

No man was ever wise by chance.
— Lucius Annaeus Seneca

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NEWS OF THE LOOP, STREETERVILLE, RIVER NORTH, NEAR NORTH, GOLD COAST & OLD TOWN

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The 43-story tower at 30 N. LaSalle St. has just been designated as a city landmark.

Downtown tower gets landmark status, \$57M in TIF

A 43-story office tower at 30 N. LaSalle St. in the Loop has gained preliminary landmark status, which could create \$47 million in tax reductions to support its conversion into 349 apartments.

The landmark designation will be coupled with \$57 million in Tax-Increment Financing [TIF], allowing developer Golub & Company and lender Corebridge Financial to advance plans to repurpose the building's lower floors for housing, while upgrading office space above.

The \$57 million in TIF funds would come from the property taxes collected from other nearby properties within the TIF district, under the plan proposed in City Council Dec. 10 by Mayor Brandon Johnson.

The \$130 million project would repurpose approximately 371,000 square feet of underutilized office space as studio, one- and two-bedroom residences, with 105 units set aside as affordable units.

The 44-story, 986,000-square-foot building was completed in 1974. Now, more than half of its

leasable space is vacant. 30 N. LaSalle is one of six adaptive reuse projects within the Department of Planning and Development's Loop Revitalization Initiative. Collectively, the projects represent more than \$900 million in investment involving more than 2 million square feet of converted space, and 1,765 housing units.

This project is part of a city-backed initiative to transform outdated office towers into residential units.

Still the landmark designation has reportedly sparked debate among preservationists, highlighting tensions between redevelopment and architectural heritage. The tower replaced Louis Sullivan and Dankmar Adler's Chicago Stock Exchange Building, demolished in 1972. That demolition was widely criticized then, which instigated the birth of Chicago's preservation movement.

Chicago Sun-Times architecture critic Lee Bey called it "an ironic twist" that landmark status is now being considered for what

TOWER see p. 12

Man wearing ankle monitor attacked three women days after judge refused to detain him, page 7

Access to Union Station limited during repairs

The City of Chicago has announced a series of traffic reconfigurations near Union Station that were put in place Monday, Dec. 15 as structural repairs to the Canal St. viaduct and roadway corridor continue.

Changes will be implemented in three phases over the next two weeks, with construction crews performing day and night work.

Phase 1 is from Adams to Madison St., where the east side of Canal St. from Adams to Madison will close, with traffic maintained

on the west side of Canal. Pedestrian access will be maintained on the west sidewalk; the east sidewalk will be closed.

Next up on Dec., 19, is Jackson Blvd. to Harrison St. Northbound Canal St. between Van Buren and Jackson will move from the west side of the street to the east side.

During the week of Dec. 22, the west side of Canal St. between Adams and Jackson will reopen, allowing vehicular access to Union Station.

Deal struck to buy 18-acres of southern Lincoln Yards

A local contractor has stepped up to buy 18.4 acres of the former Lincoln Yards parcels along the Chicago River, buying them from Sterling Bay and their banker JP Morgan Asset Management.

John Novak, owner of Novak Constructions, struck a deal to buy the troubled properties following Sterling Bay's failure to pull off their development plans for the vacant former industrial land. The bulk of the property sits just west of the empty life sciences building Sterling Bay built at 1229 W. Concord Place. Novak said they expect to close on the deal before the end of this year.

While they declined to say what they paid for the acquisition,

they confirmed to TheRealDeal.com that it is well below the roughly \$200 million Sterling and JP Morgan spent to assemble the parcels during the 2010s, as well as to prepare the parcels for development and carry them since then, according to people familiar with the project.

"I don't know if this is at the bottom of the bottom, but I think there is more room for upside here than downside," Novak told The Real Deal. "We just need to figure out what will be the best value and use of the land."

The deal hopefully brings new life to a site that has become synonymous with development struggles in Chicago. When first

proposed, the plans for Lincoln Yards were quite spectacular and drew a great deal of community interest and concerns. The developers ran into financial troubles after a rise in interest rates and borrowing grew difficult.

The acquisition appears to be a distress sale, reflecting the difficulty of doing large redevelopments in Chicago, which currently has a glut of commercial space available. Moving forward, the former Lincoln Yards site will likely have a mostly residential focus.

An earlier sale this year of flooded 30-acres to developers

DEAL see p. 12

Another State St. property unloaded dirt cheap

\$2.8M for former Foot Locker site with \$18.3M mortgage

It turns out that yes, money talks and it also walks... it walks away when faced with a struggling downtown commercial real estate market.

Those North Siders who this month saw their property taxes rocket higher need only look at the commercial storefront property at 213-227 S. State St. to figure out why Chicago and Cook County's massive tax burden is being shifted to residential properties.

The 112,495 square foot building just sold for \$2.8 million, according to Crain's Chicago, which is less than most of the homes on Burling, Orchard or Howe streets in Lincoln Park cost. The sale price comes to about \$25 per square foot.

Once known as "That Great Street," State St. continues to struggle with high vacancy rates and declining property values. The California-based Sterling Organization just surrendered the property to their lender, walking away for an \$18.3 million mortgage. The site's last tenant was a



213-227 S. State St.

Foot Locker store that closed in 2020.

The buyer is the Downtown Islamic Center, who bought the property to serve its growing congregation. It should be noted that religious properties do not pay property taxes.

The sale follows other bargain transactions along State St., including an \$8.3 million sale in

October of a 488,000 square foot building at State and Madison streets.

The Downtown Islamic Center also owns a building at 231 S. State St. Chairman Mohammed Kaiseruddin told Crain's the new facility will expand services for downtown congregants, including Sunday school for children, adult religious education and interfaith activities.

Government officials may be learning a harsh lesson, that creating vibrant commercial districts is hard work; but that they are quite easy to destroy. Now, four years after the end of the government-imposed pandemic economic lockdown, downtown foot traffic remains depressed, remote work has expanded, downtown commercial activity has dropped, vacancy rates are at about 26%, and locals and visitors alike avoid going downtown over security and quality of life crime concerns.

This vortex of unintended con-

CHEAP see p. 12

Michigan Ave. high-rise faces "imminent" default

Another financial collapse is hitting the Magnificent Mile with the 28-story office tower at 625 N. Michigan Ave. now on the brink of default.

The 290,000 square foot building's financial collapse will force its Abu Dhabi-based landlords, BlueFive Capital and Chicago-based Golub & Co. into a forced sale. The owners have now had their \$50.6 million commercial mortgage-backed securities debt transferred to special servicing last month due to negative cash flow issues, leaving it headed for imminent default.

Occupancy at the property now sits at under 64%, down from

92% when the loan was written in 2019.

Golub and BlueFive now face a risk of foreclosure on the loan, according to Morningstar.

The situation at 625 North Michigan deteriorated quickly after the building's largest tenant, SS Research, vacated in May. Since then its revenue has been too weak to keep up with loan obligations.

The building's lower four retail floors are owned separately and have had their own issues. In 2024, The Real Deal reported that investor Ben Ashkenazy surrendered that part of the building to its lender to resolve a \$61

million debt. The deed-in-lieu of foreclosure wiped out Ashkenazy's equity.

The problems at 625 North Michigan add to a growing list of distress cases on the once-Golden Goose that was the Mag Mile shopping corridor. For many local residents and visitors alike, Michigan Ave. has become the post-pandemic covergirl for the troubled downtown real estate market.

Whether 625 North Michigan becomes the next property sold at a steep discount, or suffer a foreclosure, will be discovered in time.

Could this be a “drift of hogs” or a “murder of crows”?



By Thomas J. O’Gorman

Have you ever cooked a “nye of pheasants?” Or a “run of poultry?” Perhaps a “tiding of magpies?”

