

The two most joyous times of the year are Christmas morning and the end of school.

— Alice Cooper

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And so this is Christmas, I hope you have fun, The near and the dear one, The old and the young. — John Lennon

Uptown's Chicago Market grocery to receive \$5.8M gift of taxpayer funds

The proposed new grocery story going into Uptown's historic Gerber Building below the CTA's Red Line will receive \$5.8 million in Tax Increment Financing [TIF] assistance approved by City Council on Dec. 14.

As TIF funds come from property tax collections within the TIF district, the funds will actually flow from nearby property owners and lease-holders to the operators of the future Chicago Market grocery store, 4620 N. Broadway.

Chicago Market is a community-owned grocery cooperative store, they will carry produce, meats, dairy, dry goods, bulk foods, fresh baked and frozen foods, wine, beer and liquor. They will have approximately 13,000

square feet of retail space, and an adjacent parking lot. Over 2,000 individuals have bought shares in the cooperative, ranging in cost from \$250 or \$500.

Built in 1923 as the primary entrance to the CTA's Wilson Ave. Station, the Beaux Arts structure has been vacant since a 2015 station modernization shifted the station's main entrance to an adjacent block. The one-story structure's \$11.7 million adaptive reuse as a Chicago Market grocery store will include a variety of exterior and interior improvements that will include the restoration of historic finishes and decorative features that contribute to its presence within the City's Uptown Square Historic District.

The Gerber Building has been

As TIF funds come from property tax collections within the TIF district, the funds will actually flow from nearby property owners and leaseholders to the operators of the future Chicago Market grocery store, 4620 N. Broadway.

used periodically for farmers markets and pop-up events since 2018. Chicago Market says they will provide full-time employment for more than 70 people.

City Hall pushing TIF renewals to funnel billions in tax dollars into hot neighborhoods

The mayor campaigned on reining in Tax-Increment Financing, but is continuing the controversial practice in some affluent areas that may not need them.

BY ALEX NITKIN
Better Government Association

The gleaming new office tower at 1375 W. Fulton St. wasn't just a beacon for Chicago's ballooning tech industry; it was a model for equitable development that would spark the entire city's post-pandemic economic recovery, Mayor Lori Lightfoot vowed during a May 2021 ribbon-cutting ceremony.

"For us to recover from the social and economic crises that COVID spawned, we couldn't afford to take any shortcuts or half measures," the mayor said at the grand opening event for the life sciences firm Portal Innovations, which was opening offices at the site. "We needed to create dynamic, inclusive economic growth that uplifts our neighborhoods."

A year later, more than 91% of the building's property taxes are feeding into a fund that benefits Fulton Market and the Near West Side, two of the fastest growing neighborhoods in the city.

The fund is scheduled to dissolve at the end of 2022, which would send a windfall of hundreds of millions of dollars to the city of Chicago, Chicago Public Schools and other local governments.

But instead, the Lightfoot administration is maneuvering to keep the local fund alive so it can pool another \$1 billion or more for projects on the Near West Side during the next decade.

The Kinzie Industrial Corridor Tax-Increment Financing [TIF] district, which in 2020 pulled nearly \$72 million in property taxes into the fund dedicated to West Loop and Near West Side capital projects, is one of nearly a dozen such districts city planning officials are pushing to keep alive through 2034 instead of letting them expire this year as scheduled. The 11 districts, all created more than 20 years ago, would otherwise be required under state law to expire and release their unspent funds back to local governments.

Illinois' controversial TIF program lets cities freeze the level of property taxes that are delivered to local governments within specific areas, and divert all new tax growth into special funds that

city administrators can tap for construction projects in those areas for 23 years.

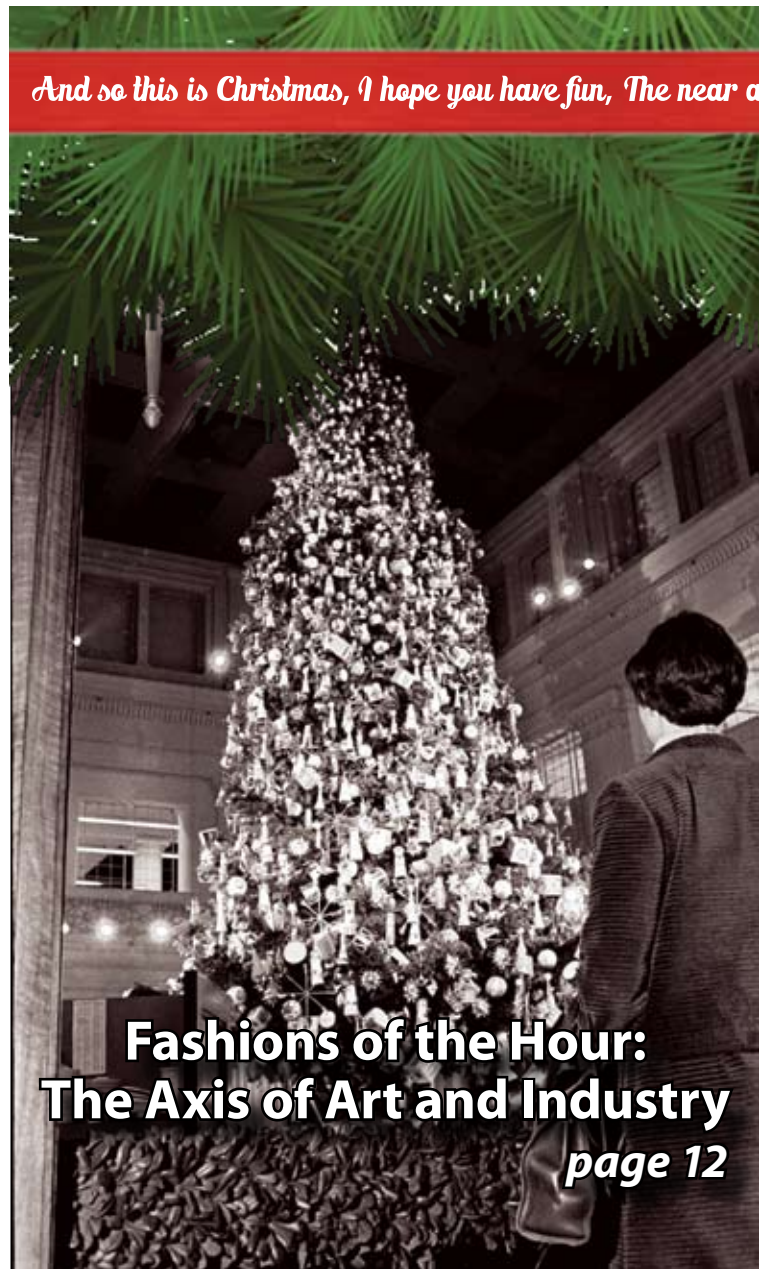
Developed as a tool to kick-start private development in struggling neighborhoods, the program has drawn criticism for often helping areas that are already economically vibrant and attractive to developers. Critics say those TIF districts accumulate wealth in fast-growing areas, such as the Cortland/Chicago River TIF that Mayor Rahm Emanuel muscled into existence in 2019 to divert up to \$1.3 billion into infrastructure surrounding the massive Lincoln Yards development on the city's North Side.

In areas like Fulton Market, whose Kinzie Industrial TIF was created in 1999, the overwhelming majority of property tax revenues now flow back into the same neighborhood instead of paying for schools, parks and municipal services across the city.

Lightfoot brandished reforms in 2020 that brought some new transparency to the city's use of TIF, and her administration has let many more TIF districts expire than it has created new ones.

Still, the city's planning de-

BILLIONS see p. 6



Fashions of the Hour: The Axis of Art and Industry page 12

Christmas tree at the Marshall Field's Walnut Room, 1966. Courtesy Chicago Sun-Times collection, CHM

New city ordinance means you can get ticketed or towed for blocking intrusive bike lanes, page 5

Another high density, limited parking project for Lincoln Square

High density projects with too little parking continue to get a free ride in City Hall. On Dec. 2 a building permit was approved for a new \$7 million, five-story mixed use Lincoln Square building at 2505 W. Farragut Ave. The building will only offer 24 parking spots to serve the 42 residential units, and the employees and customers of the first floor commercial users.

The owner is listed as 5216 N Lincoln LLC, and the architect of record is John C. Hanna.

Until the onslaught of Transit Oriented Development housing, developers were required to provide a minimum of one parking spot per residential unit.

The building will have an elevator and a communal roof deck accessible via an enclosed staircase.

Future residents with cars will have to secure rental spaces elsewhere, or search for street parking on nearby streets if they are not one of the lucky 24 to secure the garage spots.

A second permit was also given Dec. 2 to the same ownership group for a new mixed use property in the same vicinity, at 2354 W. Farragut Ave.

The plans offered by 5235-41 N Western LLC indicate this project will provide a one-for-one parking ratio with 18 units spread across the second through fourth floors. There will be 18 designated parking spaces for residents and 16 spaces for non-residents, presumably for the first floor commercial tenants. The development will rise in an existing Byline Bank parking lot.

Chicagoans share a unique level of human survival



By Thomas J. O'Gorman

Real Chicagoans tell on themselves. We easily give ourselves away.

You can spot us in a crowd. See our work in everyday quiet display. Uncovered in the goodness of our fingerprints and shoeprints on the sidewalks, not just our baseball hats sporting a Cubs or Sox logo.

We have our ways about us. Those big loud displays of fancy excellence at Wrigley Field, the Mercantile Exchange, the Lyric Opera or the finish line of the annual Mackinac Race.

We can also be spotted in line at White Castle, Fluky's and Manny's. We don't only eat at Gibson's.

We could be smelling the roses in Millennium Park or the daisies at Holy Sepulcher Cemetery. Or crowding the City Council chambers, often called yet another local cemetery.

We also spot our common identity in the countless small ways of maintaining our urban civility through kind deeds, or observing the rules of Chicagoan law and order, adapting to the conduct code of life on the lakefront and the peculiar etiquette of manicuring the flora and fauna of neighborhood life.

This is why Chicago is not just another New York, Boston, Los Angeles, Cleveland or Fargo.

It's good to remind ourselves of this. Healthy for our civic sense of well-being, as sweet as a Lou Mitchell's donut hole.

