



# HAPPY NEW YEAR 2023

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DECEMBER 28 - JANUARY 3, 2023

And now we welcome the new year.  
Full of things that have never been.

— Rainer Maria Rilke

# NEWS-STAR

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FREE

NEWS OF ROGERS PARK, EDGEWATER, UPTOWN & ANDERSONVILLE

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**“Oh, alright,  
I’ll go to Florida.”**

**Is \$1 billion in art  
leaving town?  
See page 2**



Ald. Debra L. Silverstein (second from left) and members of the Heritage Russian Jewish Congregation break ground on their future new home on Touhy.

## Heritage Russian Jewish Congregation groundbreaking

A groundbreaking was held Dec. 20 for the Heritage Russian Jewish Congregation at 2941 W. Touhy, joined by Ald. Debra L. Silverstein [50th]. The congregation has been raising money to build a new home in Rogers Park for the Russian-speaking Jewish community.

The congregation started in 1998 when Rabbi Eliezer Dimarsky, a product of the pre-Glasnost Russian Jewish underground movement, together with some of Chicago’s Russian Generation Xers, started Sunday night Torah classes taught in the Russian language.

Within a few weeks rumors about the new classes reached many young Russian Jews from around Chicago and the surrounding suburbs, and people started to drop in, initially hesitant, then more and more confidently.

The Congregation is now headed by Rabbi Eliezer Dimarsky. It is still growing and offering religious programs and services, classes in the city and suburbs, Sunday School, programs for teens, lectures for college students, weekend seminars, holiday celebrations, social gatherings, and matchmaking service.

## Two sets of rules for two new pot shops? Lincoln Square pot gets free pass on same regulations that stalled Lincoln Park pot

BY PETER VON BUOL

At the Dec. 16 City of Chicago Zoning Board of Appeals [ZBA] meeting, two new North Side adult use cannabis dispensary applications were approved, and oddly two sets of legal standards seem to be in play for the two decisions.

The four-person ZBA is an un-elected panel appointed to five-year terms by Mayor Lori Lightfoot and confirmed by the city council. The mayor picks the chair. It operates within the

city’s Dept. of Planning and Development and its board makes decisions about appeals to rulings from the city’s zoning administrator. Its decisions are final, subject only to court review.

The first approval was for a new dispensary owned by KXD Partners in Lincoln Park at 1590 N. Clybourn Ave.

At first, that facility had legal troubles with their chosen location, after it was discovered that their proposed store was located within 500 feet of the Global Citizenship Experience Lab School

[GCE].

Pursuant to Section 17-3-0207-AAA (1) of the city’s Zoning Ordinance, an adult use cannabis dispensary can be located no closer than 500 feet from a school. State law calls for 1,000 feet of distance between pot retailers and schools.

(According to Section 17-9-0101-C, adult use businesses may not be located in any of the following areas or locations within 1,000 feet of any pre-exist-

**STANDARDS** see p. 12



Both the 12-story Bryn Mawr [right] and eight-story Belle Shore [left] apartment hotels are located in the Bryn Mawr Historic District.

## Edgewater’s Bryn Mawr and Belle Shore apartment buildings sold for \$46 million

In early December, two former Edgewater hotels, that were converted into historic apartment buildings, were sold for about \$46 million.

The Bryn Mawr, 5550 N. Kenmore Ave., and the Belle Shore, 1062 W. Bryn Mawr, were sold to Los Angeles-based Standard Communities, an affordable housing developer.

The 371-unit Bryn Mawr and Belle Shore apartments were sold by Eagle Management RE, LLC., on Dec. 7.

“This is [Standard Communities’] fifth acquisition in Chicago. I believe this is a positive step for the Bryn Mawr corridor and our neighborhood as a whole,” said

Ald. Harry Osterman [48th].

Both the 12-story Bryn Mawr and eight-story Belle Shore apartment hotels are located in the Bryn Mawr Historic District. They stand across the street from each other. The two buildings serve as a gateway of sorts to Edgewater, as it leads those exiting the lakefront, Lincoln Park and N. Lake Shore Dr. into the Bryn Mawr History District.