It’s safe to say “no,” you haven’t. They’re not popular Chicago foods.

Besides, that would be a lot of livestock. Actually the equivalent of a “bevy of roebucks, a drove of cattle or a herd of horses.”

At least according to the Book of St. Albans, a 1486 manuscript that, among other things, quantified officially the measurement, or size, of groups of animal species. And while that might be helpful in the kitchen, it was even more important for scientific discourse. It gave people a convenient way to speak about things like a “pass of ssses,” an “exaltation of larks,” or a “barrel of monkeys.”

That’s a lot of game.

This St. Albans’ jargon is a lot more complicated than a Bridgeport brogue.

I suspect it actually may have had a helpful part to play 600 years ago, as people were becoming more conscious of the proportions of the known world. Never mind that they thought it was flat

for all sorts of religious reasons. On the horizontal planet earth, they helped us name a “herd” of elephants, a “cowardice” of curs, and a “school” of fish. Anything sound familiar?

We know just what to do with a “brood of hens,” as long as we have garlic, shallots and a bottle of white wine.

I am less sure of myself with a plague of locusts, a labor of moles, a battering of coughs, or a business of ferrets. None appear to come with enticing recipes.

I didn’t actually have pets growing up, so a kindle of kittens, a kennel of dogs and a nest of vipers are beyond my competence. Wouldn’t know what to do with them.

Getting to the heart of the matter, St. Alban, himself, is considered to be the first of all British Christian martyrs. The proto-martyr. Back in the third century, 1,200 years before the publication of this manuscript.

Alban arises in the historical days of Roman Britain. The origins of the document could come from one of the hundreds of scholarly or religious centers that bore his holy name. It adds veracity to the manuscript’s content. And needed academic reinforcement to its language.

In a unifying 15th century Britain, teaching people to have language that was exact and well-ordered was important. Getting peasants and nobles on the same side was critical.

Who knew when you’d see a leap of leopards, a cast of hawks, a shrewdness of apes or a charm of goldfinches?

They are superb descriptions. Shakespearean to say the least. Verbs become nouns. Adjectives stand as verbs. And the array of beasts and wildlife are described with poetic creativity and beauty.

All of this must have been quite taxing to the literary minds of the 15th century. But it is the English language at its finest elasticity and élan. The same lingo spoken here in Chicago.

The language of Chaucer has come a long way in 600 years. It rolls off the tongue with elegance



A murder of crows is a collective noun used to describe a group of crows. Typically, a murder can consist of around 15 to 1000 crows, depending on the season.

and ease. Like ordering a pizza in Uptown. Apparently, the many tribes of warring Britons managed to create and cement a viable elocution that ties them all together, finding purpose in their wit and wisdom. Discovering a rhythm in its oration and speaking.

I am happy to have this manuscript’s data here in Chicago as urban troubles arrive on the scene. When teachers walk out of the classroom. And when loud-mouthed pay-rolled parents take to the microphones to flap their gums about urban education. Could this be a “drift of hogs” or a “murder of crows?” I can’t rightly tell.

They are aiming their anger at the next Mayor’s race, still a long way off. Voters avoided such elections with past mayors. The strange goings on and fusel. In their attachment to our current mayor, the teachers remind me of an army of caterpillars, or a litter of pups.

That’s also helpful when our elected officials are raided by the federal government and indicted with high crimes and selfish endeavors. They are certainly more plague of locusts, than pride of lions.

Their bundling away the cash of their constituents and political wheeler-dealers is as embarrassing as it is frightening. Maybe this is what a “business of ferrets” encompasses. Or what the “cowardice of curs” is all about.

The St. Albans manuscript is also helpful when faced with the commotion caused by the possibility of a third presidential impeachment. Each day the nation is forced to face the confusion of hearings instigated by angry Democrats and the face-offs of

politicians who keep their wet finger in the air to feel the direction of the wind. They measure who will really fall if another impeachment has its way.

They fear the angry voter in some quarters. No one wants to make themselves a victim. Or find themselves expended and looking for a real job. Everyone wants to be back in Congress after the smoke clears. Could this be the dreaded “deceit of lapwings” or the “route of wolves”?

The fake news doesn’t seem to help, even across the pond. It’s like that silly English dance, the “Brexite.” All reports from Britain are that everyone is fed up with the resultant economics. Not just poor Meghan Markle. Well, I always believed that in the end they’d be better than the House of Windsor.

We need to be careful in our acceptance of what is news-worthy. We could be on the edge of a murmuration of starlings. I’m sure the Duchess of Sussex would agree. Apparently she and Prince Harry and the children had their Thanksgiving turkey in California with her adorable mother, Doria Ragland. They are feasting in LA and avoiding the British press. If that isn’t clearly a pass of asses, I’d call it the labor of moles.

But rumors say that Harry is close to getting his security protection when he brings his family to Britain.

Perhaps that’s something we should all be thinking of as the holidays approach, and we have to break bread with our own menagerie of livestock relations around the table.

I love those who come to share my table. I can’t figure out if they

are a chattering of stars, a tipping of vintages, or a hallucination of spicy wines.

BITE BACK: There is a new campaign underway to bring business to Chicago restaurants in neighborhoods impacted by ICE and Border Patrol arrests. Chicago Bites Back is a call for Chicagoans to step up and support the kitchens and staff that help fuel Chicago communities, workforce and economy.

Working with the Illinois Restaurant Assoc. [IRA] and Illinois Hispanic Chamber of Commerce [IHCC], Chicago Bites Back has published a restaurant guide to reference when deciding where to go out to eat or place a catering order. The goal of the campaign is to shift some spending towards establishments that have been hurt by ICE’s arrests.

“ICE’s tactics and presence in our communities has had a chilling effect on local businesses and small restaurants. When Chicagoans live in fear, business corridors are without foot traffic. Restaurants sit empty and our city’s economy suffers” said **Jaime Di Paulo**, CEO of the IHCC.

Sam Toia, of the IRA says “Our amazing local restaurants are essential ingredients for a strong Chicago. They don’t just feed us, they fuel our neighborhoods, our workforce and our economy. When restaurants struggle, the ripple reaches every sector of our city.”

GOOD DIRT: Chicago developer **John Novak** struck a deal to buy the troubled southern portion of Lincoln Yards from JP Morgan Asset Management and Sterling Bay, following Sterling Bay’s failure to bring a massive commercial real estate plan to fruition. Novak Construction is moving forward with the acquisition of 18.4 acres of vacant riverfront property.

DRIFT OF HOGS see p. 8

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Stranded and abandoned in the snow

Electric scooters litter now a year-round occurrence

STORY AND PHOTO
BY PETER VON BUOL

After Chicago experienced heavy snowfall in late November and early December, many local residents have been surprised to see neighborhoods continue to be littered with electric scooters abandoned on sidewalks, alleys and other public places, since the last snowfall.

Throughout Chicago’s two-year electric scooter pilot period in 2019 and 2020, one of the biggest

complaints about electric scooters had been the lack of accountability for riders who - besides driving lawlessly and recklessly on area sidewalks and roadways - simply left them on the sidewalk or in front of businesses or homes.

In Oct. 2021, the Chicago City Council approved electric scooters to operate year round for a two year renewable period. Prior to the city council’s approval, members of the general public and city council had raised the issue of the lack of accountability during the pilot program. In response, representatives from the electric scooter companies



During winter, there seems to be zero incentive for the electric scooter operators to pick up their scooters when not in use.

assured council members they would hold their riders accountable and would pick up scooters that had been stranded.

Four years later, nothing seems to have changed. Vigilance, dili-

gence and follow-through has now become a major weakness in the city that once was known as “The City That Works.”