This has been something true in every generation of Chicagoans from Mark Beaubien, our

pioneer inn-keeper, to our most significant civic booster, hotel maven Potter Palmer.

This truth has stirred the hearts of every serious Chicago citizen from Mayor Long John Wentworth to Mayor Richard J. Daley, from Cardinal Stritch to Cardinal Cody.

We see this unique display of being a Chicagoan rear its head every time a car refrains from making a U-turn on a busy street. Or someone bends down and picks up a discarded copy of the Sun-Times from the sidewalk and tosses it in the nearest trash bin.

You can easily spot it when folks waiting for a light to change halt their crossing the street until left-turn drivers complete their full turn. When motorists practice the correct procedure at a four-way stop sign; look both ways before opening a car door in a bike lane, or let another driver pull out of a parking lot onto the street in front of them.

It's right there to quietly see when a diner quietly picks up the check for a surprised fellow eater at a local breakfast spot. Or adds coins to a parking meter about to run out. (OK, we used to do that... with the new payboxes, who even knows if a meter has run out?)

Chicagoans are at their best when they allow their hearts to truly make them a thoughtful, gracious citizen of the Prairie. It's what always touched the hearts most, of people like local lawyers Abe Lincoln, Clarence Darrow, Abraham Lincoln Marovitz, Edward Fitzsimmons Dunne, Sheila Murphy Racey, Mary Anne Mc-Morrow, Anne Burke, Miriam Balanoff, Marina Amandola and Dave Haracz.

Chicagoans' unique sense of identity is not magic. It's good health. The product of reasoned living and humanitarian ideals. Both of which came in pretty handy during our pioneer days and later after the Great Fire of 1871.

Here in the capitol of the American heartland, Chicagoans

have always had the chance to shape a new kind of American city, surrounded by the extraordinary natural beauty of 26 miles of lakeside beaches. The inventive home of dynamic styles of modern commercial markets, like the Board of Trade or the Mercantile Exchange. Expressing a fresh new American identity in a flourish of modern high-rise urban architecture that remains the envy of the nation.

Chicago was reinventing what it means to be a city, just in time to welcome the vast populations of immigrants who transformed Chicago with muscle and brains. We would never be the same.

All of this is why we have an enviable American identity that is unique among our nation's cities.

Chicagoans espouse a character and spirit that has no match. And it rears its strength fullest in the days before Christmas and during Hanukkah. When Chicagoans can roll up their sleeves to make sure our neighbors can embrace the feasts with hope and joyfulness. And fuller pantries, well-stocked refrigerators and freezers.

The warmth of Chicago sharing is truly the mystery of life under the canopy of the manger. The warm glow of light from the menorah and the alternatives that their impact, still, provides.

So box up those vittles and hearty ingredients that will sustain the needy, the hungry, the lonely and the sick.

Bring some warmth to others. And some homemade chicken soup. (Make sure you put in a few matzah balls.) Change the decor of others' hearts and bellies.

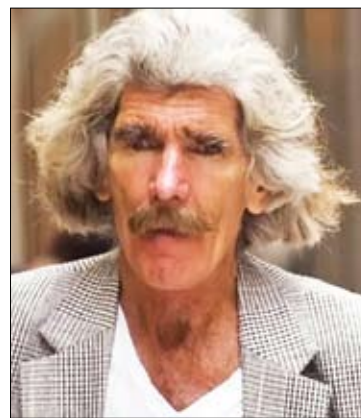
Let the light of our menorahs cast a special brightness and heat on the shivering humanity of a new immigrant family. Or reward a veteran Chicago character who loves homemade cherry pie and Frango mints. And overtip those who serve us, by a large amount.

Chicagoans share a unique level of human survival. That's what those four red stars mean on our city's flag. Flex your sweet urban muscle for the season. Carry the humanity that people need the most from door to door. Sing those carols that best display

our common traditions, shared dreams and favorite meals in which we tell on ourselves. Like a loudmouth fan in a Wrigley upper deck seat.

And give ourselves away. Mazel tov. Especially, as Christina Rosetti writes in my favorite carol:

In the bleak midwinter, Frosty wind made moan, Earth stood hard as iron, Water like a stone, Snow had fallen, Snow on snow, on snow, In the bleak midwinter, Long, long ago.



James Kromelis, Walking Man.

OUTRAGE: James Kromelis, 74, Chicago's "Walking Man" who paced the streets of downtown Chicago, a homeless man with a city of friends, died seven months after being set on fire by a stranger whose cruelty never healed. His death should be a moment for all Chicagoans to recalibrate our sense of appropriate human outrage that such evil lives among us. **Joseph Guardia** was arrested on charges of attempted murder for igniting the sleeping Kromelis on Lower Wacker.

DAYLIGHT BASEBALL: Three cheers for Lincoln Square and North Center residents for fighting against lights and night baseball in Welles Park. A private youth baseball organization is gunning to install 60-foot tall LED light towers and introduce an extended night game schedule at the park. They say the towers would have a significant impact on parking, traffic, litter, noise and light pollution in the neighborhood. They want this proposal to be rejected by **Ald. Matt Martin** and the Chicago Park District.



Willson Contreras, we miss you already.

CUBS NEWS: **Willson Contreras** was the longest-tenured player in the Cubs organization when he departed Addison St. So I guess we didn't need him? I'm sad to see him go. The 36th Annual Cubs Convention returns to the Sheraton Grand Chicago Jan. 13-15, 2023, a fan-favorite for sure with players, coaches and alumni. On view will be **Ernie Banks'** 1958 and 1959 MVP Awards, **Greg Maddux's** 1992 Cy Young Award, and **Ron Santo's** 1969 game-used jersey.

HEALING: Coming Dec. 28, 6 p.m., to the International Museum of Surgical Science on N. Lake Shore Dr., is Conversation: The Healing Power of Art, between **Lucas Livingston**, Exec. Director of Chicago Hyde Park Village and art therapist **Eric Spruth**, on how art can combat loneliness. Chronic loneliness has been called the silent epidemic of the 21st century. So true. Go, and take a friend. They will give examples of how arts enrichment can be a meaningful and impactful intervention in mitigating the harmful effects of loneliness in people's lives.

MEDIA PAL: **Floyd Brown** the long inspiring announcer and

CHICAGOANS see p. 9

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(Left) The two "attorneys" representing the Big Bad Wolf in court. (center) With the help of Raven Theatre, students from the second grade classes at Stone Scholastic Academy, 6239 N. Leavitt St, are producing live plays on stage. (Right) Left to right: Stone assistant principal Jennifer Wynne, second grade teachers Poonam Desai and Jane Powers, and Stone principal Dr. Kate Nestler. Not pictured but heavily involved was Mechelle Moe, director of education, Raven Theatre.

Decking the halls with adorable merriment at Stone Scholastic Academy



Heart of the 'Hood By Felicia Dechter

Does anyone remember the old Van Camp's Pork and Beans commercial, with the catchy jingle whose lyrics went like this: *Simple pleasures are the best, All the little things that make you smile and glow, All the things you know, Life's simple pleasures are the best, Are the best, In all the world.*

It's definitely an oldie but goodie. And it has been running through my head since last Friday, when I went to see a heart-warming show performed by the two second grade classes at Stone Scholastic Academy, 6239 N. Leavitt St.

Each of the filled-with-talent classrooms did a short play, and although they both had themes concerning pigs with "Bad Guys," and "The True Story of the Three Little Pigs," being the titles, that wasn't what made me think of the pork and beans song. It was seeing these young kids and their amazing effort that made me realize that life's simple pleasures -- just like this -- truly are the best.

The pair of second grade classes consist of about 28 students each, all of them being seven and eight-years-old. What an awesome job they did. I applauded them loudly last week, and now they deserve a second round of applause. They all get an A+ and then some.

That goes too for their teachers and everyone else who helped to make the show a success, including the school's friends from a true community treasure, the Raven Theatre, 6157 N. Clark St. According to Stone's principal Dr. Kate Nestler, every year, Stone partners with Raven for a 10-week arts residency program with its second graders. Each year, there is a new, original script developed, usually based on two to three pieces of children's literature with a common theme.

"Mechelle Moe from Raven works with our students and teachers to produce the show

from start to finish each year," said Nestler. "They work (with Mechelle once per week for an hour for 10-weeks and then ramp up rehearsals a week or so before the show. They also sneak in extra practice time during the school day and at home as well."

She said the Raven partnership is made possible by the generous support of Friends of Stone Academy [FOSA]. FOSA is a not-for-profit organization that raises funds to support Stone Scholastic Academy and is made up of parents, community members and representatives from Stone's faculty and administration. "FOSA raises money for a wide variety of enrichment programs, including our arts residencies," said Nestler. "With the help of FOSA, Stone is able to provide students at each grade level with their own unique arts residency each school year. These residencies include a variety of programs across arts domains including music, dance, theatre, visual arts and digital media." (Visit stoneacademy.net/donate if you would like to support the work FOSA does at Stone).

I hope that you all can take part in at least one simple pleasure this holiday season. Something that brings you joy and happiness, just like the second grade classes at Stone did for me. Thanks to the school and Raven Theatre for making that happen, and for reminding me of what I learned as a kid from that memorable little jingle... that life's simple pleasures truly are the best.

Save the date... mark your calendars now for the upcoming Celebration of Life that's being held in memory of activist, artist and Lakeview legend Charlotte Newfeld. The event will take place from 6 to 8 p.m., Jan. 24 at Ann Sather restaurant, 909 W. Belmont Ave. Anyone who would like to attend please RSVP by Jan. 10 to Charlotte's daughter Julie Newfeld at jnewfeld@gmail.com.

'Tis the season... to ice skate and party, and six to 15-year-old young people who are deaf or hard of hearing can do both -- and more -- at a winter extravaganza being held by the Chicago Park District from 10 a.m. to 5 p.m. at Horner Park, 2741 W. Montrose Ave. There'll be arts and crafts, skating, sports and games. Be sure to bundle up.



The "judge" and jury members declared the Big Bad Wolf to be innocent.