The Belle Shore was built from 1928 to 1929 in an Art Deco style by the firm of Koenigsberg & Weisfeld. Clad in rich green and cream terra cotta and brick, the building is beloved among many Edgewater-area residents for its Egyptian-like Art Deco designs

and features.

“In conversations I have had with Standard Communities, they have shared that they will invest in capital improvements in both buildings, as well as increasing on-site management and security, which will help stabilize the building and improve tenant safety.”

A number of the first floor storefronts in these two buildings have been vacant due to the one-two punch of the Government-imposed COVID-19 economic lockdown, followed by the road blockages and construction disturbances related to the CTA’s

**SOLD** see p. 12

## Chicago getting more federal cash with omnibus spending

Some of the recently passed \$1.7 trillion in new federal omnibus spending has landed in Chicago.

Several North Side area institutions have already been identified as recipients of these taxpayer funds.

They include \$3.75 million for the renovation of the High Ridge YMCA Facility, 2424 W. Touhy, which is being used these days to about house about 120 Venezuelan migrant refugees; \$1.2 million for the Black Ensemble Educational Outreach Studio Theater, 4450 N. Clark St., and another \$1 million

for Black Ensemble Theater Cultural Center Building improvements; \$300,000 for Apna Ghar, 4350 N. Broadway, for a mobile mental health advocacy unit, including training; \$750,000 for Lincoln Park Conservatory renovations; \$2 million for the Broadway Armory Natatorium Swimming Pool, 5917 N. Broadway; \$1.44 million for the 606 Trail Extension, from Ashland to Elston avenues; \$1.1 million to the Howard Brown Health Center for

**CASH** see p. 12

# A farewell to AIC's paintings and their frames, they're off to Florida



By Thomas J. O'Gorman

It appears that very quietly, in the still of a Chicago night, Art Institute of Chicago trustee, Ken Griffin, the billionaire collector of great art, had several of his great masterpieces moved out of the Art Institute of Chicago [AIC].

They were shipped to their new home, The Norton Museum, a West Palm Beach, Florida institution of growing national importance.

Griffin's actions become more potent when examined against the climate of mistrust and suspicions about the AIC. That would be since their shocking display of poor leadership earlier this year in invoking a regime of woke culture within the confines of Chicago's longtime home of fine art.

Chicagoans, though, are too familiar with a long urban history for local shenanigans not to second guess the realities behind the actions of the talented and intelligent Citadel Financial guru.

Griffin's love and respect for great art flows from much more than his great fortune and skill for making smart art purchases. You know, he doesn't blink when a price tag reaches \$300 million. Just ask David Geffen, the founder of Dream Works.

Griffin is way more substantive. First and foremost, a student of great art and artists, demonstrating his respect for great painting. Especially the historical movements in American art.

He is a Chicago-cut celebrity, but deep down he will always be a Florida boy whose abilities to command in the financial markets

has permitted him to amass a vast fortune of almost unthinkable wealth. Some say \$2 billion a year.

In spite of such wealth and intelligence, a certain moral generosity has shaped his success that has come to benefit a wide circle of the nation's citizens.

He appears energized by great art and seems to find deep value in its ability to transform his fellow Americans. I prefer it to the more austere style of titans of our city's past like Potter Palmer and Marshall Field.

Griffin has a certain modern humanism about his efforts that is hard not to like. There is dignity and civility in his art collecting. A certain humor.

He also appeared to have the proper Chicago sense of X-ray vision that sees through what's cheap, shady and ill-construed in a deal. That's a handy gift to have if you are going to make your fortune in Illinois.

It's interesting to note what paintings were shipped out of the AIC. They tell us a lot about Griffin's artistic sensibilities. As he is of course possessed of a fine artistic sense of taste and understanding. And that's certainly wed to his elegant Harvard education.

So he can be as "outré" as he chooses. From what he buys I think his sensibilities demonstrate a broadly masculine, erudite, modern, abstract reverence for what painting has meant in America over the long stretch of the 20th century.

He genuinely understands the unfolding magic in the works he purchases. Works of art are not his trophies, but rather valued companions for the journey of self understanding. I'm certain he cherishes the unique beauty they display with modern simplicity.

