

May all your troubles last
as long as your New Year's resolutions.
—Joey Adams

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May this New Year bring love, luck, prosperity, and peace to your home.

Illinois Supreme Court says some Chicago streets not 'intended' for cyclists

**High court says cyclists
are merely 'permitted'
users, Chicago not liable
for pothole injuries**

BY DILPREET RAJU
Capitol News Illinois

It's official. The highest court in the state says not all Chicago streets are for bicycles.

Bicyclists are nearly always "permitted" users of the road — but are only "intended" users of the road when bike lanes or signage are present, the Illinois Supreme Court ruled last week.

That distinction means the city of Chicago is not liable for damages sustained by a bicyclist who was injured after he hit a pothole on a city street that had no such signage.

In June 2019, Clark Alave was biking on the North Side when he hit a pothole in a crosswalk and fell off his bicycle, resulting in fractured teeth, cuts on his face and other bodily injuries, court records state.

Alave filed a complaint for negligence against the city, alleging it neglected its duty to maintain the crosswalk, resulting in the pothole that ended up injuring him.

Alave's complaint argued the city owed him a reasonable duty of care. A state appellate court

agreed and sided with Alave, but in a unanimous decision published Dec. 14, the Illinois Supreme Court reversed that decision and sided with the city.

The case pertained to a section of the Tort Immunity Act, which states local public entities have a duty to maintain property in a safe condition for "people whom the entity intended and permitted to use the property." The act also notes a public entity "shall

***The court cited a 4-3
decision from 1998
in the case of Boub v.
Township of Wayne,
which held, "Bicyclists
are permitted, but not
intended, users of the
roads, in the absence
of specific markings,
signage."***

not be liable for injury" unless it received notice of an unsafe condition in enough time to remedy it prior to the injury.

Ultimately, the case came down to whether bikers are always "intended" users of roadways, particularly without the immediate presence of bike lanes, or whether they are simply "permitted" users.

The court cited a 4-3 decision from 1998 in the case of Boub v. Township of Wayne, which held, "Bicyclists are permitted, but not intended, users of the roads, in the absence of specific markings, signage."

Though there was no signage indicating bicyclists could ride on W. Leland Ave. where the accident occurred, the plaintiff's legal team argued the presence of a Divvy bikeshare station "about 100 feet away from the pothole" was an indication of the City's intended use of the street for bicycles.

An appellate court agreed with the assertion, but the Supreme Court rejected it. This ruling leaves bus, truck and car drivers, and pedestrians now wondering about those pesky electronic scooters, and how they can be legislated to comply with the rules of the road.

Justice David K. Overstreet authored last week's opinion, with the other six justices concurring. Overstreet wrote that because bicyclists could ride on the sidewalk adjacent to the Divvy station, riding on the pothole-ridden street was not a "necessity" for Alave.

[It should be noted that adults and children who are 12 years and older are not permitted to ride

INTENDED see p. 16

**Heartland Alliance shutters
affordable housing division,
selling off portfolio, page 3**

The \$30M Western Ave. gap

**Construction of \$59M
Lincoln Square building
tops \$27M project
right across the street**

BY PETER VON BUOL

Prefabricated concrete elevator shafts have just been installed at the \$59 million development going up at 4715 N. Western Ave. by Boston-based developer The Community Builders [TCB] and its local partner, Boar Development, which happens to be owned by Gabriel Ignacio Dziekiewicz, vice chair of Mayor Brandon Johnson's commission on Chicago landmarks.

Johnson re-appointed Dziekiewicz, and among those who voted for his re-appointment was Ald. Matt Martin [47th], in whose ward the project is being built.

Martin had also voted to approve his re-appointment during Mayor Lori Lightfoot's term as mayor.

In July, the city of Chicago had quickly approved Dziekiewicz's plans for the mixed-use building which includes 5,000 square feet of commercial space on the first floor, a second-floor parking deck and 65 residential units (earlier it had been reported as 63 units), on floors three to six, all of which will require residents to use elevators.

According to information found in documents filed with the city of Chicago, the cost of the taxpayer-funded building is currently slated to be \$59 million, or about \$907,692 per unit. (The TCB project's total development costs had originally been reported as costing about \$48 million.)

This sum now includes the initial \$49 million that were provided through a variety of sources, including funds from the city's Western Ave. North Tax-Increment Financing [TIF] district and the sale of low-income housing tax credits [LIHTCs], as well as the fees the city was forced to pay to LAZ Parking, which operates the city's parking lots, because the building is being built on what until recently been a city-owned parking lot that had served the

customers of the Lincoln Square Mall and neighborhood cultural institutions such as the nearby DANK Haus German-American Cultural Center and the Davis Theater.

Projects funded through LIHTCs are often much more expensive than similar projects built by private developers.

For instance, right across West-

***There is a \$30 million
gap in costs between
the two projects, between
the cost of building on
the west side of Western
Ave. as opposed to what
TCB is reportedly
spending on the east side
of Western Ave.***

ern Ave., a similar mixed-use development is being planned for 4640 N. Western Ave.

Lincoln Square residents will soon have a direct comparison as a private developer is planning to build a similar six-story building with 73 units just south of the CTA's Western Ave. Brown Line Station for \$27 million (about \$370,000 per unit).

Yes, there is a \$30 million gap in costs between the two projects, between the cost of building on the west side of Western Ave. as opposed to what TCB is reportedly spending on the east side of Western Ave.

At a public meeting held earlier this year, Joshua Mark, Ald. Martin's chief-of-staff, sheepishly admitted the city was being forced to pay LAZ an estimated \$19 to \$20 million for TCB to take over the building's parking lot. So that should not count against the extra \$30 million gap.

TCB and Boar Development were gifted the parking lot for the sum of just \$6, \$1 for each of the six contiguous parcels. So the project on the west side of Western Ave. also has to account for the cost of buying its own real estate.

Construction on the east side of Western is being funded primar-

WESTERN AVE. see p. 16

Nothing says 'Happy New Year!' like \$30M in your purse

Cook County Treasurer Maria Pappas is sending more than \$30.5 million in automatic refunds beginning this week to about 9,000 property owners who overpaid their First Installment taxes last year.

About 48% of the refunds will be deposited directly into property owners' accounts over the next three months. Visit cook-countytreasurer.com to see if you have an automatic refund coming. Select the purple box labeled "Your Property Tax Overview" and enter your address or 14-digit Property Index Number (PIN).

"This service is a huge convenience for homeowners who have overpaid their property taxes," Pappas said today. "Most will not have to file an application, fill out

any forms or deal with any paperwork. They will get their money automatically."

A breakdown of automatic refunds shows:

- About 1,900 homeowners who paid their property taxes online will see a total of \$13.1 million electronically deposited to their bank accounts

- About 4,000 homeowners who paid their taxes through a bank/mortgage escrow account will be mailed refund checks totaling \$8 million

- About 2,900 homeowners who paid taxes totaling \$9.3 million in cash or by check will receive an electronic refund or will be mailed a refund application to ensure the proper party receives the refund.

Most of the refunds will go to homeowners receiving property tax exemptions, which are applied to the Second Installment tax bill and reduce the total taxes due. The exemptions include: Homeowner, Senior Citizen, Senior Freeze and Disabled Persons. Second Installment 2022 property tax bills were due on Dec. 1, 2023.

Since launching the automatic refund program in 2018, Pappas has refunded about \$121.2 million to more than 155,015 property owners without the need for applications.

Property taxes are due in two annual installments. Taxpayers receiving automatic refunds paid First Installment amounts that exceeded the total due for the year.

Christmas a most fragile human experience, that ends on New Years when we start all over again



By Thomas J. O'Gorman

Soon I'll be taking down my Christmas tree.

This year I added my collection of great artist ornaments to the branches. All the finger-sized puppets I have bought at the world's great art museums over the decades. From Pablo Picasso and Andy Warhol to Gustav Klimt and Diego Rodriguez de Silva y Velazquez.

They fit in well with the handmade St. Brigid crosses and woven stars all made 50 years ago from grass pulled from the River Shannon in Ireland. What great reminders they all are to me of the many curious places I have lived.

All going back in their boxes soon enough, our favorite artists sitting in the dark one more year.

There's even some Austrian ornaments from the Christmas I spent in Vienna with the Mednicks. What a glorious trip. Replete with the Vienna Boys Choir at Christmas Mass and a fabulous coffee at the Sacher Hotel with rich slices of famed Sacher torte. Sacher was, of course, Prince Mettrich's pastry chef.

Christmas is a most fragile human experience. It certainly was in our household. And it leaves quicker than it arrives.

Our family traditions are most robust, but never shallow. Top of the line. Christmas Eve always dominated the scene. From 4th grade on Midnight Mass was the liturgic central point. My cousins and I sang at Midnight Mass.

The famed Harry Stephens was our choirmaster. No one ever had to tell us we were privileged to sing in his choir. We never got out of Mass until 2:30 a.m. But even as little squirt sopranos, we knew that we were top of the line.

We'd get back to Grandma's and she'd have superb Italian Beef sandwiches ready for us.

That would keep us 'til breakfast, when my mother would unleash the Irish sausages. Homemade by a local Irish butcher.

My grandparents hosted a family gift-giving early on Christmas Day. All generations would be present.

Our dinner would be early, like 4 p.m. After our cousins, a group of Irish Christian Brothers, were collected at Leo High School on 79th St.

We loved the erudite European character that the brothers added to our Christmas. They taught high school and drew on the panoply of high curriculum that had their educational noses well-pointed in the air.

Cocktails were lavish and inventive with Brandy Alexanders usually the winning beverage of choice.

Dinner was usually served at two dinning tables of 12 -15 each.

Children munched beside their elders. Good manners were the least expected. Courtesy would be abided. Platters and large serving trays made made quick work of first platings. Grace was usually simple, but devote. After that the hilarity ensued.

But most of all the food, traditional, well-seasoned and well-cooked was a gathering of favorite meals from the fine Irish farm from which my grandmother sprang. Dishes were often remembered by the clergy uncle for whom a dish excelled.

Creamed onions being one and butter roasted turkey being another.

Our grandmother would always recount her traveling to the uncle to stay for a month while his regular cook was out ill. She would detail the turkey's rubdown with butter from our farm and fresh rosemary from the farm's garden. And she specified the thickness of the heavy cream used in the baking of the onions.

She recalled her uncle's catalogue of compliments about how succulent the bird from our farm was. How crisp the skin and how sweet the rosemary made it all. That would have been when she was 16, sometime in the early 1890s.

Food has that ability to mesmerize.

I recall the mashed turnips with parsley and green onions, the tart fresh cranberry sauce. Potatoes, always buttery and creamy, perfect with giblet gravy. No hogging the stuffing, or getting away without eating your vegetables.

Memories of our uncle, Father Tom Crowe, licking his lips and wiping his mouth, sipping some locally-brewed beer, giving the juicy turkey a sweeter taste.

The O'Gorman family are all great cooks. We cherish the product of all our efforts, the arrival at a fine home-cooked meal. We cheer on all those who love the procedure of cooking and the details of making things explode with flavor. Such effort appears to glue us together and keeps the dining chairs occupied. Who would be foolish enough to leave one vacant?

And then Christmas week is

over. Much too quickly. It's onto New Years Day, and a new dinner to plan. We hear the German's like pork and sauerkraut to bring luck in the New Year...

So here's to my cousins one and all. For gently de-boning that fish. For stuffing the breast of veal. For making that sauce so smooth and filled with haunted flavor. Here's for not taking the easy way out on Christmas night, but instead taking the proper time to make that old-fashioned Irish tea cake as it recalibrates the years and reminds us of childhoods past.

And thanks for helping to keep the pathway back to the past an abiding family tradition. Especially now, at the threshold of a new year.

My advice is this: Help clear the table and wash the dishes. Your mom and grandmother are busy planning the New Year's feast. And you're allowed to stay up late on New Year's Eve, at any age.

May you live as long as you want and never want as long as you live.

PAY UP: Workers will see an increase of \$1 per hour from \$13 to \$14 on Jan 1. The minimum wage for tipped workers will rise to \$8.40 per hour and youth workers working fewer than 650 hours per calendar year will see their hourly wage increase to \$12 per hour. And you still need to tip, just do it.

BIG RE-DO: Google, the new owner of the James R. Thompson Center, displayed plans for its new offices, including a new glass facade that changes the look of the often-disparaged Loop centerpiece. Google worked with the architectural firm JAHN, which under the eye of architect **Helmut Jahn** originally designed the Thompson Center. Google plans to maintain the center's iconic 17-story atrium but will replace the facade with a new glass exterior. The **DuBuffett** sculpture is being readied to depart to other Illinois land.

TRY THE BUS: Western Brown

Line riders want better lighting, weather protection and bike access. So more than \$20 million in upgrades are coming to the popular stop, and city officials want to hear from commuters on how the transit hub can be improved.

YASSOU!: Cook County Treasurer **Maria Pappas** is again hosting a Vasilopita Celebration this January with **His Eminence Metropolitan Nathanael** of Chicago and **Emmanuel Koubarakis**, Consul General of Greece. If you know, you know.

POP UP: Proprietor **Sandy Chen** and her team at Le Sud, in the heart of the Roscoe Village, are holding a holiday pop up featuring special dinner dishes and brunch menu with bottomless boozy beverages. Tis the season, the restaurant is decked out with festive decor through Jan. 14.

IN DANGER: The call has gone out for nominations for Preservation Chicago's 2024 Chicago 7 Most Endangered List. Are you worried about a great vintage building in your neighborhood? Let them know for consideration for the 2024 list.

To be eligible it must be historic, in danger, in Chicago, and too special to lose. Call **Ward Miller**, executive director of Preservation Chicago at 312-443-1000, or email info@preservationchicago.org.

HERDING CATS: The Illinois Chamber of Commerce announced the addition of **Keith Wheeler** as Senior Legislative Affairs Advisor. **Lou Sandoval**, President and CEO of the Chamber said Wheeler



Sandy Chen

ENDS see p. 8

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Heartland Alliance shutter affordable housing division, selling off portfolio

Town Hall Police Station senior housing property up for sale

After years of owning and managing affordable housing in Chicago, a dire financial situation is forcing Heartland Alliance out of the affordable housing business. They now plan to sell off their 14 properties.

The closing of the affordable housing division was done hoping to keep Heartland Alliance's other divisions afloat, financially stable and able to function.

Hints of their troubles surfaced

this summer, when the properties were placed into receivership due to Heartland Housing's inability to properly maintain the properties and pay their bills.

The City of Chicago took Heartland Housing to court to force it to turn over control of its buildings to a receiver. On May 11, the city of Chicago filed a motion in Cook County Circuit Court to appoint a receiver for Heartland Housing's 14 affordable housing properties across the city, and a judge granted the motion four days later.

In June, an email to the Chicago

Dept. of Housing, Earl Chase, executive director of Heartland Housing, said that his agency was parting ways with Heartland Alliance, the organization's sole financial backer.

Like many things that involve government funding, the system of subsidized housing in the US is filled with corruption, fraud, waste, greed and misaligned priorities at every step in the process. The government helps finance the construction of these properties with incredibly generous Low Income Housing Tax Credit that mostly benefit the

super wealthy, which then guarantees the properties are filled for 15 years at above market-rate rents, that are then subsidized by the federal government.

The graft in the industry drives up the per-square-foot costs of affordable housing to levels higher than building luxury housing. Some projects can cost over \$600 per square foot to build.

The nonprofits that build and operate these properties are usually led by the politically connected insiders who get sweetheart deals, and reap large profits off their deals. The nonprofits will then have a property management arm that siphons off even more profits through fees and housing rent subsidies.

Meanwhile, due to basic human nature, with rent revenue guaranteed and the tenants having little or none of their own resources at risk, there is little incentive for residents and management to

properly maintain the properties, so they fall into disrepair.

Last week, Heartland Housing announced it had laid off 65 employees and was seeking to sell all of its Chicago properties, which contain 1178 units of affordable housing, including approximately 1000 units in Chicago. That portfolio includes 1201 W. Leland, 137 studio apartments and one-person households. The building is on the National Register of Historic Places.

Also 907 W. Argyle, the San Miguel Apartments, with 71 apartments; 3600 N. Halsted, The Town Hall Apartments, 79 studio and one-bedroom apartments, for residents aged 55 years and older. This is the adaptive reuse of Lake View's Town Hall Police Station, and 5700 N. Sheridan, Hollywood House, 197 studio and one-bedroom apartments, for residents aged 62 years and older.

CTA to meet with community over new spaces under Red Line Tracks

By removing a century-old embankment wall between the Lawrence and Bryn Mawr stations, CTA has created a large swath of new open spaces for public use, and they are hosting a series of community meetings to seek ideas on what should go in these new spaces.

The first community meetings will be held Jan. 10-11, 2024.

With more than one mile of new, open space under newly built CTA Red and Purple Line elevated tracks coming on line, the CTA has announced a community engagement process with Edgewater and Uptown neighborhood residents to help determine how to use those areas.

The wall demolition began earlier this year and more than 80% of that structure has been removed. The remaining wall will be removed by early 2024.

This space has become available as part of the \$2.1 billion Red and Purple Modernization [RPM] project now under way.

The CTA announced last April that they would remove the 100-year-old embankment as part of the RPM project, creating an opportunity for new, open space underneath the train tracks between Lawrence and Ardmore avenues.

This is a first in CTA history – never has the agency had the opportunity to remove more than a mile of embankment and create such a large swath of new open space.

On Dec. 19 the CTA announced it will hold the first of a series of public meetings on Jan. 10 and 11, 2024. CTA has brought on Site Design Group, a Chicago-based landscape architecture, urban design and architecture firm to guide the development of a Lawrence-to-Bryn Mawr block-by-block plan for the space under the CTA tracks.

"The RPM is already transforming our community, and we look forward to completion of the project with modern, accessible Red Line stations," said Ald. Leni Mana-Hoppenworth [48th]. Using the spaces "underneath the tracks in our neighborhood is a once-in-a-lifetime opportunity, and I look forward to working with our neighbors and the CTA on this endeavor."

There will be 10 blocks under

the new elevated track structure that could include amenities such as additional neighborhood parking and open-air community space. The CTA is inviting local residents, customers, elected officials and community groups including the Uptown United/Uptown Chamber of Commerce and Edgewater Chamber of Commerce for input.

CTA will hold three sets of community meetings starting in January through summer 2024 to collect the public's ideas, formulate concepts for each block and determine how to roll out the development with partner agencies and organizations in the community.

Public meetings series #1:

CTA and Site Design will present an overview of how the process will work and timeline and will share constraints (i.e. what can't be done) and examples from other cities. Residents will be asked to provide ideas for each block. Residents are welcome to attend one or both meetings.

For blocks between Foster and Ardmore: A meeting will be held on Tuesday, Jan. 10, 5:30 p.m. to 7:30 p.m., at Saint Ita Catholic Church, 5500 N. Broadway. Register in advance at <https://www.eventbrite.com/e/lawrence-to-bryn-mawr-under-l-activation-environment-new-community-spaces-tickets-777818906287>.