Nice not naughty... is the cutest pooch ever, Helen, whose moms are Rogers Parkers Belia Rodriguez and Jenn Kleiman. At an annual event held by neighborhood businesses Bark Place and Jarvis Tavern, Helen bonded with Santa, and because she has been a very good girl this year, hopefully her Christmas wishes of peace on Earth and bigger sticks will be fulfilled. I doubt that superstar Helen will attend but Rodriguez, a 49th Ward aldermanic candidate, is holding a Meet and Greet tonight (Wednesday) from 6 to 7:30 p.m. at the Rogers Park branch of the Chicago Public Library, 6907 N. Clark St.



Cuteness overload as Helen and Santa get some lap time in at the Rogers Park businesses' Bark Place and Jarvis Tavern's annual holiday event.

CTA down 20%... Yes the CTA is still suffering from customer fear over the pandemic, and over security risks related to criminal activity on buses and trains. But the CTA is also experiencing long term issues related to a 20% vacancy rate in CTA driver, rail operator, and support positions. Like everyone else, they're having trouble recruiting employees.

Ridership plummeted in March, 2020, and commuting patterns changed for the long-term with so many people now working from home. And all the criminal activ-

ity on the CTA now only exacerbates the problem.

In an effort to address these problems, the CTA is now posting a monthly scorecard on their success in creating more trust in the CTA for future employees and riders.

As the CTA rolls out massive new multi-billion dollar expansion plans, one wonders where they'll find people to fill all the open jobs, and when customers will feel secure enough to return as riders? They are now working hard to recruit new staff to alleviate the workforce shortage, but they will need help from the City and County to alleviate the very real crime and security fears. Chicago residents may follow and track their progress by visiting www.transitchicago.com/meetingthemoment/.

Here's wishing all of our readers a Happy Hanukkah and a very Merry Christmas. May the beauty of the season bring hope, happiness and peace to all, no matter how or what you celebrate.

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Did you miss Open House Chicago? Well then do a tour on your own

BY RENO LOVISON

You don't need to be an architectural expert to simply look around and enjoy the various styles, building materials and artistic elements that combine to make up Chicago's diverse urban landscape.

Open House Chicago was back for another weekend of architectural discoveries and delights. The free public festival from the Chicago Architecture Center provides behind-the-scenes access to architecturally, historically and culturally significant sites across the city. If you missed this year's effort, there will be another one next year. But why wait for next year when one can continue exploring all year long with self-guided tours and a suite of virtual programs.

There is probably no better place to begin an observation on the North Side than the Old Town / Gold Coast area with its abundance of 19th Century wood and brick buildings, harkening back to the city's post Chicago Fire roots, side-by-side with glass and steel modern, post-modern, late modern, and millennium modern examples, both large and small.

In these two neighborhoods one easily find single family homes and multi-family structures ranging from two to over 200 units, as well as myriad commercial structures, some of which were built for their specific purpose and others that have been redeveloped to meet the changing needs of a growing metropolis.

This activity was inspired by Open House Chicago, which takes place every October and features more than 150 sites in 20+ neighborhoods across Chicago and nearby suburbs.

Our choices were selected from a list of suggestions that were part of this year's Open House Chicago Program. These choices are in no way a comprehensive look at the area, but rather an opportunity to take a peek at some of the often overlooked gems that



The Playboy Mansion, 1340 N. State Parkway.

are lurking under our nose on a daily basis.

During the weekend event, visitors are treated to some special access and information provided by onsite experts. However, there is no reason not to tour these locations any time during the year. Additionally we included a few stops not on the suggested list of venues that were spotted along the way.



Sculpture outside Palette and Chisel Academy of Fine Arts, 1012 N. Dearborn St.

Our roughly three mile self-guided walking tour in Old Town began at Wells and Evergreen in front of the former Dr. Scholl's factory. There is a plaque on the south-east corner providing a brief history of the building. Walking south to Division you will see the House of Glunz Wine and Spirits, one of the few remaining, largely

untouched, late 19th century commercial storefronts in the area. Operated by the Glunz family for over 100 years.

Continuing south a few blocks you can visit millennium era Walter Payton College Prep with its almost 80' high glass and steel atrium joining two brick structures on either side. Compare that with the Reuban Salazar elementary school directly across the street (built in 1882) to consider similarities and changes in attitudes regarding the architecture of education.

Head east to Dearborn and Oak to the Palette and Chisel Academy of Fine Arts jammed with interesting architectural features inside and out. Originally built as a single-family residence, circa 1870, it was a boarding house before becoming an artist's work space and gallery in 1921.

From here we meandered over to Rush St. taking time to regard the remnants and skeletons of the street's not too distant past. Some of whom - like many of the local patrons - look a bit weary in the harsh light of day.

Moving north, Rush St. becomes State Pkwy. leading into the heart of the Gold Coast. A dip inside the Ambassador Hotel provides a chance to catch the cool mid-century vibe of the former Pump Room that entertained celebrities and legends in the 1940s, 50s and 60s.

While you're in the swinging mood, find the former Playboy Mansion in the next block before making your way to the Cardinal's Residence at North Ave. opposite Lincoln Park. There is a plaque on the edge of the park at Dearborn and North that explains a bit about this location's history as a former cemetery.

Looking to the west you will see the Chicago History Museum with its glass and steel façade and



House of Glunz Wine and Spirits, 1206 N. Wells St.



Walter Payton College Prep, 1034 N. Wells St.



Carl Sandburg Village, 1355 N. Sandburg Terrace.

across Clark St. the most interesting shape of the Moody Bible Institute Tabernacle.

Now turn back south at North and Clark taking a moment to enjoy the historic Germania Club building at Germania Place which currently houses the Lighthouse Immersive Artspace.

Ending our travels was a walk through Carl Sandburg Village built in the 1960s as a virtual city within the city. The collection of high-rise and low-rise multi-unit residences are interspersed with single-family townhouses to create a variety of living spaces able to accommodate a diversity of middle-income residential needs. Politically and socially Sandburg was intended to be a

kind of buffer between the Gold Coast and what was at the time the lower income Old Town neighborhood. Today it stands as an important example of mid-century architecture and mid-century urban planning.

Whether you follow my tour or make one of your own consider taking time to look around and enjoy the visual spectacle that is Chicago.

Reno Lovison has recorded this as a podcast walking tour at Chicago Broadcasting Network available wherever you prefer to listen to podcasts.

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New city ordinance means you can get ticketed or towed for blocking intrusive bike lanes

'Small Business Saturday' is over, so bugger off small local retailers

Fair warning to all the double-parked Fed-Ex, UPS, Amazon, US Postal Service, Door Dash, beer and Coke truck drivers, the city is planning to ticket and tow you all for blocking bike paths while making deliveries.

Or not.

On Dec. 14 an ordinance was passed in City Council that presumes to make the city's roads safer for pedestrians and bicyclists by ticketing, and perhaps even towing, those who park in the evermore intrusive bike paths that are popping up on commercial streets all over town.

But savvy city folks know that Chicago's efficient ticket writers may be much more lenient for those commercial offenders over car drivers who may be picking up or dropping off a friend or family member in front of their favorite retailer.

North Siders have seen commercial parking spaces along traditionally commercial streets disappear in favor of lightly used bike paths, and as could be expected, it has mostly created conflicts with city officials and bikers on one side, penalizing suddenly aggrieved business owners who lose customer parking, and watch as their customers choose to shop elsewhere, where parking is available.

Just last month Mayor Lori Lightfoot herself was castigated for double parking her city vehicle in a bike lane while she popped into Roeser's Bakery on North Ave. to pick up donuts. For well over a century Roeser's had access to commercial parking in front of their bakery. Then some misguided bureaucrat took that parking away from them, in favor of a new bike path.

The measure, sponsored and championed by Ald. Andre Vasques [40th], and co-sponsored



The North Side has seen commercial parking spaces along traditionally commercial streets - like Clark St. above - disappear in favor of lightly used bike paths. As could be expected, the loss of customer parking has created conflicts between bikers and small businesses.

by almost every other alderman too, increases the fine for blocking a bike lane from \$150 to \$250.

It's now a case of the 'chicken or the egg.' What came first, bicyclists claims that unsafe driving and a lack of protected bike lanes contribute to dangerous conditions, or was it drivers who claim it is rogue bikers who do not follow accepted traffic laws and rules of the road safety protocols who are contributing to make conditions dangerous?

Or are people just seeking something that is impossible to achieve? A guarantee of safety on public roadways?

The ordinance also expands the number of city bureaucrats who can request a tow for a car blocking a bike lane and allows the Chicago Dept. of Transportation to revoke the service permit of service vehicles for blocking bike lanes. But don't hold your breath waiting for City Hall to revoke perhaps the nation's single biggest offender of the law - Amazon

- anytime soon.

The city's efforts come at the same time that City Hall is promoting - and many times even underwriting - the massive ex-

The measure, sponsored and championed by Ald. Andre Vasques [40th], and co-sponsored by almost every other alderman too, increases the fine for blocking a bike lane from \$150 to \$250.

pansion of Transit Oriented Developments that do not provide suitable off-street parking for residents or first floor commercial users.

The city's move to eliminate commercial street parking, combined with the greater use of shared car and on-demand delivery services, has increased the number of vehicles on call in traffic. The vast majority of

these vehicles double park on city streets consistently throughout their shifts. This new legislation is another step in the ongoing war on private vehicles.

All those TV commercials with the new car Christmas gift, with the giant red ribbon on top? Well take it back, and buy the whole family bikes.

"We've been car centric since like the 1920s. And that's not where we are going forward," Ald. Vasquez told Block Club. "If you're somebody who's an environmental justice person and you want to see that we're in a society where people are driving less cars, you have to create better infrastructure, better public transportation and safer models for people to ride. This is just the beginning of a number of pieces of legislation that we're all working on."

The new ordinance goes into effect on Christmas Eve. Merry Christmas to all, and to all a good towing.

New Years at Navy Pier

Ring in 2023 with fireworks, entertainment and dancing on Chicagoland's largest dance floor

Navy Pier always hosts one of the biggest New Years Eve party of the year in the opulent and historic Aon Grand Ballroom. This year the Pier will again feature food service and bar, dancing, and live band and DJ entertainment, ending with a festive midnight countdown followed by the return of one of Chicago's most cherished traditions: Navy Pier's famous fireworks show at midnight.