That's deeply true of the works he sent to West Palm Beach, an area that is just beginning its wander through the world of great art.



(L-R) Roy Lichtenstein's masterwork, "Ohhh...Alright..." (1964). Ken Griffin.

Among those works so quietly removed are Mark Rothko's "No. 2" (Blue, Red and Green) (Yellow, Red, Blue on Blue), 1953.

And Roy Lichtenstein's masterwork, "Ohhh...Alright..." (1964).

Plus an untitled work of the monochromist Robert Ryman.

Abstract-expressionism is boldly represented in that group by the great Dutch-American artist Willem de Kooning, in his masterpiece "Interchange," and by American Jackson Pollock's "Number 17A."

All are now on display at the Norton Museum in sunny West Palm Beach. Moved to their new home in poetic artistic quietude. You could hardly hear the museum doors close. It was all that quiet. Even for the gossipy, rumor-clad conversations of the art world museums.

In shocked silence is more like it. Artistic earth tremors is closer to the truth. Hold on to your pince-nez.

Griffin is on record as saying he wants South Florida families, students and visitors to experience these works and be uplifted by them, as well as the thousands of works of art on display at the museum named for the steel magnate Ralph Hubbard Norton.

The story of the transfer of Griffin's art was first broken by Vanity Fair. And comes following the AIC's full embrace of woke philosophy. The main driving force behind their dismissal of all longtime volunteers for basically being over-privileged. And the hiring of paid museum staffers.

Inside the museum, AIC board members are said to have been at odds, internally, with one another regarding such public policies causing deep conflicts over the strange actions wrought by the museum's support of woke culture policies.

Griffin, on the other hand, has been a generous and valued mem-

ber of that board. He's a team player who encourages his mates, and always struggles to maintain an esprit corps. He must have been scratching his noggin over the antics within the board?

Always willing to provide wide financial leverage with enhanced purchases for the AIC's permanent collection, who can forget his quick purchase of the Jean Michel Basquiat work "Boy and Dog in a Johnnypump," for well over \$100 million?

It appears his vision is expanding with his move back to Miami. He has also been deeply embracing of the exciting world of South Florida where he has now set up his public and private bases.

It was only a matter of time before the AIC's poor leadership and frightened embrace of the racialist philosophy of woke culture would chase away the generous sustaining donors of real intelligence.

The effects of their poor decisions begin to spotlight real life among museum supporters. Requests from many regular members is also believed to be falling off because of these policies, especially the bitter dismissal of volunteers. Have a cocktail at the Onwentsia Club in Lake Forest and listen.

Griffin's gift of \$20 million to the Norton Museum gave him the naming rights for the museum's new wing. The Norton expansion is by Foster + Partners, and features the new 59,000-square-foot Kenneth C. Griffin Building. To the delight of Ghislain d'Humieres, the museum's CEO.

This drama is a great peek under the tent of that most ubiquitous of institutions, the fine arts museum. Not a place comfortable with outside snoopers taking a peak. The sacred domain of fine art collections is supposed to be the private sanctuary of the specialist. You know, the dilettante

expert. The superior person of over-the-top intelligence. The grandee who has command of their own empire of vast collections of public financial support. And even more vast resources of successful philanthropic donors.

In our historic past many donors were people who had pulled themselves up by their bootstraps. They had vast fortunes and often little education. No ivy halls of posh education for them. So frequently they spent their lives at the mercy of the more posh directors of museums and fancy art centers. So often they could operate with a certain amount of privacy over their conduct and their payrolls.

Often the philosophical postures of their directors rarely entered into the scheme of everyday museum operations. Imagine the stunned look on Mrs. Potter Palmer's face had she been around for the "dismissal of the docents."

She would have quickly recognized the familiar patronizing tone of chauvinism in a world that had little room for women involved in fine arts affairs. After her lifetime of championing the role of American women artists, I think her judgment would be quick. And final. Few Impressionists of her famed collection would have wound up on the walls of the AIC.

But poor judgements are often the reckoning of even the most august institutions.