For blocks between Foster and Lawrence: A meeting will be held on Wednesday, Jan. 11, 5:30 p.m. to 7:30 p.m., at Truman College, 1145 W. Wilson Ave. Register in advance at <https://www.eventbrite.com/e/lawrence-to-bryn-mawr-under-l-activation-environment-new-community-spaces-tickets-777823610357>.

Public meetings series #2

This series of meetings responds to feedback received from the first round of meetings. CTA and Site Design will provide block-by-block concepts for each of the 10 blocks based on feedback from the first meetings and solicit input from the community on those concepts. These meetings are expected to be held in spring 2024.

Public meetings series #3 are the final activation public meetings. CTA and Site Design will share the final concepts and a proposed framework for how the effort will roll out. These meetings are expected to be held in summer 2024.



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Letters to the Editor

Butler was a reliable storyteller, great friend



Pat Butler pictured at the "State of Uptown" luncheon at Furama Restaurant in Uptown, April 2, 2013.
Photo by Andy Pierce

I wanted to share some thoughts about the recently departed local writer and historian, Patrick Butler.

I met Butler in the 1990s, when we were both reporters for Lerner Newspapers. He was only slightly older than I am now. Yet he was already a font of knowledge and a known institution.

He was somewhat of a tall, shadowy, no-nonsense figure who rushed in, filed his stories and ducked back out. He was always on the move. When he wasn't on the move, he sat crouched over his desk and bent into a crippling shape as he cradled a desk phone handset that was attached to a cord while he typed on a bulky computer workstation or wrote in a "Reporter's Notebook."

Over time, I came to learn Butler was a rarity -- a veteran neighborhood news reporter. He covered his beats on foot and on public transportation. He never drove a car. His being a beat reporter and not driving became even more of a herculean effort when the brain trust at Lerner moved all of its newspaper offices to suburban Lincolnwood (on Lincoln Ave. north of Touhy Ave.). I shudder to think of the amount of time he spent schlepping to Lincolnwood and back to file his stories rather than having the once-convenient office on

Belmont just west "L" tracks.

Also, Butler used old-school phrases in print; my favorite of which was when he wrote about a crime suspect, he would add they were "not unknown to police" if the person was known by the authorities to be a repeat offenders or a career crime "artist."

He was a classic, gregarious "Chicago guy" who never met a stranger. He could find common ground and have an enjoyable conversation or insightful interview with people from all walks of life, from custodian to president and from royalty to go-go dancer. He covered cops and courts. He covered anything and everything about our neighborhoods. He wrote about new business enterprises and the last gasps of many great Chicago institutions and landmarks.

As a fellow reporter and editor, I always knew Butler would deliver. If he promised a story of a certain length at a certain time, it would be filed regardless of any circumstance. Or, there would be a story of equal or greater importance to fill its place.

I owe a great debt of gratitude to him for his example and friendship. He also changed the course of my professional life when he called me in the fall of 2001 and read to me a Sun-Times classified ad that said the City of Chicago Department of Buildings was

hiring an editor. "That's weird. You should go for it, Pat," I said. He said: "No, I think you should. You're a perfect fit."

He was right. I was hired to help write and edit building code and that led to a great career and many other opportunities for me. That one phone call and concern for or interest in me opened up an entire world where I've met some of my best friends and partners in all four corners of Chicago. I've benefitted from the impact of that chain of events in each day of my life since then.

Thanks to his family, I've had the opportunity to think a lot about Butler over recent weeks as I visited with him and his partner Kathy Hills at Ascension Living Nazarethville Place in Des Plaines. What impresses me most about him, and what I want people to know, is that he was always positive, upbeat and curious. He wasn't the type of person to say that things used to be better or "I liked it the way it used to be." I didn't hear him talk about "the good old days." Sure, he had stories from the past, but he was also very interested in today and tomorrow.

He saw tremendous changes and transitions in Chicago, yet he always asked what was new and what was next. He was sincerely and profoundly interested in people and their lives. He could be depended on to tell your story -- and his -- truthfully and succinctly.

I guess the short description is that he was a reliable storyteller. And fun. He had a laugh that was the closest thing to hyperventilating I've ever heard. All of us liked to help make him laugh to that point. "I really got Butler going today!" I would say. It was a badge of honor to make him merry with a story or a joke.

Patrick Butler was a veteran neighborhood news reporter and was perhaps our last living link between what that meant in Chicago over the previous 50 years and what it means now.

Andy Pierce, friend and fellow reporter

Who's in charge in City Hall?

Every child that enters a school in Chicago must provide proof of immunization.

Every child.

But our recent migrants arrivals do not?

German Measles. Chicken Pox. Rubella. Tuberculosis.

All are making a comeback now in Chicago.

Candidates campaign. Once elected, they must govern.

Mayor Brandon Johnson loves the attention and the perks. He doesn't like the responsibility and the criticism. Goodness, he can't even handle the questions.

When asked by Chicago media, Mayor Johnson blamed the migrants. "They came sick," Johnson whined.

But Mayor Johnson never accepts responsibility for his (in) actions.

When asked why medical volunteers were not allowed to assist and treat migrants, Mayor Johnson questioned their medical credentials. Mayor Johnson stated that his administration was administering aid to migrants. What health professional refuses to call for an ambulance for a sick and unconscious child until it is too late?

Just about every big city mayor and state governor are now sending their migrants to Chicago.

But Brandon only criticizes one governor. The one in a wheelchair.

Mayor Johnson calls for collaboration but then demonized the governor of Texas. Mayor Johnson called the governor "raggedly and evil."

But question the mayor of Chicago and he gets argumentative.

Didn't we get our fill of this childish behavior and belligerence with the last three Chicago Mayors?

And this mayor loves to play the race card. He takes every opportunity to remind us that he is Black... and so is his wife... and so are his children.

He is quickly becoming a pariah. He will be on everyone's "Do Not Invite List." He will have to leave Chicago when his term is over.

He thinks if he keeps throwing tantrums that he will get a prime time speaking slot at this summer's Democratic National Convention.

He will not. And neither will Lori Lightfoot. And neither will Rahm Emanuel.

Mike Sullivan
Avondale

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It's the law: Landlords and buildings must power EVs



The Home Front

by Don DeBat

The sun truly is setting on the muscle-car era. Sadly, GM literally just stopped building the Camaro.

Chicago's home and apartment developers—and literally the entire Illinois housing industry—now are weighing in on the hefty future costs of a new state law that requires landlords, home and condominium builders to install conduit for electric vehicle [EV] charging stations into all new residential buildings.

Never mind the nasty, out-of-control electric fires some EVs are creating in garage stalls, that's a story for another day.

Senate Bill 40 was approved earlier this year by the Illinois Legislature. Starting on Jan. 1, 2024, the law requires new single-family homes and all newly constructed condo and rental apartment buildings with parking spaces to provide conduit that allows EV charging, if needed.

The law also requires every newly constructed single-family home to include at least one dedicated parking stall for juicing up an EV. Charging stations, manu-

factured by ChargePoint, Blink, and Shell, can cost upwards of \$400 (not including a new automated fire extinguishing system over the EV).

The law does not require the installation of a charging station, but would ensure that the home's electrical panel can handle the high-voltage load.

While the most affordable electric vehicles can charge off of a standard 110-volt outlet, that would take many hours, or days. That's why the installation of a more costly 220-volt power supply to the garage is highly recommended. This would rapidly charge an electric vehicle requiring 180 volts. Tesla owners would need a more costly 240-volt charger.

During the fall 2023 veto session, lobbyists amended the measure to require only charging station capabilities for each available parking space. This means the developer is required to just install the conduit—not the complete charging station—for each parking space.

"We have to put in a conduit, or pipe, from the breaker box to one location in the garage," explained Illinois home builder Dean Graven. "We are not required to install something that would cost thousands of dollars, versus just a conduit system."

However, for developers of multi-unit condo and apartment towers, the costs could go into the tens of thousands, upping

per-square-foot construction costs, sale prices and rents.

As always, that cost will land at the feet of the future owners and renters.

The law also requires landlords to install electric vehicle charging stations into new residential buildings upon a tenant's request. However, landlords are allowed to charge a security deposit to cover the costs of restoring the property to its original condition once a tenant moves out.

With EVs gradually creeping into every corner of American life, it is not surprising that charging stations—like McDonald's—are beginning to pop up everywhere. So we're going to need more electric power plants.

Last year, Starbucks announced a partnership with Volvo USA to install EV charging stations in some of the coffee chain's parking lots. Now, 50 ChargePoint fast charges are online at 15 Starbucks locations along a 1,350-mile route between Denver and Seattle.

Whole Foods, at Peterson and Cicero avenues in Chicago's Sauganash neighborhood, has EV charging stations in its parking lot. It won't be long before every gas station and fast-food joint in the U.S. has EV chargers.

If you are planning to sell your fire-breathing, restored 1960s or 1970s muscle car to the Volo Antique Auto Museum, and go electric, you may save some bucks when gasoline prices rise back to

\$4 or \$5 a gallon.

But watch out for the bait and switch. With state and federal governments banking billions in fuel taxes, your EV charge will someday soon also come at a high price.

In 2019, the Illinois Legislature approved a \$45-billion transportation bill that doubled the state gas tax to help pay for improvements to infrastructure. Tack on the ever-rising motor-fuel taxes for Cook County and Chicago, and our automotive future is filled with exhaust fumes.

However, while EVs may or may not eventually save the planet, while burning down your garage, they are not cheap. EV license plate renewal fees for owners in Illinois cost \$251 a year. That's \$100 more than a standard internal combustion engine vehicle.

The State of Illinois, which has a goal of getting a million EVs on the road by 2030, is offering an incentive of \$4,000 for drivers who buy EVs. Last year, the state budgeted \$20 million for about 5,000 electric vehicles.

Unfortunately, only \$12 million in budget incentives are available in Illinois in 2024. There currently are more than 88,000 EVs registered in Illinois.

Other states are more generous. Colorado is offering a \$7,500 incentive in 2024, with no budget cap.

California, which spends a whopping \$215 million a year on

EV incentives, is handing individual drivers \$12,000.

It should be noted that Norway, attempting to lead the way with EVs, offered plentiful rebates, tax credits and perks such as EV drivers not having to pay for tolls or parking. A plan which backfired. Practically every single dime from those incentives went to well-off citizens who purchased an EV or two for the tax credits and rebates. Those drivers leave the EV at home as they continue to drive their gas-fueled cars.

As the automotive industry makes the gradual shift toward EVs, the Illinois Dept. of Transportation says it is considering taxing EV charging stations in an effort to offset the projected revenue loss from motor fuel sales. There is no such thing as a free lunch or free charge.

This Christmas you may want to ask Santa for that lump of coal, to help you fire up the boiler on your home electric generator.

That or oil up the wheels on our bikes.

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

Migrant situation at Inn of Chicago and illegal sale of pre-prepared food

BY ALD. BRIAN HOPKINS [2ND]

As many people know, the migrant crisis in Chicago continues to pose a tremendous challenge. The Streeterville neighborhood in particular hosts the largest migrant shelter in the city, The Inn of Chicago site, at 162 E. Ohio St. in the 42nd Ward.

Since this site opened, I have provided two updates on my office's actions in response to major quality-of-life concerns stemming from its operation. (As a reminder, the Lightfoot Administration did not consult me, nor any community group when considering the selection of this site as a migrant shelter in 2022.)

The authority to designate and adjust the operations of any given shelter in Chicago remains in the hands of the Mayor. This is not to say aldermen are without influence: indeed, I have repeatedly expressed (both

publicly and privately) the well-founded concerns of impacted neighborhoods to the previous mayor as the siting decision was made, and the present mayor as the situation continues.

I remain opposed to the continued operation of the site. My office has heard from hundreds of residents regarding significant quality of life concerns stemming from activity at that location, and I have witnessed many of them myself. These issues include, but are not limited to, narcotics sales, prostitution, consumption of alcohol on the public way, theft from local businesses, unlicensed street vendors, aggressive panhandling, and loitering on the public way to the point of blocking passage of pedestrians. Additionally, there have been reports of poor conditions in the building itself.

Among many, a noteworthy concern of mine is the unlicensed and illegal sale of pre-prepared food items (and in some cases even alcohol) on the public way. It is my understanding that individuals are preparing food in a non-commercial kitchen and soliciting it to individuals in the shelter.

This practice is entirely inappropriate as unpermitted / unlicensed food sales pose a significant public health risk as non-commercial kitchens are not held to the rigorous inspection and safety standards that traditionally licensed institutions are held to.

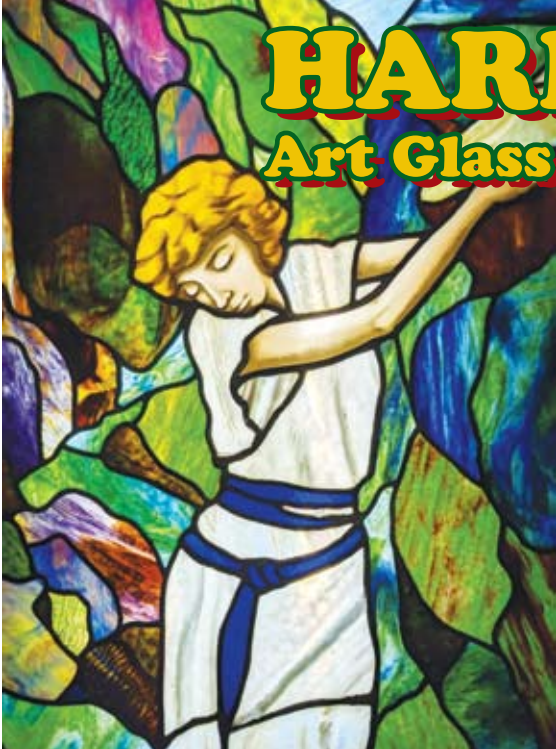
The exposure to foodborne illness like E. coli or Salmonella is not limited to the in-

dividual consuming contaminated food. It can spread easily and in an environment like the Inn of Chicago, it could lead to an outbreak that extends beyond the confines of the shelter.

The unlicensed business activity harms local businesses who are not mobile and have to compete with vendors who do not abide by municipal ordinance.

The seemingly harmless practice of selling homemade food items is anything but harmless. My office has been in communication with multiple city departments and we are eager to secure a concrete plan of enforcement to prevent this illegal activity from becoming a public health disaster.

Commentary



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Police Beat...

Man who did ‘Nazi march’ and threatened to burn a rabbi in gas oven gets 30-month prison sentence

A Chicago man who claimed to be a Nazi while committing a string of anti-Semitic hate crimes on the North Side has been sentenced to 30 months in prison, according to court records.

Prosecutors said Jay Bollyn, 70, claimed to be a Nazi and threatened to burn a rabbi in a gas oven. He also yelled “Heil Hitler” while doing a “Nazi march” outside a Jewish high school during a string of incidents last December, officials said.

On Dec. 19, Bollyn pleaded guilty to a single hate crime charge in exchange for the sentence from Judge Shelley Sutker-Dermer, the records show. Prosecutors dropped two additional hate crime counts.

The incident began around 11 a.m. Dec. 11, 2022, outside Bais Yaa-kov High School of Chicago, 5800 N. Kimball, where parent-teacher conferences were underway.

Bollyn, who was near a fence outside the school, asked a witness if they were Jewish and made anti-Semitic comments, Assistant State’s Attorney Rhianna Biernat said during an initial court hearing last year. School staff members saw the interaction escalate into a verbal altercation, so they notified a rabbi about what they saw.

The rabbi, who also serves as head of security for other private Jewish schools, stepped outside to intervene.

Bollyn redirected his anti-Semitic rant toward the rabbi and threatened to burn the rabbi in a gas oven, Biernat said. He allegedly lunged toward the rabbi and then claimed to be a Nazi, going so far as to show off his “Nazi haircut.”

When the Chicago police showed up, Bollyn was allegedly marching like a Nazi after shouting “Heil Hitler.” The officers took him into custody.

Bollyn was on probation for filing a false complaint at the time of the hate crime and had been convicted of five other misdemeanors in 2022.

His prison sentence will be reduced to 15 months for good behavior. It will be reduced by another 374 days for credits he earned since being arrested.

Intruder attacked, robbed woman inside Gold Coast hotel room, second person robbed nearby

Police are investigating after a woman reported that she was attacked and robbed by a man who followed her into her Gold Coast hotel room on Dec. 16. It happened a couple of hours after a man was robbed a couple of blocks away.

The woman, whose age was unavailable, told police that an unknown man followed her into her hotel room in the 1300 block of N. State around 3:20 a.m. A Chicago police spokesperson said the victim struggled with the man, who pulled out a gun and punched her in the head.

He took the woman’s valuables



Jay Bollyn

and fled the scene. An officer at the scene broadcast a description of the man to other units in the area: a slim Black man standing about 6’-1” tall and wearing a green hoodie, jeans, and black, white, and red Nike shoes.

Earlier, around 3:20 a.m., a 25-year-old man was robbed near a high-rise residence in the 1100 block of N. Dearborn. The robber approached the victim in an alley, implied he had a gun, and demanded his property, the police spokesperson said.

After getting the victim’s valuables, the robber fled south in the alley. The victim described him as a Black man with a goatee wearing a black coat over a gray top.

Three teens beat, robbed, and carjacked a man inside Loop parking garage

Four teenage boys beat, robbed, and carjacked a man inside a Loop parking garage on Dec. 15, Chicago police said. Charges have been filed.

The attack began as the victim, 52, was getting into his 2023 Audi Q5 in a parking garage on the 200 block of N. LaSalle around 5:12 p.m.

A group of assailants struck the victim in the face with an object, causing him to fall to the ground, a CPD spokesperson said. They continued to hit him in the face and body while he was down.

After robbing him of his valuables and keys, they drove away with his car.

Several people reported seeing the stolen Audi driving recklessly along Clark Street in Lincoln Park and elsewhere before police caught up with it around 6:30 p.m. Officers arrested the four occupants outside Fifth Third Arena, 1801 W. Jackson.

Prosecutors filed vehicular hijacking charges against the four boys. Two are 15 years old, and the others are 14 and 16, according to the police spokesperson.

No other information is available about the group because they are all juveniles.

Migrants sold shoplifted merchandise outside Loop shelter

Two Venezuelan migrants have been charged with trying to sell shoplifted merchandise outside a downtown Chicago shelter. And three other migrants were recently arrested together after a sharp-eyed CTA employee noticed they boarded a bus with \$2,000 worth of merchandise that still had shoplifting sensors attached.

A CPD surveillance camera operator sent patrol cars to the 300 block of S. Plymouth after they saw two male migrants selling merchandise on Dec. 11, according to the men’s arrest reports.

Officers detained Yonathon Cubillan, 27, and Charlie Rodriguez, 22, after noticing that their merchandise still had price tags attached from Burlington and Five Below, the reports said. Both retailers have locations near the Standard Club migrant shelter at 320 S. Plymouth.

Burlington confirmed that the items with their tags attached had been shoplifted. A loss prevention officer at the store told police that Rodriguez is a known shoplifter, the reports said.

Both men were charged with misdemeanor theft and cited for soliciting without a license.

