



(Top) Rendering of Navy Pier Marina. (Bottom) Rendering of the Boater Amenities Building, made of recycled shipping containers.

Construction underway for new Navy Pier Marina

In-Water Boat Show to take up residency

Boaters will soon have an option for short term docking downtown as NPM Venture LLC, operating as Navy Pier Marina [NPM], has begun construction in anticipation of its grand opening during the 2025 boating season.

The NPM will provide short term dock rentals downtown for boaters, hoping to be a rendezvous for groups and individuals seeking modern mooring facilities.

Rebel Republic, producer of the Newport Beach International Boat Show and San Diego International Boat Show, recently announced plans to expand its In-Water Boat Show Series to include a new Chicago International Boat Show at Navy Pier Marina from Aug. 21 to 24, 2025. The event will feature an exclusive lineup of luxury boats, yachts, and watercraft, alongside showcases from luxury automotive brands, private aviation, and world-class culinary experiences.

NPM will offer lunch and dinner hourly tie-ups as well as overnight stays. By next Spring or Summer, boaters can moor up with friends and family to experience the attractions at Navy Pier and its surrounding neighbor-

hoods.

"The years of hard work, perseverance, and dedication to this project have come to fruition with this major milestone," said Randy D. Podolsky, developer of NPM. "Believing in a dream and making it a reality makes it all worthwhile to bring recreational boater access to Navy Pier."

The marina will offer limited availability to seasonal commercial vessels, including fishing, sailing, diving and social charters, boat clubs, cruises, dealers, and other boat-share operations, in addition to prolific transient access via our easy-to-use online reservation system.

The privately funded NPM will offer broadside mooring for vessels up to 183 feet in length on modern floating piers. The flexible dock design even allows cleats to be repositioned for vessel tie-up. Marina amenities will include concierge-quality service, power and water hookups, Wi-Fi, and pump-out service.

A two-story boater amenities building will be constructed from single-use shipping containers. It will be a pet-friendly environment that houses the marina office, ship's store, restrooms, showers, boater's lounge, bicycle repair

MARINA see p. 12

Streeterville pot shop funny business

City lawyers say school is a school, zoning board member says she's confused

Chicago residents are all familiar with the term The Chicago Democrat Machine. Most think it's a term of endearment from a long ago era. But in many ways, the Machine still operates today, albeit with different parts and operators pulling the levers.

One place where that Machine has been hard at work is in the approval process for adult use cannabis dispensaries licenses. The residents of Streeterville just experienced the power of that Machine when one member of the Zoning Board of Appeals [ZBA] was able to overrule an alderman, nearby residents and a local school in approving a new pot dispensary whose proposed location clearly violates city regulations.

This is the first part of a series of stories we are planning in January, in which we will examine how that one person - current ZBA Board member and former 46th Ward Ald. Helen Shiller - was able to muscle through approval for a new recreational weed dispensary, within a school exclusionary zone, over the opposition of the community. All for the benefit of a retailer hoping

to sell recreational weed at 620 N. Fairbanks, and her own son, Brendan Shiller, who is working with the Fairbanks property. Oh ya, and for the area's drug users.

With the help of several local community activists, and use of the Freedom of Information Act, this newspaper has obtained documents from the Illinois Dept. of Financial and Professional Regulation [IDFPR] and Chicago Dept. of Planning and Development [DPD], regarding the application and fate of G.P. Green House, LLC - who plans to do business as Guaranteed Dispensary.

Among other community concerns, the city zoning administrator for the DPD had ruled that the proposed site is located within 500 feet of Guidepost Montessori at Magnificent Mile, at 226 E. Illinois St., which violates both city and state law.

The documents obtained from DPD include an email from Chicago Corporate Counsel stating that Guidepost is definitely a school.

In a recent Chicago Tribune story, Helen Shiller said, "We talked about both sides of it. It wasn't a

clear-cut decision. The city ordinance has language for a school which they don't fit. We had to figure out what made sense."

The document this newspaper saw was pretty clear that the school was indeed a school. The Chicago Law Dept. research verified that Guidepost is a school as defined by the city's zoning statute. The city zoning administrator for the DPD had ruled that the school was within 500 feet of Guidepost Montessori.

Ald. Brian Hopkins [2nd] publicly opposed the dispensary over concerns about traffic, a lack of parking and because it was near the school. But the ability of any alderman to have any impact on licensed drug dealing in their wards is intentionally diminished by an approval process that minimizes the concerns of the local alderman, nearby residents and local institutions and businesses who would be most impacted.

"I was disappointed in the ZBA's decision," said Hopkins. "It is problematic not just because it is an undesirable addition to the

POT SHOP see p. 12

Big changes may be coming to your local pharmacy

*Walgreens may sell
to private equity buyers,
Congress looking at
unfair practice at CVS*

BY BOB ZULEY

Deerfield-based Walgreens Boots Alliance is reportedly in talks with New York-based Sycamore Partners, a private equity firm, to sell itself and become private, according to Becker's Hospital Review citing a Wall Street Journal report.

The deal could be wrapped up as early as next year.

Walgreens stock shot up 21% on the news, and Chicago residents who grew up with Walgreens got shot down.

The move comes after Walgreens shared plans to shutter around 1,200 underperforming retail stores - about 14% of its U.S. stores - over three years including around 500 closures in fiscal 2025.

Walgreens saw an operat-



Walgreens saw an operating loss of \$978 million in the fourth quarter of 2024, up 117.1% compared to the same period in 2023. Now the publicly traded retailer may be sold and taken private.

ing loss of \$978 million in the fourth quarter of 2024, up 117.1% compared to the same period in 2023. The report follows years of struggling for the massive retail pharmacy chain, some of which are industry wide challenges over reimbursements for medications, while other qualms stem from Walgreens own internal decisions.

In 2019, private equity firm KKR made a roughly \$70 billion buyout offer for Walgreens, the

Financial Times and Bloomberg reported at the time.

Deutsche Bank noted that there are roughly 60,000 pharmacies in the U.S. while there needs to be closer to 35,000 to 40,000.

Sycamore Partners specializes in retail and consumer investment. It has around \$10 billion in aggregate committed capital, noted Becker's.

Sycamore Partners is owned by

PHARMACY see p. 12

Steins of Hofbrau House German beer were the order of the night



By Thomas J. O'Gorman

The adventure was like something out of a Hollywood holiday film, the kind that is bursting "feel good" episodes of Christmas adventure. And just a few moments of sad human endurance that works out well in the end.

It started with researching where to find a small Christmas tree in my neighborhood.

Classic scenario, but the truth was all too telling. They no longer existed.

From Christmas tree lots to garden shops they were all gone. There went my romance for finding the perfect tree. I called a few respected garden centers, but discovered they were all cleaned out.

So back I went to finish six Christmas tree paintings that I had started for my studio sale, Christmas trees on canvas. But then there was a rumor that the Jewel on Milwaukee Ave. had a supply of small trees. So I wove a plan to visit my old friend Jewel.

We could make our way, whatever we found, to Laschet's Inn on Irving Park Rd. This film suddenly had legs.

A good friend said they'd be

willing to do the driving and bouncing around rush-hour Chicago streets. The first stop was Jewel.

There were only two small evergreens left by the time we arrived. I grabbed one immediately.

It was just three and half feet high, and less than \$25. A holiday steal.

I also snagged a wreath for the front door and several bundles of evergreen, red berry branches and bundles of what looked like wild rosemary.

The full cart, with trees and shrubs, was just shy of \$100. A stunning Yuletide discovery. Past years often seemed to break the bank.

We loaded up the car and made our way up to Irving Park and Damen, what was once German-town years ago, harboring many youthful Chicago memories. That was the corridor filled with German restaurants and fabulous Sauerbratens and Schnitzels, red cabbage, liver dumpling soups and Chicago's best imported steins of German beers.

It was bumper to bumper all the way. Unforgiving traffic, but loaded with the promise of a fine dinner at one of the last excellent German feasts in the old German neighborhood.

Driving through this community I was both thrilled and charmed by the excellence of the Christmas decorations on the baronial homes. A cityscape anchored by St. Benedict Church, long the heart of the grand German residential splendor here. Homes here are now six-and-seven figure dwellings of architectural excel-



Laschet's Inn, 2119 W. Irving Park Rd., is the home of fabulous Sauerbraten and Schnitzels, red cabbage and liver dumpling soup.

lence, the perfect homes for raising a large family. Just down the street from Laschet's.

I knew this splendid eatery would not let us down. It was just after 5 p.m. when we arrived, but it was all commotion and great pre-set tables fit for holiday family feasting. The youthful hostess said she had a table but that we needed to be out by 6:30 p.m. No problem, I said as I began to greet my buddies on the staff who I hadn't seen in ages.

Walking to our table I could see a group of German musicians had set up to play German songs through dinner. They were vintage entertainers who could play us through our cozy holiday-inspired vittles. With yodels. Once at our table we ordered quickly, not wanting to overstay our welcome.

Steins of Hofbrau House German beer were the necessary order of the night. They kept them coming. The salad with crumbled blue cheese dressing was a most fit starter to be followed by the Wednesday night special: beef stroganoff, homemade noodles and red cabbage.

As the music embraced us we polished off the special grandeur of the stroganoff. Replete with generous sour cream.

What a festive atmosphere enveloped us. The fragrance of the vittles and the cozy tempo of the music. It was a Rhineland treasure on Irving Park. The mushroom-rich stroganoff was savory and Old World elegant. Superb slices of prime beef all sauced and seasoned. It invigorated the table talk that jumped from Chicago politics to Christmas decorations and holiday memories.

What a fine experience to cap off the success of acquiring a festive tree of good scale. It was just the right dinner for a chilled winter evening in a room of Chicago Christmas memories.

The talk is always very free and spontaneous at Laschet's. It's an enlivened Chicago treasure when generations return again and again for their favorite dishes. From roast duck to roast loin of pork, those exquisite German specialties.