Perhaps a donor having an annual income larger than most small nations has given Griffin the courage and spine to properly respond. Maybe after observing

## FAREWELL see p. 9

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## Three Arts gives out life-changing grants



Heart  
of the 'Hood  
by Felicia Dechter

The 15th annual 3Arts Awards celebration was held recently and nearly \$500,000 was given out to Chicago's women artists, artists of color, and deaf and disabled artists.

What a sweet holiday gift for these lucky and talented folks. We congratulate those who were awarded and we want to introduce you to a couple of them from our coverage area. Each was the recipient of \$30,000.

Rogers Parker Akenya Seymour is a multi-genre singer, pianist, composer, and arranger. Her music is an eclectic synthesis of jazz, hip-hop, soul, pop, classical, and world music, and Seymour has collaborated with influential artists including locals Chance the Rapper, the legendary Mavis Staples and more. Her debut chamber orchestral piece, Fear the Lamb - a tribute to the life of Emmett Till, was commissioned and premiered by Palaver Strings and featured on their debut album Ready or Not.

She has performed her music globally and is preparing to release her first full-length album, Moon in the 4th.

Seymour said a large chunk of her grant will go toward helping her finish the upcoming record. She also will live off of some of the money, and pay off some debt among other things, she said.

"I've already used some of this money toward some charitable causes, whether it's donating supplies to shelters, helping contribute toward medical expenses, or helping pay someone's rent," said Seymour. "I'll also be putting money in a lot of Chicago artists' pockets by being able to adequately pay them for their time in helping me finish my album."

The 3Arts genuinely cares about "furthering the creative spirit of the artist and that is so needed in today's world," said Seymour.

"Artists create the cultural shifts that bring us into new paradigms, yet there is often so little support for us," she said. "This organization has truly shown its investment in the care and uplifting of artistic communities, especially those who are underrepresented and marginalized."

Seymour will be performing at a New Year's party and will hit the stage for abortion rights at Schuba's in January. She's also working on putting together a short late spring/summer run to promote Moon in the 4th.

Receiving the money has been a resounding sense of affirmation, she said. "It can be very hard to be an independent musician, and so getting this recognition, especially from an organization that is so rooted in celebrating artistic greatness in Chicago, has made me feel seen and affirmed in my purpose."

Since its founding in 1912 as The Three Arts Club of Chicago by activist Jane Addams and other visionaries, women have been leading the 3Arts organization in its mission to support under-represented artists. In addition to marking the 110th anniversary of the founding of The Three Arts Club of Chicago, 2022 also marks 20 years of women-led leadership under its excellent executive director, Esther Grimm, who has helped grow the awards to include all performing arts disciplines and be the largest grant program for teaching artists



(L-R) The 3Arts grant recipients Akenya Seymour and Omer Abbas Salem. Abby Laczkowski, her daughter Elise, and son Chase. Daughter Tessa was home sick, but Santa Randy is holding her letter.

in the country.

"The 3Arts is more than a granting organization: it is truly a community of artists supporting each other and coming together to enrich and empower our great city," Grimm said.

Another local recipient, Lincoln Square resident Omer Abbas Salem, is an actor and playwright working in our theater community every day. Salem said he is work-shopping a few plays with some different Chicago theaters, and that his next, fully-produced play will be with Jackalope Theatre, located in the Broadway Armory, in the spring.

When he heard the great grant news, "It was a shock," said Salem. "I was walking my dog and we had to stop so that I could shout a bit and be a surprised mess. It took me a couple of days to tell anyone and even then it didn't feel real yet."

"It will make life easier!" Salem exclaimed. "This gift feels like a huge relief in that already it makes it easier to make art. This is the most supported I've felt by any organization."

"We get information about events, meet-ups, grants and awards, residencies, you name it. They really make it possible for artists to make more art and that's the biggest service."

In its 15-year history, 3Arts has distributed a whopping \$5.8 million in direct grants and supported more than 1,800 artists across all program areas. We wish all the recipients the best of luck and want to also be sure to mention Albany Park's Peregrine Bermas, a teaching artist who also received a grant.

We're looking forward to seeing what these talented folks do next!

**Taylor made...** this info came from Chicago Neighborhood Initiatives (CNI), and its involving one of my very favorite places, the Black Ensemble Theatre (BET) in Uptown.