It is the second time Rodriguez has been arrested for a shoplifting-related crime since arriving in our fair city. On Oct. 14, he was charged with shoplifting a pair of \$250 Dolce & Gabbana pants from Nordstrom, 55 W. Grand. Prosecutors dropped the case last month.

In a separate incident, three Venezuelan migrants were arrested in the Loop on Dec. 8 after a suspicious CTA bus driver called the police on them.

One charged after crew steals purses worth \$210,380 from River North Louis Vuitton store

Prosecutors say a Chicago man was among ten people who swiped \$210,000 worth of handbags and purses during a 26-second raid on a Louis Vuitton store in River North last month.

Michael Bibbs, 18, was arrested Monday at the Cook County jail. He has been residing there since Chicago police allegedly caught him with a stolen machine gun three days after the shoplifting mob targeted the Louis Vuitton shop inside Nordstrom, 55 E. Grand, on Nov. 13.

Shortly before 8 o’clock that evening, the flash mob donned face masks and hoodies, then made their way up an escalator to the Louis Vuitton section, a Chicago police case report said.

The crew didn’t say a word or display any weapons as they ripped about 45 purses from the display shelves. According to the report, each bag retailed for between \$3,000 and \$11,000. Store managers determined merchandise worth \$210,380 was taken during the theft, which lasted 26 seconds from start to finish, the report said.

All the thieves appeared to wear gloves during the raid, but they left pieces of razor wire behind, possibly a tool they planned to use if they encountered security cords.

After gathering the purses, all ten thieves bolted back down the escalator and headed east on Grand Ave., the report continued.

The theft was caught on store vid-



Michael Bibbs (inset) and a frame from store security footage.

eo, which was posted to Twitter last month by Chicago Critter.

Bibbs is charged with theft of \$100,000 to \$500,000 in connection with the Louis Vuitton heist. Should he be released in the pending gun case, he will be placed on electronic monitoring for the theft charge, Judge Maryam Ahamad said during a first appearance hearing Dec. 19.

While only 18, Bibbs has already developed a significant felony resume. Prosecutors say he was convicted of possessing a stolen motor vehicle last year and was adjudicated delinquent for aggravated unlawful use of a weapon and aggravated unlawful use of a weapon by a felon when he was a juvenile.

On Nov. 16, Chicago police allegedly saw Bibbs driving a stolen Jeep Cherokee the wrong way and then watched as he crashed into another

motorist and a home in the 5800 block of S. Morgan.

He ran from the wreckage, but CPD officers found him hiding in some bushes near a set of railroad tracks, according to his arrest report.

The cops found a 9-mm handgun equipped to fire automatically like a machine gun on the Jeep’s driver’s seat and another 9-mm handgun with an extended ammo magazine on the driver’s floorboard, prosecutors alleged last week. Police said the machine gun had been reported stolen in Wisconsin.

Bibbs is charged with possessing a machine gun, aggravated unlawful use of a weapon, possessing a stolen motor vehicle, and aggravated fleeing in that case. Judge Charles Beach ordered him to be jailed as a public safety threat on Nov. 17.

Video shows Chicago man attacking woman with a log on the Magnificent Mile



The attacker hoists a large log onto his shoulder after striking a woman with it on the Magnificent Mile on Nov, 13.

A city of Chicago surveillance camera was rolling last month when a woman was critically injured by a man who hurled a log, striking her in the head directly in front of the Burberry store on Michigan Ave.

Last week, the city released the footage to this reporter in response to a Freedom of Information Act request.

The woman, a 23-year-old flight attendant who was enjoying a lay-over with a co-worker, remained unresponsive for days. Officials have not provided any updates about her condition.

Prosecutors have charged Bruce Diamond, a 52-year-old man who has

an extensive history with police in Chicago and elsewhere. At the time of the Mag Mile attack, he had been AWOL for more than two years from a misdemeanor battery case in which he was accused of battering someone inside a store in the Loop.

Officials said the attack was random.

As the city’s video from Nov. 13 begins, people are going about their day in the 600 block of N. Michigan. It’s shortly after 2 p.m. as a small group of shoppers heads north past the Burberry store.

Heading south on the same sidewalk is a man, allegedly Diamond. Gripped under his right arm is a long,

white log. Prosecutors said he had just stolen it from a nearby Starbucks.

Directly in front of the Burberry entrance, the man hoists the log above his shoulder and hurls it directly at the woman. It strikes her in the head, knocking her unconscious. She immediately falls to the ground.

As bystanders stop to help the woman, the man picks up the log and raises it over his shoulder, seeming to threaten three passersby. They turn on their heels and run.

The attacker continues walking south, takes one step into Ontario St., then walks back toward the fallen victim. At the same time, a Chicago police officer walks into view. He orders the man to drop the log and then places him in custody.

Diamond remains in the Cook County jail. He was due in court on Dec. 21. Last month, prosecutors said he has had 21 convictions in Ohio since 2011. In one of those cases, he was accused of throwing a rock at a Cincinnati Fire Dept. ambulance in the city’s Government Square, according to a contemporaneous report by the Cincinnati Enquirer.

company’s Loop location. The case is still pending.

Rodriguez was arrested on Oct. 2, 13 days after he arrived in Chicago, when a Macy’s employee accused him of stealing a backpack and headband from the State St. store. Prosecutors dropped the case on Nov. 17.

— Compiled by CWBChicago.com

City issues seizure notices for mayor's motorcade after failing to pay red light, speed cam tickets

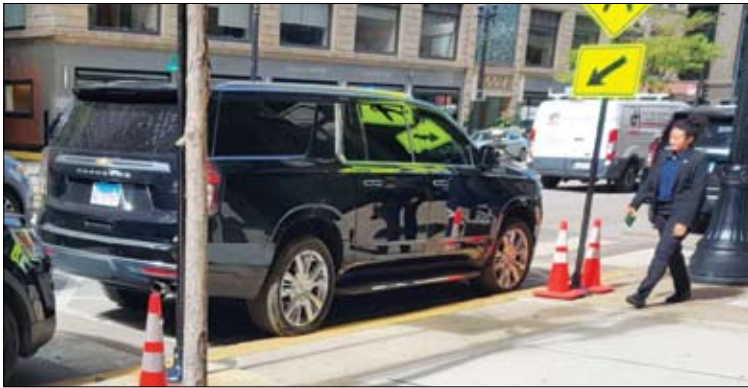
BY CWBCHICAGO

The city of Chicago has issued seizure orders for two SUVs that shuttle Mayor Brandon Johnson around town because no one has paid a growing pile of speeding and red light camera tickets issued to the vehicles.

Four SUVs dedicated to Johnson have collected 21 citations and one warning since he became mayor seven months ago. As of Dec. 20, the unpaid fines and penalties total \$2,130.

Johnson's motorcade has picked up tickets at a dizzying pace. In fact, his SUVs have been tagged speeding and running red lights more often in seven months than former mayors Rahm Emanuel, Lori Lightfoot, and Cook County Board President Toni Preckwinkle received within four-year terms.

Johnson's SUVs owed the city \$855 for 11 moving violations when we first reported on his motorcade's driving habits on Oct. 18. The debt ballooned to



A member of Chicago Mayor Brandon Johnson's security detail walks toward one of his motorcade SUVs outside City Hall in October.

\$1,725 by Nov. 30. Now, the debt is \$2,130... and growing.

Since Nov. 30, the city has issued seizure orders against two of the four mayoral SUVs. Three seizure orders have been issued for one of the SUVs for non-payment of three speed camera tickets. The city issued three more seizure notices against another car for failing to pay two speeding tickets and a red light violation.

Only two of the 21 tickets Johnson's cars have received since he was sworn in have been paid.

We've repeatedly asked the mayor's office about his motorcade's speeding and red light running habits. We've asked who's supposed to pay the bills and when they will pay up. We've asked why the mayor needs to fly through school and park zones at more than 50 mph.

They have not replied. In a piece of old business, one ticket issued to the SUVs during

former Mayor Lightfoot's term remains unpaid. With penalties added, that bill has swelled to \$244. We're not including that in the fines and penalties accrued by Johnson. The unpaid ticket issued to Lightfoot has not resulted in a seizure order.

When Rahm Emanuel's red light and speeding tickets were revealed during his administration, the former Obama chief of staff paid the fines out of his own pocket. He later transferred responsibility for payment to whichever Chicago police officer was driving at the time of the violation. Needless to say, the number of citations issued to Emanuel's cars dropped dramatically after his drivers became responsible for the bills.

Preckwinkle also promised that tickets issued to her county-operated SUVs would be paid after we raised the issue with her. We later discovered that her tickets were subsequently protested and frequently dismissed.

State regulators once again flex muscle in rejecting utilities' grid plans, lessening rate hikes

Decisions continue shift at Illinois Commerce Commission toward tighter regulation of utilities

BY ANDREW ADAMS
Capitol News Illinois

On Dec. 14, the Illinois Commerce Commission curtailed proposed rate hikes and rejected grid plans from two major electric utilities, mirroring a series of bombshell decisions rendered last month that cut increases for Illinois' four largest gas utilities.

The ICC rejected the pair of plans from Commonwealth Edison and Ameren Illinois that were meant to illustrate how the companies would comply with the state's landmark climate legislation, the Climate and Equitable Jobs Act.

Those plans would have laid out how the utilities plan to integrate with new renewable energy resources and meet decarbonization requirements while ensuring electric rates remain affordable for low-income communities.

In rejecting the plans, regulators limited the companies' proposed rate increases, meaning that next year's impending increases will be significantly smaller than the utilities' requests.

There was no mention of demanding ComEd refund the money they billed to their customers, and received as a result of the corrupt deals they negotiated with state regulators.

ICC Chair Doug Scott said the plans had "significant shortcomings" and failed to meet the minimum standards set out by CEJA, including by failing to adequately address how the plans would benefit low-income communities. He also said the planning process lacked transparency among other criticisms.

The companies now have three months to file updated plans,

which will begin a new review process at the ICC.

Consumer and environmental advocates praised the ICC's decisions, saying they represent a continued, overdue shift toward tighter utility oversight.

"This is not business as usual," said Brad Klein, an attorney for the Environmental Law and Policy Center who argued in both cases. "This is really a very significant change in Illinois."

Klein also said the commission "sent a strong message" to utilities and other stakeholders that they would all be held accountable to the goals laid out in CEJA.

Other advocacy groups, such as Illinois PIRG, the Union of Concerned Scientists and AARP Illinois, also commended the decisions.

Sarah Moskowitz, head of the consumer advocacy group Citizens Utility Board, said she is "quite pleased" with Thursday's outcome.

CUB focused much of its arguments against the two cases on lowering the utilities' proposed return on equity, or profit rate.

While both companies requested a 10.5% return, the ICC approved an 8.905% return for ComEd and an 8.72% return for Ameren.

While pleased, Moskowitz noted she was also surprised by the

ICC's recent decision making.

"I've never seen this kind of action from the commission before," Moskowitz said.

While the profit rates for the two companies are now set, pending any potential appeals, key factors for rate-setting remain subject to change, based on the companies' replacement grid plans.

"Billions of dollars continue to be on the line," Moskowitz said.

Commissioner and former Illinois AFL-CIO President Michael Carrigan dissented in the decision — a rarity for the agency that mostly rules unanimously.

In a written dissent, Carrigan said while he did not believe the

REGULATORS see p. 10

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New Year's Eve Fireworks Spectacular on Chicago Riverwalk

A large fireworks show will ring in the New Year, launched from six downtown bridges from Franklin St. to Columbus Dr. City of Chicago's Dept. of Cultural Affairs and Special Events [DCASE] announced the return of the New Year's Eve fireworks spectacular on the Chicago River to ring in 2024.

In partnership with ART on THE MART, the New Year's Eve celebrations will include a custom projection highlighting ART on THE MART beginning 7:30 p.m. Sunday, Dec. 31. The evening will culminate with a fireworks display from six bridges along the river beginning at midnight, coinciding with the grand Navy Pier fireworks display on the lake-front.

The fireworks show can be best viewed along the Chicago River from Upper Wacker Dr. from McClurg Ct. to Franklin Street. Bridge closures will be in place at Franklin St., LaSalle St., Clark St., Dearborn St., State Street and Columbus Dr. beginning Sunday, Dec. 31, from 11:45 p.m. until 12:15 a.m.

The Wabash and Michigan Ave. bridges will remain open. Public transportation is recommended for the best experience. ART on THE MART, which is celebrating its fifth anniversary in 2023, will present a new program of the "Best of ART on THE MART."

The Riverwalk will be closed beginning at 11 p.m., with only a section from Wells St. to Orleans St. open until 12:15 a.m. for spectators to enjoy the full audio/visual projection program for the ART on THE MART show. Projections will begin at 7:30 p.m. and repeat until 11:55 p.m. before displaying a countdown to the New Year. Following the fireworks, a special New Year message will be displayed until 12:15 a.m. Note: The Chicago River will be closed to boat traffic from Franklin to Columbus from 11:30 p.m. to 12:15 a.m.

For more information, visit Chicago.gov/NYE and follow on Facebook at ChicagoDCASE, on Twitter @ChicagoDCASE and Instagram @ChicagoDCASE.

ENDS from p. 2

will join their Government Affairs team on Jan. 1.

WEST WINGING IT: No one's ever accused a Beverly neighborhood O'Malley of being slow. They're usually the brightest bulb in the box. They come from a huge family of cousins, everyone a champ.

The descendants of a long line of aunts and uncles, a steady flow of doctors, lawyers, teachers and fashion models who always get the joke. Well, they certainly did at the President's White House Christmas Party. **Patrick, Maeve, Lucy and Courtney O'Malley** were working unscripted on the shared soil of 1600 Pennsylvania Ave.

They drew more than their fair share of laughs, making their way around the Presidential Family home. Good buddy **President Joe Biden** went out of his way to ensure that Papa **Mark O'Malley** gathered his Chicago troops in D.C.

They're not just funny, they're hilariously off-putting. Tasteful, ironic and intellectual. Thank God for good schools. They're the only team you need around you when rubbing elbows with the comics of the senate. They're brothers and sisters who know their punchlines and aren't afraid to use them in three languages. Book for 2024 now.

PUPPET STRINGS: Chicago at the 6th Chicago International Puppet Theater Festival runs Jan. 18-28, at theaters all over town, featuring **Mo Willems'** popular children stories about a monster who tries to be scary, Manual Cinema's monster hit Leonardo!, Rough House's late-night cabaret, **Michael Montenegro** and Theatre Y's Youth Ensemble tackle gun violence, and a toy theater travelogue by **Matthew Gawryk**, who has been working as a lighting and scenic designer for 25 years. His designs have been seen on stages across Chicago including Metropolis Performing Arts Center, Lookingglass Theater, and Red Orchid Theater where he taught theater design. He has traveled with the band Mucca Pazza and Hubbard Street Dance. Also **Dan Kerr-Hobert**, an ensemble member of The Neo-Futurists Theater and a long-time collaborator with **Blair Thomas & Co.** Look them up and go.

BROADWAY BOUND: Great

INSIDE PUBLICATIONS
commotion in the talented household of **Linda and Richard Robin**, a distinguished Broadway producer who will be lifting the curtain on his latest production, "A Sign of the Times," in New York off-Broadway with all the fanfare and panoply that can be mustered on Feb 22, 2024.



John Bouvier Kennedy Schlossberg

BEVERLY HILLS TALK: **Irene Michaels** chatting in the Polo Lounge at the beautiful Beverly Hills Hotel with **Carol Connors**. A brilliant songwriter who has been Oscar nominated twice and wrote the theme song "Gonna Fly Now" aka the theme for "Rocky." Michaels is adding another award to her collection, The Get Out Magazine Awards 2023. She's grateful to everyone who voted for her and special thanks to **Eileen Shapiro**.

WHO'S WHERE: That was quite a stir that **John Bouvier Kennedy Schlossberg** caused exiting La Scarole after the Blackhawk game just before Christmas, as no one at the Grand Ave. trattoria seemed to grasp who he was in real life, alas boss **Joey Mondelli** was not on the scene... what a ferocious Lake Forest dinner party **Myra** and **John Reilly** pulled off in their elegant manse to celebrate **Bobbi Panter's** birthday just hours after the hosts returned from a week in Paris, do I smell ducks roasting in green olives? Lucky **Bobbi Panter** and **Matt Arnoux**, joined pals **Whynnis Mackie, M. Susan Sullivan, Philip Emigh, Ann Schwarz Sherrill, Lakesha Rose, Jim Rose, Bruce P. Hass** for a glorious night... **Marius Morkvenus** and **Hector Gustavo Gutierrez** are back to the States wearing the ultimate travel hats from Viet Nam... those bright **Kellerman Smith** eyes on the twins and their sister signal a powerful dynamic for hope and effective living, the true Chicago perspective for rich living.

KNOLLWOOD GIVING: For 24 years **Sherry Lea Fox** has instigated an incredible afternoon at Knollwood Golf Club, singing, dancing and giving back. She has the vibrancy of spirit and a take on life which provides her with an elegance of action surrounding her guests in the harmonies of revival. You know, that joyous spirit



Bobbi Panter, Matt Arnoux with friends including John and Myra Reilly, Whynnis Mackie, M. Susan Sullivan, Philip Emigh, Ann Schwarz Sherrill, Bruce P. Hass, Lakesha Rose and Jim Rose.



Sherry Lea Fox at the microphone.



White House Christmas Party Patrick, Maeve, Lucy, Courtney and Mark O'Malley.

that reconnects our plugs and finds those who are hurting, encouraging others to step up and lift others to hope. Of course the crowd is delighted when Sherry Lea sets out to entertain. She is of course a true one-woman show, filled with the delights that only friendship and big heart can satisfy.

WOMEN AND CHILDREN FIRST: It was such a big event in the 1956 world of our childhood that my parents let us stay home from school to see it. The arrival of the Swedish Liner SS Stockholm to the Port of New York following its tragic collision with the stately Italian luxury liner SS Andrea Doria.

Many passengers perished in the crash.

The Andrea Doria was struck mid-ship and began to sink ASAP. Because the Swedish vessel was rigged for ice sailing it was less vulnerable.

What we didn't know at first was that a group of young Chicago stu-

dent priests were returning home on the beautiful Andrea Doria, after some years of Roman study. Curiously, over my lifetime, I worked or studied with some of them. The past Vicar General, **Bishop Raymond E. Goedert**, 96. A holy man. An expert on Church Law. A man of simple tastes and old-fashioned pieties. He lived at the Cardinal's house on State Pkwy. And never drank.

He didn't speak much of his "personal" Titanic experience. But he did have a thousand terrified Italians sinking in the cold waters of the Atlantic off Nantucket. And he stood as he was rowed to the Stockholm giving absolution, "forgiveness," to all who regretted their sins.

He was the the soft-spoken voice of the Deity saying "be at peace." They would all watch the Andrea Doria fall beneath the surf, plunging into the sea's bottom. Carrying away the dead, their mistakes, and their repentance.

Bishop Goddert spent his whole life dishing out forgiveness. That always feels good. Especially when the salty waters of your sinking are near at hand.