This is one keep-sake restaurant that seems to wisely raise the spirits and relationships among the clientele of ageless habitation.

Such a unique unfolding of generations was a restorative tonic for our Christmas tree hunt and longing for stroganoff and noodles.



Michael Frerichs

That's what's so remarkable about our city, while things disintegrate at City Hall our lives continue to be held by the magic of our human goodness. And cozy human friendships and shared living. It is good for us to be here together. Shaping a pattern for happy living and transforming neighborliness.

That's why angels sing and the stars spin, no matter how cold and harsh the weather. We were made for each other. Savory and filled with delight. Happy Christmas. Happy Hanukkah. Let your embrace warm your days. Hollywood films are more real than we sometimes believe. Even licking the plate from the Sacher-torte.

MONEY: Illinois State Treasurer **Michael Frerichs** on Dec. 18 returned \$27,100 in missing money to The Salvation Army, the charitable organization widely known for its iconic Red Kettle Christmas fundraising campaign. The Salvation Army is the largest non-governmental provider of social services in the world.

FIRE: A recent fire has caused immense damage to **Tony and Lenice Levy's Good To Go** restaurant on Howard St., kitchen

and equipment. And it has impacted their staff at the worst time of year, right before the holidays. The road to recovery feels overwhelming, but they know that they can rebuild with your help. They started a GoFundMe, and every single contribution, no matter how small, will bring them closer to recovery and keep the spirit of Good To Go alive.

MORE JOE: Neighborhood news reports that **Dialtone Cafe** is going to be opening soon-ish in Old Town Park. Evidently it's going to be a coffee bar by day, wine bar by night.

CHICAGO CATHOLICS: Cardinal **Blase Cupich** has asked all Catholics in the Archdiocese to receive Holy Communion standing up.

LOVE LIKE LIGHT: Cheerful blessings and light to all celebrating the festival of Hanukkah. Be light for our city and the world marveling at the marvel of God's love. Mazel Tov.

HOLIDAY WONDER: **Sherry Lea Fox's**

Christmas lunch at the Knollwood Club in Lake Forest was a huge and elegant success. Thank you for bringing together such an amazing group of women, and sharing so much of yourself, creating an environment of love and giving another amazing day. **Sherrill Bodine** said it best, "It marks the true meaning of the holidays." Gifts for the Salvation Army were given by guests. It is always warm, wonderful, full of laughter and love. Life is full of beauty, notice it, live it to its fullest, love every moment of this season.

SMOOTH SONG: **Barb Bailey** wowed them at her Dec. 12 birthday concert with more than

STEINS see p. 8

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INSIDE is published every Wednesday by Inside Publications
6221 N. Clark St., rear
Chicago, IL 60660
(773) 465-9700
E: insidepublicationschicago@gmail.com

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State program allows senior citizens to defer payments on property tax bills

MARIA PAPPAS
COOK COUNTY TREASURER

The Senior Citizen Real Estate Tax Deferral Program

BY MARIA PAPPAS

Amid increasing concerns that rapid increases in property tax bills will drive people from their homes, state officials are boosting a program that lets senior citizens defer paying their property tax bills. I support this program. Recent changes may make some older homeowners more likely to consider the Senior Citizens Real

Estate Tax Deferral Program. The program works like a loan. The homeowners “borrow” money to pay property taxes from the state, which pays the tax bills and charges 3% simple annual interest. A participant who defers \$2,000 in property taxes would owe the principal amount plus \$60 after a year. If the tax bill remained unpaid, the interest owed would increase to \$120 after two years, and \$180 after three years. Deferred taxes must be repaid immediately upon the sale or transfer of the property or within a year of the taxpayer’s death. To satisfy eligibility requirements homeowners must be age 65 or older by June 1 of the year the application is filed, and have an annual household income of \$65,000 or less; have lived in the home for the last three years and have no delinquent property taxes or special assessments due. They must also have adequate insurance against

Maria Pappas

fire or casualty loss. The program allows qualifying senior citizens to defer up to \$7,500 a year in property taxes. If a homeowner defers the maximum amount but the tax bill exceeds \$7,500, the homeowner is responsible for paying the difference. Our website, cookcountytreasurer.com, has details about the Senior Citizen Real Estate Tax Deferral program and how to apply. Details are available on a page found under the “Seniors” tab at the top of the home page. The page also contains a link to a downloadable brochure about the program. The page includes an application that

may be downloaded and printed. Applications for 2025 will be available after Jan. 1 and must be submitted by March 1. State law forbids extensions on the application period. First-time applicants must provide proof of age, a Social Security number, proof of ownership of residence and a copy of homeowner’s insurance with evidence of payment. Lawmakers recently cut the interest rate in half, to 3%. Participants who previously enrolled in the program were charged 6% annual interest for tax years 2022 and earlier. Lawmakers also increased the amounts of maximum deferment and income eligibility temporarily, through the 2025 tax year. The maximum deferment amount was increased from \$5,000 and the annual income threshold for eligibility was raised from \$55,000.

Tax hikes, rate changes in the New Year

Happy New Year, now give them your money. After City Council’s passage of the 2025 Revenue Ordinance on Dec. 16, the following tax hikes will be effective on Jan. 1, 2025.

Personal Property Lease Transaction Tax

- The rate of the tax shall be 11% of the lease or rental price for all leases. That will include the Amusement Tax for Paid TV and electronically delivered amusements like streaming.
- In the case of paid television and amusements that are delivered electronically,

such as video streaming, audio streaming, and on-line games, the rate of the tax shall be equal to 10.25% of the charges paid for the privilege to view or to participate in such amusement.

Parking Tax

- The tax imposed on the privilege of parking for a 24-hour period or less, on a weekly basis, or monthly, shall be 23.25% of the charge or fee paid for parking.
- The rate of tax shall be 23.25% of the gross amount of consideration received by a valet parking business in connection with its valet parking operations in the City, in-

cluding all related service fees or similar charges.

- The new 23.25% tax rate shall apply 7 days a week for all types of parking.

Chicago Bag Tax

- The tax shall be imposed at the rate of 10¢ per checkout bag sold or used in the City of Chicago. The cost to manufacture a grocery bag ranges from three to five cents, so this is a 100% to 333% tax on a plastic bag.
- Every store that remits or pays the tax shall take a hit, and be eligible to retain only 1¢ per checkout bag sold or used, resulting in a net remittance or payment of 9¢ per checkout bag sold or used. Formerly

stores got 2¢ per bag.

Ground Transportation Tax TNP Downtown Zone Surcharge (effective Jan. 6, 2025)

- Taxes paid for ground transportation vehicles used in Chicago to provide transportation network service by transportation network drivers. For every single ride, an additional \$1.50 per vehicle per ride accepted for every such ride that includes a pickup or drop-off, or both, between 6 a.m. and 10 p.m. in the Downtown Zone.
- The new Downtown Zone rate for single rides shall apply 7 days a week from 6 a.m. to 10 p.m.

VA seeks to enroll North Side veterans exposed to blasts in healthcare network

The U.S. Dept. of Veterans Affairs [VA] launched an outreach campaign on Dec. 4 to enroll eligible veterans into VA healthcare, focusing on approximately 32,000 unenrolled veterans in Chicago and Illinois who served in conflicts such as Vietnam, the Gulf War, Iraq, and Afghanistan. The campaign hopes to address worries about the health effects of blast exposures, such as artillery explosions, IEDs, missile launches, and related mental health challenges, including suicidal thoughts. VA researchers are studying the effects of blast exposure on veterans’ health. This initiative is part of the largest outreach effort in VA history, resulting in substantial growth in healthcare enrollment. The new VA healthcare campaigns, including those in Illinois, are likely to focus on both raising awareness about the long-term effects of blast-related injuries and

ensuring veterans have access to the necessary treatments. Key health issues related to blast exposures include Traumatic Brain Injury, Post-Traumatic Stress Disorder, Hearing Loss and Tinnitus, Physical Injuries, Musculoskeletal Disorders, and other mental health challenges. As of 2022, Veterans comprised approximately 4.8% of the adult civilian Illinois population. The state remains committed to addressing the veterans’ needs; an example includes The American Legion Tattler Post #973, 4355 N. Western Ave., which has been a cornerstone of veteran support and community engagement since 1946. The post actively participates in local volunteer programs, fostering a strong sense of camaraderie among its members. On Chicago’s North Side, veterans have

VETERANS see p. 4

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Chicago Park District hosts Winter Break Camps, Dec. 23 - Jan. 3

The Chicago Park District [CPD] is offering Winter Break Camp opportunities for children ages 6-14, from Dec. 23 through Jan. 3, 2025.

Registration prices and vacancies vary across each park location.

Parents are invited to register at www.chicagoparkdistrict.com/winter-break-camps.

Winter programming begins the week of Jan. 6, 2025, running through the week of Mar. 16, 2025. The CPD serves all ages, abilities and interests.

Register for winter programming at www.chicagoparkdistrict.com/winter-programs.

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BY JACK LYDON

No. 1 ranked Kenwood Broncos came up to Addison and Western for a Chicago Public League Red-Shield Division showdown Dec. 19 against the Lane Tech Champions. Despite a furious third quarter comeback by the Champions, the Broncos held them off for a 82-75 victory.

The Broncos improve to 9-0 and 5-0 in the Red-Shield.

With almost a third of the season in the books and with wins over ranked teams like DePaul Prep, Warren Township and Simon, Kenwood is looking like the best team in the state. Kenwood's top rated players Devin Cleveland, Aleks Alston, Terrance "TJ" Seals and Amari Edwards have coalesced into a punishing offensive and defensive squad.

This is what Lane Tech faced on their home court, but Kenwood's record and star power matter little. This reporter has been to more than a few rock 'n roll shows in his day but none was louder and more raucous than Lane's gym on this Thursday night. The place was packed with students and parents from both schools. The Lane band was amping up the crowd.

