

The sensation of falling into the past is not unlike that of coming home for the holidays.

— Patrick O'Brian

Mayor, Alderman square off over proposed high density Lincoln Park development

The love affair is over. The last squabble was over a proposed high density development on Marcey St. in Lincoln Park. The Mayor wants it, and the Aldermen and residents of Lincoln Park, maybe not so much.

Perhaps there never was love to lose between Ald. Scott Waguespack [32nd] and Mayor Brandon Johnson?

The development proposes to squeeze 615 apartments in two towers - 25 stories and 15 stories - between the east Bank of the Chicago River and the Clybourn Corridor. Ald. Waguespack opposes the plan in its current form, saying it would be out of scale for the neighborhood and exacerbate the already existing traffic problems in the area.

Another issue for the alderman is Sterling Bay's effort to secure a "low-affordability community" designation which would award property tax reductions for providing all 20% affordable housing units on-site.

The plan was brought up on Dec. 11, and was neither approved nor rejected by the full City Council.

Struggling developer Sterling Bay is seeking council approval to build the high density buildings at 1840 N. Marcey St., a plan that's been in the works since



1840 N. Marcey St.

Image courtesy Solomon Cordwell Buenz

early summer.

At 94,000 square feet in size, the property would comprise two towers with individual podiums, a shared green space along Marcey, and 40% of its parking underground. The off-street parking spaces were slashed from the originally 360 proposed spaces to just 275 in total shared by the two structures, or .45 spaces per unit.

The property is shut off to the west by the river, and is located in a sea of residents-only permit parking zones. The adjoining commercial district is wall-to-wall metered street parking.

But things got tense when the measure was left off the City Council agenda during the Dec. 11 meeting. Ald. Waguespack protested against a procedural move that left it off, and the meeting

quickly unraveled into a shouting match between several aldermen before the meeting went into recess to relieve tensions.

When the council regathered, Waguespack withdrew his previous attempt to force the measure on the agenda, so no action was taken. He said he would continue to have discussions with Sterling Bay and Mayor Johnson over the development.

If no vote is held by Dec. 25, which is six months after Plan Commission approval, Sterling Bay could request an Inclusionary Housing designation from the Dept. of Housing to extend the consideration of the item to undergo more time in the community process before forcing a vote from the Committee on Zoning.

Man gets 41 years for murdering his ex on a downtown train platform



From left: Alejandro Arellano, an image from the night of the crime, and Sami Maldonado. Images courtesy of Chicago Police Department, Citizen App, obtained by CWBChicago

BY CWBCHICAGO

A judge this week sentenced a man to 41 years in prison for stabbing his ex-girlfriend to death on a CTA platform in downtown Chicago. Jurors found Alejandro Arellano, 33, guilty of two counts of murder on Halloween, and Judge Timothy Joyce handed down his sentence Tuesday, court records show. Arellano must serve 100% of the time.

Samantha Maldonado, 26, met with Arellano at Miller's Pub, 134 S. Wabash, and left the restaurant alone around 12:30 a.m.

Saturday, March 11, 2023. But Arellano followed close behind and trailed her as she climbed the stairs to the Adams-Wabash platform.

CTA surveillance footage allegedly showed Arellano take a folding knife from his pocket, extend the blade, and return it to his pocket as he walked behind Maldonado, who looked over her shoulder repeatedly.

Prosecutors said Arellano found Maldonado hiding behind a CTA equipment box on the southbound platform and physically stopped her from boarding an incoming

train. She pulled away, but Arellano allegedly grabbed her from behind and stabbed her repeatedly in the chest, abdomen, and side.

He boarded another train and fled the scene as Maldonado stumbled to ground level and collapsed in the middle of Wabash Ave. outside Miller's Pub. Witnesses, including the bar's security officer, administered first aid until police and paramedics arrived.

When asked who attacked her, Maldonado initially said "Alejandro," and she later gave other witnesses Arellano's full name and birthdate, prosecutors explained. She died from her wounds at Stroger Hospital a short time later.

Police arrested Arellano outside his home within hours. His shoes and jeans had suspected blood stains on them, and police found a folding knife in his pocket that appeared to have blood and other material on it.

Her cousin, Paulette Lopez, said last year in a GoFundMe campaign that Maldonado grew up in Ecuador and graduated from a

MURDERING see p. 12



65 E. Wacker Place, location of Morton's The Steakhouse, at upper right, seen here between Seventeenth Church of Christ Scientist and L7 Chicago, formerly known as Hotel Monaco.

Plan Commission greenlights conversion of historic Loop building to rental units

BY NORTH LOOP NEWS

The Chicago Plan Commission has approved a substantial redevelopment of the historic building at 65 E. Wacker Place, transitioning from office space to 252 rental apartments.

Located near the Carbide & Carbon Building, the 1928 high-rise, formerly known as the Millinery Mart, has adapted to market needs. With the lower two floors

featuring a revamped lobby and preserved restaurant space, amenities will boast a fitness center, co-working spaces, and a recording studio.

Designed by Pappageorge Haymes Partners, the estimated \$51 million project will include affordable units at various income tiers. The City Council is set to review and vote on the proposal next.

Man on parole for Prada store robbery helped rob utility crew of sewer camera

BY CWBCHICAGO

Kahdaffie Green received a 42-month prison sentence in February for participating in the robbery of the Prada store in downtown Chicago last year. With good behavior and other credits, he got out of prison in late July. Now he's probably heading back to prison after prosecutors charged him and three other men with robbing a work crew last week.

A security guard allowed Green inside the Prada store, 30 E. Oak, on the afternoon of Jan. 12, 2022. Green then blocked the guard's path and allowed three accomplices to enter behind him, prosecutors said.

Green, 24, and one of the accomplices attacked the guard while the other two gathered merchandise, mostly purses, worth \$46,000. At one point, the crew rammed the guard with a clothing rack, which caused him to fall to the ground and injure his wrist.

Now out of prison for barely four months, Green's parole status is under review following the armed robbery of three utility workers on Dec. 4.

Prosecutors say three men were working in the 9700 block of S. Martin Luther King Dr. when four armed men jumped out of a stolen Jeep. The gunmen took a SeeSnake sewer camera reel and



(Top) Mugshots: Clockwise from top left: Chaqwon Birden, Jahhuan Green, Marquise Ramyyeh, and Kahdaffie Green. (Bottom) SeeSnake camera reel.

an accompanying camera from the workers, then fled the scene, according to a Chicago police report.

Cops tracked a GPS device on the equipment and located the Jeep in a yard in the 11800 block of S.

PRADA see p. 12

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To have the heart of an eight year old at Christmas

While dining at Il Gerasole, the TV in the bar is playing "Home Alone" with the volume very low. That's the 1990 holiday film that made Macaulay Culkin a global household name.

Catherine O'Hara as the mom was cinematically deified with this film. So was late actor John Heard. It was a 1990 tour de force.

Pre-President Donald Trump made an appearance, as did Joe Pesci, Daniel Stern, John Candy and Tim Curry. Watching just a few minutes was nostalgic. I promised myself I would watch it again.

Viewing it puts me in a Christmas frame of mind. I am enchanted by the opening scenes which occur in a grand North Shore Winnetka mansion. It's a family preparing for a flight to Paris for Christmas, and the vulnerability of a child left behind amid the chaos of family life.

But for me, the heart of the film is the wisdom and moxie of an eight year old. The power of the film (besides the hilarity of the comedy) is the ability of an intelligent child who makes the best of the cards he has been dealt. The child with a razor-sharp mind capable of overcoming the twists and turns of life. Showing us children are smarter than we think.

Kevin McCallister is a lad of refined skills, perfected by vigilantly watching too much TV. Through his intensive observations examining the human will and the human soul, he can smell evil in the air.

Couldn't you at eight years old? Remove the clutter and the whoppers of falsehoods and what do you have? It's called reality.

That's the world in which the Kevin McCallisters of this planet reside. Their truth is uncluttered, free of the falsehood that comes easy for the cheats, liars and fibbers in life.

Kevin McCallister is a human lie detector. He sees through the world of the refuse and litter of untruths and made-up excuses in life.

Just look at his aunt and uncle and pile of self-absorbed cousins and siblings. Too dense. Too pre-occupied with their own selfish obsessions with their own egos, comforts, needs and necessities. Too busy to think of someone younger and more vulnerable.

"Home Alone" is really a medieval allegory. A human drama revolving around those of us who order "plain cheese pizza" and those who must always order "the works."

As a child of privilege, his world is threatened by the intrusive loneliness and ordinary sorrows that engulf the most ordinary of other people who do not surrender to the cruelty of the world.

Kevin's thoughtful companionship and simple freshness is a restorative energy to those who he befriends or confounds. His restoration to family life becomes a moment for all to rethink their lost regard for others. Definitely a dynamic of yuletide growth and common sense. Sometimes it's the errors and missteps of life that lead us to the right footpath for our journey.

Just the formula for human survival and restorative self-understanding, odorous like a stale floor in Bethlehem or sweetly poetic like a fresh fragrance of a Magi sky. With it we can alter the limits of our living. Like an ancient carol or a family at peace. Sometimes being "home alone" pays off.

CHRISTMAS PARTY CHATTER: Chicago has been festive, freezing, but celebratory. All these parties can be guaran-

teed to get the political mix moving. The story of the hour revolves around further explosions among the Mayor's top advisory staff with questionable legal ethics.

He really didn't need this. Nails are in the coffin they say.