Always do sober what you said you'd do drunk. That will teach you to keep your mouth shut.
— Ernest Hemingway

tog515@gmail.com

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Border sales a boost for Illinois marijuana retailers near Wisconsin; a drag for those by Missouri

BY CHRIS CASACCHIA
MJBizdaily.com

Marijuana sales along the Illinois state line is a key revenue generator for retail operators near Wisconsin, and is a drag of retailers located near Missouri.

Less than half a mile south of the Wisconsin border in Illinois, the Sunnyside Cannabis Dispensary bustles with activity. Cars with license plates from Wisconsin, Minnesota and other pot-banning states slide in and out of the shop's expansive parking lot, re-

ports Stateliness News. The store is an easy hop off I-90. Sunnyside is the pot-user's last chance to legally buy adult-use marijuana products until Montana, more than 900 miles away down I-90.

Data compiled by New York-based wholesale technology platform LeafLink – as well as information gathered from state agencies, quarterly reports and interviews with several cannabis companies – bear that out.

LeafLink analyzed hundreds of ZIP codes at the request of MJBizDaily and found strong links that when new recreational

markets open, retailers near borders stock up on inventory significantly more than operators located elsewhere in a state.

Data from the past three years revealed wholesale marijuana products purchased by border stores jumped 140% after the launch of adult-use sales, while retailers located in more interior areas increased purchases by about 80%.

"The growth when a state launches adult-use sales at a border store in terms of purchasing activity is around double the growth of the remainder of the

state," said LeafLink Strategy Analyst Ben Burstein.

Of course, numerous factors are at play – perhaps none more impactful than the marijuana policies of neighboring states.

That's why Illinois retailers near Wisconsin, where marijuana possession is illegal, are still attracting Wisconsinites nearly four years after the launch of recreational sales.

Like the small Illinois city of Metropolis, dispensaries likewise hug the Illinois boundaries with Indiana, Iowa and Kentucky, where pot sales are outlawed.

The contrasting statutes between states create some law enforcement concerns in areas where marijuana is outlawed – when residents legally use marijuana just across the border or bring it back home.

But many elected officials in those states say the larger problem is the loss of potential revenue from an industry that could bring visitors, jobs and tax dollars.

There also are retail sales-tax implications, a big reason why St. Louis-area operators are see-

BORDER see p. 10

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3F3538 & 3F3548 (Laoye, Dayo)
3F3662 (Lewandowski, Brett)
3F3631 (Meehan, John J)
3C3242 (Sherrod, Sven)
3F3502 (Tate, Latrice)
for public sale of miscellaneous items.
This sale is to be held on Thursday,
December 28, 2023, at 2:00 pm. Cash only.

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it is that nobody
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a single moment
before starting
to improve
the world.
— Anne Frank

LEGAL NOTICE

COOK COUNTY REAL PROPERTY ASSESSMENTS FOR 2023

This publication constitutes official notice of the changes in assessment to all owners of real property in North Chicago Township. The 2023 assessment changes as published herein are those determined by the Assessor of Cook County.

It is the duty of the Assessor to appraise all taxable real property in Cook County at its fair cash value as of January 1, 2023. Fair cash value is described as what the property would bring at a voluntary sale in the normal course of business or trade. The Assessor is required by law to assess said property in a fair and just manner.

The Assessor does not determine property taxes. Property taxes are determined by the spending needs and requests of municipalities, school boards, park districts and other local government agencies which provide public services to property owners. The Assessor's sole responsibility is to estimate the value of real estate property.

In Cook County, real property is classified according to its use. The classification system is used to determine the percentage of the fair cash value at which the real property is assessed for purposes of taxation. Accordingly, real property is assessed at only a fraction of its fair cash value, depending on its use and classification.

Changes in assessment for land and improvements are listed separately. The dimensions of the land are also listed:

A - Acres

B - Back Lot

N - Irregular Lot

S - Square Feet

Cook County uses a Permanent Index Number (P.I.N) system as a means to identify individual real estate parcels. The PIN consists of a 14-digit number. The first two digits identify the area or survey township; the second two digits identify the sub-area or section; the next three digits identify blocks.

Note:

Blocks are defined as follows:

Blocks 100 to 199 are located in the N.W. Quarter

Blocks 200 to 299 are located in the N.E. Quarter

Blocks 300 to 399 are located in the S.W. Quarter

Blocks 400 to 499 are located in the S.E. Quarter

The next three digits in the series identify the specific parcel or lot. The last four, (where applicable), identify individual condominium units, non-operating railroad parcels or leasehold's of exempt parcels.

Whenever possible, the assessment list will be listed by the street name and the street or house number of the parcel. However, the Cook County Assessor's Office official records rely on permanent Property Index Numbers (P.I.N.) only. No assessment of real property shall be considered invalid due to an incorrect listing.

If you have any questions regarding the assessment of real property you should visit the Office of the Assessor of Cook County, 118 N. Clark Street, Room 301, Chicago, Illinois 60602, or call (312) 443-7550.

FRITZ KAEGI ASSESSOR OF COOK COUNTY TOWNSHIP OF NORTH CHICAGO

	BLK.	SIZE	LAND	IMP
AREA 14 SUB AREA 33				
THEUS PROPERTY HOLDING	109 060 1002	8471S	4595	27892
ENVIRONS GROUP HOLDING				
	302 180 0000	4112S	51400	82800
JOSEPH LEARNER	318 071 0000	1800S	74487	120512
KATE E GERCHENSON TR	318 073 0000	1620S	74487	115512
MICHAEL AND DEBRA COLE	318 075 0000	2333S	74488	115512
AREA 17 SUB AREA 03				
TWO EAST OAK REALITY L	203 012 0000	15397S	1478	3700018
TWO EAST OAK REALITY L	203 013 0000	7135S	106746	3700018
EAST CHESTNUT REALTY L	223 037 0000	8238S	1474	4239303
AREA 17 SUB AREA 04				
1550 N CLARK OWNER	206 015 1001	19829S	3618	104897
1550 N CLARK OWNER	206 015 1002	19829S	7559	219135
1550 N CLARK OWNER	206 015 1003	19829S	4734	137228
1550 N CLARK OWNER	206 015 1004	19829S	7064	67982
1550 N CLARK OWNER	206 015 1005	19829S	6320	183211
1550 N CLARK OWNER	206 015 1006	19829S	8675	25146
1550 N CLARK OWNER	206 015 1007	19829S	5180	150161
1550 N CLARK OWNER	206 015 1008	19829S	7311	211950
1550 N CLARK OWNER	206 015 1009	19829S	6543	198677
1550 N CLARK OWNER	206 015 1010	19829S	8724	120634
1550 N CLARK OWNER	206 015 1011	19829S	5180	150161
1550 N CLARK OWNER	206 015 1012	19829S	7311	95801
1550 N CLARK OWNER	206 015 1013	19829S	5527	160220
1550 N CLARK OWNER	206 015 1014	19829S	8947	259369
1550 N CLARK OWNER	206 015 1015	19829S	5403	156627
1550 N CLARK OWNER	206 015 1016	19829S	7535	218416
1550 N CLARK OWNER	206 015 1017	19829S	5626	163093
1550 N CLARK OWNER	206 015 1018	19829S	9170	26583
1550 N CLARK OWNER	206 015 1019	19829S	5676	164530
1550 N CLARK OWNER	206 015 1020	19829S	7857	227756
1550 N CLARK OWNER	206 015 1021	19829S	5775	167404
1550 N CLARK OWNER	206 015 1022	19829S	9393	147587
1550 N CLARK OWNER	206 015 1023	19829S	5973	173152
1550 N CLARK OWNER	206 015 1024	19829S	8352	242126
1550 N CLARK OWNER	206 015 1025	19829S	6196	179618
1550 N CLARK OWNER	206 015 1026	19829S	9617	278768
1550 N CLARK OWNER	206 015 1027	19829S	6345	183929
1550 N CLARK OWNER	206 015 1028	19829S	8625	250029
1550 N CLARK OWNER	206 015 1029	19829S	6518	188959
1550 N CLARK OWNER	206 015 1030	19829S	13037	377918
1550 N CLARK OWNER	206 015 1031	19829S	12541	363548
1550 N CLARK OWNER	206 015 1032	19829S	10682	309663
1550 N CLARK OWNER	206 015 1033	19829S	322	9340
1550 N CLARK OWNER	206 015 1034	19829S	173	5029
1550 N CLARK OWNER	206 015 1035	19829S	173	5029
1550 N CLARK OWNER	206 015 1036	19829S	148	4310
1550 N CLARK OWNER	206 015 1037	19829S	148	4310
1550 N CLARK OWNER	206 015 1038	19829S	148	4310
1550 N CLARK OWNER	206 015 1039	19829S	173	5029
1550 N CLARK OWNER	206 015 1040	19829S	148	4310
1550 N CLARK OWNER	206 015 1041	19829S	173	5029
1550 N CLARK OWNER	206 015 1042	19829S	322	9340
1550 N CLARK OWNER	206 015 1043	19829S	173	5029
1550 N CLARK OWNER	206 015 1044	19829S	173	5029
1550 N CLARK OWNER	206 015 1045	19829S	173	5029
1550 N CLARK OWNER	206 015 1046	19829S	173	5029
1550 N CLARK OWNER	206 015 1047	19829S	173	5029
1550 N CLARK OWNER	206 015 1048	19829S	173	5029
1550 N CLARK OWNER	206 015 1049	19829S	173	5029
1550 N CLARK OWNER	206 015 1050	19829S	173	5029
1550 N CLARK OWNER	206 015 1051	19829S	173	5029
1550 N CLARK OWNER	206 015 1052	19829S	173	5029

		BLK.	SIZE	LAND	IMP
1550 N CLARK OWNER		206 015 1053	19829S	173	5029
1550 N CLARK OWNER		206 015 1054	19829S	148	4310
1550 N CLARK OWNER		206 015 1055	19829S	148	4310
1550 N CLARK OWNER		206 015 1056	19829S	173	5029
1550 N CLARK OWNER		206 015 1057	19829S	173	5029
1550 N CLARK OWNER		206 015 1058	19829S	148	4310
1550 N CLARK OWNER		206 015 1059	19829S	148	4310
1550 N CLARK OWNER		206 015 1060	19829S	173	5029
1550 N CLARK OWNER		206 015 1061	19829S	173	5029
1550 N CLARK OWNER		206 015 1062	19829S	223	6466
1550 N CLARK OWNER		206 015 1063	19829S	198	5747
1550 N CLARK OWNER		206 015 1064	19829S	198	5747
1550 N CLARK OWNER		206 015 1065	19829S	198	5747
1550 N CLARK OWNER		206 015 1066	19829S	198	5747
1550 N CLARK OWNER		206 015 1067	19829S	198	5747
1550 N CLARK OWNER		206 015 1068	19829S	148	4310
1550 N CLARK OWNER		206 015 1069	19829S	198	5747
1550 N CLARK OWNER		206 015 1070	19829S	198	5747
1550 N CLARK OWNER		206 015 1071	19829S	198	5747
1550 N CLARK OWNER		206 015 1072	19829S	198	5747
1550 N CLARK OWNER		206 015 1073	19829S	148	4310
1550 N CLARK OWNER		206 015 1074	19829S	148	4310
1550 N CLARK OWNER		206 015 1075	19829S	148	4310
AREA 17 SUB AREA 04					
1550 N CLARK OWNER		206 015 1076	19829S	148	4310
1550 N CLARK OWNER		206 015 1077	19829S	173	5029
1550 N CLARK OWNER		206 015 1078	19829S	173	5029
1550 N CLARK OWNER		206 015 1079	19829S	173	5029
1550 N CLARK OWNER		206 015 1080	19829S	173	5029
1550 N CLARK OWNER		206 015 1081	19829S	173	5029
1550 N CLARK OWNER		206 015 1082	19829S	173	5029
1550 N CLARK OWNER		206 015 1083	19829S	173	5029
1550 N CLARK OWNER		206 015 1084	19829S	173	5029
1550 N CLARK OWNER		206 015 1085	19829S	148	4310
1550 N CLARK OWNER		206 015 1086	19829S	173	5029
1550 N CLARK OWNER		206 015 1087	19829S	148	4310
1550 N CLARK OWNER		206 015 1088	19829S	173	5029
1550 N CLARK OWNER		206 015 1089	19829S	148	4310
1550 N CLARK OWNER		206 015 1090	19829S	148	4310
1550 N CLARK OWNER		206 015 1091	19829S	148	4310
1550 N CLARK OWNER		206 015 1092	19829S	148	4310
1550 N CLARK OWNER		206 015 1093	19829S	173	5029
1550 N CLARK OWNER		206 015 1094	19829S	148	4310
NORTH UNION LAND OWNER					
	430 024 0000	21830S	600325	845397	
AREA 17 SUB AREA 05					
THE SHOPS AT BIG DEAHL	217 019 0000	12321S	61605		
AREA 17 SUB AREA 09					
"OCS PROPERTY OWNER, LL"	206 037 0000	95780S	1346570	22821669	
AREA 17 SUB AREA 10					
TRIBUNE TOWER WEST (CH	130 025 0000	89484S	661197	2818887	
TRIBUNE TOWER WEST (CH	130 026 1002	89484S	22004	33623	
TRIBUNE TOWER WEST (CH	130 026 1018	89484S	20563	31421	
TRIBUNE TOWER WEST (CH	130 026 1020	89484S	22750	34763	
CORU GROUP LLC	130 026 1081	89484S	6222	59904	
TRIBUNE TOWER WEST (CH	130 026 1082	89484S	6382	25356	
ATHANASIOS BOLOVINOS	130 026 1087	89484S	6427	59217	
TRIBUNE TOWER WEST (CH	130 026 1088	89484S	6586	24858	
TRIBUNE TOWER WEST (CH	130 026 1089	89484S	22513	34400	
SHIVA KUMAR PAMARTHI	130 026 1094	89484S	6624	52131	
TRIBUNE TOWER WEST (CH	130 026 1095	89484S	6803	10395	
TRIBUNE TOWER WEST (CH	130 026 1107	89484S	21576	32968	
TRIBUNE TOWER WEST (CH	130 026 1362	89484S	47705	72893	
CHEF ART SMITH NAVY PI	217 002 8073			1045863	
451 GRAND AVE LLC					
	218 015 1193	125595S	21891	189385	
RMW STREETERVILLE LLC	218 015 1194	125595S	32726	283128	
JAMES SHKOLNIK	218 015 1195	125595S	22110	191287	
CTLTC 008002385095	218 015 1196	125595S	32946	285029	
STEVEN NELSON	218 015 1198	125595S	33166	285980	
JAYNE ROSEFIELD	218 015 1199	125595S	22572	195280	
MICHAEL G RECINE	218 015 1200	125595S	33408	289022	
DOUGLAS E HAYES	218 015 1201	125595S	22792	197181	
TIMOTHY F LANE	218 015 1202	125595S	33628	290923	
EDWARD KAREN GRZYWACZ	218 015 1203	125595S	23012	175963	
THOMAS JACKIEWICZ	218 015 1204	125595S	33847	292825	
ARMITAGE AVE					
	NO. W	SIZE	LAND	IMP	
327 W ARMITAGE LLC	327	2448S	30600	58800	
UPPER PEEL LLC	846	4000S	50000	120000	
901 ARMITAGE LLC	901	2500S	31250	78900	
903 ARMITAGE LLC	903	2500S	31250	78900	
908 ARMITAGE PARTNERS	908	3000S	37500	125000	
EJMS LLC	951	2450S	30625	79425	
ASTOR ST					
	N				
ASTOR COURT INC	1353	2351S	58775	197993	
ASTOR COURT INC	1355	8958S	175890	197993	
B&S WEEKS TTEE	1401	2835S	70875	149125	
BRYAN G BARRISH	1451	3534S	88350	116948	
CTLT	1517	5950S	148750	225000	
BELDEN AVE					
	W				
BELDEN BUILDING II	428	17797S	195767	72218	
VINVENT PINNERI	612	3082S	38525	78327	
ALI SHILATIFARD	625	2975S	37187	267435	
JAMES A UNWIN	629	2752S	34400	46841	
MOIRA GRAFFT	740	3350S	41875	226432	
STEPHEN & WENDY BEARD	858	3867S	48337	87405	
DEV GROUP BURLING BRAN	919	2760S	34500	61616	
J HENNING C CAMERIERI	1037	2184S	27300	75717	
JEREMY AMBROSIO	1445	19772S	13617	31951	
JULIA A MCGANNON	1445	19772S	13889	32610	
CHRISTOPHER SERRITELLA	1445	19772S	16608	38261	
KATHY POKONOSKY	1445	19772S	11912	28077	
CAROLYN GEORGE	1445	19772S	15323	35826	
CTLTC 008002383652	1445	19772S	14334	33095	
WILLIAM M FULLEE & TRE	1445	19772S	15100	35119	
WILLIAM M FULLEE & TRE	1445	19772S	9490	22129	
SAMUEL I BLINDERMAN	1445	19772S	14581	33778	
PATRICIA MCGOWAN	1445	19772S	14754	34535	
BELLEVUE PL					
	E				
THOMAS FOERTSCH	43	3850S	7320	31493	
KENNETH J EME JR	43	3850S	7320	31493	
RDG MANAGEMENT LLC	43	3850S	19082	84145	
STEKLOF FAMILY TRUST	43	3850S	20842	91469	
CHERYL COX	43	3850S	20842	91469	
KEVIN M OKEEFE	43	3850S	20842	91469	
RICHMOND PROPERTYGROUP	71	1600S	40000	142229	
STUART W LITWIN	107	1800S	45000	88550	
BISSSELL ST					
	N				
ROB RUGAI	1845	3000S	37500	237820	
LINDSAY PHILBIN	1865	3000S	37500	111548	
JEFFREY FORT	1868	1455S	18187	40256	
CHARLES J GRIFFIN AS T	1931	3000S	37500	71500	
JENS SHROYER	1953	3000S	37500	91272	
RUDRAM LLC	1962	3406S	42575	128592	
NICHOLAS NOGLOWS	2041	3125S	16167	61879	
TIMOTHY N CURRAN	2041	3125S	10996	42704	
MARC WARREN	2041	3125S	11898	45538	
BRANCH ST					
	N				
ONNI HALSTED CHI LLC	917	2043S	25537	5	
ONNI HALSTED CHI LLC	921	2388S	29850	8	
909 PARTNERS LLC	1051	1850S	16187	178	
909 PARTNERS LLC	1053	5814S	50872	449	
BURLING ST					
	N				
1629 BURLING LLC	1629	3000S	37500	17255	
KENNETH J BAUER & DONN	1726	3744S	46800	95818	
C LEUZ	1814	3406S	42575	197192	
J B MEADOWS	1828	4323S	54037	74232	
RUTH FRIEDEL	1857	3871S	48387	233301	
1917 BURLING LLC 700	1917	5764S	72050	131950	
THOMAS SOULELES	1964	3075S	27675	240237	
1965 N BURLING ST LLC	1965	3075S	38437	114463	
CONNLOD FERDIA DOHERTY	2050	6250S	12343	43725	
DAN RAPPAPORT	2050	6250S	12578	44555	
KONSTANTIN WACHS	2050	6250S	14101	49951	
STEVEN M ROSEN	2050	6250S	7	27	
STEVEN M ROSEN	2050	6250S	7	27	
KONSTANTIN WACHS	2050	6250S	7	27	
DAN RAPPAPORT	2050	6250S	7	27	
LILLIAN COMBA	2052	6250S	12343	43725	