CNI is partnering with BET, "to expand its long-standing theatre site and adjacent properties into a cultural center for artists and community use." The info said that when completed, the 'Free to BE' village will offer affordable housing, geared towards but not exclusively for artists; a media, film and technology education and training center also for professional and community use; and the Jackie's Soul, a soul and Southern food restaurant. "Great progress on the \$47 million project has been made with sites secured, city approvals in process and fund-raising moving steadily ahead," the info said.

This just adds so much to this theater that has already brought so much to its community.

It sounds awesome, especially Jackie's Soul, because besides the fact that I'm sure

it's going to be some amazing soul food, the name is apropos because founder Jackie Taylor has given her heart, and soul, to BET.

Good jump start, they just got a bonus in the recent omnibus bill that just passed in Congress... \$3 million is coming their way.

**Very merry...** was the Cocoa with Santa after school event held Dec. 14 in a park tucked away in the Lincoln Park community, Adams Park, 1919 N. Seminary Ave. The sweet afternoon was sponsored by the Adam's Park Advisory Council, which is made up of neighborhood parents who support the functioning of a park, or in this case four parks: Adams, Clybourn, Privet and Park #535, a toddler park at Wisconsin and Halsted streets.

The advisory council works with Chicago Park District Supervisor Colleen Felke to support the park, throw events, and make suggestions regarding park issues. "We've helped rebuild all four parks mentioned, along with updating the Adams Park water park in 2018 raising \$30,000 on a GoFundMe to match (former Ald. Michele) Smith's grant," said emeritus member Randy Steinmeyer, a Lincoln Parker who is the current liaison with the RANCH board of directors, as park chairman, and he also doubled as Santa. "We produce a concert series called Third Thursday over the summer for neighbors and their families. That's a sample of the types of things we do for the Adam's PAC."

The PAC's president, Abby Laczkowski, and treasurer Kate Burks came up with the idea and Steinmeyer, who happens to be an actor, played one of his finest roles, that of

the Big Guy in Red.

"I volunteered to be Santa, because I'd done it before," said Steinmeyer. "I was a store Santa at the downtown Carson Pirie Scott while a student at the Goodman School of Drama in 1981."

Thanks Randy and we love the pic.

**Final thought...** A wonderful, smart, and beautiful 10-year-old young lady that I know spent Christmas in the hospital, having surgery to correct a problem that's part of her ongoing treatment against brain cancer, which she has successfully battled since she was three-years-old.

When I heard the news it put life into perspective, and reminded me what's really important at holiday time and every day of my life. All of our lives. There's nothing more precious than time and good health and being able to be with your loved ones.

We wish you all just that and more in 2023. May it be a year filled with spending time with those you love and making amazing memories, the best of health, and lots and lots of happiness.

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## Financial aid for heating, system repairs

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The Emergency Heating Repair Program is now open to new applicants. This program provides grants for income-eligible Chicago homeowners to repair or replace their furnace or boiler heating system. Limited funds are available on a first-come, first-served basis.

The program is available to Chicagoans who own and occupy one-to-four unit residential buildings. Households earning 80% or less of the Area Median Income [AMI] are eligible to participate in the program.

(80% of AMI for Chicago is \$58,350 for a single person, \$66,700 for two people, and \$83,350 for a family of four.)

Enrollment will be accepted until April 1, 2023, or until all funds have been exhausted. The application package is available online at [www.chicago.gov/ehrp](http://www.chicago.gov/ehrp) or by calling 312-744-3653.

For those suffering from high energy costs, People's Gas is offering low income home energy grants, also based on your income. To see if you're eligible to apply, call 800-571-2332.

For customers who have fallen behind on their bills, but don't qualify for financial assistance, arrangements are available to help pay and manage heating bills this winter.

Elevate, an energy equity non-profit, is conducting outreach for their own savings program. They are seeking buildings with three units or more to be assessed to determine the energy-saving projects they qualify for. Projects such as air sealing and insulation, pipe insulation, and HVAC equipment replacements are examples of projects that can be completed from start to finish via the program at little to no cost.

To initiate a free energy assessment visit [www.multifamily-portal.com](http://www.multifamily-portal.com) and fill out the online form.