Chicago was once known for its effective systems. Now, during

the cold months, there seems to be zero incentive for the electric scooter operators to pick up their scooters not in use. Similarly, there seems to be no incentive to hold the electric scooter companies, or their customers, accountable for scooters that have not been locked to a city-owned street post, sign post or parking meter. Few riders do so, and scooters that litter streets and sidewalks are a leading indicator of Chicago’s lack of enforcement in the program.

According to a city official,

ABANDONED see p. 10

Financial planning tool offers free online help to budget late tax payments

BY MARIA PAPPAS

Property owners who were unable to pay their tax bills in full by the Dec. 15 deadline should look at the free online financial planning tool that helps taxpayers make smaller, more manageable payments over time.

The Payment Plan Calculator was made available Dec. 16, one day after the due date, at cookcountytreasurer.com. The calculator lets you set up a schedule to pay off a tax bill in smaller increments instead of all at once; Choose between making payments once or twice a month, and create a personalized plan for catching up on delinquent taxes if you owe more than \$100. You can register now at cookcountytrea-

surer.com.

Just click on the purple box. Enter your PIN or your property address and hit “continue.” Then scroll down until you see the Payment Plan Calculator next to the Pay Now button. Click it and a page will appear asking you to type your name and email.

After you enter your information, you’ll receive an emailed reminder from the Cook County Treasurer’s Office to set up your payment plan after the due date has passed.

With the Payment Plan Calculator now live, just follow the

steps below:

- Go to cookcountytreasurer.com and click on the purple box.
- Enter the 14-digit Property Index Number (PIN) or the property address to get your tax information.
- Scroll down until you see your bills, then click the red ‘Payment Plan Calculator’ button which appears if a bill is delinquent.



Maria Pappas

Review the disclaimer and click “continue.” Then choose how often you want to make payments — monthly or twice monthly. The calculator will automatically show a recommended payment

schedule to help you pay off your balance before the next Annual Tax Sale.

Next, select Summary View to quickly compare dates, amounts and your remaining balance, or switch to Detailed View for a full breakdown of every payment.

When you find a plan that fits your budget, download or print your personalized schedule to track your payments. You can also sign up for free email or text alerts, so you never miss a payment reminder.

You can also pay right away by clicking “Pay Now.”

The calculator gives taxpayers as many as 13 additional months to pay off a bill before the unpaid tax debt is auctioned off at the legally required Annual Tax Sale.

During that time, interest will be charged at a rate of 9% a year, or 0.75% a month. The annual interest rate was 18% but we pushed for and won legislative reforms in Springfield that cut the rate in half.

Though the state-mandated interest rate charges can’t be avoided, the Payment Plan Calculator is designed help you avoid borrowing from a credit card company or having to pay back or ‘redeem’ your taxes after they’re sold to a tax buyer. The calculator is a tool that should help more Cook County residents pay off their back taxes and remain in their largest investment, home sweet home.

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Cloudy weather ahead for home buyers seeking affordability



The Home Front

by Don DeBat

If you are a prospective home buyer or a homeowner seeking to refinance in 2026, chances are it will be a long, cold winter—or maybe two winters—before mortgage rates decline into an affordable 5% range.

On Dec. 11 the Federal Reserve Board [Fed] lowered its benchmark lending rate a quarter of 1 percentage point to a range of 3.5% to 3.75%—the lowest rate in nearly three years. However, other gloomy political forces are working against bigger near-term interest-rate declines.

The Federal Open Market Committee waded through flack-filled economic outlooks clouded by the following bad-weather political storms:

• **Inflation:** Accurate economic data evaporated during the record 43-day federal government shutdown in October and November which pitted angry sullen Democrats against Republicans. With key federal workers out to lunch in Washington, D.C., the Fed's most accurate inflation data was pegged at 2.8% and covered the month of September. This week, analysts said October's inflation data likely was higher.

• **Tariffs:** President Donald Trump's monumental \$159 billion in international tariffs on imports to the U.S. have cost the average American household nearly \$1,200 in 2025. Tariffs—the highest since 1935—rose a whopping 16.8% from 2.4% last year.

Fed Chairman Jerome Powell said: "If you get away from tariffs, inflation is in the low-2% bracket. It's really tariffs that are causing most of the inflation overshoot."

• **Job-formation slowdown:** The Bureau of Labor Statistics didn't release an official jobs report for October because of the shutdown. Private sector employment was up 42,000 jobs in October, but 32,000 jobs were shed in November, according to other sources.

The Fed is tracking the slowdown in the labor market. However, Powell noted that President Trump's immigration policy had an impact on turning the labor supply negative.

Maybe that is why hundreds of Chicagoans were having trouble hiring landscapers for cleanup of



(L-R) Fed Chairman Jerome Powell, Sam Khater, Freddie Mac's chief economist and President Donald Trump.



"The average 30-year fixed-rate mortgage is well below the year-to-date average of 6.62%, providing some sense of balance to the housing market," said Sam Khater, Freddie Mac's chief economist.

autumn leaves, and snow removal teams for the 17 inches of early November snow.

Over time, lower interest rates set by the Fed can bring down borrowing costs for home mortgages, auto loans, and credit cards, though market forces can also affect those rates.

With all this economic gloom in the air, it is no wonder that the Fed's rate-setting committee signaled that it may keep its rate unchanged in the coming months. And, in a set of quarterly economic projections, Fed officials said they expect to lower rates just once next year.

That means it is likely that home buyers and homeowners seeking to refinance with a 30-year mortgage at under 6% may have to wait until 2027.

On the other hand, Powell's term as Fed chairman ends in May 2026, and President Trump, who has been a harsh Fed critic, likely will appoint a new chairman who favors lower interest rates.

Mortgage rates inch lower

On Dec. 11, Freddie Mac's nationwide Primary Mortgage Market Survey reported that benchmark 30-year fixed-rate loans eased slightly to an average of 6.22% from 6.19% a week earlier. A year ago, the rate was 6.62%.

"The average 30-year fixed-rate mortgage is well below the year-to-date average of 6.62%, providing some sense of balance to the housing market," said Sam Khater, Freddie Mac's chief economist.

However, 15-year fixed mort-

gages averaged 5.54% on Dec. 11, up from 5.44% a week earlier. A year ago, the 15-year fixed loans averaged 5.84%.

The Freddie Mac survey is focused on conventional, conforming, fully amortizing home purchase loans for borrowers who place 20% down and have excellent credit.

With all this economic gloom in the air, it is no wonder that the Fed's rate-setting committee signaled that it may keep its rate unchanged in the coming months. And, in a set of quarterly economic projections, Fed officials said they expect to lower rates just once next year.

Homeowners who currently have a low 3% to 4% mortgage interest rate and want to stay in their existing dwellings may affordably tap their home equity to expand their living space, renovate a kitchen or add an updated bath.

On Nov. 12, home-equity loan interest rates nationwide slipped to an average of 7.99% from well above 8%. Compare that rate with 19.99% to 30% credit-card interest, which hasn't budged much despite the Fed's rate-lowering efforts.

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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Principal ousted at Inter-American Magnet School

The principal of Chicago's Inter-American Magnet School [IAMS], Juan Carlos Zayas, recently left his position according to a Dec. 6 announcement after a months-long fight with the school community who demand his removal.

On Oct. 23, the Investigative Unit of the Chicago Public Schools [CPS] Law Department undertook an investigation of the situation after two formal requests by the Local School Council [LSC] to have Zayas removed. "Despite initial steps by CPS following our vote of no confidence on Aug. 8, including increased network presence, the principal's behavior has continued to negatively impact our students, teachers, and staff," said the LSC in a released statement. "We continue to advocate for the removal of the principal during the investigation to ensure the safety and well-being of our school community."

Those requests were fulfilled last week, and Gladys Rivera has stepped in as administrator-in-



Juan Carlos Zayas

charge while CPS finds a new principal for the public K-8 dual-language school in Lakeview at 851 W. Waveland Ave.