In light of which conversations are in overdrive about several dynamic Chicago politicians who say they are ready to be mayor. These are not puppets of Cook County President Tony Preckwinkle, who is now getting the blame for the invention of Chicago's most disastrous mayor, Brandon Johnson, in our history.

Several names put forward have the financial capacity to put winning campaigns together. Many stories swirl that our mayor is not well. That all the negativity he is receiving has shaken his physical and mental health. He's in a rough place with federal investigators looking deep into his business with the knowledge of just how to



By Thomas J. O'Gorman

read the X-rays. Especially the financial trails. Speculation is he won't finish out his first term. More parties, please.

LEX CREDENDI: Longtime Federal Judge **Joel Martin Flaum**, 88, has died after almost 50 years on the Federal bench following an appointment by President Gerald Ford. A treasured loss to the nation's judiciary. A revered mentor to other judges.

Flaum was a circuit judge of the U.S. Court of Appeals for the Seventh Circuit and a U.S. District Judge of the U.S. District Court for the Northern District of Illinois. But he was man of infinite humanity. Wise, reasoned, encouraging to colleagues and people in the profession.

A teacher of law students at Northwestern Univ. He was the 2024 recipient of the Edward J. Devitt Distinguished Service to Justice Award. Flaum received the award in a Nov. 13 ceremony presided over by Chief Justice **John G. Roberts, Jr.**, at the U.S. Supreme Court. His legacy begets a distinguished career with significant contributions to the administration of justice, the advancement of the rule of law, and the improvement of society as a whole.



Judge Joel Flaum

OPA! Maria Pappas, resplendent in white sequins and faux fur, MC'd her annual Christmas party like a pro. It was a grand celebration of the Chicago that truly works with a colorful assembly of costumed Chicagoans, big shots and small shots who value the treasurer's outstanding hard work. Nearly 100 Christmas trees in the office lobby. **Joey Majumdar** was over the moon being honored for his generosity to Chicago immigrants by Pappas at the soirée.

VIENNA BOYS CHOIR: How sweet and grand was the sound that filled Orchestra Hall last week when the famed Vienna Boys Choir sang their hearts out in a magic sound. I hope you had the chance to hear them. Some years ago we did Christmas in Vienna and went to Mass in the Chapel Royal where the choir sang. They were remarkable.

WFMT: What's the real story behind the scenes at Chicago's fine art station? It plays 24-hours a day in my house. I've listened for 50 years. I even bought an Italian car back in 1971 because the radio was high end and made WFMT shine.

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Chicago business license approvals dropping while taxes, fees remain high

BY JIM TALAMONTI
The Center Square

Business license approvals are down in Chicago, where the cost of doing business remains high.

Dylan Sharkey, assistant editor at the Illinois Policy Institute, said Chicago had about 29,400 new and renewed business licenses approved from Oct. 2023 to Oct. 2024.

“When you walk down the business district of Chicago, you’ll see a lot of empty storefronts, but that’s anecdotal. We now have numbers to show how many storefronts are empty and why,” said Sharkey. “When we were pre-pandemic, we were consistently above 30,000, even as high as 35,000, so that’s roughly 5,000 business applications that you would be seeing every year that are just gone.”

The city approved approximately 30,900 business licenses over the same period last year and about 36,200 over the same period from 2014-2015.

Sharkey said application fees for Chicago businesses range from \$250 to \$6,600.

“For just upfront costs for a new business starting out, it doesn’t seem like too much, but for those businesses trying to renew, it’s just an added cost every year on top of your normal business expenses,” Sharkey said.

Businesses in Chicago pay the second-highest state corporate in-



Pequod’s Pizza, 2207 N. Clybourn Ave., is ranked as the #1 pizza in the nation by Yelp. They specialize in deep-dish pizza with a caramelized crust. *Image courtesy tasteatlas.com*

come tax rates in the nation and the second-highest commercial property taxes in the U.S.

Sharkey said Chicago’s busi-

ness climate would have suffered even more if voters had passed the Bring Chicago Home real-estate transfer tax earlier this year.

“It would have been even worse for businesses trying to get their start, because that was on finan-

know, a million-dollar property in Chicago does not mean that you are working out of or living at a mansion,” Sharkey said.

He said a lot of these businesses are not that big, but surpass the million-dollar threshold easily. In fact, one of the famous ones, Lincoln Park’s Pequod’s Pizza, 2207 N. Clybourn Ave., was about a million dollars. “And I don’t think anyone walking past there would think of that as a sleek, high-end, mansion-esque property,” Sharkey said.

Voters rejected the Bring Chicago Home tax hike in a March referendum. The measure was supported by Mayor Brandon Johnson and the Chicago Teachers Union.


The Illinois Policy Institute estimated that application fees for business licenses generated \$21.2 million for the city during the 12-month period.

Businesses in Chicago pay the second-highest state corporate income tax rates in the nation and the second-highest commercial property taxes in the U.S. Sharkey said Chicago’s business climate would have suffered even more if voters had passed the Bring Chicago Home real-estate transfer tax earlier this year.


cial transactions for million-dollar properties. Well, a lot of people

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Anti-Gentrification Ordinance is on shaky ground

City to start moving homeless out of lakefront campsites in Jan. 2025

The City of Chicago, in cooperation with the 46th and 48th Ward offices, is organizing an Accelerated Moving Event [AME] at the lakefront for Jan. 2025.

At the AME's events, homeless campers can complete all the steps required to secure housing, in one day.

In 2023, over 60 homeless people camping in Lincoln Park were helped to move out from encampments and into stable housing through a series of AMEs.

Landlords are encouraged to sign up at <https://clihtf.org/for-owners/rsp-application-process/>

For more information, visit <https://the48thward.org/blog/unhoused-neighbors-homelessness-support-safety>.

Last week city work crews cleaned up several abandoned camps sites filled with scattered debris and garbage, and the remains of a wildfire that was started by a homeless campfire near Argyle and Marine Dr.



The Home Front

by Don DeBat

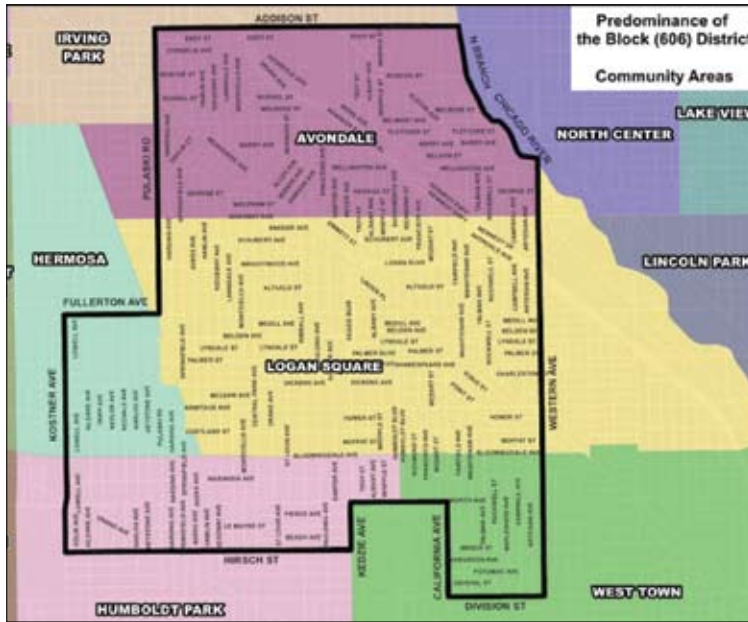
It appears gritty sand is starting to erode from under the City of Chicago's shaky and unlawful so-called "anti-gentrification" ordinance.

Pressured by the city's powerful real-estate lobbying community, our Aldermen's knees are starting to buckle.

On Dec. 2, Chicago Aldermen and the Chicago Assoc. of Realtors announced an agreement on changes to the controversial "Northwest Side Housing Preservation Ordinance," passed by City Council in September.

The lobbying changes include the following key property-rights amendments to protect owners of small apartment owners in a six-mile-square residential zone that includes Logan Square, Avondale, Humboldt Park, Hermosa and a large section of Pilsen:

- Sunset provision and study requirement: The Tenant Opportunity to Purchase [TOP] pilot will now be sunset on Dec. 31, 2029, alongside the demolition surcharge.
- Clear guidance for tenants and sellers on financial viability: The



City Hall plans to experiment on real estate market dynamics with the homes of people who live in a six-mile-square residential zone that includes Logan Square, Avondale, Humboldt Park, Hermosa and a large section of Pilsen.

updated language clearly states that tenants must provide a pre-approval letter from a lender for buildings with four or fewer units, or a letter of intent from a lender

or community organization for five or more units in order to exercise their right of first refusal.

• Clear guidance for tenants and sellers on the right of first refusal waiver and renewal of rights: The updated language makes it clear that the seller or their agent may ask tenants if they plan to waive their right of first refusal after the notice of intent to sell period. The ordinance amendment also specifies that the tenants' right-of-first-refusal will only be renewed when there is a new buyer and a drop in price of 10% or more.

The amended ordinance sets the new effective date for TOP, allowing time for the City Council to act on these amendments and for the REALTORS® and sponsors to inform all impacted parties of the changes.

Enforcement of TOP provisions of the ordinance will be delayed until the new effective date. All other sections of the ordinance, including the changes to the demolition surcharge, went into ef-

fect on Oct. 9, and will remain in effect.

This backlash means that both the real estate industry and small "Ma and Pa" apartment owners don't like



Mike Glasser



Ald. Brian Hopkins

Chicago Mayor Brandon Johnson and his band of extreme left-wing Socialist Aldermen sticking their noses into landlord private-property rights.