Despite Lane's 6-6 record so far in the season, this Lane team is as good as I have seen. They have any ton of length—tall players that spread the floor and make teams shoot over them. These Champions play defense and can score inside and outside. They

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Kenwood survives Lane 82-75



Lane Tech's Zach Mazanowski had a career high 31 points against No. 1 Kenwood on Dec. 19.

also have put together the toughest schedule of any school so far in the season.

Going into this game, Kenwood was just par for the course competition for the Lane. The Champions have faced five ranked teams, Niles North, DePaul Prep, Curie, St. Ignatius and Kenwood. And that is not to mention that the Champions went to the Gonzaga Shootout in Washington D.C., where they faced national powerhouse teams Bishop Spaulding from Maryland and St. Ignatius of Cleveland, OH.

Kenwood jumped out to a 43-33 first half lead. Both teams were scoring. It just seems like every player on Kenwood scored at will.

Even so, last year's game at Lane against Whitney Young

came to mind at the half. The Champions were hanging around in striking distance with the kind of energy of a team that expects to win. That's what happened last year with the Champions upset to Whitney Young 67-51. The energy in the room was very similar.

Lane erased the deficit in the third taking a 51-50 lead with 3:09 left in the quarter powered by two early three-point shots by forward Zach Mazanowski. Mazanowski finished with a career high 31 points against the No. 1 team.

Lane Tech head coach Nick LoGalbo gushed about the senior's performance. "He's put in the work. He shows. He's a division one player. I have been saying it to everyone who will listen. We've got guys looking at

him now but they better get on him soon. Someone is going to be really lucky to get him," said LoGalbo.

Eye popping as 31 points is at the high school level, the other Champions contributed at a high level. Senior center Dalton Scantlebury scored 17 points and dominated the paint much of the game. Senior forward Andrew Bartolai added 13 points. It was the Champions highest point total of the season against the best team in the state.

Yes, Kenwood was just too good. At one point, the Broncos spread the floor and slowed the tempo down a little. Sophomore shooting guard Cleveland worked the ball, left then right and pulled up for a jumper that was nothing but net. A Whitney Young type upset was not going to happen against this group.

Kenwood senior center Alston had 25 points. Cleveland had 24. Transfer from Phillips point guard Edwards had 11. Seals and 10 and Demari Stephens had 11 points.

The Champions could not stop the whole team in fourth quarter. The Broncos rallied for the seven-point win and possession of the first place in the Red Shield.

Mazanowski didn't quite know his point total after the game, a career high 31 points. "We played phenomenal as a team. Dalton had 17 or 18 himself. All around it was a good game for us," Mazanowski said.

VETERANS from p. 3

access to several dedicated resources. They include:

- Lakeside VA Clinic, 211 E. Ontario St., Suite 1200, offers a range of services to the city's veterans, including primary care, mental health services, and various specialty clinics. Veterans can call directly to the clinic at 312-469-4850.
- North Area Veterans Resource Office, 845 W. Wilson Ave., inside the Chicago Dept. of Family

and Support Services, North Area Community Service Center. This office provides career assistance and information about various veterans' programs and services. Monday through Friday from 9 a.m. to 5 p.m. More information by calling 312-743-0720.

The American Legion, founded in 1919, is the nation's largest wartime veterans service organization, dedicated to supporting veterans, mentoring youth, and promoting patriotism and community service. As a nonpartisan

organization, it advocates for veterans' issues through grassroots efforts and legislative influence.

The Legion's impact relies on active membership and volunteerism, strengthening communities, and supporting veterans nationwide. Some of the posts available for veterans are the American Legion Wayne Wright Post #1052, 1258 W. Wrightwood Ave. (773-935-3486), and American Legion Tattler Post #973, at 773-588-5809.

From the comprehensive medical care of the VA to local initiatives like the Tattler Post, these resources ensure veterans can access the care and connections they need. While challenges remain, the commitment to serving those who served continues to strengthen, fostering a brighter future for Chicago's veteran community.

Veterans exposed to toxins and hazards during their service are now eligible for VA care sooner than initially mandated by the PACT Act. This eligibility extends to veterans from significant conflicts, those exposed during training or active duty without deployment, and individuals who qualify based on VA disability benefits or income.

Eligible Veterans can enroll in VA healthcare by visiting www.va.gov/health-care/apply-for-health-care-form-10-10ez/introduction or calling 877-222-8387.

For information about events planned by the VA and office hours in several Wards, visit www.va.gov/chicago-health-care/events/.


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Wave of rising insurance costs swamp Chicago homeowners



The Home Front
by Don DeBat

Chicago's North-Side bungalow and "Ma-and-Pa" apartment owners complain they are overwhelmed with a tsunami of skyrocketing insurance costs that hit in 2023 and 2024.

The lofty insurance increases, which come on top of Chicago's soaring North Side real-estate taxes, adds another layer of operating-cost expenses. Toss in all the inflation of the last few years and it's suddenly gotten a lot more expensive to live.

Experts predict that sharply higher property-tax assessments—scheduled to hit in Aug. 2025 when the second installment of 2024 tax bills arrive—along with soaring insurance costs, will financially burden property owners.

Apartment landlords say these catapulting costs will have a major impact on budgeting for spring 2025 apartment rent increases, which could hit double-digit levels in some lakefront neighborhoods.

A spot survey by the Home Front column revealed the following examples of hefty building fire-and-liability insurance premiums this year:

- **Lincoln Park.** A shocked owner of a vintage red-brick, mixed-use 4-unit building recently saw his insurance bill zoom a whopping 48.3% to \$4,014 from \$2,706 in 2023. The commercial policy carries a \$10,000 deductible.

- **Old Town.** On Dec. 1, 2024, the owner of a historic red brick 6-flat saw the insurance bill jump a hefty 36.7% to \$5,336 from \$3,902 in 2023. One nit-picking potential insurer refused coverage on the well-maintained building because it had vines growing on the façade. The policy carries a \$10,000 deductible.

- **Logan Square.** A greystone 4-flat owner was surprised when his 2024 insurance bill rose 23.2% to \$4,809 from \$3,909 in 2023. After shopping around, the resident owner found an insurance company willing to write a new, more affordable policy for \$4,070—a savings of 15.3%. The new policy carries a \$2,500 deductible.

- **North Lincoln Square.** On Jan. 25, 2025, the owner of a yellow brick 4-flat will see his insurance bill rise 11.1% to \$3,347 from \$3,012 in 2023. The commercial policy carries a \$5,000 deductible.

- **Edgebrook.** On Dec. 10, 2024, the owner of a modest 3-bedroom single-family brick ranch home received a 2025 insurance bill for \$1,975, up 30.5% from the \$1,513 paid in 2024. After shopping around, the homeowner received a quote



Lookout renters, lofty insurance increases, which come on top of Chicago's soaring real-estate taxes, adds another layer of operating-cost expenses for your landlords. Toss in all the inflation of the last few years and it's suddenly gotten a lot more expensive to own rental properties. That will mean record rent increases in the next year.

for comparable insurance from another company for \$1,311. The basic residential homeowner's policy carries a deductible of \$1,500.

None of the properties surveyed has had a claim in the past two decades.

The Home Front column reached out to several insurance company executives to ask about the state of the market. Virtually all pointed to "climate change" as the cause for a shift in insurance costs nationwide. It's a convenient excuse.

Hurricanes, wild fires, tornadoes and earthquakes may not be hitting Chicago's North Side, but Windy City home and apartment owners are paying a share of the disasters from coast to coast. Meanwhile, hundreds of Chicagoans are still struggling with water damage from flooded basements caused by heavy 2024 spring rains.

"The insurance industry is dealing with massive losses from wild fires in California, tornados in the Midwest, and hurricanes and flooding in Florida, the Carolinas and along the Gulf and East coasts," a Chicago insurance agent said.

While wildfires, tornados, hurricanes and flooding are annual occurrences, there's no simple solution to the climate-change being blamed for rising prices.

A combination of sweeping economic trends—from labor shortages, inflation,

higher reinsurance and rebuilding costs—along with more costly and uncertain extreme weather events simply are driving up premiums, experts say.

What is worse, insurers are passing these soaring costs to consumers with higher rates and more restricted coverage. In some states, insurers have stopped issuing new policies altogether. There, risk-prone areas are now referred to as "insurance deserts."

Also, the federal government has been slow to approve expanded emergency FEMA payouts to help property owners rebuild their lives and properties.

According to AM Best, a global credit-rating agency, underwriting losses among U.S. property insurers totaled \$47 billion in 2022 and 2023 alone. As a result, property insurance premiums have risen by more than 30% since 2020.

Still, the property and casualty insurance industry in the United States made a record \$88 billion in profit in 2023, which was more than double the previous year's profits. In the first quarter of 2024, the industry's profitability continued to increase, reaching \$39 billion, which could put the industry on track to surpass 2023's record profits.

Another trend is that thousands of Americans are continuing to move to more risky areas that are more vulnerable to severe storms.

Generally, losses are routinely subsidized by policyholders everywhere, even

if residents who reside in the riskier zip codes pay the most.

Another new trend in the artificial-intelligence driven insurance market is that rates are often set via algorithms. Most agents don't even bother to put feet on the ground to tour the property, which they view via satellite or an Internet-based subscription service.

Here is what every homeowner should know about insurance protection:

- **HO-3 policy.** This is the basic vanilla insurance policy the average homeowner buys. It offers various coverages for your house, personal property and personal liability. If your area has special hazards, such as flooding, wind, hail and wildfire, standard homeowner policies often limit or even exclude coverage for those risks.

- **HO-6 policy.** This standard condominium insurance policy provides "stud-in" coverage for fixtures, finishes and appliances.