Zayas's departure comes after two votes of no confidence by the LSC. A LSC can vote out a principal after their contract ends.

Zayas left after school parents

complained that he was vindictive, and refused to address concerns about safety, school management and lack of communication.

Oddly Zayas was not fired from the CPS system, but merely accepted another district-level job. CPS provided no details about the transition, including what the new role involves.

The LSC had been complaining about Zayas at almost every Chicago Board of Education meeting for a year. CPS eventually opened an investigation, the results of which have never been made public. CPS did confirm that their investigation had been completed and a disciplinary review was pending. The district has not made those findings public.

Oddly Zayas was not fired from the CPS system, but merely accepted another district-level job. CPS provided no details about the transition, including what the new role involves.

Zayas' resignation creates a chance for new leadership at the Lakeview magnet school, where parents and local school council members had spent more than a year trying to get him removed.

Last year, the LSC announced a vote of no confidence after disputes with Zayas over school management, budgeting, and staff assignments. Parents also testified at Board of Education meetings urging CPS to intervene, and several families submitted formal complaints.

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

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

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Police Beat...

Man raped woman after pushing her from wheelchair at Red Line station, his 4th arrest in 2 months

A 23-year-old Calumet City resident who has been arrested six times in Chicago this year, including multiple times on the CTA, is accused of sexually assaulting a disabled woman after pushing her out of her wheelchair at a downtown Red Line station.

During a detention hearing on Saturday, prosecutors said the 33-year-old woman was riding an inbound Red Line train when Rasheed Griffin boarded her car near Belmont around 2:45 a.m. Dec. 11. As the train continued toward downtown, Griffin allegedly wrapped his legs around her wheelchair and began kissing and groping her while saying he wanted to perform sexual acts.

CTA surveillance video showed Griffin wheeling the victim off the train at Jackson and pushing her onto an elevator, prosecutors said. The woman later told officers she could feel Griffin pleasuring himself behind her inside the elevator.

Video allegedly showed Griffin wheeling her off the elevator and knocking the wheelchair over, sending the woman to the ground. She landed on her stomach and struggled to breathe from the impact before Griffin climbed on top of her, pulled down her pants, and sexually assaulted her, according to prosecutors.

The victim screamed that she was being raped, drawing the attention of a CTA customer service agent who summoned a security guard. The guard took a picture of Griffin as he fled and sent the image to other security officers and CPD. Officers arrested Griffin a short time later at the State and Lake Red Line station.

Judge James Costello ordered Griffin detained on charges of aggravated criminal sexual assault of a handicapped person, aggravated battery in a public place, and aggravated battery of a handicapped person.

The arrest is Griffin's sixth in Chicago during 2025 and his third arrest in six weeks, according to police records.

On Oct. 16, cops arrested him near Lake St. and Wabash Ave. on charges of possessing a controlled substance and resisting. Prosecutors dropped that case on Nov. 5, his first court date.

Less than five hours after the dismissal, Griffin was arrested again for misdemeanor battery at the Midway Airport Orange Line station, records show. Judge Rivanda Doss Beal placed him on the chief judge's electronic monitoring program to await trial. He nevertheless failed to appear in court on Decem-

ber 2, prompting a judge to issue an arrest warrant. Officers took him into custody again on December 5 at the Cermak-Chinatown Red Line station.

Griffin pleaded guilty to the battery charge on Monday, Dec. 8, and received a 35-day sentence from Judge Donald Panarese Jr., but he was released immediately because he accumulated day-for-day credit while on electronic monitoring.

Three days after he walked out of the courtroom, he allegedly sexually assaulted a disabled woman on the CTA.

Woman shoots man in the face during argument at Rogers Park bar

A 48-year-old man was shot during an argument in Rogers Park Dec. 13, according to Chicago police.

Officers responded to calls of a person shot in the 1900 block of W. Howard St. around 11:25 p.m. The victim and the shooter were already gone when they arrived, but they found a shell casing inside a nearby tavern.

As officers investigated, the victim, a 48-year-old man, walked into St. Francis Hospital in Evanston with a gunshot wound to his face, according to CPD. He told police he had been involved in a verbal altercation with an unknown woman that turned physical. During the struggle, the woman pulled out a gun and fired at least one shot, striking him in the left side of his face, police said.

The shooter was described as a Black female standing about 5 feet 6 inches tall and weighing about 200 lbs. She was wearing all black clothing and a blonde wig that she may have removed and carried in her hand as she walked east toward Clark St. after the shooting.

The man is the 19th person shot in Rogers Park this year. That is down from 32 shooting victims at this point in both 2024 and 2023. As of this date in 2022, the neighborhood had logged 31 shooting victims.

Electronic monitoring escapee sexually molested 11-year-old girl

A Chicago man who escaped electronic monitoring while awaiting trial for a series of violent North Side CTA robberies is back in custody. Unfortunately, according to prosecutors, he sexually assaulted a child while he was on the run.

Last year, prosecutors asked Judge David Kelly to keep 21-year-old Davaughn Credit in jail pending trial on allegations he participated in a violent cross-town robbery spree in Chicago. But Kelly, who earned a statistically-proven reputation as the most defendant-friendly judge in the Cook County court's pretrial division, sent Credit home on an ankle monitor.

Credit allegedly escaped from electronic monitoring last month, but he resurfaced this week in Jasper County, IN, where officials say he molested a young girl he met online.

According to court reporting by Region News Source, the sexual assault case began less than three weeks af-

ter Credit went AWOL when a woman reported her 11-year-old daughter missing from Chicago. The mother told police the girl left home without permission and that Life360 tracking data placed the child's phone in Rensselaer, Indiana, the news outlet reported. Family members allegedly told police they suspected the girl was with Credit.

The girl's adult sibling found her in Rensselaer on the evening of Nov. 22. The affidavit says the child appeared "either high or intoxicated," and she was taken to Comer Children's Hospital for medical evaluation, Region News Source reported.

During a forensic interview, the girl told investigators that Credit assaulted her in the bedroom of a home in the 400 block of N. McKinley Ave. in Rensselaer, according to the report. She also said she primarily communicated with Credit on Snapchat and that his name appeared on an associated account.

Investigators eventually identified the McKinley Ave. residence and learned that Credit had been staying there for several weeks, Region News Source reported. Law enforcement executed a search warrant at the home on Friday, Dec. 5, and took Credit into custody.

Indiana prosecutors charged Credit on Dec. 9 with child molestation, possession of cocaine, and possession of marijuana.

Prosecutors said Bryant Robinson, Credit, and at least two others allegedly began their two-hour spree around 10 p.m. on Nov. 1, 2024, at the 79th Street Red Line station, where they took a victim's Beats headphones.

After riding the Red Line north, the group mugged a 57-year-old Uptown man in the 4200 block of N. Clarendon, according to prosecutors. The victim told police that four men surrounded him as he walked, and Robinson rifled through his pockets for valuables. Robinson took the man's cash, tossed the billfold to the ground, and fled, a Chicago police report said.

The group also robbed a 26-year-old woman in the 3200 block of N. Pine Grove. When her boyfriend tried to intervene, Robinson raised his shirt to display what appeared to be a firearm in his waistband, according to the report.

In the 600 block of W. Waveland, the crew grabbed a man by the throat, dragged him between planters and parked cars, and forced him to his knees as they robbed him, officials said.

A Chicago police surveillance camera operator spotted four people who matched the suspects' descriptions entering the Addison Red Line CTA station a short time later. Officers moved in and arrested them. A pistol-shaped Taser was allegedly recovered from the crew.

Coincidentally, Robinson was on electronic monitoring for an assault and obstruction case at the time of the robberies. He must serve half of his sentence, giving him a projected release date of April 30, 2027.