## Chicago housing market may be flying into rough 2023 skies



### The Home Front

by Don DeBat

The Chicago housing market likely will be flying through some dark clouds and rough skies in 2023.

One of the biggest mountains on the horizon is the cost of mortgage finance, experts say. Although benchmark 30-year fixed mortgage rates trended downward to 6.27% from 7.08% over the past six weeks, the Federal Reserve Board is still struggling to control inflation.

The Fed boosted its key short-term funds rate for the seventh time this year to a range of 4.25% to 4.5% in December—its highest level in 15 years. Forecasters say it is likely that the rate will reach a range of 5% to 5.25% by the end of 2023, causing mortgage interest rates to rise past 7% again.

On Dec. 22, Freddie Mac's Primary Mortgage Market Survey reported that 30-year home-loan rates slipped slightly to 6.27% from 6.31% a week earlier.

What a difference a year makes—the 30-year loan average was a near rock bottom 3.05% in late Dec. 2021. On Dec. 22, 15-year fixed mortgages averaged 5.69%, up from 5.54% a week earlier. A year ago, 15-year fixed loans averaged only 2.30%.

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

"Rates have declined significantly over the past six weeks, which is helpful for potential home buyers, but new data indicates homeowners are hesitant to list their homes, noted Sam Khater, Freddie Mac's chief economist.

"Many of those prospective home sellers are carefully weighing their options because more than two-thirds of current homeowners have a fixed-mortgage rate of below 4%."

Analysts say potential home buyers are experiencing sticker shock due to today's higher monthly mortgage payments without a corresponding decrease in home prices. That's one reason why demand for mortgages is the lowest we've seen in 25 years.

The Home Front column also sees bumps in the road next year:

**North Side landlords—especially commercial property owners—are especially nervous because the first installment of the 2022 real estate tax bill is due on March 1, 2023, only two months after the second installment of the 2021 bill must be paid on Dec. 31, 2022.**

• **Inflation slowing?** While inflation is miles away from the Fed's goal of 2%, the economy is getting better. Consumer prices rose 7.1% in November, compared with the same month a year ago. That was down sharply from 7.7% in October, and a peak of 9.1% in June.

• **Higher real estate taxes:** North Side landlords—especially commercial property owners—are especially nervous because the first installment of the 2022 real estate tax bill is due on March 1, 2023, only two months after the second installment of the 2021 bill must be paid on Dec. 31, 2022.

The first installment of the 2022 bill will be 55% of the second installment of the 2021 bill. So, if the December bill is \$10,000, the March, 2023 bill will be \$10,500.

Both bills reflect extremely hefty reassessment numbers in the city of Chicago passed on by Cook County Assessor Fritz

Kaegi. Reassessment increases ranged from 38% to 55% in Lincoln Park and Old Town.

• **Landlords vs. renters:** Rental apartment management is a business designed to make a profit. So, if real estate taxes rise, apartment owners eventually will increase rents. If utility bills and maintenance costs rise, rents eventually will move higher.

"If the demand is there, landlords will find a way to absorb the increased costs of operating their buildings by passing rising expenses along to their tenants in the form of higher rents," explained veteran Chicago landlord Stuart Handler, CEO of TLC Management.

• **Why don't more renters buy?** Faced with hefty rent hikes when new leases are drafted in spring and summer of 2023, one wonders why more renters don't opt to become homeowners?

It is simple economics. As long as home-loan interest rates stay high, the average income of renters in Chicago isn't quite enough to allow them to afford an entry-level home.

As of Oct. 2022, when interest rates on a 30-year fixed loan were 7%, the average household income needed to cover a mortgage payment on a Chicago starter home was \$63,400. However, the average income of renters was only \$43,600, according to Point2 Homes research. Chicago renters earn only 69% of the income needed to become first-time homeowners.

Apparently, the nation's home-building industry is studying the trend. In the 1940s, 70% of all new starter homes were built for veterans returning from World War II. By the 1980s, that number declined to 40%. In 2019, the first-time new-home buyer market shrank to 7%, according to Census Bureau figures.

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

## DePaul offering free game tickets through Jan. 11

DePaul Univ. athletics is offering Chicago residents a chance to attend a DePaul men's or women's basketball game for free through Jan. 11, 2023.