Doors open at 8 p.m., and the party concludes at 1 a.m. Tickets are required for entrance. Matt Kysia returns as the Master of Ceremonies.

New Year on the Pier is expected to sell out, so it is highly recommended that tickets be purchased in advance. Guests must be 21 or older. For information, email jim@greencurtainevents.com.

The general admission includes premium spirits, craft and domestic beers, house wines, champagne, gourmet passed appetizers, and party favors for the duration of the event. VIP admission also includes access to the VIP-only Balcony, exclusive rooftop access to view the fireworks, private food stations, ultra-premium bar, party favors, and express entry.

A limited number of VIP Lounge Table Packages will be made available. The package includes 12 tickets with lounge seating, skybox view of the stage and dance floor, dedicated server with table-side appetizer trays, beer and cocktail table service, and premium champagne.

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BILLIONS from p. 1

partment and local aldermen have backed multiple extensions to keep the engine running in hot neighborhoods like the Near North Side, and the City Council is on the verge of extending districts in the West Loop, Pilsen and nearly a dozen other neighborhoods.

The renewals are examples of how the TIF program has exceeded its original purpose, according to David Merriman, an Edgewater resident and professor of public policy at the Univ. of Illinois at Chicago who studies Chicago's use of TIF districts.

"Looking at Pilsen and Fulton Market, both of those areas are hot," Merriman said. "I'm not saying there shouldn't be any public action there, but why the heck do you need to do it in a TIF?"

"Nobody thinks those areas are stalled," he added. "Private developers already want to invest there."

The 11 districts poised for renewal collected nearly \$158 million in combined revenues and declared about \$509 million in their collective fund balances at the end of 2020, Cook County Clerk's Office records show. If the districts were allowed to expire, that money would all be returned to the city's general fund and its school system, park district and other taxing bodies.

If those TIF districts weren't renewed, local governments could tax property at a lower rate and raise the same amount of money. That would amount to about \$120 in tax savings for a single year for the owner of a Chicago property valued at \$250,000.

A spokesman for Lightfoot defended the planned renewals in a statement issued on Nov. 23.

"TIF is an important tool for economic development, and under the Lightfoot Administration the system has been reformed to support equity, transparency, and accountability," Lightfoot press secretary Cesar Rodriguez said. "Many districts have been terminated or allowed to expire because they did not advance the

goals of the city."

Since 2019, city planning officials have green-lit more than \$178 million in TIF funds to help pay for about \$469 million in infrastructure spending through the Kinzie Industrial Corridor dis-

The renewals are examples of how the TIF program has exceeded its original purpose, according to David Merriman, an Edgewater resident and professor of public policy at the Univ. of Illinois at Chicago who studies Chicago's use of TIF districts. "Looking at Pilsen and Fulton Market, both of those areas are hot," Merriman said. "I'm not saying there shouldn't be any public action there, but why the heck do you need to do it in a TIF?"

trict alone, which hugs the Metra and CTA Green Line tracks from Halsted St. all the way to Kedzie Ave., according to city records.

"This extension really builds on many of the plans and studies that have been completed in these years," Ryan Slattery, an analyst with the Chicago Dept. of Planning and Development, said in July. He rattled off a list of school renovations, public transportation projects, affordable housing initiatives and streetscape projects in the pipeline for funding.

"We anticipate the future TIF-funded projects in the area to include both pending and potential future projects if the extension is approved," Slattery added.

City leaders have forecasted revenues or expenditures after 2022 for only four of the 11 districts they plan to renew: the Pulaski Industrial district, 24th/Michigan, Madden/Wells and Woodlawn.

But the TIF districts' annual revenues are likely to skyrocket if they are renewed — especially after Cook County Assessor Fritz Kaegi's 2021 reassessment of Chicago, which sent city properties' taxable values soaring.

With property assessments on the rise, Lightfoot's administration is setting a high target for its future spending in the Kinzie Industrial TIF. A pending ordinance before the City Council would free up the Lightfoot administration to spend up to \$1.3 billion

INSIDE PUBLICATIONS

through the district on infrastructure projects through 2034.

By creating the Kinzie TIF district in 1999, city leaders froze the area's taxable value at less than \$145 million — the amount that the city, Chicago Public Schools

the even larger Kinzie Industrial Corridor TIF, which lies entirely inside his ward.

He defended the move to keep the flourishing Fulton Market neighborhood inside the district, calling it a critical piece of the city's plan to boost the number of affordable units in flashy new apartment high rises. The city's updated affordable housing rules require developers to charge affordable rents on at least 20% of new units in wealthy areas, or pay a penalty. City officials say developers can't be asked to surpass the threshold without public financing.

The city's Fulton Innovation District plan, codified in 2021, sets a goal for all new housing in the northern part of Fulton Market to include at least 30% affordable units.

"It's important that we have 30% affordable housing in that Fulton Market area," Burnett said. "With all that development going on, we need to... keep it diverse."

The alderman listed multiple other projects in the district, including a new Metra station planned at Ashland and Ogden avenues, an expensive endeavor he called "very important — not just for the Kinzie area, but for the whole West Side." He added that the western reaches of the TIF district in East Garfield Park include "a lot of vacant land," including some officials are eyeing for a potential expansion to The Hatchery, a celebrated nonprofit incubator dedicated to cultivating West Side restaurant and grocery businesses.

Burnett noted that the city has spread some of the Kinzie TIF's wealth to the neighboring Midwest TIF district, which encompasses poorer neighborhoods like Garfield Park and North Lawndale. City records show that in 2020, the Kinzie TIF ported \$5.1 million — about 7% of its revenue from that year — into the Midwest TIF for a streetscape project.

"I'm doing Robin Hood, man," Burnett said. "I'm trying to use the money to pay for the folks who really need it."

(Of course the real Robin Hood actually took money from the king's tax collectors and gave it to the poor.)

Nathan Ryan, an organizer with the progressive group Grassroots Collaborative, doesn't dispute that The Hatchery and Metra riders deserve public funds. But TIF districts, which accumulate money that would otherwise be sent to Chicago Public Schools, shouldn't be their ticket, he said.

"By state statute, the TIF program is to help blighted, low-income communities — it is not intended as a catch-all development gimmick," Ryan said. "Looking

at Fulton Market, where is the blight? Is this really for a low-income community, or is this about continuing to lubricate the gears for developers?"

City planning officials boast that most of the money generated by Chicago's 130-plus TIF districts have gone to public projects since 2019. And new monthly reports stemming from Lightfoot's 2020 reforms show the overwhelming majority of the approximately \$178 million in TIF spent in the Kinzie district since 2019 went to school construction or CTA projects like the construction of a new Green Line station at Damen Ave.

Still, critics like Ryan say the spending amounts to an "abuse" of a program designed to boost poor neighborhoods that otherwise would have no way to pull themselves up.

"What's egregious about this is, if the city wants to build affordable housing, roads, bridges, a food incubator...they could spend it from a normal budget expenditure," Ryan said. "The money doesn't have to come from Black and Brown schoolchildren. There are other places to look for money."

If the Kinzie TIF did not exist in 2020, Chicago Public Schools would have received about \$40 million in additional property tax revenues that year, records show.

Even with Lightfoot's reforms, the TIF system has been widely panned for lacking transparency.

While the City Council routinely votes to approve high-dollar TIF expenditures, many smaller projects are green-lit out of the public eye by the city's TIF Investment Committee, which comprises top officials in the mayor's office and the city's planning and finance departments.

Even for projects that need City Council approval, aldermen often complain of being kept outside the loop by the planning department, as they did before voting in November to unlock \$13.5 million in TIF funds to rehab a half-dozen grocery stores on the South and West sides.

While the Kinzie Industrial Corridor TIF is the largest district up for renewal, it is not the only one that includes red-hot real estate.

The Pilsen Area TIF district, created in 1998, mostly comprises industrial property surrounding the Chicago River south branch between Canal St. and Western Ave. But it also traces a mile of the Cermak Rd. commercial strip and pokes up to include portions of the booming 18th Street corridor. The Pilsen district scooped up nearly \$26 million in tax increment revenue in 2020 alone, with more than \$233 million shoveled into the district during its lifetime. It declared a \$64.5 million fund balance at the end of 2020.

The area's alderman, Ald. Byron Sigcho-Lopez [25th], is no fan of the city's TIF program nor of Lightfoot's stewardship of it. But he said he supports the renewal of the Pilsen TIF district, arguing that it has helped empower neighborhood-led development that would otherwise be chan-

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(Left) Robert Lewis May. (Center) Original manuscript of "Rudolph the Red-Nosed Reindeer." (Right) Songwriter Johnny Marks' "Rudolph the Red-Nosed Reindeer" song hit No. 1 on the U.S. charts the week of Christmas 1949.

Rudolph the Red-Nosed Reindeer inspired by visits to the Lincoln Park Zoo

BY PETER VON BUOL

Eighty-two years ago, the story of Rudolph the Red-Nosed Reindeer appeared as a promotional booklet published by the Chicago-based Montgomery Ward and Co. The story made an immediate impact on Christmas lore as the company operated more than 500 department stores and had a highly-successful mail-order business.

The story of Rudolph, the little reindeer who saved Christmas, was introduced as a Christmas story by Robert Lewis May, then a copywriter for Montgomery Ward. Given the assignment while his wife, Evelyn, was dying of cancer, May had made frequent visits to the Lincoln Park Zoo as a way to provide a diversion for their daughter, Barbara.

At the time, May and his family lived at 2734 N. Mildred Ave., less than two miles from the Lincoln Park Zoo. Then, as now, admission to the zoo was free.

Back then, the zoo had two species of deer with spots. Fallow deer from Europe and Axis deer, originally from India.

While Barbara enjoyed seeing all the zoo animals, deer were her favorites. Inspired by his daughter (and Hans Christian Andersen's story, *The Ugly Duckling*), May wrote Rudolph the Red-nosed Reindeer about the heroic young deer who used a glowing red nose to guide Santa's sleigh on a foggy Christmas Eve.

According to California-based journalist Nate Bloom, who interviewed members of the May family, executives at Montgomery Ward had wanted a "cheery Christmas story" that could be given away to shoppers to generate good will.

Upon completion, May was convinced his tale would become a hit. Company executives, however, had not been so sure because they were afraid the public would connect the heroic Rudolph with the on-screen persona of comedian W.C. Field.