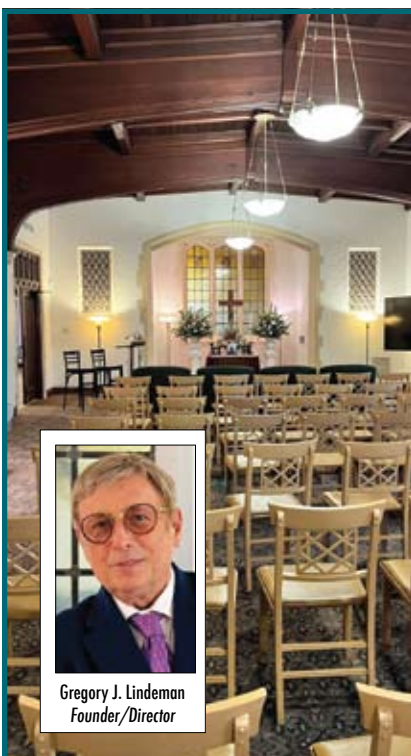
- **Full replacement-cost coverage.** Buy this insurance if you can. Be wary of "functional replacement" coverage. Instead of original materials, you may get cheaper substitutes.

- **Extended-replacement coverage.** This more expensive coverage will make carriers pay to rebuild your home even if the loss exceeds your policy's stated home

INSURANCE see p. 9

Jan. 11 talk on Chicago's post-COVID demographic shift

The Edgewater Historical Society and Edgewater Branch of the Chicago Public Library will host Ed Zotti (aka, Cecil Adams), Chicago observer and editor of the Chicago Reader, to examine the demographic shift in Edgewater — and Chicago — in a presentation at the library, 6000 N. Broadway, on Jan. 11, 2025, at 10:30 a.m., at Betty A. Barclay Community Room.



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

Police Beat...



Teen charged in Edgewater, Uptown robberies

Images courtesy Chicago Police Dept.

A teen boy has been charged with multiple felonies, including armed robbery, and aggravated Battery. The 14 year old juvenile was arrested on Dec. 19, in the 1100 block of W. Bryn Mawr Ave. He was identified as one of the offenders who participated in multiple robberies and batteries on train platforms. Many of the victims were physically attacked during the crimes. The incidents include one on Nov. 13 at 8:45 p.m. in 1100 block of W. Argyle. 21-year-old male victim; Nov. 13 at 10:40 p.m. - 1100 block of W. Granville, 44-year-old male victim; Nov. 16 at 9 p.m.- 1100 block of W. Bryn Mawr, 22-year-old male victim and a 22-year-old female victim; Nov. 24 at 4:52 a.m. - 1100 block of W. Thorndale, 32-year-old male victim; Nov. 24 at 4:35 p.m. - 1100 block of W. Thorndale, 31-year-old male victim; Nov. 27 at 12:59 a.m. - 1100 block of W. Argyle, 36-year-old male victim, and on Dec. 17 at 11:20 p.m. in the 1100 block of W. Bryn Mawr, 56-year-old female victim. The teen was placed into custody on Nov. 19 and charged accordingly.

Man charged with murdering victim near Howard CTA station was convicted of another shooting in 2021

A man who was convicted of a shooting that left a woman dead in 2015 is back in jail, accused of murdering a man near the Howard CTA station earlier this year. Judge William Fahy detained 27-year-old John Parker as a public safety threat after prosecutors detailed the allegations in court this week. Surveillance video of the June 17 murder obtained by this reporter showed the victim, Terrance Allen, 46, sitting in the driver's seat of a car on the northwest corner of Paulina and Howard shortly after midnight. The car's headlights and hazards were on as Allen sat with his feet on the pavement next to the vehicle. The streets looked largely unoccupied as the murderer, dressed in a black hoodie, approached Allen's car from behind. The gunman stopped for a moment, put his hand on a tree for leverage, and peered through the back window of Allen's car, seemingly to confirm the occupant was the man he wanted to kill. With his target confirmed, the murderer slid around the back side of Allen's car and opened fire. Allen rose from his seat and fell to the pavement as the gunman backed away, still firing. Police later found 14 shell casings at the scene. Mortally wounded, Allen rolled

on the pavement, coming to a stop on his back in front of his car. The video showed that, while the streets appeared empty, at least 10 people were in the immediate area of the shooting, some sitting in other cars, others secreted out of view until the shooting began. Chicago police officers arrested Parker at the Cook County jail on Dec. 18 to face murder charges in Allen's death. Parker has been in the jail since late July after cops allegedly caught him carrying a loaded firearm in the 1600 block of W. Jonquil Terrace while wearing a ski mask, according to court records. He's charged with Class X armed habitual criminal. He also completed parole in May for a 2015 shooting that left a woman dead. In that shooting, prosecutors said Parker and another man were trying to shoot the passenger in a car in the 1500 block of W. Morse when they unintentionally shot the car's driver instead. The victim, 42-year-old Carla Martinez, was paralyzed from the neck down and lost her legs to complications from injuries she suffered when her car crashed after the shooting, officials said. Martinez died from her injuries in April 2020, nearly five years after the shooting. Parker pleaded guilty to a reduced charge of attempted murder in exchange for an eight-year sentence from Judge Joanne Rosado, according to court records.

Eleven years for man who shot woman on Red Line train while her young son was nearby

A man has been given an 11-year sentence for shooting a woman on a Red Line train in the Loop while her young son was nearby. Bobby Noblin, 33, must serve 85% of his sentence before he'll be eligible for release. Noblin and Latrice Harvey followed a 30-year-old woman and her school-age son onto a train at State-Lake just after midnight on Aug. 27, 2023, prosecutors said. The woman, Harvey, and Noblin all began arguing, and Noblin smacked the woman's son in the face, prosecutors claimed. Exactly what sparked the confrontation is not known. The victim hit Noblin and a fight broke out, during which Noblin allegedly pulled a firearm from his waistband. At that point, the victim's son and another witness ran from the train. But Harvey allegedly cornered the woman on the train and repeatedly punched and kicked her even after the victim fell to the floor in the fetal position. Prosecutors claimed that Harvey then ordered Noblin to shoot the woman. Noblin stepped forward, shot the victim in the knee at point-blank range, and then ran from the area along with Harvey. CTA surveillance cameras captured the entire incident. Noblin, who was charged with five counts of attempted murder and four other felonies, resolved the case by pleading guilty to aggravated battery



John Parker



Bobby Noblin

by discharging a firearm, according to court records. Judge Timothy Joyce oversaw the case and handed down the 11-year sentence. Illinois Department of Corrections records show Noblin is expected to be paroled on June 9, 2032. Harvey, 26, previously pleaded guilty to aggravated battery by discharging a firearm in exchange for a six-year sentence. Her parole date is slated for March 2, 2028.

Attorney indicted on immigration fraud charges

A Chicago attorney has been indicted on federal fraud charges for allegedly providing false and fraudulent information to U.S. authorities to obtain immigration benefits for his foreign national clients. Gerardo Dean owned a law office at 4849 N. Milwaukee Ave., and represented a company that operated skilled-nursing facilities. An indictment returned in U.S. District Court in Chicago alleges that Dean conspired with a company employee, Felicitas Cordero, to provide false and fraudulent information to the U.S. Citizenship and Immigration Services on behalf of individuals in the Philippines who were seeking U.S. visas. Specifically, Dean and Cordero filed and caused to be filed fraudulent H-1B and EB-2 visa petitions representing that the foreign nationals had managerial, supervisory, or higher-level jobs waiting for them at the company, when in actuality Dean and Cordero knew that the foreign nationals would work for the company as staff or registered nurses at lower rates of pay than what was stated in the visa petitions, the indictment states. Dean and Cordero also allegedly instructed the foreign nationals to provide false information about the purported managerial, supervisory, or higher-level jobs during their overseas consular interviews. Dean and Cordero did so knowing that U.S. immigration officials had a higher likelihood of approving H-1B or EB-2 visa petitions that stated the employer would hire a foreign national in a managerial, supervisory, or other higher level position, the indictment states. The charges allege that Dean and Cordero collected money from foreign nationals whom they helped fraudulently obtain the visas to work at the company, and that Dean also collected money from the company for his fraudulent conduct. The indictment charges Dean, 58, and Cordero, 76, with one count of conspiracy to commit immigration fraud and three individual counts of immigration fraud. Dean and Cordero were arraigned Dec. 18 before U.S. District Judge Manish S. Shah and pleaded not guilty to the charges. The indictment was announced by Morris Pasqual, Acting U.S. Attorney for the Northern District of Illinois.

Man gets four years for robbing postal worker of master key and using it to steal mail in Rogers Park

A man accused of robbing a U.S. Postal Service mail carrier has been given a four-year sentence. Michael Valentine, 38, received a concurrent four-year sentence for using the postal worker's master key to steal mail in Rogers Park. Postal service masters, also known as "arrow keys," allow mail carriers to

access apartment buildings and mailbox systems. Cops initially arrested Valentine in the 6700 block of N. Lakewood on Dec. 6, 2023, after receiving a call about a burglary in progress. The police said they found bulk mail addressed to different people inside Valentine's canvas bag and a postal service master key about 15 feet from where they detained him. Investigators determined that the key had been taken from a mail carrier weeks earlier during a robbery. Prosecutors only charged Valentine with burglary and possession of burglary tools, but detectives continued to investigate the robbery. That investigation led them right back to Valentine. Earlier this year, prosecutors filed robbery charges against Valentine, saying he was the robber who took that master key from a 62-year-old mail carrier in the 10300 block of S. Calumet in November last year. Valentine approached her with his hands in his pockets and "forcefully demanded" her work keys, according to paperwork filed by prosecutors. The mail carrier surrendered her keys, bolted to her work truck, and locked herself inside. Prosecutors said he tried to open the truck and banged on its doors, but he eventually ran away. The postal worker identified him months later in a photo lineup. Court records show Valentine has resolved both cases by pleading guilty to robbery and burglary. Valentine received a four-year sentence from Judge Aleksandra Gillespie, which he can reduce to two years with good behavior. After receiving credit for the time he spent on an ankle monitor pending trial, he is expected to be released on Feb. 27, 2026.