Chicago's small apartment-building investors in six rapidly appreciating Northwest and West Side neighborhoods say the mayor—an avowed Democratic Socialist—and his left-wing City Council have launched an attack on their ownership rights. And, experts say that could cost owners money and loss of control over their real property.

The Northwest Side Housing Preservation Ordinance—which allegedly is designed to protect housing in those rapidly gentrifying neighborhoods.

Veteran real estate investors believe gentrification is a natural process that renews inner-city neighborhoods and helps build middle-class family wealth, while expanding the real estate tax base.

The new legislation seeks to

protect renters in 2-flats, 3-flats, 4-flats and apartment buildings with 5 units or more from being priced out by higher rents and/or displaced by gentrification by giving tenants a first right to buy the building.

Landlords and real estate managers say that the ordinance was rushed through the City Council with no input from owners and real estate investors.

The ordinance purports to "preserve naturally occurring affordable housing" by requiring owners of rental apartments who wish to sell their buildings to give tenants a right-of-first-refusal to buy.

Mike Glasser, president of the Neighborhood Building Owners Alliance [NBOA], which represents 11 real estate organizations, noted that the restrictive ordinance also significantly increases the demolition surcharge on multifamily buildings to \$60,000 for a 2-flat from \$15,000, or \$20,000 per unit (whichever is greater).

The exorbitant fees are designed as a disincentive for developers or property owners to replace an aging multi-unit building with a new single-family home or condominiums.

The aldermen and women who pushed through the ordinance say dollars from the demolition surcharge will go to the Chicago Housing Trust and the Here-To-Stay Land Trust to build and preserve affordable housing.

"The right-of-first-refusal requirement is the most egregious provision of the ordinance," Glasser said. "Under the ordinance, a landlord intending to sell must first provide the tenants with the option to purchase the building at the same price as they offer

ORDINANCE see p. 11

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New state's attorney vows to seek pre-trial detention for all violent crimes, how different is that policy from Foxx's?

BY CWBCHICAGO

Within hours of taking office as the new Cook County State's Attorney this month, Eileen O'Neill Burke and her team announced some new ground rules for how prosecutors will handle their most serious cases.

She also promised to start charging all retail thefts of more than \$300 as felonies. State law sets that limit, but her predecessor, Kim Foxx, decided to put the felony bar at \$1,000. So far, our court watchers can confirm that prosecutors are following the new policy.

In a press release, O'Neill Burke's office enumerated a lengthy list of crimes that will automatically prompt prosecutors in her office to ask a judge to keep the defendant in jail. Among the crimes listed were murder, carjacking, armed robbery, home invasion, aggravated battery of a child, domestics involving a weapon, and any detainable felon offense where a defendant is accused of using or possessing a ghost gun, extended magazine, or machine gun.

When the retired appellate court justice memo circulated online, it generated many responses from people who believe the new policies would be significantly tougher on criminals than Foxx's administration.

But is it? We decided to look deeper to see how frequently



Eileen O'Neill Burke and Kim Foxx. Images courtesy justiceforcookcounty.com, Twitter, pngtree

prosecutors in Foxx's administration sought detention for some of the crimes O'Neill Burke said would automatically result in detention requests "effective immediately."

We pulled Chicago Police Dept. arrest records starting with the day Illinois eliminated cash bail last year and looked up 50 cases for each of the following crimes from O'Neill Burke's list. How frequently did Foxx's team seek detention for those crimes? How often did judges grant those requests? Here's what we found:

You may be surprised to learn that the majority of sexual assault cases filed in the city involve child victims. You'll probably be even more surprised to learn that, in our random sampling, prosecutors only sought

detention in 83% of cases where the victims were under 13. And judges only granted 42% of those requests.

Why? Based on our experience

#	Crime	% requested	% of requests granted
01	Murder	100%	100%
02	Attempted murder	100%	95%
03	Agg. sexual assault (adult victim)*	100%	94%
04	Agg. carjacking	100%	90%
05	Aggravated arson*	100%	89%
06	Armed robbery	100%	88%
07	Agg. kidnapping*	100%	80%
08	Home invasion	97%	75%
09	Detainable crime on CTA	90%	81%
10	Machine gun	90%	76%
11	Child porn.	75%	72%
12	Hate crime*	75%	ZERO

observing thousands of bond and detention hearings, these kinds of cases are typically not random attacks involving strangers. The accused are very often relatives. With some regularity, the allega-

tions involve crimes alleged to have occurred many years ago. It's not unusual for the accused to have little or no other criminal background. So, judges find themselves weighing all of that as they decide about detention. Most of the time, they opt to send the defendants home, usually with orders to stay away from anyone under 18 and sometimes with an ankle monitor.

By asking for detention in 100% of serious crimes, O'Neill Burke moves all responsibility for a defendant's release to the judge. That's smart politically. Whether it will result in judges granting detention requests more often remains to be seen.

Notes on chart: Crimes marked with an asterisk had fewer than 50 qualifying cases filed since cash bail ended in Illinois. Defendants charged with multiple crimes on this list were only counted in one category. Burke's list included more crimes, but some, like possession of a ghost gun, are not identifiable in the city's arrest data.)

It's worth noting that we only found four qualifying hate crime cases since cash bail ended. We did not include aggravated battery of a child in the grid because we only found three qualifying cases. Prosecutors re-

quested detention in two cases, and both requests were denied.

As you can see in the chart above, Foxx's prosecutors generally requested detention for most major crimes.

By volume, the crimes that will see significantly more detention requests under Burke's policy are detainable crimes committed on the CTA and machine gun possession.

And there's another commonly filed complaint that will result in significantly more detention requests under the new admin-

POLICY see p. 8

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Police Beat...

Cigarette smuggling booming in Illinois

High cigarette taxes are giving Illinoisans a financial reason to sneak in smokes from other states.

Illinois is one of the most prolific states for cigarette smuggling according to a new study from the Tax Foundation.

Illinois is 10th in the nation for cigarette smuggling, where people sell packs from other states because Illinois state cigarette taxes are \$2.98 per pack.

For Chicagoans, state and local taxes push the total tax burden to \$7.16 per pack, the highest of any city in the nation.

Smuggled cigarettes are over 1 in 4 cigarettes consumed in Illinois, using 2022 cigarette purchasing data. The study shows that Illinois is missing out on as much as \$300 million a year in taxes due to smuggling.

'Kill your CEO' graffiti sprayed on North Side

Police are warning about recent criminal damage/criminal defacement to property incidents in the Andersonville and Uptown neighborhoods.

In each of the incidents, an unknown offender used white spray paint to graffiti the exterior walls of random businesses. "Kill your CEO" was sprayed with paint in each occurrence.

Locations include the 5000 block of N. Clark St. on Dec. 7-8, the 4500 block of N. Broadway on Dec. 7-8, and in the 5200 block of N. Sheridan Rd on Dec. 8.

There is no available description of the assailant at this time. Those who have any information, may contact Area Three Detectives at 312-744-8263 or submit an anonymous tip at CPDTIP.com and use reference # 24-3-064.

Man gets 13 years for conspiracy to murder off-duty cop killed in River North

One of three men accused of playing roles in the murder of off-duty Chicago Police Officer John Rivera in River North received a 13-year sentence on Dec. 10.

Jaquan Washington, 28, pleaded guilty to conspiracy to commit murder, reduced from murder, according to court records. Judge Michael Clancy handed him a 13-year sentence. Washington, who was on bail for a Class X gun charge at the time of Rivera's murder, pleaded guilty to a reduced charge of being a felon in possession of a firearm. Clancy gave him a consecutive three-year term for that.

Another man, Menelik Jackson, 29, was found guilty of murder and related charges during a jury trial in October. He is awaiting sentencing.

Jovan Battle, a 34-year-old homeless man who allegedly pointed Jackson and Washington toward Rivera's car before the shooting, received a 65-year sentence in March.

Rivera, his girlfriend, an off-duty probationary police officer, and a

fourth person had just entered Rivera's parked car on the 700 block of N. Clark when they were shot around 3:29 a.m. March 23, 2019.

The group was heading home after spending time together at Stout Barrel House, 642 N. Clark, according to CPD records.

About an hour before the shooting, Jackson and Washington got into a fight with a group of Hispanic men at the former Rock and Roll McDonald's, 600 N. Clark, prosecutors said.

The groups split up, and Jackson and Washington returned to a nearby hotel where women they met at a concert that night rented a room, officials said. Both men were still upset about what happened at McDonald's and decided to go back outside to look for the men who had fought them.

Outside, Jackson crossed paths with Battle and asked if he had seen a group of Hispanic guys in the area, prosecutors alleged. Battle guided them to Rivera's parked car in the 700 block of N. Clark St.

Jackson allegedly walked up to Rivera's driver's side window and opened fire, killing the 23-year-old off-duty officer and critically injuring a man in Rivera's back seat.

There were "no problems, no words were exchanged, no robbery demand, no carjacking demand" before the shooting, now-retired CPD Deputy Supt. Anthony Riccio said at the time.

Rivera was 23 and had been a police officer for less than two years when he was murdered.

At trial, Jackson admitted to shooting at Rivera's car that morning, but he thought they were the group from McDonald's. Jackson allegedly murdered Rivera just two weeks after a judge decided to release him from curfew and electronic monitoring restrictions that he received in an armed home invasion case.

In July 2017, Jackson armed himself with a handgun and broke into his ex-girlfriend's house in violation of a protective order, prosecutors said. He brandished the firearm and threatened to kill both the woman and the couple's four-month-old child, prosecutors claimed.