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	NO.	SIZE	LAND	IMP		NO.	SIZE	LAND	IMP		NO.	SIZE	LAND	IMP
MARIA TAPAL	10	14284S	4321	169202	JAY R WARD TRUSTEE THE	10	14284S	132	4962	GOETHE ST	E			
MARK GARVEY	10	14284S	4356	170600	JAY & JANE WARD TR	10	14284S	132	4962					
REGENIA D STEIN	10	14284S	4356	170600	ROBERT A WYNBRANDT	10	14284S	132	4962	15 E GOETHE LLC	15	1237S	30925	69638
MICHAEL OGRADY	10	14284S	5535	216746	ROBERT A WYNBRANDT	10	14284S	132	4962					
SHERRI A HIAVACEK	10	14284S	4428	173397	JOSH BRENNEMAN	10	14284S	132	4962	GRAND AVE	E			
WALTER CUPKOVIC	10	14284S	5570	218144	SHERRI A HIAVACEK	10	14284S	132	4962					
J THOMAS STANLEY DECLA	10	14284S	4463	174795	BARRY SILVERSTEIN	10	14284S	132	4962	GREG AND LAUREN BRUE	451	125595S	27050	234077
MINI J WAGNER REVOCABL	10	14284S	4499	176194	GEORGE RUFF	10	14284S	132	4962	ROBERT SIRACUSAN	451	125595S	18040	156114
JOHER S AKOLAWALA	10	14284S	4499	176194	GEORGE RUFF	10	14284S	132	4962	CEJL TRUST NO 2015	451	125595S	28434	246056
THE BERKERY FAMILY TRU	10	14284S	4535	177592	JOHER S AKOLAWALA	10	14284S	132	4962	JAMES V GARVEY	451	125595S	19403	167904
COMMUNITY REINVEST ASS	10	14284S	4571	178990	BARRY SILVERSTEIN	10	14284S	132	4962	RMW STREETERVILLE LLC	451	125595S	23929	207075
GAYLE SIEGEL	10	14284S	5785	226535	MARY R FOSTER TRUSTEE	10	14284S	132	4962	CL CHICAGO INVESTMENTS	451	125595S	15337	132726
MORTON L EFRON	10	14284S	4678	183185	MARY R FOSTER TRUSTEE	10	14284S	132	4962	CTLTC 8002382426	451	125595S	28676	248148
LGS INVEST GROUP A WIS	10	14284S	1071	41950	TERRY PETERSON	10	14284S	132	4962	OB 4302 RENTAL LLC	451	125595S	19622	169805
STEPHEN J HARMS JR & P	10	14284S	1107	43349	JUSTIN ARMES	10	14284S	132	4962	4303 ONE BENNETT PARK	451	125595S	24127	208786
MARY KATHERINE HERR TR	10	14284S	1107	43349	KATHY WIESEMANN	10	14284S	132	4962	WES 18527 BROADWAY LLC	451	125595S	15579	134817
MR & MRS DAN DEFINO	10	14284S	1107	43349	KATHY WIESEMANN	10	14284S	132	4962	INEZ GALT	451	125595S	28873	249859
HASANI STEELE	10	14284S	1107	43349	HINOJOSA YVONNE	10	14284S	132	4962	HOSAM ZAKI	451	125595S	19864	171897
STACY STERNBERG	10	14284S	1107	43349	DOUGLAS BAUM	10	14284S	132	4962	ARMAND CANDEA	451	125595S	24369	210878
JOEMAR LLC	10	14284S	1107	43349	PAUL RAHAL	10	14284S	132	4962	CHING TSE CHEN	451	125595S	15739	136719
JOSHUA P BRENNEMAN	10	14284S	1107	43349	DENNIS BURDEEN	10	14284S	132	4962	CTLTC 008002388172	451	125595S	29115	251951
JAMES O & ADA C COLE	10	14284S	1107	43349	DAVID STERLING	10	14284S	132	4962	CTLTC 008002388593	451	125595S	20084	173798
DAVID STERLING	10	14284S	1142	44747	CHICAGO TEN E DELAWARE	10	14284S	132	4962	DAVID KLEIMAN	451	125595S	24610	212970
LAURA WOLFF GREENBAUM	10	14284S	1142	44747	WILLIAM FLESCH	10	14284S	132	4962	JULIE A SMITH OR HER S	451	125595S	18019	138620
CHICAGO TEN E DELAWARE	10	14284S	1142	44747	TERRI GARLAND	10	14284S	132	4962	STEPHANIE BRYAN KANGAS	451	125595S	29335	253952
PAUL R VAN OSTENBERG	10	14284S	1142	44747	MICHAEL CHRISTIAN	10	14284S	132	4962	ONE BENNETT PARK 4602	451	125595S	20304	175700
GARY MIKHAILOV	10	14284S	1142	44747	MIMI J WAGNER REVOCABL	10	14284S	132	4962	ERIC SHYU	451	125595S	24808	214681
ROBERT L SWITZER	10	14284S	3928	153820	MIMI J WAGNER REVOCABL	10	14284S	132	4962	CHEENA CHANDRA	451	125595S	16238	140522
PRIVATE BK ROB SUMSER	10	14284S	3928	153820	MARK H STERN	10	14284S	132	4962	CTLTC 008002388040	451	125595S	29555	255754
GARY LEVITAS	10	14284S	1178	46146	MARK H STERN	10	14284S	132	4962	EUNICE SHIN	451	125595S	20545	177792
MICHAEL D TOMASIAN	10	14284S	1178	46146	MARK H STERN	10	14284S	132	4962	RMW STREETERVILLE LLC	451	125595S	25050	216773
PAULA J SCOTT	10	14284S	1178	46146	PAUL R VAN OSTENBERG	10	14284S	132	4962	GLENN R LANDAU	451	125595S	16480	142614
ADHAM K SALAMA	10	14284S	1214	47544	MICHAEL STOLTZNER	10	14284S	132	4962	NIGEL AND DEB TELMAN	451	125595S	29774	257656
BETH M GROSS & ALIZA B	10	14284S	2464	96487	LGS INVEST GROUP A WIS	10	14284S	132	4962	WILLIAM I SNYDER	451	125595S	20743	179503
MARY HERR TRUST	10	14284S	2499	97885	LGS INVEST GROUP A WIS	10	14284S	132	4962	YUFENG LI	451	125595S	25270	218674
JOSEPH M CESARIK	10	14284S	2499	97885	BETH M GROSS & ALIZA B	10	14284S	132	4962	SHIHE ZHANG	451	125595S	16678	144325
LIFT MGMT CORP	10	14284S	2535	99283	CLAIRE MARSHALL	10	14284S	132	4962	SABALAN LLC	451	125595S	35444	306715
JULIE KISER WALDMAN	10	14284S	2535	99283	CLAIRE MARSHALL	10	14284S	132	4962	JEFFREY KAPLAN	451	125595S	35641	308426
HINOJOSA YVONNE	10	14284S	2571	100682	A M LUALHATI	10	14284S	132	4962	MICHAEL C FIERI REVOCA	451	125595S	35883	310518
CHARLES E LEVIN 16D	10	14284S	2571	100682	CHARLES E LEVIN	10	14284S	132	4962	DIANA AND MIKE SANDS	451	125595S	36103	312419
CAROL E DISHELL	10	14284S	2606	102080	DEEPTI SINGH	10	14284S	132	4962	BENJAMIN COHEN	451	125595S	36323	314321
CLAIRE MARSHALL	10	14284S	2606	102080	LAMBEAU COMPANY LLC	10	14284S	132	4962	RMW STREETERVILLE LLC	451	125595S	36564	316412
JUSTIN ARMES	10	14284S	2642	103479	THERESA CASTROGIOVANNI	10	14284S	132	4962	RMW STREETERVILLE LLC	451	125595S	55506	480324
ROBERT T CASSATO TRUST	10	14284S	2642	103479	EVA M KAIN	10	14284S	132	4962	WILLIAM BIGLEY	451	125595S	44673	386579
WILLIAM FLESCH	10	14284S	2678	104877	THERESA CASTROGIOVANNI	10	14284S	132	4962	RMW STREETERVILLE LLC	451	125595S	55748	482415
YINGZI CONG	10	14284S	2678	104877	ROBERT T CASSATO TRUST	10	14284S	132	4962	MANU B AGGARWAL OR SAM	451	125595S	40388	349499
THERESA CASTROGIOVANNI	10	14284S	2714	106275	GERRY DESANTIS	10	14284S	132	4962	BRYAN CATHY DANIELS	451	125595S	55946	484127
SURESH GEHANI	10	14284S	2714	106275	JENNIFER S KIM	10	14284S	132	4962	TCTC TRUST 4918	451	125595S	40608	351400
MARK H STERN	10	14284S	2785	109072	SVETLANA RAUSCH	10	14284S	132	4962	RMW STREETERVILLE LLC	451	125595S	56187	486218
DEEPTI SINGH	10	14284S	2785	109072	CAROL & CHRIS SPERRY	10	14284S	132	4962	MARTIN LAIRD KOLDYKE	451	125595S	40849	353492
BARRY SILVERSTEIN	10	14284S	2785	109072	STRATIGOUILA A BERLIN	10	14284S	132	4962	KRISTY MORAN	451	125595S	56429	488510
JILL FREEDMAN	10	14284S	2821	110470	JAIME P DEJURAS NOT IN	10	14284S	132	4962	ESTHER E BRYAN & JAMES	451	125595S	41047	355204
PAUL RAHAL	10	14284S	2821	110470	GARY MIKHAILOV	10	14284S	132	4962	KDSM LLC	451	125595S	55748	482415
GEORGE RUFF	10	14284S	2856	111869	STACY STERNBERG	10	14284S	132	4962	OB 6012 HOME LLC	451	125595S	47156	409066
MICHELIN PROP A FLORID	10	14284S	3356	131446	ADHAM K SALAMA	10	14284S	132	4962	JUAN R LUCIANO & CAROL	451	125595S	55946	484127
PATRICIA C BOBB	10	14284S	3285	128649	BYRON FINKE	10	14284S	132	4962	MARGARET STONE BOWEN T	451	125595S	42871	370986
CAROLE BROWN	10	14284S	3321	130047	R CASSATO	10	14284S	132	4962	KATHLEEN GRUNDHOFER	451	125595S	56187	486218
MICHAEL A FIXLER & CAR	10	14284S	3356	131446	WILLIAM FLESCH	10	14284S	132	4962	LAND TRUST 8002385507	451	125595S	43091	372888
DOUGLAS BAUM	10	14284S	3356	131446	CLAIRE MARSHALL	10	14284S	132	4962	CTLTC 008002382868	451	125595S	56429	488310
TERRI GARLAND	10	14284S	3392	132844	MICHAEL D TOMASIAN	10	14284S	132	4962	RMW STREETERVILLE LLC	451	125595S	43245	374219
ANDREW GOBERSTEIN	10	14284S	3428	134243	ANDREW GOBERSTEIN	10	14284S	132	4962	RMW STREETERVILLE LLC	451	125595S	681	5894
GLENN BLACKMON	10	14284S	3428	134243	10 E DELAWARE PLACE UN	10	14284S	132	4962	KRISTY MORAN	451	125595S	681	5894
RAJESH N PARYANI	10	14284S	3464	135641	AILEEN A DIPASCAL	10	14284S	132	4962	KRISTY MORAN	451	125595S	681	5894
JAY & JANE WARD TR	10	14284S	3499	137039	GARY LEVIN	10	14284S	132	4962	MARGARET STONE BOWEN T	451	125595S	681	5894
HELEN MORRISON	10	14284S	3499	137039	SURESH GEHANI	10	14284S	132	4962	MARGARET STONE BOWEN T	451	125595S	681	5894
PATRICIA DE BIASI	10	14284S	3535	138438	RICHARD BAKER	10	14284S	132	4962	CTLTC 008002380892	451	125595S	681	5894
ROBERT MILLER	10	14284S	3571	139836	YONG WEI & PING LI	10	14284S	132	4962	BRYAN CATHY DANIELS	451	125595S	681	5894
ROSEMARY M KESSLER	10	14284S	3606	141234	SURESH GEHANI	10	14284S	132	4962	DOUGLAS E HAYES TRUSTE	451	125595S	681	5894
TERRY PETERSON	10	14284S	3606	141234	EDIE GOLDSTEIN	10	14284S	132	4962	DOUGLAS E HAYES TRUSTE	451	125595S	681	5894
MICHAEL CHRISTIAN	10	14284S	3642	142633	LAURA WOLFF GREENBAUM	10	14284S	132	4962	KDSM LLC	451	125595S	681	5894
JUDITH A PAICE	10	14284S	3678	144031	DANIEL & CAROL SPELLMA	10	14284S	132	4962	KDSM LLC	451	125595S	681	5894
CARL TISONNE	10	14284S	3678	144031	TERRY PETERSON	10	14284S	132	4962	JUAN R LUCIANO & CAROL	451	125595S	681	5894
MARK E CAPUTO TRUSTEE	10	14284S	3713	145429	COLLEEN M AMBROSE	10	14284S	132	4962	JUAN R LUCIANO & CAROL	451	125595S	681	5894
WILLIAM L HERNSTADT II	10	14284S	3749	146828	NICOLETTA TISMA	10	14284S	132	4962	ONE BENNETT PARK 4602	451	125595S	681	5894
MARY R FOSTER TRUSTEE	10	14284S	3749	146828	MR & MRS DAN DEFINO	10	14284S	132	4962	ONE BENNETT PARK 4602	451	125595S	681	5894
ALAN LEE KENNARD	10	14284S	3785	148226	STEPHEN SEROK	10	14284S	132	4962	KATHLEEN GRUNDHOFER	451	125595S	681	5894
ZENITH TRUST	10	14284S	3821	149825	GARY LEVITAS	10	14284S	132	4962	KATHLEEN GRUNDHOFER	451	125595S	681	5894
ELLEN BARON NOT INDIVI	10	14284S	5463	213649	JOATHAN BERUSCH	10	14284S	132	4962	RMW STREETERVILLE LLC	451	125595S	681	5894
ASHLEY CHAPMAN HELLER	10	14284S	5213	204161	STEELE CONSULTING GP	10	14284S	132	4962	RMW STREETERVILLE LLC	451	125595S	681	5894
DINA A ISAACS	10	14284S	4749	185982	STEPHEN J HARMS JR & P	10	14284S	132	4962	451 E GRAND LLC	451	125595S	681	5894
DAVID B SALB	10	14284S	5678	222340	THOMAS A SCHLESINGER A	10	14284S	132	4962	RMW STREETERVILLE LLC	451	125595S		