Another sentencing

A remarkably prolific mail thief who faced 20 separate burglary and identity theft cases for allegedly stealing mail downtown and across the North Side has been given a nine-year sentence. Jonathan Minter, 36, cut a deal with prosecutors and pleaded guilty to five counts of burglary and two counts of identity theft, according to court records. The deal resulted in the dismissal of all other cases. Prosecutors accused him of carrying out similar crimes in the 5900 block of N. Lincoln, the 5800 block of N. Clark, the 1100 block of W. Ardmore, the 5600 block of N. Broadway, the 5700 block of N. Winthrop, and the 3800 block of N. Fremont. Last November, Minter allegedly used an arrow key or other device to circumvent the locks and remove mail and property from a building in the 4600 block of W. Lawrence. We shared a video of that incident with you a few days later: He struck again on Dec. 16, stealing mail from the condos at 320 N. Michigan, prosecutors alleged. On Dec. 27, he allegedly used a U.S. Postal Service master key to enter a residential package room at 1801 S. Michigan and tried to steal packages, another complaint said. Prosecutors said he and an accomplice used postal service master keys to steal mail from a condo building in

the 800 block of S. Wells four times between July and September last year. While many of those cases were pending, Minter stopped showing up for court and allegedly spent some of his free time stealing more mail and using some of his victims' credit cards and IDs to enjoy hotel accommodations at the Ritz-Carlton Chicago Hotel and a Homewood Suites near the Magnificent Mile. Judge Ursula Walowski handed him a two-year sentence for two counts of identity theft. Judge William Gamboney gave him seven years for five burglary cases. The sentences will be served consecutively, giving him an effective sentence of nine years. That will be cut in half for good behavior.

At least 9 people robbed at gunpoint during Saturday night crime spree

At least nine people were mugged during a string of armed robberies on Dec. 21. The holdups are the latest in a series of similar sprees that have popped up in the same area over the past month. Each of Saturday's robberies involved three or four masked men who jumped out of a white or silver sedan to target victims on the street. The same group appears to have committed some, if not all, of the robberies. The crimes began around 7:20 p.m. when two men were robbed at gunpoint near the intersection of Kedzie and Augusta. Similar robberies occurred in the area within minutes: Three men attacked and robbed a man outside Dunkin at 3347 W. North Ave.; Four men robbed a victim at gunpoint at the corner of Lake and Pulaski, and three offenders robbed a man of his wallet near the intersection of Humboldt and Augusta avenues. Then, around 8:15 p.m., three armed men robbed three people outside Burger King, 2344 W. Chicago Ave. An officer who responded to the call said one of the robbers was a Black man in his early to mid-20s wearing a white hoodie and black pants with a black face mask. Finally, around 10:30 p.m., four men robbed another man at gunpoint in an alley behind the 1600 block of N. Winchester. Investigators determined that a white or silver Hyundai Elantra or Nissan Altima was used as a getaway car during many of the holdups.

Migrant, arrested six times in six months, now faces robbery and burglary charges

"Treatment, not trauma." Local politicians love tossing that catchy phrase around, suggesting that many people who enter the criminal justice system for minor violations would be better served by receiving treatment for substance abuse or mental health issues rather than jail time. And they're probably right. The problem is this: Those same politicians are minimizing or eliminating penalties for wrongdoing without providing the treatment they claim is needed. As a result, the public gets to deal with individuals who go round and round at the courthouse door, receiving neither treatment nor the "trauma" of consequences for their actions. A fine example of that is Dioseneth Cortez, also known as Jose Martinez, an 18-year-old migrant from (depending on which police report you read) Panama or Venezuela. Since May, police have arrested him six times in Cook County. His months-long downward spiral, made possible by authorities' failure to provide the "treatment" they preach about, is apparent in his CPD mugshots. He won't be getting arrested

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The former site of DePaul College Prep High School, at 3633 N. California Ave., will soon be redeveloped into riverfront housing. In order for the project to move forward the plan would need to be approved by Ald. Carlos Ramirez-Rosa [35th].

Religious order unveils new redevelopment proposal for old riverfront school campus

BY PETER VON BUOL

At the Nov. 20th meeting of the California Park Neighborhood Assoc. [CPNA], the Roman Catholic religious order which owns the old campus of DePaul College Prep high school, 3633 N. California Ave., unveiled its new plans to redevelop the riverfront site.

While DePaul College Prep moved to its new campus at 3333 N. Campbell Ave. in Aug. 2020, it has continued to use the gym of the old campus for gym classes and athletic events.

In addition, the property serves at the provincial headquarters for the priests and brothers of the Congregation of the Resurrection [COR]. Since the move, however, most of the campus has been lightly used.

The plans, designed by the Park Ridge-based architectural firm Neri Architects, include more than 70 condominium units and about 50 single-family homes. The proposal would be built in two phases. A four story residential building would be built on the northern portion of the campus and capitalizes on its proximity to the pedestrian bridge which crosses the Chicago River.

In phase two, a four-story 39 unit residential building would be constructed at the southern end of the campus (at Addison and California) and would replace the religious order's current residences and chapel.



The plans presented by architectural firm Neri Architects, include more than 70 condominium units and about 50 single-family homes.

According to information posted by the CPNA, the plans were presented by representatives of the COR and their development partners Neri Architects and Chicago-based AD Advisors, a consulting firm which specializes in advising Roman Catholic real estate, senior housing and/or non-profits.

"Construction of the project would be broken up into two phases. During phase one, the COR of Our Lord Jesus Christ would continue to live on the

campus while the northern half of the site is developed [first]," according to a written statement posted on CPNA website.

In order to move forward with the plan as presented, the redevelopment plan would need to be approved by Ald. Carlos Ramirez-Rosa [35th].

In 2021, a private developer presented a high-density residential plan for the campus but that plan failed due to opposition from the neighborhood. As a result, the

new plan only includes single-family homes and the two condominium buildings, built along the Chicago River's North Branch.

"Many of the neighbors' previous concerns have been addressed, and we hope you will join us to review everything they have worked so hard to put together," according to a statement posted on the CPNA.

After the meeting, representatives of the CPNA expressed support for the new plan and thanked the religious order for addressing concerns posed by the previous plan. "A big thank you to the COR for working with everyone in the neighborhood to come up with not only an acceptable development plan for their property, but what is likely to be a jewel of a development on the beautiful Chicago River," read their statement.

Renamed DePaul College Prep in 2014, Gordon Technical High School had opened in 1952 as a school for boys at Division St. and Greenview Ave. In 1961, the school opened its California Ave. campus.

The school had been founded at the request of the then-Roman Catholic Cardinal Samuel Stritch, who wanted a high school which included both a college preparatory curriculum and a technical curriculum. In Aug. 2002, the school changed to a co-educational high school. Ten years later, DePaul Univ. became an

educational partner to the school's founding religious order and the school's name was changed to DePaul College Prep in 2014.

In Oct. 1985, the Gordon Tech gym hosted then-President Ronald W. Reagan, who came to the school at the behest of then-U.S. Rep. Dan Rostenkowski, then the chairman of the House Ways and Means Committee.

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Chicago Theater Week 2025 kicks off Feb. 17

Tickets for Chicago Theatre Week 2025 (#CTW25) go on sale at 10 a.m. on Jan. 7, 2025. Running Feb. 6–16, 2025, this event offers live performances at discounted prices of \$30, \$15, or less. Presented by the League of Chicago Theatres and Choose Chicago, an extended “CTW Continued” week will follow from Feb. 17–23, 2025, exclusively on HotTix.org.

Last year, Chicago Theatre Week sold 18,000+ tickets to 81 productions at 64 theatres, drawing 58% first-time attendees and 144,689 website visitors. Chicago Theatre Week 2025 features diverse performances, including *A Raisin in the Sun*, *Beautiful – The Carole King Musical*, *Betrayal*, *Fat Ham*, *Waitress*, and *Fun Home*, along with productions by Lyric Opera, Chicago Shakespeare Theater, and more.

Marissa Lynn Jones of the League of Chicago Theatres highlights Chicago Theatre Week as a celebration of global talent and diverse stories, while Rich Gamble of Choose Chicago emphasizes its role in attracting audiences and showcasing Chicago’s arts scene. Home to 250+ theatres, including seven Regional Tony winners, Chicago leads in world premieres and sees over 5 million annual attendees, driving a \$250M economic impact.

For tickets and more information, visit www.ChicagoTheatre-Week.com or www.ChicagoPlays.com.



Phil Ponce Jr. with Ann Ponce.



Jason, Linda and Richard Robin.



Lauren Lein Cavanaugh and Paula Borg.



Candace Jordan and Cardinal Blase Cupich.



Desiree Glapion Rogers with daughter Victoria.



Mindy Segal

STEINS from p. 2

175 fans out in the arctic winds. Fans came from every direction to Davenport’s and were charmed by Barb’s smooth, elegant musical delivery. And delighted in the impeccable sound of the fabulous **Irene Mojica, Jeanae Paul, Kim Duda, Kathy Wolter Mondelli, Dina Cherin** applauded too.

MFA BOSTON SELLS TO BUY: The Museum of Fine Arts,

Boston (MFA Boston) has consigned 17 deaccessioned 17th-century Dutch and Flemish paintings to be auctioned. Christie’s New York will conduct a sale, scheduled for Feb. 5, 2025, to help fund the museum’s acquisition efforts, with Christie’s giving the works a collective \$3.8 million high estimate. **Frederick Ilchman**, the museum’s chair of European art, said that MFA Boston’s Dutch and Flemish collection is “exceptional,” having nearly doubled in 2017 thanks to gifts.

LUCKY: It was a merry Christmas for one local, who purchased a winning lottery ticket on Nov. 10 at a Northwest Side Jewel-Osco. The prize was \$700,000.

A CHAMP: So many thinking about our friend, the singular gentleman, **Shelley Howard**, who I always referred to as the honorary Mayor of Chicago. He loved it. The city is not quite the same without him.