After the incident, his girlfriend called the police and told them where they could find Jackson: at the Chicago Police Academy. He had an appointment that morning to take a lie detector test as part of his application to become a cop. Officers arrested him there, allegedly in possession of a loaded handgun.

Man shot, critically wounded inside West Rogers Park apartment

A 23-year-old man was shot inside a West Rogers Park apartment on Dec. 9, Chicago police said. Detectives are working to determine if the shooting involves someone known to the victim.

In a brief media statement, CPD said a 23-year-old man was inside an apartment in the 6000 block of N. Mozart when he suffered a gunshot wound to his chest. The statement described the shooter as an "unknown offender."

EMS took the victim to St. Francis Hospital in critical condition.

In the early stages of the investigation, police were looking to speak with a man who previously dated the victim's current girlfriend. So far, though, police have made no arrests and have not publicly named any suspects.

Local man charged with attacking U.S. Rep. in Washington

An Illinois man has been charged with assaulting a member of Congress. Capitol police say 33-year-old James McIntyre assaulted U.S. Rep. Nancy Mace of South Carolina.

The Capitol Police arrested McIntyre around 6 p.m. Dec. 10, in an incident in the Rayburn House Office Building.

McIntyre, who has lived at several North Side addresses, was reportedly attending an event of the Foster Youth Caucus at which Mace, a co-chair of the group, spoke, at the time of the alleged assault.

House Division officers, and agents with the Threat Assessment Section, tracked down the suspect. After an investigative interview, officers arrested McIntyre. He is facing a charge for Assaulting a Government Official (18 USC 111). The Rayburn House Office Building was open to the public at the time of the incident. McIntyre went through security screening prior to entering the Congressional buildings.

Capitol police have not confirmed whether the suspect was an advocate of transgender rights, or if that was related to the attack. The alleged assault came one month after a row erupted on Capitol Hill over a bill proposed by Mace seeking to ban House members and staffers from using single-sex facilities other than those corresponding to their biological sex.

Migrant gets two years for stabbing man at Grand Red Line station

A migrant who faced attempted murder charges for stabbing a man at the Grand Red Line CTA station



Carlos Pascual Gomez

one year ago has pleaded guilty to a lesser charge. Judge Peggy Chiampas gave Carlos Pascual Gomez, 33, a two-year sentence on Dec. 11 for aggravated battery with a deadly weapon.

The stabbing occurred around 3:30 p.m. Dec. 11, 2023, as Pascual Gomez and the victim walked on the station platform. Officials said Pascual Gomez had been drinking when he stabbed the 34-year-old victim in the back of the head.

A friend of the victim followed Pascual Gomez into the Loop and pointed him out to police officers, according to Chicago police. The officers who detained him on the corner of State and Madison said they found a butcher knife in his front waistband and blood on his hands.

Gomez was initially accused of stabbing a tire and a side window of a man's Mustang on State St. shortly before police arrested him, but the criminal damage charges were dropped within a few weeks.

Pascual Gomez's prison sentence will be satisfied with the state's standard 50% sentence reduction and the time he earned in jail before pleading guilty.

Chicago man has shoplifted goods worth \$14,082 this year

Prosecutors have charged a Gresham man with a litany of felonies, claiming he shoplifted \$14,082 worth of merchandise this year, mostly from Ulta and Target stores across Chicago.

Edmond Brown, 25, is charged with operating a continuing financial crime enterprise, robbery, and eight counts of felony retail theft in the latest round of charges. He already has two other felony retail theft cases pending.

The allegations are that Brown shoplifted repeatedly from Ulta and Target locations between January and October, taking hundreds and sometimes thousands of dollars worth of merchandise each time.

Brown is accused of stealing fragrances worth \$2,606 from Ulta, 2754 N. Clybourn, on Jan. 10; stealing



Chicago police released these surveillance images of three people suspected of participating in a robbery spree aboard the Red Line in September.

Teen charged with committing four robberies along the Red Line

A 16-year-old boy is charged with committing four robberies on CTA trains and platforms earlier this year, police say. Chicago police arrested the boy Dec. 9 in the 1100 block of S. Hamilton, which is where the county's juvenile justice center is located, suggesting he may have other matters pending.

CPD said the boy first robbed a 24-year-old man at the Cermak-Chinatown stop shortly before 5 a.m. on July 31.

Then, on Sept. 17 and 18, the boy was part of a group that committed a string of robberies from the North Side to downtown, according to CPD. A 14-year-old boy was charged in connection with the spree within a week.

Police said the group mugged their first victim near Bryn Mawr around 10:50 p.m. Sept. 17 and forced him off a train at a station north of Uptown.

merchandise worth \$600 from Target, 2650 N. Clark, on April 7; stealing merchandise worth \$600 from Target, 3300 N. Ashland, on April 13; stealing merchandise worth \$818 from Target, 4728 W. Irving Park, on April 25; stealing fragrances worth \$2,149 from Ulta,



Edmond Brown

4140 S. Pulaski, on April 26; stealing fragrances worth \$1,565 from Ulta, 1000 W. North Avenue, on May 2; stealing fragrances worth \$1,546 from Ulta, 2754 N. Clybourn, on May 16, and stealing merchandise worth \$600 from Target, 2656 N. Elston, on Sept. 2.

He also faces robbery charges for an incident that occurred at a West Loop Target store on October 3. In that case, he stole \$345 worth of goods from the store at 1101 W. Jackson and struck a female employee in the face repeatedly with his elbow, according to the allegations.

In previously filed cases, prosecutors accused him of stealing fragrances worth \$1,287 from a Walgreens in Lyons on Oct. 13 and another load of fragrances worth \$1,966 from an Ulta in River Forest on May 8.

Brown is on electronic monitoring while awaiting trial.

Man charged with federal firearm violations for trafficking firearms to West African, Ghana

A criminal complaint filed in U.S. District Court in Chicago charges Anthony Nee Amoo, 54, with willfully exporting firearms in violation of U.S. laws and regulations. Nee Amoo was arrested on Dec. 9 and remains in federal custody.

According to the complaint, Nee Amoo purchased 71 firearms in northern Illinois from 2006 to 2024 and exported them to Ghana by either personally traveling with the guns or shipping them in vehicles or barrels.

The complaint alleges that Nee Amoo did not declare the firearms or inform the shippers about them. He also lacked a U.S. license to export the guns, the complaint states. For each of the 29 firearms Nee Amoo purchased since Oct. 2020, he signed a federal form warning him that exporting a firearm without proper authorization

The 30-year-old told police that five or six males wearing hoodies punched him repeatedly in the face and took his phone, glasses, and AirPods case. Prosecutors charged a 26-year-old man last month with participating in the robbery, too.

Shortly after that, a 34-year-old man reported being mugged by five to seven people somewhere between Wilson and Sheridan. The group punched him, took his phone, opened his backpack, and stole his bank cards. He declined medical attention.

He is charged with three counts of robbery, three counts of aggravated battery of a transit passenger, and one count of armed robbery with a firearm. No other information is available about the boy because he is under 18.

from the U.S. government subjects him to a fine or imprisonment, the charges allege.

The complaint was announced by Morris Pasqual, Acting United States Attorney for the Northern District of Illinois.

The investigation is being conducted in coordination with ATF's Crime Gun Intelligence Center [CGIC]. The CGIC is a centralized law enforcement hub that focuses exclusively on investigating and preventing gun violence in Chicago and throughout northern Illinois.

As part of the Chicago firearms trafficking strike force, the U.S. Attorney's Office collaborates with the FBI, ATF, Chicago Police Department, and other federal, state, and local law enforcement partners in the Northern District of Illinois and across the country to help stem the supply of illegally trafficked firearms and identify patterns, leads, and potential suspects in violent gun crimes.

Three men sentenced in connection with violent kidnapping

Three men have been sentenced to federal prison terms for their roles in abducting a man in broad daylight and holding him for ransom in a Chicago auto body shop.

In 2015, Antonio Salgado, Octavio Alejandro, Jr., and Armando Delgado planned to kidnap a man suspected of involvement in drug trafficking. The kidnapping plan went awry after the abductors realized they kidnapped the wrong man. The victim of the kidnapping was a relative of the intended target.

After being taken at gunpoint outside of his home, the victim was blindfolded, held at gunpoint, and beaten for nearly two days in the auto body shop in the Avondale neighborhood. The kidnapers contacted another of the victim's relatives and demanded drugs or cash.

Unbeknownst to the defendants, several of their phones had previously been intercepted by federal authorities who were conducting an unrelated investigation. In a recorded call between Salgado and Delgado on the day after the kidnapping,

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HAP Foundation partners with schools assisting students with grief navigation support

With many Chicago Public Schools [CPS] now suffering from widespread absenteeism, the HAP Foundation has partnered with CPS to fulfill the need for grief workshops for students in kindergarten through 12th grade.

Through HAP's Missing Pieces program, they hope to provide support for nearly 10 students and families that have experienced a death of a sibling or friend through this partnership.

Missing Pieces provides grief navigation support for families who experience the loss of a child. This year, over 350 families have been served.

"At The HAP Foundation, we understand the crippling ripple effect the death of child has on parents, siblings, schools, and the community," said Joseph Matty, President of The HAP Foundation. "That's why, our grief navigation program, Missing Pieces, assists these individuals by guiding them to resources throughout their grief journey."