'Loop Puncher' charged with attacking fourth woman this year as allegations mount

A man already accused of being part of the wave of unconnected "Loop Puncher" assailants is now charged with attacking yet another woman, marking the fourth woman Chicago police say he targeted this year.

Prosecutors have now charged William Livingston, 36, with aggravated battery in a public place for a late-night assault near Wicker Park over the summer. Livingston remains detained on earlier charges tied to a series of random, violent attacks on women across the city.

Late on July 15, a 37-year-old woman reported that she was walking in the 1500 block of W. Division St. when she stepped aside to let a man pass. She told officers he asked, "Do you

need some help?" then punched her in the face with a closed fist while recording with his phone in his other hand. She fell to the ground, suffering visible facial injuries and abrasions to her hands, according to the allegations. Livingston walked away and was only recently identified as the attacker.



William Livingston

The July attack adds to a growing list of allegations against Livingston that have drawn intense public attention since video of a separate, brutal assault downtown became public this fall. But Livingston's history of similar crimes stretches back years.

On August 19, Kathleen Miles of Lake Villa and a friend were walking in the 200 block of W. Washington St. when Livingston allegedly forced his way between them and punched Miles in the face, knocking her unconscious, according to a Chicago police report. Miles suffered serious facial fractures and a severe concussion, her daughter, Dionna Wolf, said.

CWBChicago obtained video of that attack through a public records request. City officials initially refused to release the footage, but reversed course under pressure from the Illinois Attorney General's Office. The video shows Livingston trailing the two women before suddenly striking Miles and sending her collapsing to the pavement as witnesses rush to help. The fire department arrived more than five minutes later. Police followed and took Livingston into custody.

Scrutiny intensified last month as prosecutors charged Livingston with two more attacks in Lincoln Park. Investigators linked him to two June 12 assaults in the 2700 block of N. Clark St., where a 40-year-old woman and a 29-year-old woman were both targeted. Prosecutors filed two counts of aggravated battery in a public place in those cases.

Livingston has been accused of similar unprovoked attacks for years. In Aug. 2023, he was arrested for elbowing a 27-year-old woman along the Magnificent Mile. Prosecutors released him, and state prison officials did not immediately revoke his parole. He was returned to prison 10 days later but released in January 2024.

Police said he resumed attacking women months later. On Aug. 14, 2024, officers saw him punch a woman near Chicago Avenue and Wells Street after a bystander flagged him down. Prosecutors charged him only with misdemeanor reckless conduct, and he was released the next day. Less than two weeks later, he struck a 15-year-old girl on N. Michigan Ave. He pleaded guilty to two misdemeanors and received a 100-day sentence from Judge Donald Panarese Jr.

Livingston's record stretches back to at least 2017, when police say he assaulted multiple women and two police officers in separate incidents. He pleaded guilty to burglary and aggravated battery of a peace officer and received probation. In 2022, he was accused of punching at least four women within minutes in the South Loop, including a DePaul Univ. student.

Teen charged with armed carjacking of couple near Boystown

Prosecutors have charged a 16-year-old boy with eight felony counts in connection with an armed robbery and carjacking that left a young couple staring down the barrel of a gun during a summertime robbery in Lakeview.

The charges stem from an incident in the 700 block of W. Barry St. around 3:25 a.m. June 24, when a 23-year-old woman and a 25-year-old man were confronted by four men, CPD said.

One of the men pulled out a gun and demanded their belongings and the keys to their black Mercedes-Benz sedan, according to police. The victims complied.

Officers found the stolen Mercedes about an hour later in an alley behind the 4300 block of W. Jackson Blvd. No injuries were reported.

Members of the Citywide Robbery Task Force arrested the teen on Dec. 8 in the 1100 block of S. Hamilton Ave., which is the same block as the Cook County Juvenile Temporary Detention Center. That suggests he has other pending matters, though state law shields juvenile records from public disclosure.

Prosecutors approved two counts of aggravated vehicular hijacking with a firearm, two counts of vehicular hijacking, two counts of armed robbery with a firearm, and two counts of aggravated robbery.

Police have not announced additional arrests in the case.

Police fatally shoot driver who dragged cop with stolen vehicle in Arcadia Terrace

Chicago police fatally shot a man in Arcadia Terrace Dec. 9 after he dragged an officer while trying to flee in a stolen vehicle that investigators had been watching, according to CPD. The department said the officer who was dragged suffered minor injuries.

A tactical team from the Lincoln (20th) District was watching a stolen BMW in the 5700 block of N. Washtenaw Ave. when a second car pulled alongside the stolen vehicle around 10:25 p.m., according to a preliminary statement from CPD.

According to CPD, two men got out of the arriving sedan and moved toward the stolen BMW. Tactical officers moved in to investigate. One of the men returned to the driver's seat of the sedan, and officers ordered him to get out, but he refused and struggled with them, CPD said.

During the struggle, the man allegedly accelerated the car with an officer still partly inside. Police said the officer fired a single shot, striking the driver, and the vehicle then collided with an unoccupied parked car. The officers pulled the man from the seat and began medical treatment until Chicago Fire Dept. crews arrived, CPD said. He was taken to Illinois Masonic Hospital and pronounced dead. His identity has not been released.

The second man who exited the car ran from the scene, heading north on Washtenaw, according to a witness. He was described as a Hispanic man about 5'-10" tall, wearing black clothing. A woman who arrived with the two men was taken in for questioning.

Officers at the scene said they recovered two firearms, including one equipped with an automatic fire switch, as well as a car key programming device that car thieves use to clone vehicle fobs.

CPD said the Investigative Response Team is handling the department's internal investigation while the Civilian Office of Police Accountability has opened an independent review. The officer or officers who fired shots will be placed on administrative duties for at least 30 days, per standard protocol.

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Man wearing ankle monitor attacked three women days after judge refused to detain him

BY CWBCHICAGO

Marlon Miller returned to a Cook County courtroom Dec. 12, accused of randomly attacking three women in the Loop last week at a time he was supposed to be confined to his home on electronic monitoring for randomly attacking four other women in the Loop.

The alleged attacks occurred just days after a judge refused to keep him in jail despite another judge's warning that the 40-year-old had a "very violent history," a prosecutorial request to keep Miller in jail, and intense public scrutiny of the county's electronic monitoring failures following the CTA train fire attack that left a woman gravely injured.

Miller first appeared in this newspaper's crime blotter in 2018, when he broke a man's jaw in two places during a random, unprovoked attack outside Block 37 in the Loop. He ultimately received mental health probation and a 180-day jail term for that case.

This year, the pattern accelerated. On March 8, Miller received a 3-day sentence for misdemeanor battery after hitting a woman in the face in the 7000 block of W. Cermak Rd. On May 20, he received a 10-day sentence for misdemeanor battery after punching a woman in the head in Evanston. Also in May, he received a 75-day sentence for punching a woman multiple times in the 300 block of N. Michigan Ave.

By fall, Miller began accumulating new pending cases while under the chief judge's electronic monitoring program. On Oct. 10, Chicago police arrested him in the 100 block of E. Lake St. on misdemeanor reckless conduct

charges. A witness told officers he personally saw Miller punch two women in their faces at the corner of Dearborn St. and Randolph Street, then run away and push another woman to the ground. The witness followed Miller until officers arrived. Judge Luciano Panici, Jr. released him the next day.



Judge Peter Gonzalez

Then, around noon on Nov. 15, Miller was arrested inside a Dunkin' in the 7500 block of N. Paulina St. after a 22-year-old woman said he slapped her across the face. Prosecutors charged him with misdemeanor battery. Since the offense was not detainable, Judge Susana Ortiz, noting Miller's three recent battery convictions, ordered him onto electronic monitoring administered by the chief judge's office. Court

records show Miller failed to appear in court five days later, but the victim also missed the hearing, and prosecutors dropped the case.