In his Hollywood films, Fields usually portrayed a comedic character who was an alcoholic. Because Fields suffered from a



Gene Autry, former Uptown resident, recorded "Rudolph the Red-Nosed Reindeer" as a favor to his wife, who liked the Rudolph story.

skin condition that had turned his nose red, the department store executives were afraid customers would associate the young Rudolph's nose with heavy alcohol consumption.

In a 1990 interview published in the *Chicago Tribune*, May's daughter, Barbara, said her father had told company executives he

would not change his hero's red nose.

To help sell his concept, May convinced artist Denver Gillen, a friend who worked in the retailer's art department, to visit the zoo in order to sketch the zoo's deer. When Gillen showed May his images, he believed his friend had captured the essence of the zoo's playful deer and used the images to sell his concept to company executives who had doubted him. Some of Gillen's images included deer with spots. These may be a clue as to what species of deer had inspired Gillen.

In 1939, Montgomery Ward's gave out more than two million copies of the free booklet and May became an instant celebrity. By 1947 (no books were printed during World War II), more than six million copies had been given away. Shortly afterwards, as a token of appreciation, May was given the copyright and a successful spoken-word record album was created in time for Christmas sales.

In 1948, May's brother-in-law, songwriter Johnny Marks, wrote Rudolph the Red-Nosed Reindeer. The following year, Gene Autry, the singing cowboy, recorded the song and it became a national hit. Autry had gotten his first big break in show business while performing as a regular on *Barn Dance*, a national radio program hosted by Chicago's WLS AM 89

The story of Rudolph, the little reindeer who saved Christmas, was introduced as a Christmas story by Robert Lewis May, then a copywriter for Montgomery Ward. Given the assignment while his wife, Evelyn, was dying of cancer, May had made frequent visits to the Lincoln Park Zoo as a way to provide a diversion for their daughter, Barbara.

radio station.

Songwriter Marks would revisit the story of Rudolph on numerous occasions. Marks also wrote *Run, Rudolph Run* for Chuck Berry as well as additional songs for the 1964 Rankin/Bass Rudolph television special that remains an annual children's favorite.

In Dec. 1975, May wrote a column for the *Gettysburg Times* newspaper and described the impact the story of Rudolph had on children.

For May, Rudolph's story had been somewhat autobiographical. As a youngster, while May had been academically successful and had skipped grades, this also made him feel socially awkward.

He always found himself to be the youngest and smallest of his peers.

"Today, children all over the world read and hear about the little deer who started out in life as a loser, just as I did. But they learn that when he gave himself to others, his handicap became the very means through which he achieved happiness. My reward is knowing that every year, when Christmas rolls around, Rudolph still brings that message to millions, both young and old," May wrote.

At the age of 71, May died on Aug. 10, 1976 and is interred at St. Joseph Cemetery in River Grove, IL.



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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, -v- SHAHBEGUM ALI, PRATT-ARTESIAN CONDOMINIUM ASSOCIATION Defendants 2022 CH 05045 6749 N. ARTESIAN AVENUE, APT. 2B CHICAGO, IL 60645 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on October 3, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 24, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 6749 N. ARTESIAN AVENUE, APT. 2B, CHICAGO, IL 60645 Property Index No. 10-36-407-037-1019 The real estate is improved with a condominium. The judgment amount was \$100,253.19. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER),

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YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact JOHNSON, BLUMBERG & ASSOCIATES, LLC Plaintiffs Attorneys, 30 N. LASALLE STREET, SUITE 3650, Chicago, IL, 60602 (312) 541-9710. Please refer to file number 22 9610. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales. JOHNSON, BLUMBERG & ASSOCIATES, LLC 30 N. LASALLE STREET, SUITE 3650 Chicago IL, 60602 312-541-9710 E-Mail: ipledadings@johnsonblumberg.com Attorney File No. 22 9610 Attorney Code. 40342 Case Number: 2022 CH 05045 TJSJC#: 42-3825 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 05045 **13209602** 212121 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR NJCC FUND #5 TRUST Plaintiff, -v- GHULAM ASGHAR, JUSTIN KAISE, AS TRUSTEE OF THE ASGHAR FAMILY TRUST, DISCOVER BANK, ATLANTIC CREDIT AND FINANCE SPECIAL FINANCE UNIT, LLC, BARCLAYS BANK DELAWARE Defendants 19 CH 14916 6515 N. WINCHESTER AVE. CHICAGO, IL 60626 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on October 17, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 18, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Real Estate For Sale

Commonly known as 6515 N. WINCHESTER AVE., CHICAGO, IL 60626 Property Index No. 11-31-401-063-0000 The real estate is improved with a single family residence. The judgment amount was \$424,743.10. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact HEAVNER, BEYERS & MIHLAR, LLC Plaintiffs Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 399265. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales.

Real Estate For Sale

HEAVNER, BEYERS & MIHLAR, LLC 601 E. William St. DECATUR IL, 62523 217-422-1719 Fax #: 217-422-1754 E-Mail: CookPleadings@hsbattys.com Attorney File No. 399265 Attorney Code. 40387 Case Number: 19 CH 14916 TJSJC#: 42-4051 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 19 CH 14916 **13209213** 141414 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION TOWD POINT MORTGAGE TRUST 2017-FRE2, US BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE; Plaintiff, vs. STEVEN R. OLUND AKA STEVEN OLUND; WEBSTER BANK, NA; Defendants; 21 CH 1402 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on Monday, January 9, 2023 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate: P.J.N. 11-31-114-012-0000. Commonly known as 2203 West Lunt Avenue, Chicago, IL 60645. The mortgaged real estate is improved with a single family residence. If the subject mortgaged real estate is a unit of a common interest community, the purchaser of the unit other than a mortgagee shall pay the assessments required by subsection (g-1) of Section 18.5 of the Condominium Property Act. Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection. For information call Sales Department at Plaintiff's Attorney, Manley Deas Kochalski, LLC, One East Wacker Drive, Chicago, Illinois 60601. (614) 220-5611. 20-020110 ADC F2 INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com **13208207** IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION REVERSE MORTGAGE FUNDING LLC Plaintiff, -v-

Real Estate For Sale

CORNELL H. HENTZ AS SUPERVISED ADMINISTRATOR OF THE ESTATE OF JAMES HUNTER, WOODREW HENTZ, JR., MELVIN HENTZ, DEDRIC E. HENTZ, CHAUNDRRA ROUSSEAU, ASA COVINGTON, CORNELL HENTZ, UNITED STATES OF AMERICA - SECRETARY OF HOUSING AND URBAN DEVELOPMENT, UNKNOWN HEIRS AND LEGATEES OF JAMES HUNTER A/K/A JAMES HUNTER-HENTZ, MARIO HENTZ, UNKNOWN OWNERS AND NONRECORD CLAIMANTS Defendants 2021 CH 04297 7520 N ROGERS AVENUE CHICAGO, IL 60626 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on June 21, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 12, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 7520 N ROGERS AVENUE, CHICAGO, IL 60626 Property Index No. 11-29-300-012-0000 The real estate is improved with a single family residence. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption.

Real Estate For Sale

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, examine the court file, CODLIS & ASSOCIATES, P.C. Plaintiffs Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876 THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales. CODLIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: pleadings@il.cslegal.com Attorney File No. 14-20-01725 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2021 CH 04297 TJSJC#: 42-4289 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2021 CH 04297 **13208594** 070707 ----- **Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00. Call 773-465-9700**

North Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK) AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2001-4 Plaintiff, -v- JACQUELINE SMITH, YVONNE FINCH FKA YVONNE SMITH, AMERIQUEST MORTGAGE COMPANY, THE CITY OF CHICAGO, CAPITAL ONE, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO CAPITAL ONE, FSB, UNITED STATES OF AMERICA-DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE, CAPITAL ONE BANK (USA), N.A. FKA CAPITAL ONE BANK, 111 EAST CHESTNUT CONDOMINIUM ASSOCIATION, DISCOVER BANK Defendants 10 CH 00492 111 E. CHESTNUT, UNIT 45G 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 December 7, 2017, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 20, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Unit 4500-G in the 111 East Chestnut Condominium, as delineated on a survey of the following described real estate: Commonly known as 111 E. CHESTNUT, UNIT 45G, CHICAGO, IL 60611 Property Index No. 17-03-225-078-1333 The real estate is improved with a residential condominium. The judgment amount was \$526,328.43. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is

Real Estate For Sale

longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact HEAVNER, BEYERS & MIHLAR, LLC Plaintiffs Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 126642. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales. HEAVNER, BEYERS & MIHLAR, LLC 601 E. William St. DECATUR IL, 62523 217-422-1719 Fax #: 217-422-1754 E-Mail: CookPleadings@hsbattys.com Attorney File No. 126642 Attorney Code. 40387 Case Number: 10 CH 00492 TJSJC#: 42-4448 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 # 10 CH 00492 **13209243** 212121 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION BKC MORTGAGE TRUST 2020-RTL1, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE Plaintiff, -v- ZILLA PROPERTIES, INC., CAROLINA LAPEKAS, IRA SERVICES TRUST COMPANY Defendants 22 CH 5535 1952 NORTH BISSELL ST

Real Estate For Sale

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 October 7, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 9, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 1952 NORTH BISSELL ST, CHICAGO, IL 60614 Property Index No. 14-32-407-058-0000 The real estate is improved with a multi-family residence. The judgment amount was \$1,028,205.66. Sale terms: 100% of the bid amount shall be paid in certified funds immediately by the highest and best bidder at the conclusion of the sale. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. The certified check must be made payable to The Judicial Sales Corporation. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact Travis P. Barry, KELLEY KRONENBERG Plaintiff's Attorneys, 20 N CLARK STREET SUITE 1150, Chicago, IL, 60602 (312) 216-8828. Please refer to file number 02203408. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales. Travis P. Barry KELLEY KRONENBERG