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	NO.	SIZE	LAND	IMP		NO.	SIZE	LAND	IMP		NO.	SIZE	LAND	IMP
RMW STREETERVILLE LLC	451	125595S	681	5894	GERALD LIPKIN	100	22758S	2288	73312	1501 KINGSBURY REAL ES	1517	6750S	118125	302226
RMW STREETERVILLE LLC	451	125595S	681	5894	CHICAGO TITLE LAND TRU	100	22758S	3179	101867	GI NORTH PROPERTY LLC	1600	12471S	43648	
451 GRAND AVE LLC	451	125595S	681	5894	M SPELLMEYER & R MOODY	100	22758S	997	31961	GI NORTH PROPERTY LLC	1626	16386S	57351	
EDWARD KAREN GRZYWACZ	451	125595S	681	5894	JANUSZ BUDA	100	22758S	1012	32433	GI NORTH PROPERTY LLC	1646	17240S	60340	
EDWARD KAREN GRZYWACZ	451	125595S	681	5210	BARRY MOLTZ	100	22758S	1414	45307	GI NORTH PROPERTY LLC	1656	14487S	50704	
JAYNE ROSEFIELD	451	125595S	681	5210	MILAN SHAH	100	22758S	1635	52401	GI NORTH PROPERTY LLC	1668	92610S	324135	
RMW STREETERVILLE LLC	451	125595S	681	5894	SAM YAGAN	100	22758S	2298	73644	GI NORTH PROPERTY LLC	1680	16956S	59346	
MATTHEW B TATE	451	125595S	681	5894	AHMED SAMIR ABDELHALIM	100	22758S	3221	103206	GI NORTH PROPERTY LLC	1704	20279S	70976	
RMW STREETERVILLE LLC	451	125595S	681	5894	MAKSIMS ARTSIUKHOU	100	22758S	1012	32433	GI NORTH PROPERTY LLC	1718	18010S	63035	
RMW STREETERVILLE LLC	451	125595S	681	5894	BRANDON YATES & LACEY	100	22758S	1027	32905	ANNEXATION LLC	2039	14953S	168221	8245
MATTHEW B TATE	451	125595S	22352	193378	NORBERT RIEDEL	100	22758S	1422	45575					
					THE RAYMOND M CHIN REV	100	22758S	1644	52669					
					RICHARD PATTERSON	100	22758S	2309	73989					
GRAND AVE	W				MICHAEL L HARRIS TRUST	100	22758S	3263	104547	KINZIE ST	W			
					AMIT KUMAR	100	22758S	1027	32905	THE ALTER GROUP	28	28272S	597246	16211654
NATL SHOPPING PLAZAS	325	19075S	822370	7484	AMELIA SMITH ROBERTS	100	22758S	1041	33377	BRE RIVER NOTH POINT	341	383S	32160	2055404
NATL SHOPPING PLAZAS	350	3035S	130846	1818	JOHN & BERNICE TULLOCH	100	22758S	1430	45842	BRE RIVER NORTH POINT	341	15710S	196375	22653
NATL SHOPPING PLAZAS	350	4173S	179908	2494	ANTIMO CANDEL	100	22758S	1652	52936	BRE RIVER NORTH POINT	363	1882S	23525	2718
NATL SHOPPING PLAZAS	350	4172S	179865	621	DANIEL M KENNEY	100	22758S	2319	74321	BRE RIVER NORTH POINT	363	4649S	92980	6796
NATL SHOPPING PLAZAS	350	2725S	117481	388	HERBERT GERTLER	100	22758S	3305	105886	LA SALLE ST	N			
NATL SHOPPING PLAZAS	350	2725S	117481	567	JEFFREY RICHERT	100	22758S	1041	33377					
NATL SHOPPING PLAZAS	350	8175S	352444	1645	OVADIA SHEBATH	100	22758S	1056	33836	SUPERIOR LASALLE LLC	730	12119S	5362	34075
NATL SHOPPING PLAZAS	356	5450S	234963	838	SALIM SHAMMO	100	22758S	1439	46110	SUPERIOR LASALLE LLC	730	12119S	3393	34075
					R M MOORTHY U RAJADHY	100	22758S	1660	53204	SUPERIOR LASALLE LLC	730	12119S	181	
GRANT PL	W				THE LHM TRUST 2018	100	22758S	2330	74652	PARK PLACE INVEST	735	2400S	135000	31734
					MICHAEL W PRESSLER	100	22758S	3347	107226	NORTH LASALLE OWNERS L	737	2400S	135000	208982
GARY & B N RAJU	529	4464S	55800	169658	NEL ASSOCIATES INC	100	22758S	1056	33836	NORTH LASALLE OWNERS L	741	2400S	135000	208982
WEBSTER SQUARE SFH LLC	537	2350S	29375	251250	LARRY	100	22758S	1070	34308	HALIM LASALLE	1100	9866S	197320	4383068
					MICHAEL LIEBER	100	22758S	1447	46378					
HALSTED ST	N				BARBARA TUNCA	100	22758S	1669	53472	LAKE SHORE DR	N			
					MARIA PIA SENNETT	100	22758S	2340	74984					
758 W NORTH PROP LLC	758	8776S	71052	81486	HERUGRIM MANAGEMENT	100	22758S	3388	108565	ALISON MCDONOUGH	1212	22848S	2711	58095
758 W NORTH PROP LLC	758	8776S	18012	5236	ERIC C DUTRAM	100	22758S	1070	34308	TIMOTHY COFFEY	1212	22848S	3460	79812
ONNI HALSTED CHI LLC	879	190555S	1429162	21626	JOSEPH JAEGER TRUST	100	22758S	1085	34781	LUCKY M CHICAGO LLC	1212	22848S	2721	34658
ONNI HALSTED CHI LLC	904	11475S	143437	52	JAMES L WADE III	100	22758S	1456	46672	NANCY L DAVIDSON	1212	22848S	2844	48365
ONNI HALSTED CHI LLC	918	2388S	29850	6	SCOTT G GOLINKIN REVOC	100	22758S	1677	53740	JEFFREY SUNDHEIMER	1212	22848S	2741	35067
ONNI HALSTED CHI LLC	920	2043S	25537	5	EMMANUIL POLYAK TRUST	100	22758S	2351	75328	SANJAY KUMAR & AMITA M	1212	22848S	2770	35471
ONNI HALSTED CHI LLC	1009	84500S	633750	16227	ROBERT S SCOLNICK	100	22758S	3430	109905	CHARLES BERG	1212	22848S	2893	37084
ONNI HALSTED CHI LLC	1011	47400S	355500	6967	ANGELA TERRACINA	100	22758S	1085	34781	PATRICK B ARRINGTON	1212	22848S	2790	59462
NTV LTD PARTNERSHIP	1311	28396S	233116	879	RAY JOHNSON	100	22758S	2049	65669	DAN & DANA HEFFEZ	1212	22848S	3579	45956
NTV LTD PARTNERSHIP	1415	4314S	11130	100	DANIEL & DIANA GANGER	100	22758S	2361	75660	DEBRA BAYLY	1212	22848S	2800	35875
NTV LTD PARTNERSHIP	1427	3805S	9786	106	HAIM GINZBURG TRUST	100	22758S	3472	111244	ERIC SATO	1212	22848S	2923	37488
JAMES T GLASCOTT	1659	3360S	42000	102825	JAMES DOUGLAS PADDLEFO	100	22758S	2372	75992	ROSALBA VILLANUEVA	1212	22848S	3598	45946
REAL ESTATE ACUMEN LLC	1725	3360S	42000	102896	LARRY MAYER	100	22758S	3514	112585	COLIN & LISA CLARK	1212	22848S	2943	37479
LP HALSTED RE SERIES	1961	3075S	38437	124030	MAHER NAHLAWI	100	22758S	2070	66346	WALTER JAMES MACGINNIT	1212	22848S	3637	84176
PATRICK GIBBONS	2050	3125S	39062	28950	R VARTANIAN C CELLINI	100	22758S	2382	76324	STEPHEN G WASILEW	1212	22848S	2962	37888
MICHAEL KONTALONIS	2058	3125S	39062	103612	EMMA TSEITLIN	100	22758S	3556	113924	JOHN B SCHWARTZ	1212	22848S	3677	47163
					NARENDRA M KARAMCHANDA	100	22758S	2091	66678	WALTER C WREN	1212	22848S	2972	37883
HOWE ST	N				TAXPAYER OF	100	22758S	2393	76668	MATTHEW S BLACK	1212	22848S	3796	48779
					NEUBERGER BERMAN TR CO	100	22758S	3765	120623	CYNTHIA M BROWN	1212	22848S	3031	38691
MZL HOWE 1810 DEV	1810	4960S	62000	64960	MILTON DILLER	100	22758S	2091	67010	FLOYD WHELLAN TRUST DT	1212	22848S	3815	48770
JEFF SEMENCHUK	1828	4092S	51150	85396	CHRISTINE M SULLIVAN D	100	22758S	1497	47986	SAFIR Z SALEH TRUSTEE	1212	22848S	2918	37491
REMI L LOUVOT	1858	2794S	34925	184347	CHERYL HANDELSMAN TR	100	22758S	1719	55080	JASON J ROELCHEN	1212	22848S	3041	39105
1875 N HOWE LLC	1875	3125S	6368		STEVEN A ASCHKENASE NO	100	22758S	2403	77000	JAMES J HEGGER	1212	22848S	3835	49178
1875 N HOWE LLC	1875	3125S	6523		BEVERLY BERMAN	100	22758S	3765	120623	LEONARD KRANZLER REVOC	1212	22848S	2928	52480
1875 N HOWE LLC	1875	3125S	6523		BASHAR RIHANI	100	22758S	2102	67354	DAVID G CRUMBAUGH	1212	22848S	3061	39095
1875 N HOWE LLC	1875	3125S	6754		CHARLES C SORSBY	100	22758S	1506	48254	MARC R HEYDEN & MARIAN	1212	22848S	3875	74366
1875 N HOWE LLC	1875	3125S	6754		CHARLES C SORSBY	100	22758S	1727	55348	JAMES L GILLIAM III	1212	22848S	3105	39910
ALEKSANDR REZNIK	1908	1795S	22437	58524	NIKHAR JUNEJA	100	22758S	2413	77331	MANNY BROWN	1212	22848S	3130	59848
CHICAGO TITLE LAND TRU	1913	3300S	41250	217750	SUMIT SARKAR	100	22758S	3869	123978	THOMAS CONWAY	1212	22848S	3953	67729
ENVIRONNS GROUP HOLDING	1916	3100S	38750		MATS WEIBULL	100	22758S	2112	67686	DIANA P HALPIN	1212	22848S	3031	38691
RAY CAHNMAN TRANS MARK	1937	5125S	64062	105937	MELCHOR B ISOBAL	100	22758S	1514	48822	MICHAEL WHITTIED	1516	8316S	207900	276750
JULIA M STEWART	2039	3239S	40487	272013	EDUARD TISMENETSKY	100	22758S	1736	55616	ASTERIA PROPERTY GROUP	1550	25255S	3554	32730
					JOHN & PATRICIA ANDERS	100	22758S	2424	77663	SHEREE MCCULLOUGH	1550	25255S	3220	29648
HUBBARD ST	W				PHYLLIS DIAMOND TRUSTE	100	22758S	3869	123978	PETER FERRO	1550	25255S	2133	19649
					MICHAEL SCHWINDENHAMME	100	22758S	2123	68018	BERNARD C SIMMONS II	1550	25255S	2133	19649
9 25 W HUBBARD LLC	19	3000S	52500	214	PHILIP L LOGAS & ANNE	100	22758S	1522	48790	MATTHEW MOSER	1550	25255S	1755	16161
415 DEARBORN LLC	31	6000S	300000	1274161	R J GOLDBABER TRUSTEE	100	22758S	1744	55884	DANIELE MAGGIOLINI	1550	25255S	4053	37747
116 W HUBBARD LLC	116	3783S	189150	1394402	YOUSSEF COMAIR	100	22758S	2434	78007	DEYANA KOLEVA	1550	25255S	4476	41217
					R PILLER & J ERENS	100	22758S	3869	123978	OLGA M SPRINGER	1550	25255S	2380	21916
HUDSON AVE	N				CHRISTINE K CHUNING	100	22758S	2133	68349	MAURICIO GONZALEZ	1550	25255S	2133	19649
					THOMAS E BLAIGE	100	22758S	1531	49058	LINDA STRATTON	1550	25255S	1755	16161
WESTWARD360	1502	3100S	38750	74961	THOMAS E BLAIGE	100	22758S	1752	56151	JOANNE JONES	1550	25255S	2133	19649
JOSEPHINE PANGILINAN	1528	3100S	10396	15005	THOMAS RICHARD BARTEL	100	22758S	2445	78339	ZHONGQI ZHAO	1550	25255S	1755	16161
ALAN ROSE	1629	3000S	37500	73495	TERRENCE F GREGORY	100	22758S	3974	127321	DANIEL PALCHAK	1550	25255S	4053	37322
CHARLES E KUROSE & MEG	1709	2275S	28437	295000	EM & M PROP LLC	100	22758S	2144	68633	ROBERT F DOEPFL REVOCA	1550	25255S	3554	32730
NANCY JOYCE	1711	2275S	28437	295000	LESTER THURMAN SHAPIRO	100	22758S	1539	49325	ROBERT F DOEPFL REVOCA	1550	25255S	3302	30404
ALEXIS ZOTAS	1719	2275S	28437	62773	MAAP FAMILY LLC	100	22758S	1761	56419	JOSE REBURIANO	1550	25255S	1799	16568
A S GHISO	1938	2952S	36900	150532	MICHAEL L MIHALOV TRUS	100	22758S	2455	78671	RICHARD & PAT BARRETT	1550	25255S	2133	19649
					BAFEFOOT 11700 LLC	100	22758S	1727	55348	ANDJELA CIRKO	1550	25255S	1799	16568
HURON ST	E				EUGENIA T BOKIOS	100	22758S	1539	49325	NEFCO DEV GROUP JAMESO	1550	25255S	4097	37729
					GEORGE P SCANLON	100	22758S	6275	201042	RICHARD THIES	1550	25255S	6856	63134
GO1NG PLACES LLC	9	2500S	43750	141300	GEORGE P SCANLON	100	22758S	2029	65006	THERESA M YANECK TRUST	1550	25255S	2133	19649
843742140	40	11139S	7156	7957	KEVIN L CHADWELL	100	22758S	1746	55948	KASTUR DE	1550	25255S	1837	16917
HURON PROPERTY OWNER	40	11139S	12141	13534	PETER DUPREY	100	22758S	1746	55948	K & M GREEN				

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	NO.	SIZE	LAND	IMP
MICHELE A BALDWIN	1550	2525S	4312	39706
ERIC RUSSELL APT19AB	1550	2525S	7191	66216
ERIC J RUSSELL	1550	2525S	2298	21161
MARYELLEN SWIMS	1550	2525S	2007	18486
JOHN KACZMARSKI	1550	2525S	2298	21161
JOYCE A HARTY	1550	2525S	2007	18486
M KOENIGSBERG 19G	1550	2525S	4312	39706
BENOIT DESTOPPELEIRE	1550	2525S	3472	31974
KEN A BORROMEO	1550	2525S	2007	18486
CLIFFORD DE TEMPLE 20E	1550	2525S	2298	21161
ALEXANDER ALLEN III	1550	2525S	2007	18486
PADDY H MCNAMARA TRUST	1550	2525S	4312	39706
PETER MORANT 21A	1550	2525S	4640	42729
PETER MORANT	1550	2525S	2550	23486
PETER MORANT 21A	1550	2525S	2298	21161
PETER MORANT 21A	1550	2525S	2007	18486
J & K MURPHY	1550	2525S	2298	21161
JOHN KACZMARSKI	1550	2525S	2007	18486
VICTORIA E SIMMS & RAY	1550	2525S	4312	39706
JULIA COLMAN HURT	1550	2525S	3762	34648
JULIA COLMAN HURT	1550	2525S	3510	32323
LAWRENCE W HURT JR	1550	2525S	1464	13487
LAWRENCE W HURT JR	1550	2525S	2051	18893
WILLIAM G MCDONNELL JR	1550	2525S	3428	31567
STEVEN A GRIM	1550	2525S	2051	18893
CYNTHIA BOND	1550	2525S	4350	40055
LITA GRIER	1550	2525S	5474	50403
DAVID A GALLAGHER	1550	2525S	2594	23893
KAREN J JERRY JOHNSON27G	1550	2525S	1464	13487
ANTHONY H PORCELLO	1550	2525S	2051	18893
BRETT AVNER	1550	2525S	2342	21568
LAURETTA L DEBLASIO TR	1550	2525S	2051	18893
BRETT AVNER	1550	2525S	4350	40055
MARY BETH MEYER	1550	2525S	8529	78540
E KASNICAK UNIT 24C	1550	2525S	2342	21568
IAN WETZEL TRUSTEE THE	1550	2525S	2847	26218
HELEN HIGHTOWER	1550	2525S	2342	21568
SHAIFALI SANDHYA	1550	2525S	4350	40055
BRIJ & PREMA MALANI	1550	2525S	8529	78540
PATRICIA DOUGLAS	1550	2525S	3428	31567
PAUL GOWDER	1550	2525S	2847	26218
THOMAS P GEHL	1550	2525S	1464	13487
ROBERTA GOLDIN 25G	1550	2525S	4350	40055
CEDRIC H ANTOSIEWICZ T	1550	2525S	8567	78889
ANGELIKA LANG	1550	2525S	2386	21975
CARL TISON	1550	2525S	2885	26567
JOHN KACZMARSKI	1550	2525S	2386	21975
JUDITH L MCDONALD	1550	2525S	4388	40403
STEVEN YACYSHYN 27AB	1550	2525S	8567	78889
JOHN D LEASE	1550	2525S	2386	21975
LILY INVESTMENTS LLC	1550	2525S	2885	26567
HELEN GEORGE	1550	2525S	2386	21975
JERRY D JOHNSON	1550	2525S	4388	40403
MARY LASSERS TRUST	1550	2525S	6231	57379
PHILIP B CLEMENT	1550	2525S	2390	21916
CZESTOCHOWSKI PKTRUST	1550	2525S	2386	21975
NEBEL INC	1550	2525S	2885	26567
L M THOMPSON 30B	1550	2525S	2386	21975
WILLIAM W KOOSER TRUST	1550	2525S	4388	40403
JOEL L COHEN APT29AC	1550	2525S	7570	69704
STEPHANIE BRADLEY	1550	2525S	3889	35811
CATHERINE E KLEIN	1550	2525S	2885	26567
KEITH & MICHELLE EVANS	1550	2525S	2386	21975
JAMES C SCHATZ	1550	2525S	4388	40403
STUART B BLANKENHORN	1550	2525S	5057	46566
LISA MARIE THOMPSON AS	1550	2525S	3889	35811
ANN FITZGIBBONS	1550	2525S	2430	22033
THOMAS A TYLER TRUSTEE	1550	2525S	2929	26886
WARREN W BRUHL	1550	2525S	2430	22033
JAMES FRIEDKIN	1550	2525S	4432	40673
MEHDI FARI HARANDI	1550	2525S	5057	46927
DAVID & CHRISTY LAIER	1550	2525S	3889	35864
ALAN R JANULIS & NANCY	1550	2525S	2430	22033
HEIDI A CHRISTEN AS TR	1550	2525S	2929	26886
1550 LSD PROPERTIES	1550	2525S	2430	22033
CHRIS E BOBOWSKI & THO	1550	2525S	4432	40673
ANGELIKA LANG	1550	2525S	5145	47604
PATRICK & MARGARET GHI	1550	2525S	3971	36547
SANJAY S BALUSU	1550	2525S	2506	22722
MATTHEW KAJOMOWICZ	1550	2525S	3011	27568
EDWARD V BRUESAMLE	1550	2525S	10455	97336
1550 GRACE LLC	1550	2525S	6269	57947
MARGO BENNETT	1550	2525S	7020	64841
J CURRIE SAMUELS	1550	2525S	6023	55900
STANLEY STYS	1555	2525S	1755	16161

LAKEWOOD	AVE	N
ALEXANDER B COXE	2225	6605S
BB WEISS	2247	832S
BB WEISS	2257	679S

LARRABEE	ST	N
CHICAGO TITLE LAND TRU	919	6354S
SCOTT GOODRICH	2056	715S
J ROGAN BECKMAN	2240	3600S

LINCOLN	AVE	N
1849-1851 N LINCOLN LL	1851	1142S
THOMAS BROS CO 811	1907	8626S
MARGARET PAWLK	1917	3185S
MARK A PASSIS	1956	2437S
1962 1964 LINCOLN AVE	1962	1600S

LINCOLN PARK	N
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LARSON MAHER LLC	2100	20641S
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LINCOLN PARK WEST	N			
HOWARD N STOLAR	1823	3475S	43437	66075
MICHAEL & A GANCARZ	1838	4494S	56175	156667
JAMES COLLINS	2100	20641S	1725	25090
KATHERINE A SHEPHERD	2100	20641S	1811	25842
JERRY LANGLEY	2100	20641S	1811	25842
MARC ACKERMANN	2100	20641S	1811	25842
PAIGE ANN ONEIL NOT IN	2100	20641S	1811	25842
KATHLEEN A KEENAN	2100	20641S	1811	25842
RAYMOND MENDENILLA	2100	20641S	2221	32136
ELIZABETH DICKEY	2100	20641S	2765	39972
DANIELA POZZI PAVAN TR	2100	20641S	2765	39972
ROBERT L KEMPER	2100	20641S	2765	39972
JAMES ERNEST NAPPO & E	2100	20641S	2765	39972
JAMES ERNEST NAPPO & E	2100	20641S	2765	39972
LUIS & CECILIA CAMPOS	2100	20641S	2765	39972
WAYNE L ALEXANDER	2100	20641S	2765	39972
2100 NW10B AN ILLINOIS	2100	20641S	2765	39972
PREETI K JHAVERI	2100	20641S	3146	45457
JAMES&JEAN LAVELLE 3CS	2100	20641S	2765	39972
MORRIS MAUDER & AVIVA	2100	20641S	2765	39972
BERNARD M BERLOWITZ	2100	20641S	2765	39972
MARK D WILCOX LIVING T	2100	20641S	2765	39972
MARK D WILCOX LIVING T	2100	20641S	2765	39972
JHUMKU KOHTZ	2100	20641S	2765	39972
ALIE C MCMANUS	2100	20641S	2765	39972
GERA LIND KOLARIK REVO	2100	20641S	2765	39972
YASKO ODAGIRI	2100	20641S	3551	43221
EDWARD D FROHLICH	2100	20641S	3660	53323
JAMES & JEAN LAVELLE	2100	20641S	2374	34497
MORRIS MAUER & AVIVA K	2100	20641S	2374	34497
THE WALLACE GROUP R W	2100	20641S	2374	34497
THOMAS WALSH	2100	20641S	2374	34497
LAURALYN G BENGEL AS T	2100	20641S	2374	34497
ROBIN D LEVIN NOT INDI	2100	20641S	2374	34497
WILLIAM CARITHERS	2100	20641S	2374	34497
MARK L JAROS 10DS	2100	20641S	2374	34497
B SHERMAN	2100	20641S	2708	39191
MARCIA S WEISS	2100	20641S	2936	42314
MARA BLUMENTHAL TRUST	2100	20641S	2488	36059
ALEX NAROD	2100	20641S	2097	30584
MARY ELLEN WASZAK	2100	20641S	2097	30584
MARK G BASILE	2100	20641S	2097	30584
PETER M LADAS	2100	20641S	2097	30584
WILLIAM CARITHERS	2100	20641S	2097	30584
JONATHAN P REMIJAS	2100	20641S	2097	30584
JOANNE MARENGO 11E S	2100	20641S	2097	30584
MARIE K COLLINS 12ES	2100	20641S	2454	35255
BARBARA A POMIERSKI	2100	20641S	2784	39953
GLORIA A QUIGLEY	2100	20641S	2669	36392
LAURA & MATT ANDERSON	2100	20641S	2669	36392
DAVID GREENBERG & MART	2100	20641S	2669	36392
JAMES NAPPO & ERICA SE	2100	20641S	2669	36392
ANDREW ALLEN GILBERT	2100	20641S	2669	36392
LUIS & CECILIA CAMPOS	2100	20641S	2669	36392
LUIS & CECILIA CAMPOS	2100	20641S	2669	36392
TIMOTHY O'BRIEN	2100	20641S	2669	36392
CHARLES D HARVEY	2100	20641S	2927	42324
ROBERT K HAGAN 12CN	2100	20641S	3094	44671
STEFFEN & L MUELLER	2100	20641S	2603	37620
KATHLEEN F MEADE	2100	20641S	2221	32136
JOSE R GOMEZ REV LIVIN	2100	20641S	2221	32136
TIMOTHY P MCCARTHY	2100	20641S	2221	32136
LISA CAVINS	2100	20641S	2221	32136
THE STUART L BAKER DEC	2100	20641S	2221	32136
ELAINE HOFFMAN 10BN	2100	20641S	2221	32136