Five days after that, on Nov. 25, a 30-year-old woman told police that Miller struck her in the face with a Potbelly cup filled with a milkshake near 175 N. State St. Officers who interviewed the woman noted she could not fully open her right eye afterward.

Their report notes Miller was wearing an electronic monitor on his left ankle at the time. Again, the charge was misdemeanor battery. Judge Panici ordered him to continue on electronic monitoring and wrote that Miller has a "very violent history" and a "random, violent new charge." Panici also ordered him detained for violating pretrial release terms in the October reckless conduct case.

Prosecutors attempted to resolve the situation on Dec. 1 by asking Judge Peter Gonzalez to detain Miller in custody due to the escalating number of random attacks and his repeated violations of electronic monitoring. Their request came during heightened public attention on the county's monitoring program following reporting on the Lawrence Reed CTA fire attack case.

Despite Miller's history, the state's pleadings, and screaming news headlines about failures of the chief judge's electronic monitoring program, Gonzalez refused to detain Miller and sent him home again on an ankle monitor.

Nine days later, on Dec. 10, Miller allegedly carried out three

The alleged attacks occurred just days after a judge refused to keep him in jail despite another judge's warning that the 40-year-old had a "very violent history," a prosecutorial request to keep Miller in jail, and intense public scrutiny of the county's electronic monitoring failures following the CTA train fire attack that left a woman gravely injured.

more unprovoked attacks in the Loop while he was supposed to be confined to his home. Prosecutors said the spree began just before 8:30 a.m. when a 50-year-old woman walked along the first block of E. Randolph St. Without warning, Miller allegedly punched her in the face, leaving

her with bruising around her left eye.

At about the same time, a 49-year-old woman reported that Miller punched her in the face at nearly the same spot, causing bruising to her face and damage to her eyeglasses. And a 62-year-old woman reported that Miller struck her in the face, too, causing bruising to her nose and face. Cops arrested Miller nearby. Their report states that Miller was wearing an electronic monitor on his right ankle when they took him into custody.

Miller is now charged with three counts of aggravated battery in a public place. Judge John Hock ordered him detained on these latest charges.

This reporter's extensive research has found that the chief judge's office routinely allows people on electronic monitoring to accumulate extensive violations of their house arrest provisions without consequence. The

JUDGE see p. 10

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Sing along with the movies at The Music Box Theatre

Something that will get you in the Christmas spirit is the Music Box Theatre, 3733 N. Southport, which plays a double feature of *It's a Wonderful Life* and *White Christmas* and has Santa come at intermission to sing carols.

Who could have predicted on that snowy Christmas Eve in 1983, when the operator of a vintage movie theater in Chicago decided

to show two old holiday movies and sing a few Christmas carols during the intermission, that more than four decades later the Music Box Christmas Show would become a weeks-long extravaganza that grows more popular with each passing year? But it did.

Running Dec. 18 through Dec. 24, the theatre is gorgeous in its own right which makes this

experience even more magical. The lyrics are projected onto the theater's screen so no one misses a chance to sing their hearts out. Then the audience sits back and enjoys a Christmas movie classic.

Tickets are \$17 for the single feature and \$25 for the double feature.

Writer's Museum opens new exhibit on writers, religion and culture

The American Writers Museum's [AWM] new special exhibit "American Prophets: Writers, Religion and Culture" is now open, running through next November. The exhibit takes visitors on a journey through spirituality and storytelling.

Featuring interactive displays incorporating more than 100 different creative works and writers spanning genres and mediums, the exhibit explores the stories,

songs, and spirits that have shaped American culture, at the AWM, 180 N. Michigan Ave., 2nd floor. Tickets are \$16 with discounts available for seniors, students and teachers.

Guests can discover faith-inspired songs including Chance the Rapper's "Blessings," Patti Smith's "Gloria" and Frank Waln's "7." They can compare the imagined worlds and faiths explored in *Star Trek*, *Black Panther* and *Octavia*

Butler's "Parable of the Sower," and laugh through an exploration of holiness in humor with Taylor Tomlinson, Patton Oswalt, Hari Kondabolu and Joan Rivers.

American Prophets events with authors spanning genres will be presented at AWM through 2026. Check the events calendar at www.awmamericanprophets.org for updates on American Prophets programming.

Letters to the Editor

Do we need to become a city divided?

The Dec. 10-16, issue reports that the city is considering "a public enforcement pilot program for residents... to submit recorded evidence of parking offenses and violations," such as vehicles blocking crosswalks, bus and bike lanes. This idea harkens back to the Cultural Revolution in China when neighbors, family members, and friends were encouraged to, and did, report people who were not adhering to the Communist Party's policies.

If someone is blocking a cross-

walk, bus or bike lane, and a neighbor wishes to report it, the solution is to call 911 or 311. But launching a pilot program that encourages neighbors to assume the role of "parking police" is a slippery slope. Today it is cars blocking bus lanes, tomorrow it is people jaywalking and littering.

We are already a country divided; do we need to become a city divided?

Carol McGuire, Old Town

Moved by reality

Thomas O'Gorman's [Dec. 10] column mentions that thanks to the city's mishandling of Chicago's 21-inch snowstorm in 1979 Jane Byrne won the mayor's race that year with 82.05% of the popular vote. Then in the very next paragraph he suggests he is "moved to hunt for larger things" that did not happen such as "one more inch of snow in that 1967 storm."

By contrast I am moved by reality. In the following mayoral election in 1983 candidate Harold Washington defeated Byrne. Her

margin of the vote in the primary that year was a most dismal 33% of the vote, nearly a whopping 50% drop in the percentage she got in 1979.

She suffered such a humiliating loss of votes in her lopsided defeat that her later attempts at a comeback never materialized. By contrast Mayor Washington four years later was re-elected in the 1987 mayoral election and subsequently died in office at the height of his popularity.

Fred Case, Lakeview

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Annie

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ABANDONED from p. 3

electric scooters have become an important part of Chicago’s transportation network. While operation had once ceased some-time in November, depending on weather conditions, the companies are now allowed to operate all year.

“The Chicago City Council made the scooter program permanent in 2022, changing the requirements for scooter

companies, who are no longer required to remove their scooters during the winter, as Chicagoans have come to rely on scooters for year round transportation,” said Bill Higgins, assistant commissioner for the Chicago Dept. of Transportation.

While three companies were granted licenses to operate in 2022, only two companies still operate. These companies are Divvy/Lyft Urban Solutions, which is based in Quebec, Canada and the San Francisco-

based Lime, which is owned by Fosun International, a Chinese conglomerate. Each company pays \$250,000 at the beginning of its two-year period. The city’s commissioner of Business and Consumer Protection may renew a scooter sharing license if the applicant meets all of the requirements. Each company must pay a monthly service fee, calculated to be a rate of \$16 per

JUDGE from p. 7

office has no enforcement mechanism and merely keeps a list of violations that they pass along to the defendant’s judge at a future court date.

That’s because the county’s electronic monitoring program, most of which came under the control of the chief judge’s office earlier this year, is sagging under withering criticism after CWBChicago revealed that the man accused of setting a woman on fire aboard a CTA Blue Line train in the Loop last month was wearing an ankle monitor issued by Evans’ office at the time of the horrific crime.

Further investigation revealed that the chief judge’s staff was aware that the CTA fire attack suspect, Lawrence Reed, had repeatedly left home without permission, yet they took no action to bring him back.

This reporter also determined that a man

scooter for the average number of scooters that were deployed in a month plus 16¢ per scooter trip, based on the license month.

Licensees must pay the service fee before the end of the month of the calendar month as a continuing requirement for maintaining the license. There is no fee charged for leaving scooters littered about town.