Real Estate For Sale

20 N CLARK STREET SUITE 1150 Chicago IL, 60602 312-216-8828 E-Mail: barry@kklaw.com Attorney File No. 02203408 Attorney ARDC No. 6305429 Attorney Code. 49848 Case Number: 22 CH 5535 TJSJC#: 42-3861 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. **13208843** IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, CHANCERY DIVISION JPMBB 2015-C32 EAST DELAWARE PLACE, LLC, Plaintiff, vs. PIL II, L.P., CHICAGO REGAL HOLDINGS, LLC, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, Defendants. Case No.: 2022 CH 03820 198 East Delaware Place Chicago, Illinois 60611 NOTICE OF FORECLOSURE SALE PUBLIC NOTICE IS hereby given by Plaintiff JPMBB 2015-C32 East Delaware Place, LLC ("Plaintiff") that pursuant to a Judgment Order of Foreclosure and Sale entered in the above-captioned cause on November 23, 2022, the Sheriff of Cook County will, on Thursday, January 19, 2023, at the hour of 1:00 p.m. at the Daley Center, Lower Level Room 06, 50 W. Washington, Chicago, IL 60602, sell to the highest bidder for cash, the following described mortgaged real estate: PINS: 17-03-213-003, 17-03-213-004, 17-03-213-009 Commonly known as: 198 East Delaware Place, Chicago, Illinois 60611. The mortgaged real estate is commercial. Sale shall be under the following terms: Bidders must present, at the time of sale, a cashier's or certified check for 10% of the successful bid amount. The balance of the successful bid shall be paid within 24 hours, by similar funds. The property will NOT be open for inspection. For information call Plaintiff's Attorney, Edward J. Keating, Duane Morris, LLP, 190 South LaSalle Street, Chicago, Illinois 60603, telephone: (312) 499-6700. This is an attempt to collect a debt pursuant to the Fair Debt Collection Practices Act and any information obtained will be used for that purpose. **13208875** 141414 ----- IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION WILMINGTON SAVINGS FUND SOCIETY FSB AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VI-A; Plaintiff, vs. BRIGETTE F. SOBUS AKA BRIDGETTE SOBUS AKA BRIGETTE SOBUS; PATRICK S. OWCA; FIRST AMERICAN BANK; UNKNOWN OWNERS AND NONRECORD CLAIMANTS; Defendants, 10 CH 21126

Real Estate For Sale

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on Tuesday, January 10, 2023 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate: P.I.N. 14-32-101-010-0000. Commonly known as 2339 N. Bosworth Avenue, Chicago, IL 60614. The mortgaged real estate is improved with a multi-family residence (3 apartments). The successful purchaser is entitled to possession of the property only. The purchaser may only obtain possession of units within the multi-unit property occupied by individuals named in the order of possession. Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection For information call Mr. Stephen G. Daday at Plaintiff's Attorney, Klein, Daday, Aretos & O'Donoghue, LLC, 1051 Perimeter Drive, Schaumburg, Illinois 60173. (847) 590-8700. Sobus INTERCOUNTY JUDICIAL SALES CORPORATION intercountyjudicialsales.com **13208237** IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION PNC BANK, NATIONAL ASSOCIATION S/VI TO MIDAMERICA BANK, FSB Plaintiff, -v- CARRIE CARMICHAEL A/K/A CARRIE E CARMICHAEL, RESIDENCES AT RIVER EAST CENTER CONDOMINIUM ASSOCIATION, PNC BANK, NATIONAL ASSOCIATION, S/VI TO MIDAMERICA BANK, FSB, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants 14 CH 07229 512 N MCCLURG COURT UNIT 1104 CHICAGO, IL 60611 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 16, 2015, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 11, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 512 N MCCLURG COURT UNIT 1104, CHICAGO, IL 60611 Property Index No. 17-10-223-033-1074 The real estate is improved with a high rise condominium with a parking garage. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in

Real Estate For Sale

and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiff's Attorneys, One North Dearborn Street, Suite 1200, Chicago, IL 60602. Tel No. (312) 346-9088. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales. MCCALLA RAYMER LEIBERT PIERCE, LLC One North Dearborn Street, Suite 1200 Chicago IL, 60602 312-346-9088 E-Mail: pleadings@mccalla.com Attorney File No. 20-044887IL_614587 Attorney ARDC No. 61256 Case Number: 14 CH 07229 TJSJC#: 42-4198 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 14 CH 07229 **13208596** 070707 ----- **Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00. Call 773-465-9700**



BJ Murray and Joey Majumdar.



Todd S. Davies



Gerry Gainer and Maureen Gainer Reilly.



Some singing Wacquettes.



Gingerbread house at The Drake.



Sheree Schimmer's party.



Lucien Lagrange with Frank N. Jeffreys and Melinda Jakovich Lagrange.

CHICAGOANS from p. 2

broadcaster at WGN radio and television from 1991 to 1999 has died at 92. WMAQ radio was his first home back in 1962. His "Thirty Good Minutes," on WTTW aired from 1985 to 1996. Floyd brought dignity and an antique art with him in his professional success. He will be truly missed. Sympathy now to his wife of 67 years, **Betsy Brown**, and family.

KRENI EKIPA, KRENI: World Cup news. Chicago's **Cardinal Blase Cupich** has been closely following the fortunes of the Croatian football team which came to a hard end against Argentina in Qatar in the semi-finals. The Cardinal's roots go deep in the traditions and culture of the Croatia.

BROADWAY POP: Porchlight Music Theatre in the Gold Coast has announced its annual fundraising concert - Chicago Sings Broadway Pop, for Monday, March 27, 2023 at the House of Blues Chicago. Tickets go on sale on Jan. 17. This annual concert includes live performances by Chicago music theatre's best loved artists, and the presentation of the 2023 Guy Adkins Award for Excellence in the Advancement of Music Theatre. Get a ticket to the "One Night Only" Experience. For tickets visit <https://porchlightmusictheatre.org>.

THE WAC YULETIDE: **Karen Zupko** cheering on her good friend **Pati Heestand**, the force behind the famed carolers, the Wacquettes. The WAC's Christmas concert was a holiday success, well attended and enthusiastically received.

GINGERBREAD: Thanks to **Mary O'Sullivan** for sending an image of the urban gingerbread house created at the Drake Hotel by Chef **Gloria Hafer** and her students at After Lives Matters. Everyone should take a holiday bow.

BAILEY CONCERT: **BJ Murray** and **Joey Majumdar** leading the crowd of fans to **Barb Bailey's** thrilling birthday concerts at Jazz Showcase with an audience packed with A-list Chicagoans, including **Paul Hansen**, **Pamela Stewart**, **Kim Duda** and **Jeff** and **Stephanie Leese Emrich**.

CHRISTMAS MEMORIES: Bond-girl **Diane O'Connell** puts up a small bejeweled Christmas tree each year, the gift of her buddy, the late U.S. Rep. **Morgan Murphy**, with the memory of Christmas friendships still squeezing a tear from her heart.

WAKE UP THE ECHOES: **Father Ray Klees** was a beloved and energetic

priest and pastor in the Archdiocese of Chicago, and proud graduate of the Univ. of Notre Dame. At his recent funeral at St. Cletus Church in LaGrange, at the conclusion of his funeral rites, a 30 piece marching band stationed in the choir loft burst into the Notre Dame Fight Song, complete with glockenspiel. People sang their hearts out. There wasn't a dry eye in the church.

BUTCH MCGUIRE'S YULE: **Sean Eshaghy** toasting the holidays... **Sheree Schimmer** tossing her annual Christmas Bash at Butch's, guests included Gibson's **Kathy O'Malley Piccone**, **Nikki Friar**, **Kathy Wolter Mondelli**, **Paula Borg**, **Rhonda J Liesenfelt**, **Denise Tomasello**, and **Sherrill Bodine**, among others.

WHO'S WHERE: **Virginia**, the A-list serving veteran at Lou Mitchell's restaurant looking holiday chic in her fabulous red and green sequenced head bow... **Frank N. Jeffreys**, **Melinda Jakovich Lagrange** and famed architect **Lucien Lagrange** at Sepia... **Bobbi Panter** with **Matthew Arnoux** adding a year with lovely dinners all over town, starting with her favorite Les Nomades... **Whynnis Mackey** and **Michael Kutza** both getting the birthday salutes with fab friends, tortes and lots of bubbly, with a fab Friday dinner at Erie Cafe with hostess **Cynthia Olson** and her State Parkway neighbor **Rose Marie O'Neill**, and this columnist delivering some small painting treats from St. Nicholas... **Steven Zick** at the Union League Club celebrating the 40th anniversary of the annual Christie's Museum Directors and Curators' luncheon... Architecture's gifted **Lee Bey**, getting in some voice over work at Bill Kurtis Productions... **Maria Pappas** at Byzantine musical concert, Hellenic studies center, Univ. of Chicago... **Todd S. Davis** embracing the wondrous Christmas decor at the Drake Hotel... **Charles** and **Candace Jordan** at **Doug Van Tress'** Golden Triangle Christmas fest... Lake Forest's **Lisa Smyth**, descendent of the great pioneer Chicago furniture baron **John M. Smyth**, celebrated a great birthday tea at the Onwentsia Club... word is **Pat Arbor** is back in town from a long stay in Italy, finally, gifting friends fabulous tins of primo olive oil... Reporter **Mary Ann Ahern** spotted twirling pasta at Tufano's, couldn't tell if she was cross-examining her companion... **Eamonn Cummins** at Smoke Daddy's for **The Brothers McMurray** Christmas Party posing with The Heisman Trophy awarded to **Johnny**

Lattner from Notre Dame... Former Lt. Gov. **Neil Hartigan** sighted on board flight to Washington DC... **Barb Schwartz** with **Blase Foria** at Tortoise Supper Club... **Whitney Reynolds** and **David Heiner** ice skating with the kids at Wrigley Field... The **Jack Goggin Family** eating together in Wisconsin in more clement weather... Beverly hostesses **Gerry Gainer** and **Maureen Gainer Reilly** opened the Yule doors to yet another Gainer-Reilly Family Christmas soiree to everyone's delight.

Καλά Χριστούγεννα: **Andrea Dargas** has lit the official Christmas Tree in Greektown.

LA POISIGH MHATHAIR: Thinking of **Mark O'Malley** and **Patricia Treacy** who were wed on Dec. 20 in Bridge A Crinn, Co. Louth, an hour from Dublin, with a cast of Chicago family and friends on hand. Stately reception at nearby Darver Castle. Broken-hearted that I could not travel to Ireland for the grand event. They have love and the luck of the Irish to hold them now.