			NO.	SIZE	LAND	IMP
CHRISTOPHER HOWARD			2100	20641S	2371	34500
DIANNE M GHAFTER			2100	20641S	2460	35249
MATT & LAURA ANDERSON			2100	20641S	2460	35249
WAYNE & VITA ROSE LAU			2100	20641S	2460	35249
MS SYLVIA GARCIA HOUGH			2100	20641S	2460	35249
ANDREW ALLEN GILBERT			2100	20641S	2460	35249
JOAN DATTEL TRUSTEE TH			2100	20641S	2460	35249
MARILYN CHAUNCEY			2100	20641S	2460	35249
TAYLOR E ROBINSON & AL			2100	20641S	2460	35249
CHARLES D HARVEY			2100	20641S	2698	39201
ROBERT K HAGAN 12CN			2100	20641S	3219	46222
JHUMKU KOHTZ 3D			2100	20641S	2631	37592
JOHN A FLORES			2100	20641S	2631	37592
JEAN TEPELI			2100	20641S	2631	37592
ELIZABETH SHELLY			2100	20641S	2631	37592
CHRISTINE M J OLIVER			2100	20641S	2631	37592
JANET S FISHER			2100	20641S	2631	37592
MICHAEL E STAUFFER			2100	20641S	2631	37592
DEBRA K MEYER TRUSTEE			2100	20641S	2631	37592
DENISE ANTONUCCI			2100	20641S	2936	42314
BAZANOS KORI			2100	20641S	1725	25090
LAUREN TALBERT			2100	20641S	2164	31355
MICHAEL P PROHOV			2100	20641S	2164	31355
MCKENNA MARIE WIGFIELD			2100	20641S	2164	31355
GLENN A ARAKAKI 8EN			2100	20641S	2164	31355
MARY KHOURY			2100	20641S	2164	31355
DEBRA K MEYER TRUSTEE			2100	20641S	2164	31355
JESUS P GRINAN TRUSTEE			2100	20641S	2479	36068
MICHAEL EDWARD BESSE J			2100	20641S	1649	23490
AMANDA C RAHIE			2100	20641S	2593	37630
SYLVIA G HOUGHINS & JO			2100	20641S	2593	37630
KEVIN M KEEFE & MARIAN			2100	20641S	2593	37630
GAIL A RUDEN 8FN			2100	20641S	2593	37630
DALIP BAMMI			2100	20641S	2593	37630
ALEX R PAYNE			2100	20641S	2593	37630
YUPIN LERNER			2100	20641S	2975	43114
DENNIS KEITH LARSEN			2100	20641S	2908	42343
EDWARD J SMITH 4HN			2100	20641S	2565	36820
J T LAWLER			2100	20641S	3060	43867
BELDEN STRATFORD			2300	25840S	284240	8593219
MARCEY	ST	N				
1866 N MARCEY OWNER			1866	4935S	43181	88465
MAUD	AVE	N				
PAUL C R UTIGARD			1840	2500S	31250	46812
1840 44 N MAUD LLC			1844	2500S	31250	46812
LAUREN LAMBE			1900	2370S	29625	58154
MEDILL	AVE	W				
FRED EYCHANER			1620	6629S	74576	6183
FRED EYCHANER			1630	21790S	245137	307882
MENOMONEE	ST	W				
WILLIAM BARRY			227	5339S	66737	115715
EVAN JAHN			321	4992S	62400	367928
TRACY ALAN NARAGON NOT			331	3031S	37887	106283
JOHN FRISCH			345	2600S	32500	63711
TIMOTHY M BOUDREAU			347	2504S	31300	115352
MICHIGAN	AVE	N				
GROSVENOR INVEST 450			707	16568S	209212	2706054
BRUCE W DUNCAN TRUST			800	9450S	2386	257288
REED S OSLAN			800	9450S	1039	112086
HAROLD BRILL			800	9450S	945	101896
A HOEFLICH			800	9450S	2268	244551
ERIC ATKERSON			800	9450S	1157	124823
MARTIN YEE & J BRILL			800	9450S	897	96801
ANJOLIE TRUST			800	9450S	2433	262383
RALPH PICKER			800	9450S	992	106991
WILLIAM MARTIN III & S			800	9450S	897	96801
TIMOTHY W TURNER			800	9450S	1842	198698
KARL FLICKINGER			800	9450S	1606	173223
LEON TCHIEUPDJIAN			800	9450S	921	99348
WILLIAM J HAYES			800	9450S	1866	201245
MARTIN FLASKA			800	9450S	1606	173223
DONNA RAINE			800	9450S	921	99348
800 N MICHIGAN UNIT 25			800	9450S	1866	201245
CTLTC 008002356740			800	9450S	1630	175730
RACHEL LIMANOWSKI			800	9450S	921	99348
CC800 LLC			800	9450S	2858	308238
FH 2020 LLC			800	9450S	1582	170676
PENNY GLOSSMAN BARR TR			800	9450S	1984	213982
RICHARD MAYER			800	9450S	1464	157939
BARRY FELDMAN & DAWN C			800	9450S	1015	109538
CTLTC 008002374386			800	9450S	2338	252193
BRADLEY HOLLAND			800	9450S	1181	127370
THE GARY WIESMAN TRUST			800	9450S	945	101896
KENNETH R WILLIAMS & Z			800	9450S	2008	216529
SUSAN MARDELL			800	9450S	1464	157939
MANICA REAL ESTATE LLC			800	9450S	1039	112086
800 N MICHIGAN 3001			800	9450S	1890	203792
KEVIN KILLERMAN			800	9450S	1653	178318
DAVID B SHOLEM			800	9450S	945	101896
GERRY LICHTERMAN			800	9450S	1913	206340
GRAZYNA BUDA TR			800	9450S	1677	180866
ALAN J KAUFMAN REV TR			800	9450S	945	101896
D LEVINSON 3201			800	9450S	1913	206340
PAUL J KARDISH			800	9450S	1677	180866
LAWRENCE HANSON			800	9450S	968	104443
PETER J BARRIS			800	9450S	1677	180866
RIXON IRVINE 3401			800	9450S	1701	208887
TIMOTHY O'CONNOR			800	9450S	1701	183413
LCJ INVESTMENTS LLC			800	9450S	968	104443
SANDRA STRONG TTEE			800	9450S	2976	320973
RICHARD & EILEEN EPSTE			800	9450S	1653	181313
DEBORAH MCNICHOLAS			800	9450S	2055	221624
LAWRENCE M FEIS			800	9450S	1512	163034
GREGORY A NEWSOME			800	9450S	1039	112086
RICHARD M BARANCIK			800	9450S	2409	259835
MICHAEL A WILCZYNSKI R			800	9450S	1228	132465
MICHELLE M LEBEAU AS T			800	9450S	992	106991
JEAN W COZIER NOT PERS			800	9450S	2102	226719
MARQUETTE BANK 30997			800	9450S	1535	165581
HERBERT SHEAR BARBARA			800	9450S	1063	114633
MICHEL N LBAWI			800	9450S	2102	226719
ANN S JHIN			800	9450S	1559	168129
JOSEPH GERACI			800	9450S	1063	114633
REED S OSLAN			800	9450S	2102	226719
GERRY MALACHOWSKI			800	9450S	1559	168129
LISA A GLEASON TRUST			800	9450S	1063	114633
ROBERT A JUDELSON			800	9450S	2669	287857
CHRIS DENNIS			800	9450S	1063	114633
GRAZIA ZORUB ROTTER			800	9450S	992	106991
GCP CAPITAL MOMKUS LLP			800	9450S	2669	287857
SHUMAN WONG KWOK KEUNG			800	9450S	1086	117180
ROBERT CHANEY & C CARLO			800	9450S	992	106991
RICHARD SHERBAHN TRUST			800	9450S	2031	219077
GERRY & ANDREA GLASS			800	9450S	1771	191055
MARNETTE HEINTZE TRUST			800	9450S	992	106991
MARK B WIKLUND			800	9450S	2055	221624
MAI SHEKHAWAT			800	9450S	1771	191055
PU			800	9450S	1015	109538
KIMBERLY K QUERREY NOT			800	9450S	3142	338805
KIMBERLY K QUERREY NOT			800	9450S	1724	185961
GREGORY J MELCHOR			800	9450S	3165	341352
TIMOTHY F CURTIN			800	9450S	1724	185961
RAJEEV BHORADE			800	9450S	2055	221624
LEONARDA NADZIKIEWYCZ T			800	9450S	1771	191055
DANIEL PERLMAN			800	9450S	1015	109538
MICHAEL G HARA CHIDREN			800	9450S	2740	295499
WARSHAUER ILLINOIS RES			800	9450S	1110	119728
MURIELLO MOSAIC FINA			800	9450S	1015	109538
MARK E HOPPE			800	9450S	2764	298047
FRED BLUMENFELD STE900			800	9450S	1110	119728
DONALD MOFFETT			800	9450S	1039	112086
MICHAEL KRASNY			800	9450S	2787	300594
WARREN WATSON			800	9450S	1110	119728
GANESH KALPUNDI			800	9450S	1039	112086
MICHAEL GREENHILL & DE			800	9450S	3921	422870
PARK TOWER LLC			800	9450S	1039	112086
THERI RABY JACK NEWSOM			800	9450S	2575	277667
CHICAGO TITLE LAND TRU			800	9450S	2433	262383
GORNET FAMILY TRUST			800	9450S	2575	277667
VALERIE S RATTS			800	9450S	1346	145202
GORNET FAMILY TRUST			800	9450S	1063	114633
VO A ZOSO			800	9450S	2527	272572
MONA L PENNER			800	9450S	2362	251055
WILLIAM N GAUGER			800	9450S	2504	270025
R HAMILTON & J SHEN			800	9450S	2362	254741
JEFFREY MATTHEWS			800	9450S	2527	272572
ANDREW MORTON			800	9450S	2362	254741
GOLDIE WOLFE MILLER TR			800	9450S	2551	275120
TIMOTHY P SULLIVAN REV			800	9450S	2386	257288
MARION H HAMMOCK			800	9450S	3213	346447
CHERYL W HAMMOCK TR			800	9450S	1724	185961
BRUCE J YOUNG5901			800	9450S	3260	351542
PAUL A RUBSCHLAGER & J			800	9450S	1724	185961
SUSAN BERHOFF & HER SU			800	9450S	3189	343900
Q OZARK M A KINZELBERG			800	9450S	2953	318426
FLEX WINDY CITY LLC			800	9450S	6095	659723
SCALI & ASSOC ATTN RA			800	9450S	6118	659779

LEGAL NOTICE

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	NO.	SIZE	LAND	IMP
RITCHIE CT	N			
YUCHOL STUART NAM	1304	1376S	19264	180736
DEBRA DVORAK	1308	1523S	38075	128526
RUSH ST	N			
60 EAST CHICAGO LLC	806	1744S	43600	80978
RUSH DEVELOPMENT INC	834			447500
1043 N RUSH STREET LLC	1037	12160S	459800	34191
DIVISION STATE LLC	1163	2313S	159018	305911
SANDBURG TER	N			
M CATHEY & S HABERKORN	1323	1680S	42000	52000
MILES J HARRIS	1460	156470S	6776	11417
SCHILLER ST	E			
ROBERT J BUFORD	1	19409S	4978	25516
SCOTT ST	E			
JOSEPH RYAN	21	2183S	54575	85212
SCOTT ST	W			
EMIL RAY SANCHEZ	348	2802S	35025	58738
JIHUN SONG & CASSIDY L	352	2830S	35375	58738
SEDGWICK ST	N			
1511 SEDGWICK LLC	1511	2550S	28050	204401
KARIM S BERUBE	1611	2725S	34062	82090
G01NG PLACES LLC	1612	3625S	45312	57373
LYNN BURNETT HOBBS	1646	3000S	37500	196756
RICHARD C CHRISTIAN JR	1728	3600S	45000	65000
ROBERTA B ZABEL	1815	4500S	56250	103360
1823 SEDGWICK LLC	1823	4500S	56250	280684
1823 SEDGWICK LLC	1825	4500S	56250	280684
CEM KARSAN	1858	2470S	30875	191970
1933 SEDGWICK LLC	1933	2139S	26737	68204
DANIEL LEWIS	2116	3100S	38750	79612
DANIEL LEWIS	2118	3100S	38750	164736
RODNEY I EIGER TRUSTEE	2126	2768S	34600	96108
QIONG WU	2128	1101S	13762	47737
WODO LO LLC	2139	1512S	18900	65503
ROBERT PHILPOTT	2214	7186S	4766	8787
SEMINARY AVE	N			
JILL & JOHN SVOBODA	2037	4132S	51650	306171
OWEN O NEIL	2052	4650S	58125	336988
EDWARD J DEL BECCARO	2126	3100S	38750	194790
OWEN MUEHLFELD	2139	3100S	38750	246868
MICHAEL W MARCHANT	2141	3183S	39787	197512
PAUL M COLLERAN	2215	2976S	37200	117329
JOHN M ODONNELL	2217	2976S	37200	98399
RICHARD MESSINA	2221	2976S	37200	86065
MICHAEL BROUDER	2225	2976S	37200	208314
SHEFFIELD AVE	N			
D S J PROP LLC	1821	3000S	37500	81203
BRUCE SHAFFER	1831	3000S	18750	23740
EVAN SABAL	1831	3000S	18750	23740
KEVIN NG	1915	3000S	37500	25000
BRET LEWIS	1917	3406S	46788	46788
CLYBOURN & SHEFFIELD	1936	2400S	30000	87192
CTLTC 008002375522	1950	2400S	30000	116471
CALUM PAYNE	1954	2400S	30000	38749
SEDGWICK PROPERTIES	2049	4127S	51587	97965
SOUTHPORT AVE	N			
ATTN CL3 PROPERTY MGMT	2248	3200S	40000	70000
KEVIN & AMY MESZAROS T	2314	3200S	40000	123648
STATE PKY	N			
THOMAS & LIZ KOHLBECK	1300	21382S	15555	192942
D HELFAND & L BLUHM	1300	21382S	18335	227419
ANNE CARDWELL	1300	21382S	9514	118019
D HELFAND & L BLUHM	1300	21382S	10370	128628
SUE E WATSON REVOTRST	1300	21382S	10263	127302
KELLY C FLESCH	1300	21382S	7430	92161
SUSAN URY IRR INS TR2	1300	21382S	10049	124649
C JAMES & KAREN A PRIE	1300	21382S	11279	139899
ROBERT MCLEAN	1300	21382S	10477	129954
PAUL MCCARTHY TRUSTEE	1300	21382S	6414	79563
SUSAN URY IRR INS TR3	1300	21382S	10156	125975
PATRICK DOWD	1300	21382S	12348	153160
DAVE & MARY SCHLOTT	1300	21382S	10637	131943
FAIYAZZ KALIMULLAH	1300	21382S	6842	84868
JOHN L MCCARTHY	1300	21382S	10904	135258
DAVID CARPENTER	1300	21382S	12401	153823
JUDITH FELDMAN	1300	21382S	10958	135921
KEVIN PATRICK CAVANAUG	1300	21382S	7269	90172
DAVID DERMINJIAN	1300	21382S	11118	137910
ANDREA SANDLER	1300	21382S	12615	153391
HELAYNE COHEN TRUST	1300	21382S	8873	110063
CARL TRAYNOR REVOCABLE	1300	21382S	8820	109400
RICHARD CHAIFETZ	1300	21382S	17533	217474
CHERYL SHEEHAN	1300	21382S	10744	133269
DWIGHT TYNDALL	1300	21382S	15074	186974
JONATHAN VEGOSEN TTEE	1300	21382S	17960	222778
DOUGLAS CONANT	1300	21382S	11225	139236
STEVEN & JANET ANIXTER	1300	21382S	15608	193605
HILTON M HUDSON	1300	21382S	18281	226756
LINDA & JAY SCHIFF	1300	21382S	11813	148911
AS TRUSTEE OF THE KEVI	1300	21382S	16036	198909
HUGH & CHRISTINE JONES	1300	21382S	18495	229408
STEVEN ROCHELL	1300	21382S	12134	150508
MARLYS A BEIDER	1300	21382S	16143	200235
MICHAEL & MEGAN HODES	1300	21382S	18709	232060
JILL GOLDFINE MEISTER	1300	21382S	26353	326874
CTLTC 008002368735	1300	21382S	34959	433622
MICHAEL B MIKHAIL	1300	21382S	31538	391188
MICHAEL B MIKHAIL	1300	21382S	320	4097
STEVEN ROCHELL	1300	21382S	320	4097
JUDITH FELDMAN	1300	21382S	320	4097
MICHAEL B MIKHAIL	1300	21382S	320	4097
PAUL A MEISTER	1300	21382S	320	4097
S LEIGH P CONANT GT TR	1300	21382S	320	4097
HILTON M HUDSON	1300	21382S	320	4097
JILL GOLDFINE MEISTER	1300	21382S	320	4097
STEVEN & JANET ANIXTER	1300	21382S	320	4097
LINDA & JAY SCHIFF CAR	1300	21382S	320	4097
RICHARD CHAIFETZ	1300	21382S	320	4097
HUGH & CHRISTINE JONES	1300	21382S	320	4097
DWIGHT TYNDALL	1300	21382S	320	4097
DWIGHT TYNDALL	1300	21382S	320	4097
PATRICK DOWD	1300	21382S	320	4097
JONATHAN VEGOSEN ATRUS	1300	21382S	320	4097
DAVID H DERMINJIAN	1300	21382S	320	4097
ROBERT MCLEAN	1300	21382S	320	4097
S LEIGH P CONANT ATRUS	1300	21382S	320	4097
JILL GOLDFINE MEISTER	1300	21382S	320	4097
DAVE & MARY SCHLOTT	1300	21382S	320	4097
DAVID CARPENTER	1300	21382S	320	4097
JILL GOLDFINE MEISTER	1300	21382S	320	4097
MARLYS A BEIDER	1300	21382S	320	4097
HELAYNE COHEN TRUST	1300	21382S	320	4097
JOHN L MCCARTHY	1300	21382S	320	4097
KELLY C FLESCH	1300	21382S	320	4097
THOMAS KOHLBECK	1300	21382S	320	4097
AS TRUSTEE OF THE KEVI	1300	21382S	320	4097
HORIM NATHAN YI	1340	14023S	30254	155592
GUY M HOLLIS TRUSTEE T	1340	14023S	40140	206435
ADENIUM LLC	1340	14023S	94129	484086
ABRAHAM FALLAH & FATIM	1340	14023S	49325	253672
1340 N STATE LLC	1340	14023S	49325	253672
RICHARD BECK LAZAR LIV	1340	14023S	42805	220137
PLAYB LLC	1340	14023S	44593	229332
JEROME WRIGHT	1440	16500S	5251	49732
CTLTC TRUST 8002366741	1440	16500S	4904	46287
PAULA SUSMAN	1440	16500S	4904	46287
PATRICK BRYSKI	1440	16500S	6175	58288
STATE ST	N			
LOYOLA UNIVERSITY CHGO	800	4373S	120257	408151
KARRIS FAMILY LLC	814	880S	22000	68776
GENERAL AUTO SERV ST	1135	2483S	62075	68084
STATE DIVISION LLC	1165	3150S	216562	443044
ROBERT & ANNA GUERLOW	1236	2947S	73675	197882
STEPHEN E UIHLEIN	1240	2947S	73675	113414
ROBERT DAVIES	1328	2383S	59575	76318
ANDREA FISHER	1440	16500S	4904	46287
ROSALIE MEYERS	1440	16500S	4904	46287
MITCHELL S GOLDEHN	1440	16500S	4904	46287
RICHARD D BARRETT	1440	16500S	4904	46287
ANTHONY & AMY VOLPE	1440	16500S	4904	46287
1440 N STATE 9A LLC	1440	16500S	4904	46287
SMH1440IRISH ATTENTION	1440	16500S	4904	46287
KAREN ROSETH	1440	16500S	4904	46287
E BRANDWEIN & J GOLDFI	1440	16500S	4904	46287