Further investigation revealed that the chief judge’s staff was aware that the CTA fire attack suspect, Lawrence Reed, had repeatedly left home without permission, yet they took no action to bring him back.

recently charged with shooting another man on the Red Line was also on the chief judge’s monitoring program.

On Dec. 1, the very day that Judge Peter Gonzalez refused to detain Miller, a new chief judge took office in Cook County. In his first public policy announcement the next day, Chief Judge Charles Beach II ordered the immediate, comprehensive review of the court’s electronic monitoring system.

Lakeview Township Real Estate For Sale

Real Estate For Sale

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The real estate is improved with a Condominium. The judgment amount was \$173,197.65 Sale Terms: Full Sale Terms are available on the property page at www.auction.com by entering 6101 N Sheridan Rd 1A into the search bar. If sold to anyone other than the Plaintiff, the winning bidder must pay the full bid amount within twenty-four (24) hours

Real Estate For Sale

of the auction's end. All payments must be certified funds. No third-party checks will be accepted. All bidders will need to register at www.auction.com prior to placing a bid. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium property Act, 765 ILCS 605/9 (g)(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.

Real Estate For Sale

IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact Plaintiff's attorney: Kluever Law Group, LLC (312) 236-0077 please refer to file number SMS001476-25FC1. Auction.com, LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985 You can also visit www.auction.com. Attorney File No. SMS001476-25FC1 Case Number: 2022CH11612 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.
13278271

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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
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR EQUIFIRST LOAN SECURITIZATION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1
Plaintiff,
-v-
CATHY M. DARDANO, THE RIVER PLAZA CONDOMINIUM ASSOCIATION, ILLINOIS HOUSING AND DEVELOPMENT AUTHORITY, ILLINOIS DEPARTMENT OF REVENUE
Defendants
2025 CH 00682
405 N. WABASH AVENUE, UNIT #715
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 14, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 15, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 405 N. WABASH AVENUE, UNIT #715, CHICAGO, IL 60611
Property Index No. 17-10-132-037-1105
The real estate is improved with a condominium. The judgment amount was \$211,306.91.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact Alexander Potestivo, POTESTIVO & ASSOCIATES, P.C. Plaintiff's Attorneys, 223 WEST JACKSON BLVD, STE 610, Chicago, IL, 60606 (312) 263-0003. Please refer to file number 114143.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
POTESTIVO & ASSOCIATES, P.C.
223 WEST JACKSON BLVD, STE 610
Chicago IL, 60606
312-263-0003
E-Mail: lpleadings@potestivolaw.com
Attorney File No. 114143
Attorney Code. 43932
Case Number: 2025 CH 00682
TJSC#: 45-3037
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2025 CH 00682
13278447

Real Estate For Sale

LEGAL TITLE TRUSTEE OF PRL TRUST III
Plaintiff,
-v-
PAUL CROFT, CHERSI CROFT, BMO BANK NATIONAL ASSOCIATION FKA BMO HARRIS BANK NATIONAL ASSOCIATION FKA HARRIS NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO HARRIS TRUST AND SAVINGS BANK, STATE OF ILLINOIS-DEPARTMENT OF REVENUE, 257 E. DELAWARE CONDOMINIUM ASSOCIATION, INC.
Defendants
24 CH 02852
257 EAST DELAWARE PL. #1A2A
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 August 25, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 14, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 257 EAST DELAWARE PL. #1A2A, CHICAGO, IL 60611
Property Index No. 17-03-222-024-1001; 17-03-222-024-1002
The real estate is improved with a single family residence.
The judgment amount was \$775,774.02.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 601 E. William St, DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 1695603.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
HEAVNER, BEYERS & MIHLAR, LLC
601 E. William St
DECATUR IL, 62523
217-422-1719
Fax #: 217-422-1754
E-Mail: CookPleadings@hsbattys.com
Attorney File No. 1695603
Attorney Code. 40387
Case Number: 24 CH 02852
TJSC#: 45-3033
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 24 CH 02852
13278408

Real Estate For Sale

-v-
ALEXANDER DOROSHKO, ELENA DOROSHKO, THE ELENA DOROSHKO LIVING TRUST, INTERNATIONAL BANK OF CHICAGO, UNITED STATES OF AMERICA, ELENA DOROSHKO, AS TRUSTEE OF THE ELENA DOROSHKO LIVING TRUST DATED FEBRUARY 9, 2016, UNKNOWN OWNERS AND NONRECORD CLAIMANTS
Defendants
2022CH00297 consolidated with 2020D006503
2054 N MOHAWK ST
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 June 25, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 13, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 2054 N MOHAWK ST, CHICAGO, IL 60614
Property Index No. 14-33-129-085-0000, 14-33-129-080-0000
The real estate is improved with a residence.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, contact Thomas M. Olson, KOVITZ SHIFFRIN NESBIT Plaintiff's Attorneys, 640 N. LASALLE DR., SUITE 495, CHICAGO, IL, 60654 (312) 880-1224.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
CODILIS & ASSOCIATES, P.C.
15W030 NORTH FRONTAGE ROAD, SUITE 100
BURR RIDGE IL, 60527
630-794-5300
E-Mail: pleadings@il.cslegal.com
Attorney File No. 14-21-01062
Attorney ARDC No. 00468002
Attorney Code. 21762
Case Number: 2022CH00297 consolidated with 2020D006503
TJSC#: 45-2944
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

Real Estate For Sale

a debt and any information obtained will be used for that purpose.
Case # 2022CH00297 consolidated with 2020D006503
13278345

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
BOARD OF DIRECTORS OF THE 30 EAST ELM CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION
Plaintiff,
-v-
ATSUSHI HIROSE, ALL UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
Defendants
25 CH 03471
30 EAST ELM STREET, UNIT 7D
CHICAGO, IL 60611
AMENDED NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 10, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 16, 2026 continued from December 16, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 180 EAST PEARSON STREET UNIT #5201, CHICAGO, IL 60611
Property Index No. 17-03-226-065-1134
The real estate is improved with a residence.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. 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, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
CODILIS & ASSOCIATES, P.C.
15W030 NORTH FRONTAGE ROAD, SUITE 100
BURR RIDGE IL, 60527
630-794-5300
E-Mail: pleadings@il.cslegal.com
Attorney File No. 14-24-06332
Attorney ARDC No. 00468002
Attorney Code. 21762
Case Number: 2024CH09363
TJSC#: 45-2624
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 # 2024CH09363
13277621

101010 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
U.S. BANK TRUST NATIONAL ASSOCIATION
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Plaintiff,

Real Estate For Sale

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFRA TRUST 2015-2
Plaintiff,
-v-
TOMAS KIRVAITIS, TINA KIRVAITIS, 180 EAST PEARSON STREET HOMEOWNER'S ASSOCIATION, UNKNOWN OWNERS AND NONRECORD CLAIMANTS
Defendants
2024CH09363
180 EAST PEARSON STREET UNIT #5201
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 1, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 5, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:
Commonly known as 450 WRIGHTWOOD #1, CHICAGO, IL 60614
Property Index No. 14-28-309-034-1005
The real estate is improved with a condo/townhouse.
Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales.
CODILIS & ASSOCIATES, P.C.
15W030 NORTH FRONTAGE ROAD, SUITE 100
BURR RIDGE IL, 60527
630-794-5300
E-Mail: pleadings@il.cslegal.com
Attorney File No. 14-25-01075
Attorney ARDC No. 00468002
Attorney Code. 21762
Case Number: 2025CH03644
TJSC#: 45-2492
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 # 2025CH03644
13277500

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Rogers Park Township Real Estate For Sale