Additionally, over the past year, HAP's Community Health Worker team has undergone a series of trainings to build offerings geared toward children. In Jan. 2025, The HAP Foundation will bring a workshop series for youth, with a series of expressive arts workshops that explore grief and associated emotions such as anger and sadness for youth in CPS through this partnership with Communities in Schools of Chicago. The foundation aims to support students in developing the capacity to understand what emotions are, identify the most common emotions related to grief and develop a practice to explore and express their emotions and grief. They hope to fill gaps in care within the community by adapting how we provide support to children who need it.

POLICE BEAT from p. 6

Delgado told Salgado, "There is a little situation. It's the wrong guy because it's his brother... that we're trying to get." Salgado replied, "Let the guy go, but beat the [expletive] out of him." The victim was eventually released.

The three kidnapers pleaded guilty to a federal extortion charge. On Dec. 6, U.S. District Judge Andrea R. Wood sentenced Salgado, 42, to 10.5 years in prison. On Dec. 3, Wood sentenced Alejandro Jr., 41, to 10.5 years. On Nov. 26, 2024, Wood sentenced Delgado, 44, to 14 years and seven months in prison.

During the prosecution of the kidnapping case, Salgado failed to appear for court proceedings and became a fugitive for nearly eight months, until he was located and arrested. Salgado was charged in a separate criminal case with contempt of court.

The sentences were announced by Morris Pasqual, Acting United States Attorney for the Northern District of Illinois.

—Compiled by CWBChicago.com

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River North gay meth murder resurrected

Court cites judicial error in tossed conviction

BY BOB ZULEY

Among the annals of Chicago murders, few are as gruesome and senseless as the meth-fueled gay homicide which occurred on July 27, 2017 in a 10th floor luxury unit at the Grand Plaza Apartments, 540 N. State St, in the toney River North neighborhood.



Wyndham Lathem

Now, an Illinois Appellate Court has overturned the 1st Degree murder conviction of former Northwestern Univ. professor Wyndham Lathem, then 42, who together with an online acquaintance, Andrew Warren, 56, of England, fatally stabbed a 26-year cosmetologist, Trenton Cornell-Duranleau, of Pilsen, 78 times slitting his throat nearly decapitated him and mutilated Cornell-Duranleau's genitals in Lathem's bed.

While Illinois ranks among the leaders of states with exonerated convictions, most are due to police and prosecutorial misconduct. The Appellate Court in Lathem's case unanimously cited judicial error ruling that trial Judge Charles Burns erred during the Oct. 2021 trial.

The decision was reached by

Justices Sharon Johnson, Mary Mikva, and David Navarro. The justices ruled 3-0 that Burns, the trial judge, denied Lathem access to his attorneys during an overnight recess after Lathem testified in his own trial.

"As heinous as murder is, these rights are crucial to the effective administration of justice," the opinion included.

The case made spectacular headlines because at the time of the murder, Lathem was an accomplished microbiologist and associate professor in the Dept. of Microbiology-Immunology at Northwestern's Feinberg School of Medicine where he had worked since 2008. His research included the bubonic plague or "Black Death." Lathem was serving a 53-year sentence.

Lathem's partner-in-crime, Warren, was a senior treasury assistant for payroll and pensions at England's Somerville College, which is part of the Univ. of Oxford. It was Warren's first trip to the U.S. Warren was serving a 45-year sentence.

The fatal stabbing of the hairstylist was part of a sexual fantasy hatched by Lathem and Warren in an online chatroom. Lathem paid for Warren's ticket, picked him up at O'Hare Intl. Airport, and booked a room for Warren near Lathem's condo.

Trial testimony revealed Lathem, together with his friend, Warren, had already departed Lathem's apartment when police arrived to find the bloody scene.

Lathem travelled to the Howard Brown Health Center in Chicago before traveling to a library in Lake Geneva, WI,

with Warren where Lathem made a \$1,000 donation in Cornell's name.

Lathem and Warren were arrested in the San Francisco area after spending eight days evading authorities.

Lathem remains in IDOC custody as his case was returned to the trial court.

The Lathem-Warren homicide case bore similarities to the Jeffrey Mundt murder case in Louisville, KY. Mundt was a top IT official at Northwestern Univ. leading its technology overhaul before resigning in 2007.

There, he joined with his boyfriend, Joey Banis, where during a meth-fueled night of sex, they fatally stabbed and shot Jamie Carroll and buried him in their basement.

They were arrested after returning to Chicago in 2009. One jury convicted Banis of murder and another jury found Mundt not guilty of murder. Mundt is free today.



Trenton Cornell-Duranleau.

Courtesy Chicago Tribune

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Ring in the New Year at Navy Pier

One of Chicago's top downtown locations to celebrate the New Year is at Navy Pier. They feature live music, fine dining, spectacular skyline views, and midnight fireworks to light up the night.

From multiple party locations to sophisticated soirées and even cold weather boat cruises, a full spectrum of festivities will culminate in the Pier's midnight fireworks.

The largest event will be their annual New Year's Eve tradition in the pier's iconic Aon Grand Ballroom, where more than 3,000 revelers are expected to gather on the city's largest dance floor. With live music, ensemble DJs, Mezzestyle light catering, a drink package, and a 70-foot balloon drop, the party will last well into the new year. For more information, visit NavyPier.org.

Benefit concert for Collaboraction Theatre Co. Jan. 4 at Metro

Chicago rocker Nicholas Tremulis will celebrate his 65th birthday and a 40-year friendship and history with Metro owner Joe Shanahan 7 p.m. Saturday, Jan. 4, 2025 with a live concert, Boneyard Rhapsody #65, benefiting Collaboraction Theatre Company, 1757 N. Kimball Ave.

Joining Tremulis is the 15-piece band The Prodigals featuring all the original members of Nicholas Tremulis Orchestra, a cast of veteran musicians on guitars, horns, percussion, strings, and powerhouse vocalists which

some people think maybe the best band of Chicago musicians ever assembled. Metro is located at 3730 N. Clark St.

Shanahan will be on the DJ decks, and special guests include blues star Wayne Baker Brooks, punk architect and producer Ivan Julian, and more. The Emmy Award-winning theater Collaboraction will provide a multimedia production design for the show.

Boneyard Rhapsody #65 is a seated event, and tickets are \$45-\$75, at bit.ly/boneyardrhapsody65.

Virtual urban history seminar, Spiritual Criminals, Jan. 16

The Urban History Seminar series by the Chicago History Museum features Michelle Nickerson, Professor of History at Loyola Univ. Chicago, who will present Spirituals Criminals: How the Camden 28 Put the Vietnam War on Trial.

In the free talk, Nickerson shares the story of the Camden 28, offering a multilayered portrait of a passionate group of progressive priests, nuns,



Michelle Nickerson

and devout Catholics who raided a draft board during the Vietnam War, challenging the nation's military-industrial complex.

Zoom meeting available 6:45 - 8:15 p.m. Thursday, Jan. 16, 2025. An RSVP is required, at <https://www.chicagohistory.org/event/virtual-urban-history-seminar-spiritual-criminals/>.

HEART from p. 2

at Oxford.

Sadly almost all are in heaven today. To make matters worse they have been replaced with strident, affected personalities who grate on the ears and don't know when to shut up.

The station seems to have "woke up." So now these shady folk (not **Lisa Flynn**) drone on and on about silly, irrelevant, low musical material. Even worse is having to hear someone with a New Zealand accent go on and on.

Gimmicky presentations have reduced some programming to cheesy film scores and Star Wars soundtracks. They now believe their task is to attract listeners who have ready cash but low music knowledge, sad musical skills and tasteless understanding. It is disheartening.

Worse, some financial shenanigans are apparently keeping veteran **Dennis Moore** off the air as a cost savings device. He intimates that more is afoot. Silly women abound on the station now as if it was captured by a band of frustrated musical amateurs. What's wrong with the stations board of directors? How has the disintegration of the station been allowed to take place? This year's "radiothon" may have been financially successful, but it was a cultural failure. And like so much of the station's persona, an embarrassment.

AMDG: Young **Marty Junkins**, a St. Ignatius College Prep student of distinction, often noted in this column for his prowess on the LaCrosse field, signed with Dennison Univ. in Ohio, as a welcomed addition to their outstanding Lacrosse team. The signing ceremony was filled with coaches teammates, family, friends and fans proud of Marty. No one more than his parents, **Matt** and **Eileen Harmon Junkins** and his wonderful grandparents, **Frank** and **Peggy Harmon**. You make all Chicago proud.

WHO'S WHERE: Publisher **Ron Roenigk** bumped into **Eamonn Cummins** on his round of holiday festivities at Ald. **Brian Hopkin's** Ritz Carlton Christmas soirée sharing news scoops over tenderloin and strong drinks, they



Dennis Moore

counted four people in the building planning to run for mayor...

