD COAST GALLERIA CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
Defendants
19 CH 10674
111 WEST MAPLE STREET UNIT 1401
CHICAGO, IL 60610
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on November 21, 2022, an agent

Real Estate For Sale

for The Judicial Sales Corporation, will at 10:30 AM on January 6, 2025, 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 111 WEST MAPLE STREET UNIT 1401, CHICAGO, IL 60610
Property Index No. 17-04-422-039-1252
The real estate is improved with a white stone, high rise unit condominium with an attached 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, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.
Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.
If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
MCCALLA RAYMER LEBERT PIERCE, LLC Plaintiff's 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 LEBERT PIERCE, LLC
One North Dearborn Street, Suite 1200
Chicago IL 60602
312-346-9088
E-Mail: pleadings@mccalla.com
Attorney File No. 20-057301L_616171
Attorney Code. 61256
Case Number: 19 CH 10674
TJSC#: 44-3001
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 19 CH 10674
13255881

272727 -----

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Notice of Public Sale

THE LOCK UP SELF STORAGE at 1930 N Clybourn Ave, Chicago, IL 60614 will sell the contents of the following units to satisfy a lien to the highest bidder on 12-27-24 by 11:00 AM at WWW.STORAGETREASURES.COM. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account. Unit #136 Barton Faist

Notice of Public Sale

Pro Self Storage intends to enforce its lien on certain self-service Storage Spaces in default listed below on the 18th of December, 2024 at 12:00 p.m. at 3632 Lake Avenue, Wilmette, IL 60091 at www.storage treasures.com with the sale to conclude no earlier than 12:00 p.m. Jasmine Vale #A17 Jesse Lazar #A15 This public sale will result in the goods being sold to the highest bidder. The winning bidder must pay by cash at the time he/she is declared the winning bidder. Certain terms and conditions apply; see the Manager for additional details.

Notice of Public Sale

East Bank Storage, located at 429 W. Ohio St, Chicago IL (312/644-2000), is opening lockers:
4528X and 6630X (Heith Thorndill), 2809X (Jayshawn Howell), 4524X (Elbert Hatley) and 2808F (Anita V. Stephens), for public sale on December 30, 2024, at 3:00 p.m. Cash only.

Notice of Public Sale

Pro Self Storage intends to enforce its lien on certain self-service Storage Spaces in default listed below on the 18th of December, 2024 at 12:00 p.m. at 2724 W. 21st St, Chicago, IL 60608 at www.storage treasures.com with the sale to conclude no earlier than 12:00 p.m. 1047 Dorothy Williams 1117 Kyle Nunn 1092 Kyle Nunn 1120 Kyle Nunn 1123 Kyle Nunn 2023 Kyle Nunn 2039 Kyle Nunn This public sale will result in the goods being sold to the highest bidder. The winning bidder must pay by cash at the time he/she is declared the winning bidder. Certain terms and conditions apply; see the Manager for additional details.

Notice of Public Sale

East Bank Storage at 1200 W. 35th St., 773-247-3000, is opening lockers:
1C2097 (Vanessa Aviles), 3C3233 (Harold Chapman), 4C4263 (Alfred Golden), 3C3241 (Daisy Gonzalez), 1C2060 (Laura Hernandez), 4C4257 (Ramona Hernandez), 4C4183 (Lilia Hristeva), 3F3613 (Donna Ingersoll), 3D3303 (Mark Jaroszewski), 3F3538 (Dayo Laoye), 1D1365 (Briona Mogelberg), 1C2084 (Jaquies Phillips), 3D3302 (Lamont Stallworthy), 3E3416 (Lamont Stallworthy), 4C4269 (Agnes Tropp), 1C2045 (Fee Wessel), and 3D3310 (Sheryl White) for public sale of miscellaneous items. This sale is to be held on Thursday, December 26, 2024 at 2:00 pm. Cash only.

Lakeview Township Real Estate For Sale

Real Estate For Sale

111111
040404
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, -v.- CHARLES C. FRAZIER, PARK TOWER CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION Defendants 2024 CH 03640 5415 NORTH SHERIDAN ROAD, APT 1401 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 November 6, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 3, 2025, 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 5415 NORTH SHERIDAN ROAD, APT 1401, CHICAGO, IL 60640 Property Index No. 14-08-203-017-1141 The real estate is improved with a condominium.

Real Estate For Sale

The judgment amount was \$318,025.26. 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, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).

Real Estate For Sale

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact MANLEY DEAS KOCHALSKI LLC Plaintiff's Attorneys, ONE EAST WACKER, SUITE 1250, Chicago, IL, 60601 (312) 651-6700. Please refer to file number 24-005199. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales. MANLEY DEAS KOCHALSKI LLC ONE EAST WACKER, SUITE 1250 Chicago IL, 60601 312-651-6700 E-Mail: AMP@manleydeas.com Attorney File No. 24-005199 Attorney Code. 48928 Case Number: 2024 CH 03640 TJSC#: 44-2979

Real Estate For Sale

NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2024 CH 03640 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION EVERBANK, N.A. Plaintiff, -v.- DONALD W SLACK; SHORELINE TOWERS CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, Defendants. 24 CH 00491 6301 North Sheridan Road, #18a, 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 7/22/2024, an agent of Auction.com LLC will at 12:00 PM on 1/8/2025 located at 100 N LaSalle Suite 1400 Chicago, IL 60606, sell at public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 6301 North Sheridan Road, #18a, Chicago, IL 60660 Property Index No. 14-05-203-011-1242 The real estate is improved with a Condominium.

Real Estate For Sale

The judgment amount was \$39,255.76 Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com LLC. No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. (relief fee not required) The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9 (g)(l) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1).

Real Estate For Sale

IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact Plaintiff's attorney: McCalla Rayer Leibert Pierce, LLC (312) 346-9088 please refer to file number 23-172191L Auction.com LLC 100 N LaSalle Suite 1400 Chicago, IL 60606 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 23-172191L Case Number: 24 CH 00491 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. 272727 Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00. Call 773-465-9700

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