Real Estate For Sale

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION SELENE FINANCE, LP, Plaintiff, -v- JAYNE B OLEFSKY AND TERRA CASA CONDOMINIUMS ASSOCIATION, Defendants. 25-CH-02965 7078 N ASHLAND BLVD, UNIT 2, 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 10/2/2025, an agent of Auction.com, LLC will conduct the On-line Only auction on January 5, 2026 at 10:00 AM CDT and closing on 1/7/2026 at 10:00 AM subject to extension, and will sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 7078 N ASHLAND BLVD, UNIT 2, CHICAGO, IL 60626 Property Index No. 11-31-208-035-1014 The real estate is improved with a Condominium. The judgment amount was \$191,221.94 Sale Terms: Full Sale Terms are available on the property page at www.auction.com by entering 7078 N ASHLAND BLVD, UNIT 2 into the search bar. If sold to anyone other than the Plaintiff, the winning bidder must pay the full bid amount within twenty-four (24) hours of the auction's end. All payments must be certified funds. No third-party checks will be accepted. All bidders will need to register at www.auction.com prior to placing a bid. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale,

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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 2044949. Auction.com. LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60602 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 2044949 Case Number: 25-CH-02965 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. **13277856**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION CORNERSTONE NATIONAL BANK AND TRUST COMPANY Plaintiff, -v- ANTHONY C. LABROSSE, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants 2024 CH 06348 2175 WEST TOUHY AVE. 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 September 30, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 6, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate:

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Commonly known as 2175 WEST TOUHY AVE., CHICAGO, IL 60645 Property Index No. 11-31-102-001-0000 The real estate is improved with a single family residence. The judgment amount was \$447,933.01. Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN

Real Estate For Sale

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 Kimberly Padjen, LAVELLE LAW, LTD Plaintiff's Attorneys, 141 West Jackson, Suite 2800, Chicago, IL, 60604 (312) 332-7555. Please refer to file number 5733.019. 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. Kimberly Padjen LAVELLE LAW, LTD 141 West Jackson, Suite 2800 Chicago IL, 60604 312-332-7555 E-Mail: kpadjen@lavellelaw.com Attorney File No. 5733.019 Attorney Code: 27743 Case Number: 2024 CH 06348 TJSC#: 45-2694 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 06348** 8231-960206

101010 -----
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION JPMORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, -v- UNKNOWN HEIRS AT LAW AND LEGATEES OF MICHAEL C. ARNOLD, JOY USHER, GERALD NORDGREN AS SPECIAL REPRESENTATIVE FOR MICHAEL C. ARNOLD, DECEASED, UNKNOWN OWNERS AND NON-RECORD CLAIM-

Real Estate For Sale

ANTS Defendants 2025CH05190 1414 W. SHERWIN AVENUE, UNIT B CHICAGO, IL 60626 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 25, 2025, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 5, 2026, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at public in-person sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 1414 W. SHERWIN AVENUE, UNIT B, CHICAGO, IL 60626 Property Index No. 11-29-314-031-0000 The real estate is improved with a townhouse. The judgment amount was \$143,644.44. Sale terms: If sold to anyone other than the Plaintiff, 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. 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

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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 JOHNSON, BLUMBERG & ASSOCIATES, LLC Plaintiff's Attorneys, 30 N. LASALLE STREET, SUITE 3650, Chicago, IL, 60602 (312) 541-9710. Please refer to file number 25 1376. 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. JOHNSON, BLUMBERG & ASSOCIATES, LLC 30 N. LASALLE STREET, SUITE 3650 Chicago IL, 60602 312-541-9710 E-Mail: ilpleadings@johnsonblumberg.com Attorney File No. 25 1376 Attorney Code: 40342 Case Number: 2025CH05190 TJSC#: 45-2601 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. **Case # 2025CH05190** **13277346**

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Children’s Hospital expands inpatient psychiatric capacity

For youth with complex autism, developmental disabilities

On Dec. 11, the Ann & Robert H. Lurie Children’s Hospital of Chicago cut the ribbon on the expansion of its Inpatient Psychiatric Unit [IPU] with four newly constructed pediatric psychiatric beds in a specialized treatment environment designed to meet the acute behavioral health needs of youth with autism and intellectual and developmental disabilities [ASD].

The project was funded through \$4.5 million in capital funding from the Illinois Dept. of Children and Family Services [DCFS], which will fund the new beds.

This expansion is part of Children’s leadership role in supporting the Illinois Children’s Behavioral Health Transformation Initiative, led by Dr. Dana Weiner.

Children’s developed the plan for this new service in response to a lack of programming across the behavioral health continuum of care for children and adoles-



Chicago Children’s Hospital recently cut the ribbon on the expansion of its Inpatient Psychiatric Unit with four newly constructed pediatric psychiatric beds in a specialized treatment environment.

cents. The lack of resources is particularly acute for children and adolescent with ASD and significant mental health needs.

The program will add 20 highly trained staff and establish a specialized treatment track focused on ASD. As part of the program staff will also provide extensive training to families and guardians to ensure those children living at home will be able to thrive in their current environment. As a result, affected children have often

experienced extended stays in emergency departments and medical inpatient beds due to the lack of appropriate, less restrictive resources. The most vulnerable children and adolescents in Illinois – those with ASD and in the care of DCFS face the most critical shortage of resources. Since 2022, Children’s has provided medical and psychiatric care for more than 4,200 DCFS youth—accounting for over 11,300 inpatient days of care.

DEAL from p. 1

Kayne and JDL from Bank OZK which had taken the property back from Sterling Bay and its other partner, Dallas-based Lone Star Funds, through a deed in lieu of foreclosure. JDL and Kayne have since pursued City Council approval to build some 3,700 residential units on their east bank acreage of the Chicago River, across from Novak’s west bank parcels.

Novak told TheRealDeal, the acquisition is a calculated risk and a major expansion of his development portfolio. The site along the Chicago River is considered a prime, albeit challenging, development opportunity. He has yet to decide what kind of buildings he will ultimately pursue for the site.

Novak said this deal will mark the big-

gest amount of land his firm has purchased for development. His firm was founded in 1980 as a general contractor, which remains its main business. But in the last five years it has accelerated its development efforts, including the Whole Foods on Belmont and Ashland avenues in Lakeview, as well as a 206-unit multifamily project with a 50,000-square-foot Target store in Portage Park.

Sterling Bay’s crash at Lincoln Yards has indeed been spectacular. When first proposed it was the talk of the town, and community meetings called to discuss the proposal drew standing-room-only crowds, and political opposition from former Mayor Lori Lightfoot and former 43rd Ward Ald. Michele Smith, whose skepticism of the whole scheme in hindsight now seems prophetic.

The development was ravaged by high interest rates, post-pandemic culture changes that had a dramatic impact on the real estate market, and a slowdown in commercial real estate demand that has hit large-scale office and retail projects in Chicago particularly hard. The very basis of the financial plan now seems misguided and foolhardy in that the developers were planning to cash in on a billion-dollar Tax Increment Financing windfall, but only after they built out the site and filled those new buildings with rent and tax-paying tenants.

There is no doubt that value is locked-up in that waterfront property, sitting on the boundary between Lincoln Park and Bucktown, and hopefully developers Kayne, JDL and Novak will find the right mix to unlock that value.



The former Chicago Stock Exchange building, famously demolished in 1972.

TOWER from p. 1

he described as a “nondescript” replacement. Many view it as uninspired compared to Sullivan’s ornate original.

Golub and Corebridge acquired the property through foreclosure in 2023 hoping to create one of the first major Loop office-to-apartment conversions.

The demolition of Sullivan’s Stock Exchange building claimed the life of noted preservationist Richard Nickel, who was crushed when a stairway collapsed. He had already salvaged the entire interior of the trading room, which is permanently on display at the Art Institute of Chicago.

CHEAP from p. 1

sequences after the pandemic lockdown has driven down property values in the Central Business District, forcing taxing bodies to shift their tax burden onto residential properties.



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