Brian White and **Jim Kinney** win the award for finest domestic Christmas tree with their cozy Lake Shore Dr. yuletide creation a wonder of taste, design and poetry... those lads enjoyed dinner with Brian's mom, **Lyndsey White**, at the Casino, black tie even... black tie elegance surrounded **Peggy Snorf's** grand candlelight dinner party under the tree with **Mr. Mike, Karen Zupko,** and **Janet and Rodger Owen... Doug Van Tress** in the hidden courtyard at The Golden Triangle Chiang Mai, Thailand by moonlight hunting down treasures for his Chicago shop... songstress **Irene Mojica** looking swelligant with

her great colorful pal music man, **Bobby Tarantino**... fabulous artist (among other things) **Cynthia Olson** gave us a look of her stunning canine portraits for which she is famous... Slapshot **Dan Balanoff** on the ice with pals **Nick Scalise** and **Mike Brody** at the United Center... California girl, **Lydia de Chanov**, looking svelte and swell with West Coast living... Chicago artist **Adam Umbach** enjoying great success at Miami Beach's Art Basil where his work is the feature of his New York-based Cavalier Gallery, his catalogue for the event is first class... **Karen Carlson** was a superb feature of the Charleston,



Bobby Tarantino and Irene Mojica

SC, Christmas parade riding in a vintage blue VW Beetle... lovely **Linda Robin** up to her usual culinary tricks where she created some stunning holiday desserts... **Cardinal Blase Cupich** at the Vatican where **Pope Francis** created 21 new Cardinals just before his 88th birthday. "Soupie" now has veteran status... Chicago's **Marilyn Marilyn** getting a work out on her film set... **Chris** and **Flavia Magdalin's** offspring delighting in Christmas shopping

with mum and dad... Dubliner **Ciaran Cuffe**, a first cousin of **Christopher Kennedy**, their **Skakel** moms were sisters, is now co-chair of the European Green Party... **Tom McGuire, Jim Sharp, Tom Hackett, Michael Moore** and **Courtney Thompson** say au revoir to their quick Paris journey... **Desiree Glapion Rogers** gathered with **Adrienne Warren** and her parents for girls night with old friends in New York at the Cafe Carlyle... Happy Birthday to **Christian Hernandez**, Major Domo at Chicago's newest high end Italian eatery, Il Gerasole...many thanks to **Ozzy** and **Adrian** for all their help at Gibson's Steakhouse.

PICCOLO SOGNO: **Ciro Longobardo, Tony Pirola** and capuchin master, **Salvador**, are geared up for Christmas Eve and their Seven Fishes Dinner, the classic meatless meal of ancient tradition and faith, magic and extravagance. I hope they have room for me.

In the old days, it was not called the Holiday Season; the Christians called it 'Christmas' and went to church; the Jews called it 'Hanukkah' and went to synagogue; the atheists went to parties and drank. People passing each other on the street would say 'Merry Christmas!' or 'Happy Hanukkah!' or (to the atheists) 'Look out for the wall!' — **Dave Barry**

tog515@gmail.com

POLICY from p. 5

istration: O'Neill Burke's memo promised to seek detention for all sex offenses where the "victim was under the age of 13 and the offender was an adult throughout the duration of the offense."

That sounds like a natural for detention, right?

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Protecting your hard-earned money

BY MICHAEL W. FRERICHS
Illinois State Treasurer

My dad turns 80 next month, and in today's world that means his phone constantly rings with shady people trying to take his money.

Over the summer, he was visiting the grandkids, and his phone rang. I didn't pay too much attention to what he was saying until I heard him repeating his credit card number.

I asked him to please hang up, but he waved me off. I had heard enough of his end of the conversation to know that there was a scammer on the other end of the line. Again, I pleaded with him to hang up the phone and not give any more personal information.

He did, and then told me he was just making up a credit card number.

Since he retired several years ago, like many senior citizens, he has been targeted by scammers. I asked why he didn't just hang up, or let the call go to voicemail. He told me that if they were talking to him on the phone, then they weren't scamming someone else.

I suspect he also enjoyed pranking the people who would try to take money from him.

Identity thieves don't just target seniors. It seems like at least once a week, I receive a text message asking me to click on a link to verify that my Amazon package is going to the correct address. That one never trips me up — I don't have an Amazon account and don't order from them.

When you have twin 1-year-olds, you need a lot of baby clothes, and you're often tired. My wife saw an offer for insanely cheap baby clothing from a reputable retailer. Before she checked out, however, she

took a closer look and realized something was off about the company email address. It was a scam directed at new mothers.

Chances are pretty good that you have your own story or two. And chances are good that during the holiday season, you will see some variation of the scams that we did.

In my office, we have built a cybersecurity team because when you oversee over \$60 billion you are subjected to thousands of scams, hacks, and phishing schemes daily.

Watch where you're buying online, especially gift cards. This is another malware scam, so buy your gift cards from reputable stores on the web. And never save your credit card information on unknown websites.

I want to share a few things we have learned to help keep you safe from scammers this holiday season.

The first rule: If it seems too good to be true, it probably is. Phishing websites can pose as online stores. Free phone apps that promise big discounts can be scams aimed at getting your personal financial information.

Watch where you're buying online, especially gift cards. This is another malware scam, so buy your gift cards from reputable stores on the web. And never save your credit card information on unknown websites.

Scammers also know that people feel especially generous at this time of year, so

Get a free personal finance coach

The Illinois Financial Wellness Hub offers free access to Certified Personal Finance Coaches to all Illinois residents at <https://illinoistreasurer.enrich.org>.

One-on-one coaching is available in addition to the online financial tools and wellness education resources available to you on-demand.

FinWell Hub financial coaches are trained and certified to provide free guidance and counseling on various financial decisions. You can have a one-time conversation or ongoing support based on your preferences.

Coaches are available to talk through challenges with you and discuss potential options you may have, making sure you know the pros and cons of each. If necessary, they can also help lead you to the resources you need to make a wise financial decision.

Two of the most common areas they assist with are helping to establish or revise a household budget and establishing or revising a debt management strategy.

Coaching hours have been expanded, and FinWell Hub coaches are standing by to help you Monday through Friday from 9 a.m. until 7 p.m., Central time. Pre-scheduled appointments are available to work around your schedule and preferred meeting time. They also allow your assigned coach to make recommendations regarding any financial information you may want to gather in advance of the appointment.

beware of fake charities requesting donations through email. If you're feeling the holiday spirit and want to donate, visit the charity's website instead of clicking on an email, just to be safe.

In a similar vein, check out electronic greeting card emails to make sure they're

really coming from people you know. Misspellings are another red flag. Sometimes these e-greetings contain links that will embed malware on your computer.

If you're shopping online while out in public, be careful with public WiFi hotspots. These networks may be unsecured and vulnerable to cyber threats. And when your credit card and bank statements come in next month, review them to spot unauthorized charges.

My office offers free financial advice through the Illinois Financial Wellness Hub, including an article on seasonal scams.

Last December, our I-CASH team helped reunite people with their missing money at Christkindlmarket in downtown Chicago, where we returned \$64,500 to The Salvation Army of Illinois.

One downside to all this awareness of scammers is that it can be difficult for my office to return your money. We as a society have done such a good job of convincing people that fraudsters are trying to take their money that many people assume our I-CASH program must be a fake. We will never charge you to return your missing money. Anyone who tries to do that is scamming you.

So, check our unclaimed property database [<https://icash.illinoistreasurer.gov>] to see if we have something that belongs to you. We protect your hard-earned money, but we really enjoy returning your money that has gone missing. It is fun to play Santa Claus, especially this time of the year.

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Free non-contact boxing lessons are now available for girls aged 10+, at the Loyola Park Fieldhouse, 1230 W. Greenleaf Ave., Mondays and Wednesdays from 3:30 to 5 p.m.

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For questions, reach out to program director erica@boxunited.org.

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Staffer alleges Chicago Family Health Center violated Civil Rights Act over vaccine mandate

BY COOK COUNTY RECORD

In a compelling legal battle, a former employee is taking on her previous employer over allegations of religious discrimination linked to a COVID-19 vaccine mandate. The complaint was filed by Kenya Ingram-Gunn in the U.S. District Court for the Northern District of Illinois on Nov. 12, against Chicago Family Health Center [CFHC].

The case revolves around Ingram-Gunn's claim that CFHC discriminated against her based on her Christian faith by rescinding a previously granted religious exemption from the company's COVID-19 vaccination requirement. Ingram-Gunn, who served

as a Nurse Case Manager at CFHC from Sept. 2019 until April 2022, argues that the vaccination mandate conflicted with her sincere religious beliefs.

Despite initially accommodating her request for an exemption and allowing her to work under certain conditions like weekly testing and wearing personal protective equipment, CFHC allegedly reversed its decision without justification in March 2022. This led to her termination in April 2022 after she refused to comply with the vaccination requirement.

Ingram-Gunn contends that this reversal constituted religious discrimination under Title VII of the Civil Rights Act of 1964. She claims that there was no undue burden on CFHC to continue

accommodating her religious beliefs, as she had been effectively performing her duties remotely and through a hybrid schedule.

Her complaint highlights instances of alleged harassment from CFHC's Chief Medical Officer regarding her religious stance against vaccination.

Furthermore, Ingram-Gunn accuses CFHC of creating a hostile work environment by forcing her into what she describes as a "Hobson's Choice" between maintaining employment and adhering to her faith. The lawsuit seeks compensatory and exemplary damages for lost wages and emotional distress caused by these alleged unlawful actions.

Lakeview Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. Bank Trust National Association, not in its Individual Capacity but solely as Owner Trustee for RCF 2 Acquisition Trust Plaintiff vs. Unknown Heirs and Legatees of Minnie Clarke; Kaye Clarke Barrett aka Kaye Toland; Tina Clarke aka Tina Blunt; Damon Ritenhouse as Special Representative of Minnie Clarke; Parvenu Condominium Association; Unknown Heirs and Legatees of Karen Lee; Unknown Heirs and Legatees of Krista Ellen Landrebe; Unknown Owners and Non-Record Claimants; Defendant 22 CH 7915 CALENDAR 59 NOTICE OF SALE PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercountry Judicial Sales Corporation will on January 22, 2025, at the hour 11:00 a.m., Intercountry's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell to the highest bidder for cash, the following described mortgaged real estate: P.I.N. 14-17-203-024-1066. Commonly known as 1000 W. LELAND AVENUE, Chicago, IL 60640. The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% down by certified funds, and is an official CPS vendor. Other locations include the Dark Horse Gym on the West Side and The Proof Boxing & MMA on the South Shore. For questions, reach out to program director erica@boxunited.org.