	NO.	SIZE	LAND	IMP
MARK ROTHMANN	1440	16500S	4904	46287
KATHY BAKER	1440	16500S	4904	46287
BARBARA FULLER POTTER	1440	16500S	4904	46287
MICHAEL PITTS	1440	16500S	4904	46287
STEVEN STEINFELD	1440	16500S	4904	46287
SONJA ZINK	1440	16500S	4904	46287
DONALD LORENZ	1440	16500S	4904	46287
EWA SIEMINSKA	1440	16500S	4904	46287
PATRICIA L PERRITT	1440	16500S	4904	46287
DANIELLE DUPEROW	1440	16500S	4904	46287
STEPHEN GROTH	1440	16500S	4904	46287
JOHN D SVYMBERSKY & KE	1440	16500S	4904	46287
THOMAS V ASKOUNIS TRUS	1440	16500S	4904	46287
STEVEN & LINDA DIAMOND	1440	16500S	4904	46287
MINDA & SUSAN BLOCK	1440	16500S	4904	46287
MARLENE MIKELL NOT IND	1440	16500S	4904	46287
DEANNA JAMES	1440	16500S	4904	46287
MARILYN JUNE LUCAS	1440	16500S	4904	46287
CHARLES I HORBERG	1440	16500S	4904	46287
ELIZABETH M CUMMINGS D	1440	16500S	4904	46287
PATRICIA M SCHUMACHER	1440	16500S	4904	46287
KATHY E BERNSTEIN	1440	16500S	4904	46287
MICHAEL MAKELY	1440	16500S	4904	46287
DAVID P SANDERS AS TRU	1440	16500S	4904	46287
BARRY L KROLL	1440	16500S	4904	46287
SONJA FISCHER	1440	16500S	4904	46287
GAIL SEHLER	1440	16500S	6463	60844
CHRIS LUNDERVOLD	1440	16500S	6175	58288
MARY KAY LORENZ & DONA	1440	16500S	6175	58288
KEITH CARDOZA	1440	16500S	6175	58288
JOHN & ANNE SHEA FAMIL	1440	16500S	6175	58288
TERRY L CAUFIELD	1440	16500S	6175	58288
DAVID H LISBERG 9C	1440	16500S	6175	58288
LESLIE BOXER	1440	16500S	6175	58288
THOMAS V POWELL SR	1440	16500S	6175	58288
HOWARD P GIRARD	1440	16500S	6175	58288
MAVIS SPRINGER	1440	16500S	6175	58288
EUGENE LYUBASHEVSKY	1440	16500S	6175	58288
MARILYN WINTER	1440	16500S	6175	58288
METZGER GENERAL FUND T	1440	16500S	6175	58288
FREDRIC J GROSSMAN	1440	16500S	6175	58288
ZACHARY D LAZAR	1440	16500S	6175	58288
MARY ANGELOPOULOS	1440	16500S	6175	58288
NANCY E LUPPES	1440	16500S	6175	58288
LEO MELAMED	1440	16500S	6175	58288
SHANNON LEE MICHELETTO	1440	16500S	6175	58288
ELEANOR J HOMENA	1440	16500S	6175	58288
MARINA MARINESCU	1440	16500S	6175	58288
CEM FUNDS LLC	1440	16500S	6175	58288
JOEL S KAUFMANN	1440	16500S	6175	58288
LARRY SCHWARTZ	1440	16500S	6175	58288
MICHAEL DALE TALLON	1440	16500S	6175	58288
ELLEN L DALTON	1440	16500S	6175	58288
MARY M SULLIVAN	1440	16500S	6175	58288
CHE N LYNUM	1440	16500S	6175	58288
ART STENGEL	1440	16500S	6175	58288
GORDON LANG JR	1440	16500S	6175	58288
DEVON BROOKS	1440	16500S	6175	58288
SYRIL BESKIN	1440	16500S	6175	58288
MICHELLE DOHERTY	1440	16500S	6175	58288
MELVIN J SMITH	1440	16500S	6175	58288
F CONRAD FISCHER	1440	16500S	3184	29995
1508 STATE LLC	1508	6600S	165000	106500
ENRIQUE HERNANDEZ TRUS	1521	3705S	92625	410820
SUPERIOR ST	E			
AG NORTH RUSH VENTURE	48	15850S	1089687	622423
SUPERIOR ST	W			
SUPERIOR LASALLE LLC	152	12119S	4908	49163
SUPERIOR LASALLE LLC	152	12119S	3726	37087
SUPERIOR LASALLE LLC	152	2503S	200	17738
SUPERIOR LASALLE LLC	152	12119S	9786	107699
SUPERIOR LASALLE LLC	152	12119S	181	1267
ANASTASIOS THOMAS SKAL	415	4749S	16621	170228
PHILLIP B GRANT	415	4749S	16621	170228
CHICAGO TITLE LAND TRU	415	4749S	16621	170228
COMPLEXITY LLC	415	4749S	16621	170228
RAJIT SHANTARAM SHETTY	415	4749S	16621	170228
CHICAGO TITLE LAND TRU	445	3592S	62860	438991
YAN STAMOS	461	3653S	63927	343580
WABASH AVE	N			
GREGORY D WHITE	403	49640S	18033	196028
ALITHA KONERU TRUSTEE	403	49640S	17904	194630
JENNIFER GANHAO RAFAEL	403	49640S	13602	128483
WABASH CONDOMINIUM, LL"	403	49640S	10936	103300
ISHAL GOYAL	403	49640S	18075	56401
GALLY K BAUER	403	49640S	17947	169528
ANALINI SHETTY	403	49640S	13644	107681
BRUCE AND JENNIFER LEE	403	49640S	18119	171153
JENNY COLOMBO TRUST	403	49640S	17990	169938
MICHAEL M EIDELMAN	403	49640S	13687	129288
WABASH CONDOMINIUM, LL"	403	49640S	11055	104432
MARTIN MICHELE HELLER	403	49640S	18170	197520
MICHAEL TATE	403	49640S	17716	167345
ALAN LEV	403	49640S	13884	131150
ERIK SKJODT	403	49640S	18899	178521
BRIAN WALKER	403	49640S	18770	102838
RORY MCGINNIS	403	49640S	14065	132857
VAREN E LAWSON TRUSTE	403	49640S	10962	103546
DOUG CEKANDER	403	49640S	19207	181435
WABASH CONDOMINIUM, LL"	403	49640S	19079	180220
AL AND DOUG TRABARIS	403	49640S	13815	130502
THOMAS P KERWIN	403	49640S	19259	181918
DANIEL J NEWMAN	403	49640S	19130	207954
WABASH CONDOMINIUM, LL"	403	49640S	13867	130994
WABASH CONDOMINIUM, LL"	403	49640S	11587	109455
MICHAEL J MANGIONE JR	403	49640S	19113	207765
LETTITA M MURPHY	403	49640S	19216	181516
ROBERT FALAGUERRA	403	49640S	13944	131716
AVAN PRASAD	403	49640S	18993	179407
SABALAN LLC	403	49640S	18213	172039
MICHAEL MANGIONE	403	49640S	14021	132447
JEFF AND KELLY BAKER	403	49640S	11673	110266
NANCY HUDSON	403	49640S	19079	180220
SPACE COMPASS LLC	403	49640S	19498	184183
SIVA K BALASUBRAMANIAN	403	49640S	14099	133177
THOMAS J CARROLL	403	49640S	25370	239645
MOHAMMED KAMRAN ASLAM	403	49640S	18401	173820
WABASH CONDOMINIUM, LL"	403	49640S	14364	135688
VALENTINE BLYTHE COLLC	403	49640S	25610	241909
JOEL HOFFMAN	403	49640S	18676	176412
SAMUEL AND ALYSE SIEGE	403	49640S	14287	134957
SABALAN LLC	403	49640S	24889	235107
DONALD STRUMILLO	403	49640S	18778	177380
KENNETH E JACONETTY	403	49640S	14382	135852
STEVE FRIEDMAN	403	49640S	27341	258204
MICHAEL SUSAN STEELE	403	49640S	19464	183863
WABASH CONDOMINIUM, LL"	403	49640S	15667	147996
STEPHEN ROBERT SMITH	403	49640S	27564	260372
WABASH CONDOMINIUM, LL"	403	49640S	20750	199077
ADAM HANDLER	403	49640S	15881	150014
GIG HOLDING LLC	405	847S	1607	41261
MEDINAH BUILDING LLC	600	32102S	2207012	7261948
PEAK PROPERTIES LLC	739	2191S	38342	46408
WALTON PL	E			
ROWENA BOYSEN	159	24889S	2970	73136
VALERIE DIXON	159	24889S	5415	133328
RUTH E BUCHER AMENDED	159	24889S	6300	155137
AURENCE BOOTH	159	24889S	4089	100685
NEAL AIZENSTEIN	159	24889S	9177	225980
MYRNA E PEDERSEN	159	24889S	2154	53036
RUSSELL W CALKINS III	159	24889S	5008	123309
4 A LLC	159	24889S	6246	153813
JIM HAWKINS	159	24889S	4054	99823
CHERILYN LAWRENCE	159	24889S	9081	223594
JOHN M BERGHOFF	159	24889S	2132	52512
CHICAGO TITLE LAND TRU	159	24889S	4963	122216
ROBERT KENNEDY BROWN &	159	24889S	6113	150535
JENNIFER VINCENT TTEE	159	24889S	3667	90311
MICHAEL HENKEL	159	24889S	5871	144563
BUY R WORSEY	159	24889S	2884	71012
CHRISTIAN GUIDI	159	24889S	2110	51974
CHRISTOPHER W TAYLOR L	159	24889S	4912	120954
STEPHEN R NIELLO A K A	159	24889S	6056	149119
DOUGLAS PROCHNOW	159	24889S	2636	83542
JEFFREY A CARLSTEAD	159	24889S	5820	143317
INSEY ANNE BALLTRUSTE	159	24889S	2855	70303
GARY JOHANSEN	159	24889S	2089	51450
DAVID WALTON LLC	159	24889S	6028	119861
JOHN AND JULIA BEEMER	159	24889S	4629	148457
CYNTHIA PRINCE	159	24889S	3621	89158
KRISTEN STENEHEM	159	24889S	5798	142763
REBECCA S GOLDBERG	159	24889S	2840	69950
NANCY MALEK	159	24889S	2078	51189
LAUREN MISKINNIS	159	24889S	4846	119323
NINA MARIANO	159	24889S	5428	133652
LEWIS M WALLACK AS TRU	159	24889S	2609	64240
GERALD DEMIRJIAN	159	24889S	3966	97668
JEFFREY A MARIOTTINI R	159	24889S	6577	161955
CC800 LLC	159	24889S	3549	87387

Annual LeadingAge meeting significantly shaped by contributions from The Admiral at the Lake

In its continuing effort to be a forward-thinking thought leader in the senior living sphere, The Admiral at the Lake was a prominent contributor to LeadingAge’s Annual Meeting held in early November in Chicago.

Seven leaders from the organization attended the meeting, and residents made significant contributions as well.

The Admiral strives to provide residents with engaging opportunities and events, and the LeadingAge Annual Meeting was no exception. Residents assisted with the creation of trade show graphics; established the Artist Loft, where residents created multimedia works on-site; and served as greeters for the Expo.

Additionally, residents facilitated a site visit to The Admiral and toured guests through the community, focusing on six key areas: Resident experience, diversity, equity, inclusion, access and belonging, employee experience, leadership alignment, operational subject matter experts; and how we advance the organization.

“We were thrilled by the invitation from LeadingAge to be a contributor to the annual meeting and conference,” shared CEO Nadia Geigler. “Whether through the Artist Loft experience our residents led, providing session speakers on the topic of cultural IQ, or the networking and education site visits we hosted in our community, the common thread throughout was full engagement by The Admiral community. We were so grateful to build deeper connections with our peers and to learn from one another about the best practices among not-for-profit providers in our field.”

Geigler and other members of The Admiral leadership team spoke on a panel regarding the importance of a strong culture at the community as well as their strategic plan for the future.



A highlight of the LeadingAge’s Annual Meeting was a performance of a commissioned poem written by Cin Salach, which focused on messaging in honor of caregivers. This moving performance was shared in advance of the keynote presentation with an audience of more than 5,000.

A true highlight of the event was a performance of a commissioned poem written by Cin Salach, the daughter of The Admiral residents Mary and Mick Salach, which focused on messaging in honor of caregivers. This moving performance was shared in advance of the keynote presentation with an audience of more than 5,000.

“The Admiral’s engagement with the annual meeting exemplifies the passionate, purposeful and inquisitive culture the community and its residents embody,” says Geiger. “This commitment to excellence has been recognized by Newsweek in its recently released list of “America’s Best Continuing Care Retirement Communities.””

The Admiral at the Lake was awarded seventh place out of more than 2,000 communities. This recognition is based on resident surveys and feedback, “so it’s a distinct honor for the community,” said Geigler.

After The Admiral’s recent decision to disaffiliate with the Kendal system and pursue new opportunities for growth and innovation, the community continues to show all the ways they are committed to the senior living industry as a whole and invested in its shared successes.

INTENDED from p. 1

their bicycles on the sidewalk in Chicago. Is illegal unless the sidewalk is marked as a bike path, or you are going to a nearby bike station or road. If you are caught illegally riding your bike on the sidewalk, you could face a fine ranging from \$50 to \$200.]

The opinion cites the Chicago Municipal Code, which grants bicyclists the right to ride on city streets but specifically states, “This does not mean that the City intended bicyclists to use every roadway in the city that motorists are intended to use.”

In April, a pair of biking activist organizations, the government-funded Active Transportation Alliance and Ride Illinois [RI], filed amicus briefs in support of the plaintiff. The Illinois Trial Lawyers Assoc. also filed a brief in support of Alave.

Dave Simmons, RI executive director, said he and other activists have been “frustrated” with the 1998 decision and now the 2023 decision. He said that while people shouldn’t be able to sue municipalities on

The opinion cites the Chicago Municipal Code, which grants bicyclists the right to ride on city streets but specifically states, “This does not mean that the City intended bicyclists to use every roadway in the city that motorists are intended to use.”

a whim, some regulations would benefit everyone.

“There should be some responsibility, and the fact that bicycles are permitted – and not intended users – of the road just thwarts our efforts to make biking, in turn walking, something that more people can use to get around or enjoy,” Simmons said.

During the oral arguments before the Supreme Court in September, Stephen Collins, counsel for the city, referenced the Boub decision.

In that decision, he said, the court “recognized the tremendous cost to municipalities that would be associated with making all roadways in a reasonably safe condition for bicycling.”

“In my view, that would just be prohibitively expensive,” he said.

Justice Lisa Holder White asked Collins if bikers in permitted but not intended areas are “biking at their own risk.”

“That’s right,” Collins said.

WESTERN AVE. from p. 1

ily through the sale of LIHTCs, a federal program which enables states to grant tax subsidies to private developers. These tax subsidies are quickly sold as commodities on the private market through a process known as syndication. Purchasers buy these tax credits to lower their own tax liability.

Companies that specialize in the sale of tax credits are known as syndicators which coordinate the lucrative initial sale of these tax credits. The project’s syndicator is Stratford Capital Group, a Massachusetts-based company.

TCB’s Western Ave. development has a distinct New England flavor as the headquarters for TCB is located in Boston and Stratford is located nearby, in Peabody, Massachusetts. (LAZ Parking is also located nearby, in Hartford, Connecticut.)

TCB does have a significant Chicago connection. Its board includes Patrick Nash, grandson of the founder of Chicago’s Democratic Machine and a former official of the Chicago Housing Authority. Prior to joining TCB, Nash had worked for Chase Bank as a LIHTC syndicator.

According to a written statement from the administration of former Mayor Lori Lightfoot, the city authorized up to \$12 million in TIF funds and approximately \$12 million in multi-family loans and grant funds, including federal COVID-19 relief funds set aside for projects described as “affordable housing,” a designation which includes 4715 N. Western Ave.

In addition, the city has designated \$1.56 million in 9% Low-Income Housing Tax-Credits (LIHTCs), which are supposed to generate roughly \$14.6 million in equity for the project, and \$2.46 million in Donation Tax Credits, which are expected to generate another roughly \$2.24 million in equity for the project.

The project also qualified for a \$4 million first mortgage, a \$142,415 ComEd grant, and was given \$356,392 in deferred developer fees.

City to the left.
Lake to the right.

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