FARM BAR: Nice write up on Farm Bar Lakeview in Forbes saluting their fabulous cocktail, the magenta colored Let the Beet Drop, embracing the chic pale coloring said to be Pantone's new color for 2023.

It's the inspired creation of Jimmy Larson, their talented barman, who mixes American Whiskey, beet, almond, lemon, plum and egg white.

RALPH LAUREN: No Chicago eatery is more elegantly festooned for the Christmas season than Ralph Lauren Bar & Grill. And this columnist was delighted to attend a Christmas Lunch hosted by **Lynn Graham** and **Col. Paul Malarik III**. Oysters to the right of me and oysters to the left.

HORSEY SET: Get-better wishes to our pal **Reute Butler** of Oakbrook' equine royalty recovering from getting a new shoulder, recuperating and well-cared for by **Manuela Hung**.

HONORARY DOCTORATE: Seems there's a recall on **Kanye West's** School of the Art Institute's honorary degree prompted by his glib anti-Semitic ravings. Can they trade that for an honorary commitment to a mental institution?

HAPPY CHRISTMAS TO ALL. HARMONY AND HOPE SURROUND YOU.

Santa Claus has the right idea. Visit people only once a year. -- Victor Borge

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Lakeview Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II Plaintiff,

-v- JENNIFER ALTOBELLI, 4132-4142 KENMORE CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NONRECORD CLAIMANTS Defendants

2022 CH 03095 4134 N KENMORE AVE UNIT 1 CHICAGO, IL 60613 NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on October 12, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 30, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 4134 N KENMORE AVE UNIT 1, CHICAGO, IL 60613 Property Index No. 14-17-401-073-1005 (14-17-401-027 underlying)

The real estate is improved with a condo/townhouse.

Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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

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

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

You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876

THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.tjisc.com for a 7 day status report of pending sales.

CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: pleadings@tjisc.com

Real Estate For Sale

Attorney File No. 14-22-02159 Attorney ARDC No. 00468002 Attorney Code. 61256 Case Number: 2022 CH 03095 TJSC#: 42-3946

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 03095 **13209631**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC Plaintiff,

-v- STACY K EPPEN A/K/A STACY KRISTIN EPPEN, DANE EPPEN A/K/A DANE GREGORY EPPEN, BERKSHIRE BANK, 625-33 W. BARRY AVENUE CONDOMINIUM Defendants

22 CH 05076 631 WEST BARRY AVENUE UNIT 3G CHICAGO, IL 60657 NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on October 26, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 27, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 631 WEST BARRY AVENUE UNIT 3G, CHICAGO, IL 60657 Property Index No. 14-28-107-078-1021 The real estate is improved with a multi-family residence, two to four unit apartment building with no garage.

Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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

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

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

You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiff's Attorneys, One North Dearborn Street, Suite 1200, Chicago, IL, 60602. Tel No. (312) 346-9088.

Real Estate For Sale

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.tjisc.com for a 7 day status report of pending sales.

MCCALLA RAYMER LEIBERT PIERCE, LLC One North Dearborn Street, Suite 1200 Chicago IL, 60602

E-Mail: pleadings@mccalla.com Attorney File No. 22-10402IL_806341 Attorney ARDC No. 61256 Attorney Code. 61256 Case Number: 22 CH 05076 TJSC#: 42-4020

NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.

Case # 22 CH 05076 **13209622**

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

-v- LEE M BERENBAUM, KAREN BERENBAUM, HAWTHORNE COURT TOWNHOME CONDOMINIUM ASSOCIATION Defendants

19 CH 01241 1155 WEST ROSCOE, UNIT 1155 CHICAGO, IL 60657

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on May 22, 2019, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 20, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 1155 WEST ROSCOE, UNIT 1155, CHICAGO, IL, 60657 Property Index No. 14-20-414-019-1067 The real estate is improved with a residential condominium.

The judgment amount was \$115,513.54. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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

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

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

You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, contact HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 351264.

THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.tjisc.com for a 7 day status report of pending sales.

HEAVNER, BEYERS & MIHLAR, LLC 601 E. William St. DECATUR IL, 62523 217-422-1719 Fax #: 217-422-1754 E-Mail: CookPleadings@hsbattys.com Attorney File No. 351264 Attorney Code. 40387 Case Number: 19 CH 01241 TJSC#: 42-4562

NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.

Case # 19 CH 01241 **13209406**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION FLAGSTAR BANK, FSB Plaintiff,

-v- GABRIEL MADURO, 1058-1060 WEST LAWRENCE CONDOMINIUM ASSOCIATION Defendants

2022 CH 03857 1060 W. LAWRENCE AVENUE APT GW 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 October 18, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 19, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 1060 W. LAWRENCE AVENUE APT GW, CHICAGO, IL 60640 Property Index No. 14-08-415-040-1005 & 14-08-415-040-1009

Real Estate For Sale

The real estate is improved with a residential condominium. The judgment amount was \$224,197.86. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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

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

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

You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, contact Alexander Potestivo, P.C. Plaintiff's Attorneys, 223 WEST JACKSON BLVD, STE 610, CHICAGO, IL, 60606 (312) 263-0003. Please refer to file number 315045.

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.tjisc.com for a 7 day status report of pending sales.

POTESTIVO & ASSOCIATES, P.C. 223 WEST JACKSON BLVD, STE 610 CHICAGO, IL, 60606 312-263-0003 E-Mail: lpleadings@potestivolaw.com Attorney File No. 315045 Attorney Code. 43932 Case Number: 2022 CH 03857 TJSC#: 42-4178

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 03857 **13209216**

212121

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR JP MORGAN MORTGAGE TRUST 2006-A3 Plaintiff,

-v- JAMES L. CHITTARO, SARAH J. CHITTARO, 1642 WEST WOLFRAM STREET CONDOMINIUM ASSOCIATION, CAPITAL ONE BANK (USA), N.A., CONTINUUM CAPITAL FUNDING, LLC, STATE OF ILLINOIS Defendants

2018 CH 06144 1641 W WOLFRAM STREET, APT 2 CHICAGO, IL 60657

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on July 12, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 12, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 1641 W WOLFRAM STREET, APT 2, CHICAGO, IL 60657 Property Index No. 14-30-225-044-1002 The real estate is improved with a condominium.

The judgment amount was \$633,329.13. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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

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

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

You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, contact HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 351264.

THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.tjisc.com for a 7 day status report of pending sales.

HEAVNER, BEYERS & MIHLAR, LLC 601 E. William St. DECATUR IL, 62523 217-422-1719 Fax #: 217-422-1754 E-Mail: CookPleadings@hsbattys.com Attorney File No. 351264 Attorney Code. 40387 Case Number: 19 CH 01241 TJSC#: 42-4562

NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.

Case # 19 CH 01241 **13209406**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION TOWN POINT MASTER FUNDING TRUST 2017-F2; Plaintiff,

vs. SHARON A. RINALDI; THE UNITED STATES OF AMERICA OF FOR BENEFIT OF THE INTERNAL REVENUE SERVICE; ILLINOIS DEPARTMENT OF

Real Estate For Sale

SESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, contact JOHNSON, BLUMBERG & ASSOCIATES, LLC Plaintiff's Attorneys, 30 N. LASALLE STREET, SUITE 3650, CHICAGO, IL, 60602 (312) 541-9710. Please refer to file number 18 5863.

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.tjisc.com for a 7 day status report of pending sales.

JOHNSON, BLUMBERG & ASSOCIATES, LLC 30 N. LASALLE STREET, SUITE 3650 CHICAGO IL, 60602

312-541-9710 E-Mail: lpleadings@johnsonblumberg.com Attorney File No. 18 5863 Attorney Code. 40342 Case Number: 2018 CH 06144 TJSC#: 42-4429

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 # 2018 CH 06144 **13208787**

141414

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff,

-v- DAVID H WOLFSON, LAKE PARK PLAZA CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants

22 CH 05098 3930 NORTH PINE GROVE AVENUE 2710 CHICAGO, IL 60613

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on November 2, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 3, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 3930 NORTH PINE GROVE AVENUE 2710, CHICAGO, IL 60613 Property Index No. 14-21-100-018-1377 The real estate is improved with a condominium with a multi car garage.

Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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

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

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

You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.

For information, contact HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 351264.

THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.tjisc.com for a 7 day status report of pending sales.

HEAVNER, BEYERS & MIHLAR, LLC 601 E. William St. DECATUR IL, 62523 217-422-1719 Fax #: 217-422-1754 E-Mail: CookPleadings@hsbattys.com Attorney File No. 351264 Attorney Code. 40387 Case Number: 19 CH 01241 TJSC#: 42-4562

NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.

Case # 19 CH 01241 **13209406**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION TOWN POINT MASTER FUNDING TRUST 2017-F2; Plaintiff,

vs. SHARON A. RINALDI; THE UNITED STATES OF AMERICA OF FOR BENEFIT OF THE INTERNAL REVENUE SERVICE; ILLINOIS DEPARTMENT OF

Real Estate For Sale

REVENUE; UNITED STATES OF AMERICA FOR THE BENEFIT OF THE DEPARTMENT OF JUSTICE; PARK PLACE TOWER I CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS, GENERALLY AND NONRECORD CLAIMANTS;

Defendants, 22 CH 2221

NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on October 12, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 11,

Service Directory/Classifieds

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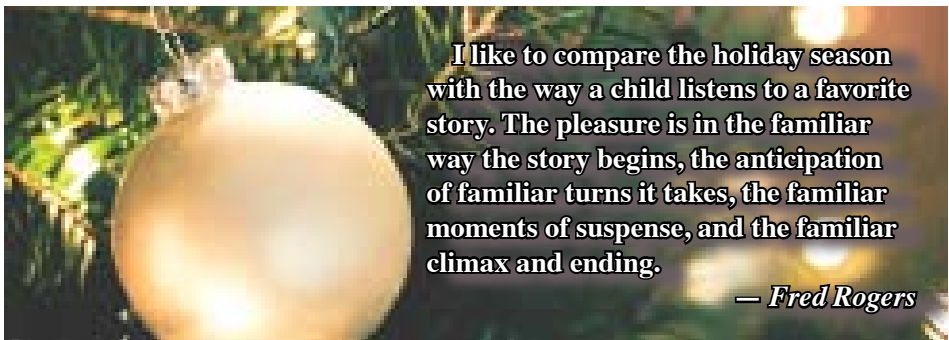
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I like to compare the holiday season with the way a child listens to a favorite story. The pleasure is in the familiar way the story begins, the anticipation of familiar turns it takes, the familiar moments of suspense, and the familiar climax and ending.