Real Estate For Sale

balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information. For information call Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates P.A., 1771 West Diehl Road, Suite 120, Naperville, IL 60563. (630) 453-6960. 1446-186160 INTERCOUNTRY JUDICIAL SALES CORPORATION Intercountryjudicialsales.com 13257194 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK NATIONAL ASSOCIATION Plaintiff, vs. JULIETTE EILEEN GAINER, INDIVIDUALLY AND AS TRUSTEE OF THE JEAN ELLEN PERRY TRUST, DATED APRIL 27, 2021; ILLINOIS HOUSING DEVELOPMENT AUTHORITY; THE CLOVER BUILDING CONDOMINIUMS F/K/A 1100 WEST LELAND CONDOMINIUM ASSOCIATION; UNKNOWN BENEFICIARIES OF JEAN ELLEN PERRY TRUST, DATED APRIL 27, 2021; UNKNOWN OWNERS AND NONRECORD CLAIMANTS Defendants. 2023CH02793 4706 North Winthrop Avenue Unit 2B, Chicago, IL 60640 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of foreclosure and Sale entered in the above cause on 7/1/2024, an agent of Auction.

Real Estate For Sale

com LLC will at 12:00 PM on 1/29/2025 located at Auction.com 100 N LaSalle St, Suite 1400 Chicago, IL 60606, sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 4706 North Winthrop Avenue Unit 2B, Chicago, IL 60640 Property Index No. 14-17-201-020-1006. The real estate is improved with a Condominium. The judgment amount was \$190,607.84 Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com LLC. No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. (relief fee not required) The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium Property Act, 765 ILCS 605/9 (g)(j) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the

Real Estate For Sale

foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. For information, contact Plaintiff's attorney: McCalla Raymer Leibert Pierce, LLC (312) 346-9088 please refer to file number 23-141551L. Auction.com LLC 100 N LaSalle St., Suite 1400, Chicago, IL 60606 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 23-141551L **Case Number: 2023CH02793** 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. 1818181 111111 040404 **Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00. Call 773-465-9700**

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181818 111111 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3 Plaintiff vs. PHILLIP E. TAYLOR, ILLINOIS HOUSING DEVELOPMENT AUTHORITY, DAUPHINE CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS GENERALLY, AND NON-RECORD CLAIMANTS Defendant 22 ch 11217 CALENDAR 57 NOTICE OF SALE PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercountry Judicial Sales Corporation will on January 8, 2025, at the hour 11:00 a.m., Intercountry's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell to the highest bidder for cash, the following described mortgaged real estate: P.I.N. 11-32-312-022-1007. Commonly known as 1301 W Northshore G, Chi-

Real Estate For Sale

181818 111111 cago, IL 60626. The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information. For information call Sales Department at Plaintiff's Attorney, Altman, Strautins & Kromm, LLC d/b/a Kluever Law Group, 200 North LaSalle Street, Suite 1880, Chicago, Illinois 60601. (312) 236-0077. SPS001416-22FC1 INTERCOUNTRY JUDICIAL SALES CORPORATION Intercountryjudicialsales.com 13256403 040404 **Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00. Call 773-465-9700**

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North Township Real Estate For Sale

Real Estate For Sale

181818 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION BMO BANK, N.A. Plaintiff, vs. BRETT M. SINGER, NORMAN J. SINGER, BETTY R. SINGER, THE BUDMAN BUILDING, LLC, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, EUGENIE TERRACE TOWNHOUSES CONDOMINIUM ASSOCIATION Defendants 2022 CH 11684 1715 NORTH WELLS STREET CHICAGO, IL 60614 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 20, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 16, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35F, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 1715 NORTH WELLS STREET, CHICAGO, IL 60614 Property Index No. 14-33-414-062-1051 The real estate is improved with a condominium. The judgment amount was \$881,156.89. Sale Terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/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.

Real Estate For Sale

For information, contact MANLEY DEAS KOCHALSKI LLC Plaintiff's Attorneys, ONE EAST WACKER, SUITE 1250, Chicago, IL, 60601 (312) 651-6700. Please refer to file number 22-034401. 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. MANLEY DEAS KOCHALSKI LLC ONE EAST WACKER, SUITE 1250 Chicago IL, 60601 312-651-6700 E-Mail: AMPS@manleydeas.com Attorney File No. 22-034401 Attorney Code. 48928 Case Number: 2022 CH 11684 TJS# 44-3079 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. **Case # 2022 CH 11684** IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRPL TRUST 2019-1 Plaintiff vs. LORI M. QUINT A/K/A L. QUINT-DEMPSEY A/K/A LORI M. QUINT-DEMPSEY, MICHAEL C. DEMPSEY, FIFTH THIRD BANK, N.A., SUCCESSOR IN INTEREST TO CORUS BANK, N.A., PNC BANK, N.A., SUCCESSOR IN INTEREST TO MIDWEST BANK AND TRUST COMPANY, EMIGRANT BANK A/K/A EMIGRANT MORTGAGE COMPANY, INC., UNITED STATES OF AMERICA, STATE OF ILLINOIS, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendant 20 CH 7488 CALENDAR 60 NOTICE OF SALE PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercountry Judicial Sales Corporation will on January 13, 2025, at the hour 11:00 A.M., Intercountry's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell to the highest bidder for cash, the following described mortgaged real estate: SUBLOT 5 IN STICKNEYS SUBDIVISION OF LOT 13 IN WETZLER, PICK AND HUBER'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 17 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 14-29-417-009-0000. Commonly known as 1133 WEST LILL AVE., CHICAGO, IL 60614. The real estate is: single family residence. If the subject mortgaged real estate is a unit of a common interest community, the purchaser of the unit other than a mortgagee shall pay the assessments required by subsection (g-1) of Section 18.5 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Pro-

Real Estate For Sale

spective bidders are admonished to check the court file to verify all information. For information call Sales Department at Plaintiff's Attorney, Law Offices of Ira T. Nevel, 175 North Franklin Street, Suite 201, Chicago, Illinois 60606. (312) 357-1125. 20-01830 INTERCOUNTRY JUDICIAL SALES CORPORATION Intercountryjudicialsales.com 13256706 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION Seneca Mortgage Servicing LLC Plaintiff, vs. CHRISTOPHER C MACAL; THE HERMITAGE CONDOMINIUM ASSOCIATION, Defendants. 24 CH 01440 70 WEST HURON STREET, APT. 1807, CHICAGO, IL 60610 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of foreclosure and Sale entered in the above cause on 10/31/2024, an agent of Auction.com LLC will at 12:00 PM on 1/22/2025 located at 100 N LaSalle St, Suite 1400 Chicago, IL 60606, sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 70 WEST HURON STREET, APT. 1807, CHICAGO, IL 60610 Property Index No. 17-09-212-027-1156 The real estate is improved with a Condominium. The judgment amount was \$158,075.05 Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com LLC. No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. (relief fee not required) The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium Property Act, 765 ILCS 605/9 (g)(j) 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.

Real Estate For Sale

For information, contact Plaintiff's attorney: McCalla Raymer Leibert Pierce, LLC (312) 346-9088 please refer to file number 23-157231L. Auction.com LLC 100 N LaSalle Suite 1400 Chicago, IL 60606 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 23-157231L **Case Number: 24 CH 01440** NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT PLAINTIFF'S ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 111111 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 RCAF ACQUISITION TRUST Plaintiff, vs. LESTER W. RODGERS, ROBERTA F. RODGERS, THE BELVEDERE CONDOMINIUMS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUALLY CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2022-JR1 TRUST Defendants 2023 CH 00979 270 EAST PEARSON STREET #602 CHICAGO, IL 60611 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on October 3, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 6, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35F, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 270 EAST PEARSON STREET #602, CHICAGO, IL 60611 Property Index No. 17-03-228-035-4086, Property Index No. 17-03-228-034-4015 The real estate is improved with a residence. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/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)(j) 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.

Real Estate For Sale

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, 15W300 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. 15W300 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: pleadings@ilcslegal.com Attorney File No. 14-23-00523 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2023 CH 00979 TJS# 44-2822 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. **Case # 2023 CH 00979 13256589** IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION CITIMORTGAGE, INC., Plaintiff, vs. UNKNOWN HEIRS AND DEVISEES OF DANIEL P SHANNON A/K/A DP SHANNON, DECEASED, UNKNOWN CLAIMANTS AND LIENHOLDERS AGAINST THE ESTATE OF DANIEL P SHANNON A/K/A DP SHANNON, DECEASED, UNKNOWN CLAIMANTS AND LIENHOLDERS AGAINST THE UNKNOWN HEIRS AND DEVISEES OF DANIEL P SHANNON A/K/A DP SHANNON, DECEASED, WINTRUST BANK, N. A. 600 LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION, CHRISTOPHER T. SHANNON AND JULIE FOX, AS SPECIAL REPRESENTATIVE OF DANIEL P SHANNON A/K/A DP SHANNON, DECEASED, Defendants. 22CH10749 600 N LAKE SHORE DR, UNIT 2509, CHICAGO, IL 60611 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of foreclosure and Sale entered in the above cause on 7/10/2024, an agent of Auction.com LLC will at 12:00 PM on 1/8/2025 located at

Real Estate For Sale

Auction.com, LLC, 100 North LaSalle Street, Suite 1400, Chicago, IL 60602, sell at public sale to the highest bidder, as set forth below, the following described real estate. Commonly known as 600 N LAKE SHORE DR, UNIT 2509, CHICAGO, IL 60611 Property Index No. 17-10-208-020-1273. The real estate is improved with a Condominium. The judgment amount was \$477,888.19 Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com LLC. No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. (relief fee not required) The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a certificate of sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium Property Act, 765 ILCS 605/9 (g)(j) 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 & Mihar, LLC (217) 422-1719 please refer to file number 1665661. Auction.com LLC 100 N LaSalle Suite 1400 Chicago, IL 60606 - 872-225-4985 You can also visit www.auction.com. Attorney File No. 1665661 **Case Number: 22CH10749** NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT PLAINTIFF'S ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 040404 **Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00. Call 773-465-9700**

ORDINANCE from p. 4

it on the open market.”