90th: Happy 90th birthday to **Dame Judi Dench**, beloved Oscar-winning actress, best known to present-day fans as “M” in the James Bond films, made her professional stage debut as Ophelia in *Hamlet* back in 1957, when she was just 22.

GOLDEN TRIANGLE: **Doug Vann Tress** in Chiang Mai, Thailand with Dao Vichada at the opening of “Without Illusion” at the Raya Heritage Hotel, an exhibit of sculpture by **Siripong Rueangsri** and silver jewelry by **Sirirat Jiwanuwong** displayed amid the Raya’s sprawling grounds and public corridors,

quite spectacular.

WHO’S WHERE: **Candace Jordan** with Cardinal Cupich at the holiday dinner for the Catholic Charities... **Mindy Segal** is a babe, and now an incredible James Beard Foundation award winning chef, **Hot Chocolate Chicago** made headlines for being the first pastry chef to create edible treats to help those with chronic pain... **Desiree Glapion Rogers** in London pre-Christmas with daughter, **Victoria Rogers**... **Denise Tomasello** has a heavenly Christmas tree with a star studded view from her Lake Shore Dr. condo, second to none... Designer **Lauren Lein Cavanaugh** draped in greenery and **Paula Borg** looking exquisite at the Service Club Christmas Luncheon... **Blase Foria** in Elmwood Park discovering they’re building a Pompei Bakery there so he won’t have to go all the way to Taylor St. anymore... **Liz Teasley** managed a seat for **Andrea Bocelli**... **Linda** and **Richard Robin** excited to celebrate son, **Jason’s** 30th birthday, wishing him the best of luck at his new job at Quarles and Brady Law firm, proud of all of his many accomplishments... Former Tribune boss **Jim O’Shea**, and his brilliant wife, **Nancy**, formerly of the Field Museum, in Paris and Bruges, they now live in South Carolina near the grandchildren... Cubs Hall of Famer **Fergie Jenkins** visiting the gravesite of his former teammate **Ernie Banks**... **Regan Burke** doing Holiday Sing Along at 900 N. Michigan, with **Deborah Darr**

and **Mark Melton**... **Whitney Reynolds** and **Dave Heiner** at the 12th annual cookiefest, loving the joy and love it ushers in... **Ann M. Rodriguez** doing the holiday at the Women’s Athletic Club where friends had a great day decorating gingerbread houses, a highlight of the holiday season... Happy Birthday to chip-off-the-old-block **Phil Ponce Jr.**... yes, that was **Dan Balanoff** aboard the USS Constitution... **Eilish Carey** at Butch McGuire’s... Dinner quest extraordinaire for **Jim Kinney** and **Brian White**, the incomparable **Michael Halberstam** with picture taken by another stellar guest, **Cynthia Olson**... **Courtney Thompson** snapped in Paris shopping for shoes, oooh-la-la... “Wesołych świąt” to **Jolanta Ruege** elegantly toasting the holidays... **Rose O’Neill** and nextdoor neighbor, **Cynthia Olson** lunching at RL looking fab... **Myra Reilly** and **Cathy Bell Bartholomey** looking graceful and poised celebrating the holiday... **Mamie Walton** and **Sean Eshaghy** keeping the booths warm lunching at Ralph Lauren... **Anne Kavanaugh** re-joining at her distinguished son, **Conor’s**, 31st birthday, proud of his capacity for excellence.

Christmas Eve

*Christmas hath a darkness
Brighter than the blazing noon,
Christmas hath a chillness
Warmer than the heat of June,
Christmas hath a beauty
Lovelier than the world
can show:*

*For Christmas bringeth Jesus,
Brought for us so low.
Earth, strike up your music,
Birds that sing and bells
that ring;
Heaven hath answering music
For all Angels soon to sing:
Earth, put on your whitest
Bridal robe of spotless snow:
For Christmas bringeth Jesus,
Brought for us so low.*

— **Christine Rossetti**
1830-1894

tog515@gmail.com

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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-five years ago, the story of Rudolph the Red-Nosed Reindeer appeared as a promotional booklet published by the Chicago-based Montgomery Ward and Company. 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.



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

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.

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

INSURANCE from p. 5

value.

• **Shop around.** Don’t rely on your current agent. Another independent broker may find you a better deal. For example, an Avondale three-flat resident owner paid an insurance bill of \$4,974 in 2022 and again in 2023.

In 2024, the owner moved his growing family to a larger luxury rental apartment and purchased renter’s insurance. Then, the non-resident insurance bill on their three-flat jumped an astronomical 58.2% to \$7,872. At renewal time, the 2025 bill rose 2.8% to \$8,092.

In late 2024, the economy forced the owner to move his family back into his

owner-occupied three-flat. After shopping around, the owner locked in a new 2025 resident-owner policy with a different insurer for \$2,934. The new policy has a deductible of \$5,000.

• **Banks are not your friend.** Do not let lenders buy insurance for you. Banks usually demand mortgage holders to carry insurance. If you let your policy lapse, or it is deemed insufficient, an expensive lender-placed, or “forced policy,” doesn’t protect your home. It protects the bank’s loan.

For more housing news, visit www.don-debat.biz. Don DeBat is co-author of “Escaping Condo Jail,” the ultimate survival guide for condominium living. Visit www.escapingcondojail.com.



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Hockey at the Frozen Confines - Wrigley Field

The Discover NHL Winter Classic returns to Wrigley Field on Dec. 31 with the Blackhawks against the St. Louis Blues, puck drop at 4 p.m. This marks the Blackhawk’s seventh regular-season outdoor game.

Tickets available at <https://www.nhl.com/blackhawks/fans/winter-classic/>

Also, the Chicago Cubs and the Big Ten Conference present the Frozen Confines: Big Ten Hockey Series, a two-day event, Jan. 3-4, 2025. The showcase

will feature three Big Ten men’s hockey matchups and the Western Collegiate Hockey Association women’s game, all set against the backdrop of the Friendly Confines.

Jan. 3 has Ohio State vs. Michigan at 4 p.m. and Penn State vs. Notre Dame at 7:30 p.m.

Jan 4 has Ohio State vs. Wisconsin at 4:30 p.m. and Wisconsin vs. Michigan at 8 p.m.

Tickets are available at <https://www.mlb.com/cubs/tickets/events/bigtenhockey/>

INSIDE PUBLICATIONS

POLICE BEAT *from p. 6*

again anytime soon. That’s because after being repeatedly arrested for minor crimes and released without treatment, he’s now accused of armed robbery. A judge has ordered him to stay in jail.

CPD records show he was first arrested on May 15 for allegedly trying to walk out of Target, 1 S. State, with stolen merchandise worth \$470 in a bag. After he failed to appear three times, resulting in two arrest warrants, prosecutors dropped the case on Oct. 28.

His second arrest came three days after his first at the same Target store. Prosecutors charged him with misdemeanor retail theft and battery for allegedly kicking a store security guard who stopped him from stealing a \$250 electric shaver.

Despite having been arrested just three days before at the exact same place, he was released again. Treatment given? None. After failing to appear twice and being the subject of two more arrest warrants, he received a two-day sentence in October.

On September 1, he was arrested and charged with stealing car cleaner and boxes of bandages worth \$110

from CVS, 678 N. Wells. With three cases pending at this point, he was again released, and he again failed to appear in court. Prosecutors dropped the charges on the first court date even though he didn’t show up.

Just eleven days after being arrested at CVS, he was arrested again in the



Mugshots of Dioseneth Cortes, also known as Jose Martinez.

1200 block of N. Wells in Old Town. A vape shop employee told police Cortes tried to walk out with a \$250 bong. When the employee confronted him, Cortes dropped the bong, which shattered, and swung a knife “multiple times” at the 23-year-old worker, according to the allegations.

He was charged with three misdemeanors: unlawful use of a knife, criminal damage to property, and aggravated assault. After failing to appear, he pleaded guilty to the weapon charge on Oct. 29 and received a 10-day sentence.

About a week before his plea, on

Oct. 23, Chicago cops arrested him for allegedly carrying a crack pipe in his bag while riding a Divvy bike on a Loop sidewalk. Prosecutors dropped the case the next day.

And that brings us to his latest cases.

Prosecutors say Cortes entered the 7-Eleven at 645 N. Kingsbury on Nov. 15 and walked out with four cartons of cigarettes worth \$630. Later the same day, he allegedly tried to take merchandise from the 7-Eleven at 504 N. Halsted. He swung a brick at an employee who confronted him and then threw the brick, striking the worker, prosecutors said.

Cops recognized him as he rode his bike in the area a short time later, according to his arrest report.

He’s now charged with armed robbery, burglary, and aggravated battery of a merchant. Judge Sharon Kanter ordered his detention.

One is left to wonder: How much trauma could the public have been spared if the politicians had provided Cortes treatment at any point in the past six months?

— Compiled by CWBChicago.com

North Township Real Estate For Sale

Real Estate For Sale

252525 -----
181818 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
BMO BANK, N.A.
Plaintiff,

-v-
BRETT M. SINGER, NORMAN J. SINGER, BETTY R. SINGER, THE BUDMAN BUILDING, LLC, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, EUGENIE TERRACE TOWNHOUSES CONDOMINIUM ASSOCIATION
Defendants
2022 CH 11684
1715 NORTH WELLS STREET
CHICAGO, IL 60614
NOTICE OF SALE

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 20, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 16, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 1715 NORTH WELLS STREET, CHICAGO, IL 60614
Property Index No. 14-33-414-062-1051
The real estate is improved with a condominium. The judgment amount was \$881,156.89.

Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered

Real Estate For Sale

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 MANLEY DEAS KOCHALSKI LLC Plaintiff's Attorneys, ONE EAST WACKER, SUITE 1250, Chicago, IL, 60601 (312) 651-6700. Please refer to file number 22-034401. THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE

Real Estate For Sale

You can also visit The Judicial Sales Corporation at www.jscc.com for a 7 day status report of pending sales.
MANLEY DEAS KOCHALSKI LLC
ONE EAST WACKER, SUITE 1250
Chicago IL, 60601
312-651-6700
E-Mail: AMPS@manleydeas.com
Attorney File No. 22-034401
Attorney Code. 48928
Case Number: 2022 CH 11684
TJSC#: 44-3079
NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2022 CH 11684

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
WILMINGTON SAVINGS FUND SOCIETY, FS, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRPL TRUST 2019-1
Plaintiff

vs.
LORI M. QUINT A/K/A L. QUINT-DEMPSEY A/K/A LORI M. QUINT-DEMPSEY, MICHAEL C. DEMPSEY, FIFTH THIRD BANK, N.A., SUCCESSOR IN INTEREST TO CORUS BANK, N.A., PNC BANK, N.A., SUCCESSOR IN INTEREST TO MIDWEST BANK AND TRUST COMPANY, EMIGRANT BANK A/K/A EMIGRANT MORTGAGE COMPANY, INC., UNITED STATES OF AMERICA, STATE OF ILLINOIS, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS
Defendant
20 CH 7488
CALENDAR 60
NOTICE OF SALE
PUBLIC NOTICE is hereby given that pursuant to

Real Estate For Sale

a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on January 13, 2025, at the hour 11:00 A.M., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell to the highest bidder for cash, the following described mortgaged real estate:
SUBLOT 5 IN STICKNEY'S SUBDIVISION OF LOT 13 IN WETZLER, PICK AND HUBER'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 17 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
P.I.N. 14-29-417-009-0000.
Commonly known as 1133 WEST LILL AVE., CHICAGO, IL 60614.

The real estate is: single family residence. If the subject mortgaged real estate is a unit of a common interest community, the purchaser of the unit other than a mortgagee shall pay the assessments required by subsection (g-1) of Section 18.5 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information.

For information call Sales Department at Plaintiff's Attorney, Law Offices of Ira T. Nevel, 175 North Franklin Street, Suite 201, Chicago, Illinois 60606. (312) 357-1125. 20-01830
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
13256706

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT – CHANCERY DIVISION
Seneca Mortgage Servicing LLC
Plaintiff,

Real Estate For Sale

-v- CHRISTOPHER C MACAL; THE HERMITAGE CONDOMINIUM ASSOCIATION, Defendants.
24 CH 01440
70 WEST HURON STREET, APT. 1807, CHICAGO, IL 60610
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of foreclosure and Sale entered in the above cause on 10/31/2024, an agent of Auction.com LLC will at 12:00 PM on 1/22/2025 located at 100 N LaSalle St, Suite 1400 Chicago, IL 60606, sell at public sale to the highest bidder, as set forth below, the following described real estate.

Commonly known as 70 WEST HURON STREET, APT. 1807, CHICAGO, IL 60610
Property Index No. 17-09-212-027-1156
The real estate is improved with a Condominium. The judgment amount was \$158,075.05

Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com LLC. No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. (relief fee not required) The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser

Real Estate For Sale

of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium property Act, 765 ILCS 605/9 (g)(l) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1).

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

For information, contact Plaintiff's attorney: McCalla Raymer Leibert Pierce, LLC (312) 346-9088 please refer to file number 23-15723IL. Auction.com LLC
100 N LaSalle Suite 1400 Chicago, IL 60606 – 872-225-4985

You can also visit www.auction.com. Attorney File No. 23-15723IL
Case Number: 24 CH 01440
NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT PLAINTIFF'S ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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Lakeview Township Real Estate For Sale

Real Estate For Sale

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

-v-
SALLY HERNDON, 1320-22 BELMONT CONDOMINIUM ASSOCIATION
Defendants
2024 CH 01864
1322 W BELMONT AVE 2W
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 21, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 31, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 1322 W BELMONT AVE 2W, CHICAGO, IL 60657
Property Index No. 14-20-330-047-1005
The real estate is improved with a condominium. The judgment amount was \$79,026.43.

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, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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

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

Real Estate For Sale

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

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

For information, contact JOHNSON, BLUMBERG & ASSOCIATES, LLC Plaintiff's Attorneys, 30 N. LASALLE STREET, SUITE 3650, Chicago, IL, 60602 (312) 541-9710. Please refer to file number 24 0730.

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: jlpleadings@johnsonblumberg.com
Attorney File No. 24 0730
Attorney Code. 40342
Case Number: 2024 CH 01864
TJSC#: 44-2890

NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.
Case # 2024 CH 01864
13257683

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

-v-
SAMUEL ONYEISE, ANNE ONYEISE, STATE OF ILLINOIS - DEPARTMENT OF REVENUE, CITY OF CHICAGO, CROWN ASSET MANAGEMENT, LLC
Defendants
2020 CH 02684
6122 N WINTHROP AVE UNIT B
CHICAGO, IL 60660
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant

Real Estate For Sale

to a Judgment of Foreclosure and Sale entered in the above cause on February 24, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 23, 2025, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

Commonly known as 6122 N WINTHROP AVE UNIT B, CHICAGO, IL 60660
Property Index No. 14-05-208-051-0000
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, in certified funds/wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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

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

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

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

For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030

Real Estate For Sale

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E-Mail: pleadings@il.cslegal.com
Attorney File No. 14-20-01835
Attorney ARDC No. 00468002
Attorney Code. 21782
Case Number: 2020 CH 02684
TJSC#: 44-3218

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 # 2020 CH 02684
13257688

252525 -----

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
U.S. Bank Trust National Association, not in its individual Capacity but solely as Owner Trustee for RCF 2 Acquisition Trust
Plaintiff

vs.
Unknown Heirs and Legatees of Minnie Clarke; Kaye Clarke Barrett aka Kaye Tolland; Tina Clarke aka Tina Blutt; Damon Ritenhouse as Special Representative of Minnie Clarke; Parvenu Condominium Association; Unknown Heirs and Legatees of Karen Lee; Unknown Heirs and Legatees of Krista Ellen Landrebe; Unknown Owners and Non-Record Claimants;
Defendant
22 CH 7915
CALENDAR 59
NOTICE OF SALE

PUBLIC NOTICE is hereby given that pursuant to a Judgment of Foreclosure entered in the above entitled cause Intercounty Judicial Sales Corporation will on January 22, 2025, at the hour 11:00 a.m., Intercounty's office, 120 West Madison Street, Suite 718A, Chicago, IL 60602, sell to the highest bidder for cash, the following described mortgaged real estate:
P.I.N. 14-17-203-024-1066.
Commonly known as 1000 W. LELAND AVENUE,

Real Estate For Sale

Chicago, IL 60640.

The real estate is: condominium residence. The purchaser of the unit other than a mortgagee shall pay the assessments and the legal fees required by subdivisions (g)(1) and (g)(4) of Section 9 of the Condominium Property Act. Sale terms: At sale, the bidder must have 10% down by certified funds, balance within 24 hours, by certified funds. No refunds. The property will NOT be open for inspection. Prospective bidders are admonished to check the court file to verify all information.

For information call Sales Department at Plaintiff's Attorney, Diaz Anselmo & Associates P.A., 1771 West Diehl Road, Suite 120, Naperville, IL 60563. (630) 453-6960. 1446-186160
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
13257194

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT – CHANCERY DIVISION
U.S. BANK NATIONAL ASSOCIATION
Plaintiff,

-v- JULIETTE EILEEN GAINER, INDIVIDUALLY AND AS TRUSTEE OF THE JEAN ELLEN PERRY TRUST, DATED APRIL 27, 2021; ILLINOIS HOUSING DEVELOPMENT AUTHORITY; THE CLOVER BUILDING CONDOMINIUMS F/K/A 1100 WEST LELAND CONDOMINIUM ASSOCIATION; UNKNOWN BENEFICIARIES OF JEAN ELLEN PERRY TRUST, DATED APRIL 27, 2021; UNKNOWN OWNERS AND NONRECORD CLAIMANTS
Defendants.

2023CH02793
4706 North Winthrop Avenue Unit 2B, Chicago, IL 60640

NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of foreclosure and Sale entered in the above cause on 7/1/2024, an agent of Auction.com LLC will at 12:00 PM on 1/29/2025 located at Auction.com 100 N LaSalle St, Suite 1400 Chicago, IL 60606, sell at public sale to the highest bidder, as set forth below, the following described real estate.

Commonly known as 4706 North Winthrop Avenue Unit 2B, Chicago, IL 60640
Property Index No. 14-17-201-020-1006.

The real estate is improved with a Condominium. The judgment amount was \$190,607.84

Sale Terms: 20% down of the highest bid by certified funds at the close of the sale payable to Auction.com LLC. No third party checks will be accepted. All registered bidders need to provide a photo ID in order to bid. The balance, in certified funds/wire transfer, is due within twenty-four (24) hours. (relief

Real Estate For Sale

fee not required) The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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

The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property, prospective bidders are admonished to check the court file to verify all information.

If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by the Condominium property Act, 765 ILCS 605/9 (g)(l) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5(g-1).

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

For information, contact Plaintiff's attorney: McCalla Raymer Leibert Pierce, LLC (312) 346-9088 please refer to file number 23-14155IL. Auction.com LLC
100 N LaSalle St., Suite 1400, Chicago, IL 60606 – 872-225-4985

You can also visit www.auction.com. Attorney File No. 23-14155IL
Case Number: 2023CH02793
NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT PLAINTIFF'S ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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Letters to the Editor

Artificial turf a bad idea

The Chicago Park District [CPD] seems the ideal entity to promote green space, yet Trebes Park's "upgrades" [Oct. 23] aren't all they seem.

Where is the clarion call to remove and then fix what seemed a good idea at the time? I refer to the plan to install an artificial turf infield, a bad and dirty idea if ever there was one.