— Fred Rogers

BILLIONS from p. 6

neled by the Lightfoot administration, because aldermen often are allowed sway in TIF spending.

"I've been very critical of the use of TIF funding, because we have not been prioritizing the needs of our communities over the agenda" of the mayor's office, Sigcho-Lopez said. "But in this case, where we have this level of funding, but we also have such a huge need, we believe that with more local participation we can perhaps redefine those priorities."

The alderman noted that the city's housing department was able to tap \$10 million from the Pilsen TIF district to buy an embattled developer out of a coveted 6-acre plot at 16th St. and Peoria Ave., where officials now propose an affordable housing development. And the rest of Pilsen's buildings — particularly its school facilities — need attention too, Sigcho-Lopez added.

"We are one of the oldest neighborhoods in the city," he said. "We have many infrastructure needs."

In fact, Sigcho-Lopez said he is lobbying city planning officials to grow the footprint of the Pilsen Area TIF district so that

"These large declarations of TIF surplus are not guaranteed every year, but the repeated accumulation of surplus in a TIF does signal that the TIF district does not need its revenue for redevelopment projects," the report reads.

"Such a situation indicates that either the district does not have achievable redevelopment goals and should be terminated or that it generates more revenue than is needed and some parcels should be released from the TIF district."

more properties, both public and private, can benefit. He noted that the Pilsen Food Pantry, which lies just outside the existing district, is pushing for an expansion.

"There have only been certain areas that are eligible for this, but we have small businesses in the area that are not getting any support," he said.

While city leaders see new spending targets, fiscal watchdogs and researchers are urging policymakers to pump the brakes.

Deep in its 69-page analysis of Lightfoot's 2023 budget proposal, the nonprofit Civic Federation praised the mayor's decision to declare an unprecedented \$395 million TIF surplus to help balance the city's budget without raising taxes.

The surplus drew money from 17 of

the city's most lucrative TIFs, including about \$79.5 million from the Kinzie Industrial TIF district, according to city budget records.

The Kinzie district's contribution was second only to a more than \$155 million pulled from the gargantuan LaSalle Central TIF district, which declared about \$197 million as a fund balance at the end of 2020 and is not scheduled to expire until 2028.

Researchers with the Civic Federation wrote in the budget report that the existence of such an overabundance of cash is reason for city leaders to "reevaluate" the use of TIF.

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repeated accumulation of surplus in a TIF does signal that the TIF district does not need its revenue for redevelopment projects," the report reads. "Such a situation indicates that either the district does not have achievable redevelopment goals and should be terminated or that it generates more revenue than is needed and some parcels should be released from the TIF district."

Keeping the districts alive longer than they're needed has downstream consequences, Civic Federation President Laurence Msall said.

"When you create a TIF, you don't forgo tax revenue — you just collect it into a separate fund, and then the other governments are forced to raise the money they need in the broader districts," Msall said. "So it's not just the people in that TIF who pay the increase. It's everybody in that government. The question is, is this just an elaborate way to raise property tax revenue without most people fully understanding who's being impacted?"

Fashions of the Hour: The Axis of Art and Industry

BY MARISSA CROFT
Chicago History Museum

As December plays on, many Chicagoans may find themselves fondly reminiscing about making a special seasonal trip to Marshall Field's department store to experience its yearly transformation into a holiday wonderland.

The decorated State St. windows and the record-breaking Christmas tree of the Walnut Room were not only intended to spark wonder and delight from visitors, but long-term brand loyalty. Field's commitment to elevating the Christmastime retail experience through art was in large part fostered by an artist named Clara Powers Wilson, who served in many roles at the store, including working as the art director of the company's most successful publication, Fashions of the Hour.

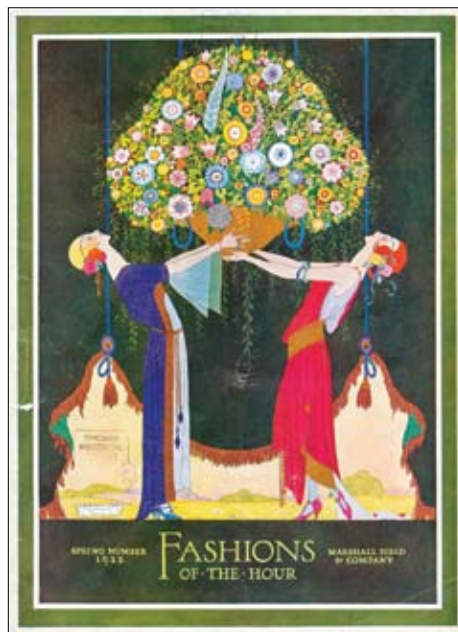
The first edition of Fashions of the Hour came out in Oct. 1914 and the magazine ran until 1978. Initially, a copywriter named René Mansfield was the sole editor of the publication, but Clara Wilson soon joined her as art director, and it was during Wilson's tenure that the publication reached its artistic peak. Fashions of the Hour set itself apart from other commercial catalogs in several ways. First, it was published six times a year and featured lavishly colored covers and interior illustrations by some of the most famous French and American Art Deco artists of the era.

Second, they sold no space to advertisers, which meant every page of the 20-to-40-page magazine could be completely devoted to illustrations of store products, articles about art and society in Chicago, short literary pieces, travelogues, and photographs of famous people dressed in the latest fashions.

Finally, the magazine was free, and its peak circulation in the mid-1920s reached



(Left) Marshall Field's Fashions of the Hour, Autumn 1922. Note that the themes for the issue, "art" and "industry," are subtly illustrated on the two curtains in the image. (Right) Cover of Marshall Field's Fashions of the Hour, Spring 1922. Courtesy of CHM



An example of the product illustrations that were featured in the magazine.
Photograph by CHM Staff

over 100,000 people. Without the benefit of paid ads, it cost Marshall Field's roughly \$250,000 annually to publish.

Wilson's leadership of Fashions of the Hour was just one of many of her contributions to retail history, however. Born in 1873 in Michigan as Clara Powers, she studied under James McNeil Whistler at the Whistler School in Paris and the Art Institute of Chicago. In 1898, she married Louis William Wilson, a fellow artist who worked as an instructor of color theory at the Art Institute. Wilson started her career as a freelance artist around the same time, specializing in illustrating children's books and designing illustrated journals for recording recipes, addresses, and memories.

Wilson's career at Field's began in 1914, when she was hired to serve as the indoor counterpart to Arthur Fraser, the artist re-

sponsible for creating the year-round State St. window displays. Her job was to select draperies, decorations, and lighting effects for everywhere in the store's interior except the main aisle and light wells (also Fraser's territory). When she insisted on covering the up the expensive, solid mahogany paneling in the Women's Salon to achieve a more flattering lighting scheme for the patrons trying on clothing, general manager David Yates objected, and she was sent to serve a stint in the advertising department.

Charged with the art direction of Fashions of the Hour and with increasing traffic to neglected areas of the store, Wilson turned her eye first to the housewares department. She proposed holding cooking classes in the store, rearranging the stock, and even pushing utensil manufacturers to paint implement handles different colors so shoppers could match them to their kitchens. These efforts were so successful that she and her two assistants were soon given free reign over the presentation of merchandise throughout the store.

1916 Wilson was appointed the first official Christmas tree designer, and she quickly set the precedent for the level of lavish seasonal decorations that would persist at Field's until it was purchased by Macy's in 2006.

Wilson's career did not slow, even after the unexpected death of her husband in 1919. In late 1922 she moved to New York with her four children to serve as the managing editor of Harper's Bazaar. To the surprise of many, she returned to her position at Field's a few years later, and immediately began advocating for even more

drastic changes to the way merchandise was displayed.

Continuously drawing on her artistic background and deep understanding of color theory, Wilson noted in a 1946 interview that during the late 1920s she was the one who "had the idea to bunch associated articles" and that she also "introduced match colors so a customer could have an ensemble of color."

Perhaps her most daring move was taking one of Fraser's window display mannequins and putting it inside the store underneath a spotlight that many feared would scorch the dress.

The magazine was free, and its peak circulation in the mid-1920s reached over 100,000 people. Without the benefit of paid ads, it cost Marshall Field's roughly \$250,000 annually to publish.

The Autumn 1922 edition of Fashions of the Hour was one of the final issues of the magazine that Wilson oversaw before departing for New York and it was dedicated to highlighting the intersections of art and industry. In one article, Robert B. Harshe, the director of the Art Institute of Chicago, noted that "a product is not finished today unless the element of beauty as well as the element of utility is present." Wilson's work at Field's was the embodiment of this philosophy. From catalogs to kitchen implements, she expertly blended form and function to elevate these common commercial goods into artistic objects.

About the author: Marissa Croft is a Chicago History Museum research and insights analyst and author of Fashion and Costume Research Guide. She also researches the clothing of the French Revolution and women's clothing reform movements of the 19th century.

Preservation Chicago seeks nominations for 2023 Chicago 7 Most Endangered List

Are you worried about a great vintage building or home in your neighborhood... well Preservation Chicago wants to know about it.

They are seeking the public's help to identify neglected or threatened buildings for consideration for Preservation Chicago's 2023 Chicago 7 Most Endangered List.

To be eligible a building must be historic, in danger, in Chicago, and too special to lose.

Those who have information and suggestions to share can call them at 312-443-1000, or email info@

preservationchicago.org.

Since 2003, the Chicago 7 Most Endangered has sounded the alarm on imminently threatened historic buildings and community assets in Chicago to mobilize the citizen support necessary to save them from demolition.

Some of their 2022 efforts included a push to Landmark Promontory Point, the exceptional renovation underway at Belden-Stratford Hotel, attempts to save the Century and Consumers buildings downtown, and saving the Greater Union Baptist Church, Preston Bradley Center, and Pioneer Arcade.