The ordinance also encourages apartment renters who exercise their right-of-first-refusal to form tenant organizations and work together to place a 5% down payment and buy buildings.

The ordinance also allows tenants to assign this right to third parties, and if the entity purchasing the rental property uses any public funds, they must adhere to a 30-year covenant keeping the rents at or below 60% of Area Median Income [AMI].

Ald. Brian Hopkins [2nd], one of only three City Council members who voted against the ordinance, said he had concerns about the challenges that will be placed on owners of buildings, particularly smaller buildings owned by middle-class families.

“Many of these buildings have been owned by the same families for generations,” Hopkins said. “At least some of the increase in property values is the result of the buildings being meticulously maintained by those families for decades, and they should not be penalized when it is time to sell.”

Groups fighting Anti-Gentrification Ordinance

The Neighborhood Building Owners Alliance represents and advocates for the following Chicago-land neighborhood building owners associations:

- Edgewater Uptown Builders Assoc.
- Greater Austin Development Assoc.
- Lakeview Developers Association
- Latino Real Estate Investors Council
- Lincoln Park Builders of Chicago
- Northwest Side Building Coalition
- Rogers Park Builders Group
- South Side Community Investment Assoc.
- South Side Builders Assoc.
- Southwest Housing Providers
- West Suburban Building Owners Assoc.

A North Side real estate broker and resident owner of his renovated 3-flat family home in the Avondale neighborhood, had a strong reaction to the ordinance.

“The anti-gentrification ordinance is a political ploy by Mayor Johnson and his gang of super-liberal alders to appeal to their voting base, and keep them in office,” the Avondale resident surmised.

“The ordinance may slow down demolition of aging frame 2-flat buildings because of the sharply higher demolition fees. However, any new replacement housing will carry higher rents, and will generate much more real estate tax dollars for the city,” he concluded.

Many real estate professionals and attorneys worry about how the ordinance will significantly complicate and delay sales of properties for both owners and lenders.

Attorneys Thomas Ball and Chad M. Poznansky of Clark Hill PLC, a Chicago-based real estate law firm that advises developers and lenders, noted that any current or prospective owner of rental property in the anti-gentrification zone should be aware that the right-of-first-refusal not only creates a significant lag in the process of selling a property, but they should understand the potential consequences of holding a property for an extended period of time might run afoul of mortgage covenants or loan maturities.

“The policy has potential ramifications for banks and lenders with mortgages on properties in the affected zone,” the Clark Hill attorneys warned.

“The ordinance specifically says it does not apply to a bank foreclosing or acquiring a property by right of a deed-in-lieu of foreclosure.”

The NBOA noted that apartment building sellers planning to utilize federal 1031 “like-kind” tax-deferred property exchanges would be hard pressed to get deals done within the required 180 days because of the 210-day requirement. In that regard, the ordinance may directly conflict with federal tax laws.

In addition, attorneys Ball and Poznansky warn potential developers in the zone must deal with expensive new fees should they try to raze a building and develop the land. For example, a developer seeking to demolish a six-flat would be assessed a demolition surcharge of \$20,000 per unit, or a whopping \$120,000.

The Clark Hill attorneys also note: “It remains to be seen whether the restrictive ordinance would stand up to judicial scrutiny, particularly following the U.S. Supreme Court’s recent ruling in California, which restricts the abilities of local governments to impose broad fee structures as a permit condition.”

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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 3C3241 (Daisy Gonzalez),
 1C2060 (Laura Hernandez),
 4C4257 (Ramona Hernandez),
 4C4183 (Lilia Hristeva), 3F3613 (Donna Ingersol),
 3D3303 (Mark Jaroszewski),
 3F3538 (Dayo Laoye),
 1D1365 (Briona Mogelberg),
 1C2084 (Jaquies Phillips),
 3D3302 (Lamont Stallworth),
 3E3416 (Lamont Stallworth),
 4C4269 (Agnes Tropp),
 1C2045 (Fee Wessel), and 3D3310 (Sheryl White) for public sale of miscellaneous items.
 This sale is to be held on Thursday, December 26, 2024 at 2:00 pm. Cash only.

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Children must be taught how to think, not what to think.
 — Margaret Mead

Letters to the Editor

Fern Hill deal bad deal for everyone

Fern Hill conducted another community meeting Dec. 5 to unveil a drone and video modeling slideshow of new traffic flow ideas for our neighborhood. A replay is available and worth a look at the fancy traffic models and videos. Seems some developers will stop at nothing to get their way.

My big question is for the four schools in the neighborhood—the Latin School, Catherine Cook, the LaSalle Language Academy and Walter Payton School. Bump outs, more Divvy stations and synchronized long green lights and right turn runway lanes are not going to make it easier for parents to cut through traffic to get their kids to school on time. And isn't education all about that?

Students walking to school will encounter constant traffic flow that will impede their leisurely walk, their catching buses and crossing streets to get to and from school and accessing Lincoln

Park. Haven't we all heard enough for the alderman to say "No Deal?" Optimizing and modeling is an academic exercise compared to the reality on the streets where it should be "safety first."

Even Ald. Brian Hopkin's own traffic consultant limited his remarks to the useful traffic techniques without attaching them to the actual access into and out of a 450 stall parking garage and 500 residential unit tower that has one access point. To say it is not ideal is to miss the point. It is unrealistic.

Yikes. I think it is well past time to tell Fern Hill we have heard enough. This is a bad deal for everyone. Time for the alderman to call it what it is and step forward with that conclusion. Thanks but no thanks.

*Tim Carew
Old Town*

I support the proposed Fern Hill development at the corner of North Ave. and LaSalle St. in Old Town [Dec. 11]. I own a condo in the Sandburg Village community directly south of this project, am a member of the Old Town Merchants and Residents Assoc., and am practicing Urban Planner. I am highly supportive of this development, and have attended multiple community meetings to voice my opinion.

This project will provide 100 new affordable housing units for middle class households, which are desperately needed in Chicago, as well as 400 new market rate housing units for higher income people, which will free up other units in the area that those people move out. [The project adds] several hundred new customers for the new grocery store and existing businesses in Old Town, and the tens of millions of dollars in construction spending will support hundreds of jobs.

We need more like Fern Hill

[The project will add] approximately \$2 million per year in property tax revenue to fund schools, streets, public transit, parks, and other services and infrastructure, and [create] critically important bike, pedestrian, and transportation improvements.

It is absurd to oppose any mid- or high-rise development on these sites. The 29-story building that I live in didn't ruin the neighborhood when it was built in the 1960s, so why would this building? There are several other high-rise buildings in the area. If this project were proposing to demolish historic buildings that define Old Town's character, that would be one thing. But compared to the ugly parking lot that's there now, this building will look much better.

As for traffic and parking, this is one of the densest neighborhoods in one of the densest cities in America with great access to transit and bike/pedestrian net-

works. If we oppose denser development, traffic and parking will only get worse as lower density development sprawls outward and car travel becomes the only viable option. I do not think this project will meaningfully worsen traffic or parking - this is a highly transit-friendly neighborhood, and I know dozens of [people] who live in this area that do not own a car. This project has inspired me to join my local neighborhood association as an additional means of voicing my support for the project. It's time for a new era of decision-making that supports housing affordability, neighborhood vibrancy, and economic prosperity, and fiscal solvency. Let's do the right thing for Old Town and Chicago as a whole by approving this project.

*Hunter Gillaspie
Old Town*

MURDERING from p. 1

top university there. "Her joyful thirst for life is what brought her and her mom to Chicago, to create and enjoy a better life, and it's something I'm grateful to have known and learned from her," said Lopez. "Sami was and is a truly one-of-a-kind, beautiful soul. To talk with her was like being reminded of what true joy and generosity looks like in a person ... She used her dedication and passion in all she did, from work to family to continued education, and was even taking English language classes in Chicago to improve her ability to connect with others," said Lopez. "Most importantly, though, she loved easily and is loved by so many. She constantly looked out for others and was generous at heart, ready to help anyone at a moment's notice."

PRADA from p. 1

Vincennes, the report said. Green, Chaqwon Birden, 25, Marquise Ramyyeh, 19, and Jahjuan Green, 26, ran from the Jeep but were arrested nearby, officials said. The police recovered the stolen camera equipment from inside the Jeep, according to court records. Judge Maryam Ahmad ordered all four men detained to await trial. The men are each charged with three counts of armed robbery with a firearm and misdemeanor criminal trespass to a vehicle. Birden is also charged with a felony narcotics possession count. Like Green, Ramyyeh was also on parole at the time of the robbery. He was released even more recently than Green: on Sept. 22, after serving half of an 18-month sentence he received for a felony gun possession charge, according to Illinois Dept. of Corrections records.

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