Artificial turf is no better than shreds of plastic dum-mied up to look like blades of grass. It doesn't feel or act like real grass. It's hot. Anyone who argued it was a good idea should be investigated, and, if still employed by CPD, immediately fired.

Plastic bits come off the mains and wash into the sewers or float about in the air, where we and other creatures can ingest or inhale them, and where they can then form plaques in our blood vessels or brains. Nothing can eat plastic; it never biodegrades, so there are no life lessons to be learned from the wretched places where it's already on the ground.

Arguments to install AstroTurf must be arrested now, before they can inflict it on us any further; it must be ripped out and never replaced, before even one more child rips open their skin sliding on it after a soccer ball, and especially before anyone else has the dim-bulb idea to "save money" from maintenance people and fees for ground-keeping supplies — by inflicting plastic grass on everyone concerned.

Maja Ramirez
Avondale

City Hall defeats the Germans

In Chicago politics, there are no permanent friends nor enemies, only permanent shared interests. The permanent shared interests are money and power.

For years, former mayor Lori Lightfoot, Mayor Brandon Johnson and Ald. Matt Martin [47th] have been trying to eliminate the white ethnic, especially German, culture in and around Lincoln Square.

The City took away the Lincoln Square parking lot. The City moved the Maifest and German Day festivals two blocks away, and withheld permits until the very last minute. And now the neighborhood's famous German Maypole is in jeopardy, and being removed from its decades-long spot at Leland and Lincoln avenues.

Is it now "So long, farewell, Auf wiedersehen, goodbye?" And the German-American community may blame the DANK Haus [Dec. 4 Inside Booster].

Unlike most German clubs and organizations around Chicago, the DANK Haus is not run by people who have been part of our local community for years, but by recent socialist immigrants.

How did socialism work out in the former East Germany? They don't know how Chicago operates. And it could cost them dearly.

When the DANK Haus belatedly entered the fight over the fate of the Lincoln Square parking lot, it sided with the City against the majority of the community. It was revealed that the City gave over \$2 million of TIF money to the DANK to rehab its building. Just don't complain about losing the parking lot across the street.

But there were poison pills attached to the agreement. Pills so poisonous that it skyrocketed the costs of the rehab.

The DANK is now begging the German-American community for \$1.6 million to complete construction. Many of the public bathrooms in the six story building are not finished. Oh great, they sell German beer and schnapps but don't provide enough restroom facilities.

How long until City Haul sues the DANK Haus for its money back? Or the City yanks DANK's liquor licenses? Or files an eminent domain lawsuit and takes the building away?

Was this the City's intent all along, to finally drive the Germans out?

Are City Hall socialists playing the long game, while the DANK Haus is playing the short game?

So long, farewell, Auf widersehen, goodbye. You've lost the Battle of Lincoln Square. And City Hall did not even have to fire a shot.

Mike Sullivan
Avondale

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about your community?
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Letter to the Editor

Clout still
the hand to play

Apparently the Affordable Housing cudgel is the Ace in the hole in the deck in the City of Chicago's house of cards. Followed by the King of Hearts-the City of Deficits.

The mayor played his cards by trumping Ald.Scott Waguespack's prerogative review of Sterling Bay's proposed Marcey St. twin tower development in a saga for the ages. To say this deal was finessed by parliamentary maneuver is the understatement of the year. [Dec. 18 newspaper]

For the City that works, the logic remains: underneath all is power and friends in high places. The community of voters and residents be damned. What happened to the rule of law and zoning? And the voice of the people?

Tim Carew
Old Town

SOAR
annual meeting,
Jan. 30
at Harry Caray's

Streeterville Organization of Active Residents [SOAR] will host its annual meeting 5:30 p.m. Jan. 30, 2025, at the Harry Caray Sports Museum, 835 N. Michigan Ave. SOAR has steadfastly advocated for Streeterville since 1975, working to enhance safety, preserve historic landmarks, and foster community connections. In 2024, the organization celebrated their 10th year of the SOAR Farmers Market, formed to improve neighborhood safety. Donations help them continue these efforts, support community programs, amplify resident voices, and build partnerships, strengthening Streeterville's role in Chicago's economy. For more information contact office@soarchicago.org or call 312-280-2596.

PHARMACY from p. 1

Stefan Kaluzny and was founded in 2011. He had previously founded Delray Farms, Inc. His current holdings include Staples, Pure Fishing, NBG Home, Talbots, Ann Taylor, Lane Bryant, Azamara Cruises, Nine West, and Playa Bowls.

Kaluzny's co-founder of Sycamore Partners, Peter Morrow, left the firm in 2022 for undisclosed reasons.

Sycamore would likely sell off pieces of Walgreens' business, the WSJ reported. Walgreens pharmacy business in particular has been flailing due to falling reimbursement rates for prescription drugs and eroding margins due to inflation, noted CNBC.

On another pharmacy front, federal lawmakers introduced a bipartisan bill Dec. 11 that would forbid the parent companies of

INSIDE PUBLICATIONS
insurers and pharmacy benefit managers [PBM] from also owning pharmacy businesses, according to Becker's Hospital Review.

macy businesses within three years.
CVS' Caremark, Cigna's Express Scripts, and UnitedHealth's

On another pharmacy front, federal lawmakers introduced a bipartisan bill Dec. 11 that would forbid the parent companies of insurers and pharmacy benefit managers [PBM] from also owning pharmacy businesses, according to Becker's Hospital Review.

The Patients Before Monopolies Act represents lawmakers' boldest legislative attempt to regulate PBMs in recent years, though it's uncertain whether the bill will gain traction in the House and Senate, noted Becker's.

If enacted, the bill would require healthcare conglomerates that own both entities including CVS Health, Cigna, and UnitedHealthGroup to divest their phar-

OptumRx represent the three largest PBMs in the U.S., collectively controlling about 80% of all prescription claims.

In a Dec. 11 statement to Becker's, CVS emphasized the value of its integrated business model, saying it helps connect consumers to accessible, affordable care. The company said it has lowered out-of-pocket drug costs by more than 25% over the last decade and

POT SHOP from p. 1

community, but because it also sets a bad precedent for intentional evasion of proximity laws."

A March 26 email to Ranj S. Mohip, Assistant Corporation Counsel Real Estate and Land Use Division City of Chicago Dept. of Law, from Patrick Murphy, First Deputy Commissioner Zoning Administrator City of Chicago Dept. of Planning and Development, states "Ranj and I believe that Guidepost Montessori qualifies as a school under the Chicago Zoning Ordinance. Therefore, it appears to meet the definition of school and it would violate the Chicago Zoning Ordinance to locate an adult use cannabis dispensary within 500 feet from this school (MCC § 17-9-0129 (3))."

Members of the nearby community group Streeterville Organization of Active Residents [SOAR] also opposed the idea and actively worked against it. SOAR president Deborah Gershbein said she considered Helen Shiller's vote a major conflict of interest.

But G.P. Green House, LLC was approved by the ZBA in a 3-2 vote, including a key vote in favor by Helen Shiller, that sealed the

deal for the dispensary license. This newspaper has been reporting on this issue for over a year.

Then came some shenanigans. Despite several requests to see the decision for the purpose of

Despite several requests to see the decision for the purpose of creating opposition within the 35 day period, the DPD made false statements, telling interested parties it wasn't signed, attempting to deny due process to appeal the decision. The DPD maintained that the decision had not yet been signed by the chairman and published.

This story will be reported in more detail after the holidays, as newspaper staffers now have sugar plum fairies dancing in our heads. That may be the case for many of our readers too.

We're alerting our readers of this now as there may be one last chance to slow the approval process, as technically, up to 35 days after decision is released, opponents can challenge the decision legally in court. After each ZBA hearing, the Board writes a final decision and the 35-day clock starts ticking down, based on when the Chairman signs the decision.

Brian Sanchez is the chairman of the ZBA. He voted against the proposal and reportedly signed the decision and report overriding the ZBA decision on Aug. 28.

creating opposition within the 35 day period, the DPD made false statements, telling interested parties it wasn't signed, attempting to deny due process to appeal the decision. The DPD maintained that the decision had not yet been signed by the chairman and published.

Now it appears that the Aug. 28 decision was published 110 days later, on Dec. 16, just as everyone - including local media - may have been distracted by the holidays.

Interested parties who may wish to have one more chance at reversing this decision, will first have to put the eggnog back in the fridge, then contact a lawyer. The only way to stop the process at this point would be through a court order.

A request has allegedly already



CVS Health will be forced to divest their pharmacy businesses within three years.

noted that CVS Caremark reimburses independent pharmacies at a higher rate than CVS Pharmacy locations.

CVS Health acquired Aetna Insurance for \$69 billion in 2018 and acquired Oak Street Health for \$10.6 billion in 2023.

been made to the Office of the Inspector General [OIG] to look into any conflicts of interest between 620 N. Fairbanks and either Helen or Brendan Shiller.

Looking at the big picture, at this point it seems like a binary choice, either the city-mandated 500-foot education exclusionary zone matters or it doesn't. The proposed location on Fairbanks either violates the regulations or it doesn't. It's really not complicated at all if one reads the Chicago Corporate Counsel report. The lawyers at City Hall claim that Guidepost is indeed a school, but Helen Shiller says she's confused, which oddly works to benefit her son's interests.

MARINA from p. 1

station, and pet relief station.

The building was designed to fit-in with Navy Pier, providing a modern facility with a retro look while utilizing shipping containers, which are traditionally single-use and a burden on the environment unless repurposed. SI Container Builds is the container contractor for the marina amenities building.

JF Brennan has been selected as the general contractor. Structuralmarine will provide the robust aluminum pier infrastructure, while Marina Electrical Equipment will supply the marina electrical components.

"This is a dream years in the making," said Marilynn Gardner, CEO of Navy Pier. "Opening up boater access to Chicago's front porch is not only a tremendous amenity for the local and regional boating community but also a dynamic opportunity for the 70-plus businesses that call Navy Pier home."

For more information, visit navypiermarina.com.

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