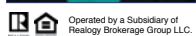
By using the offer code NEIGHBOR22 you can reserve up to four free tickets to attend any upcoming DePaul basketball game. Visit <https://depaulbluedemons.eventbrite.com>.



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## Name a snowplow

The City of Chicago is encouraging residents to name a Chicago Snowplow. The inaugural contest closes on Jan. 6, 2023, or when the City receives 20,000 submissions whichever comes first.

The Dept. of Streets and Sanitation will choose 50 finalists. In the second phase, which will begin on Jan. 15, 2023, residents may vote for up to six names of their choice. The contest ends Jan. 31, 2023.

To participate visit <https://www.chicago.gov/city/en/depts/streets.html>.

# Gas taxes going up Jan. 1

BY PATRICK ANDRIESEN

Plenty of us are on the road this holiday season, with record-high travel across the nation.

Travel tip for all our neighbors: Before crossing back into Illinois, fill up on gas on the other side of the border.

Filling up for the trip is pricey in Illinois and will get even pricier on Jan. 1, 2023. Gas taxes are going up again.

Illinois gas taxes are already No. 2 in the U.S. and are about to go up again Jan. 1. Happy New Year!

The AAA year-end holiday travel forecast predicts 2 million more motorists will drive 50 miles or more to visit friends and family this December, 10.3%

more than the pre-pandemic decade average.

Despite November gas prices reaching their most expensive price point in the past 21 years – 29¢ more than the same time last year – more than 90% of Americans will elect to travel by car this holiday.

The region including Illinois, Ohio, Indiana, Wisconsin and Michigan is expected to see more than 17.1 million drivers on the road between Dec. 23, 2022, and Jan. 2, 2023.

The average gallon of gas in Illinois cost \$3.39 in mid-December, 20¢ more than the national average and 63¢ more than neighboring Missouri. While these prices are down from a month ago, Illinoisans still pay 24¢ more

**Data from the Tax Foundation found Illinois' average gas tax rate became the second highest in the nation after Gov. J.B. Pritzker doubled the state tax from 19¢ to 38¢ in 2019 to fund his \$45 billion Rebuild Illinois initiative.**

per gallon than anywhere else in the Midwest.

And inside Chicago city limits, that cost is even higher. For those traveling within the state, leave Chicago before you stop to fill up.

City and county taxes add 14¢ to each gallon over what drivers will pay outside Cook County.

Data from the Tax Foundation found Illinois' average gas tax rate became the second highest in the nation after Gov. J.B. Pritzker doubled the state tax from 19¢ to 38¢ in 2019 to fund his \$45 billion Rebuild Illinois initiative.

He also added an automatic annual inflation adjustment each July, but delayed the 2022 hike until after the election. That hike hits Jan. 1 and is expected to take the state tax from 39.2¢ per gallon to 42.4¢ a gallon. Come July 1 the automatic increase hits again – meaning two tax hikes in 2023 – and is expected to put the state gas tax at 44.3¢ a gallon.

Wherever Illinoisans are traveling this holiday, they will go farther for less by filling up once they leave Cook County or Illinois.

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## Fake 'city inspector' scamming business owners

BY CWBCHICAGO

Chicago police are warning about a scam artist who poses as a city worker to bilk North Side businesses out of cash.

The man seen in these images entered a business in the 6400 block of N. Sheridan around 11:15 a.m. Dec. 13 and claimed to be an inspector who was checking on a gas leak, according to a CPD community alert.

Police said the man spent time walking around inside the business and then demanded payment for "services" while claiming to be a City of Chicago employee.



This man poses as a city worker to scam businesses out of money, according to a Chicago police alert. Photo courtesy Chicago Police Dept.

On Tuesday, the Oak Lawn Patch reported that the man posed as an electrical inspector and stole a cash box from a bar in the suburb.

People with information about the man can call Area Three detectives at 312-744-8263 regarding case #JF-508874

## Argyle Lunar New Year Celebration Jan. 28

The Argyle Lunar New Year celebration will take place this year in Uptown from noon to 4 p.m. on Saturday, Jan. 28, 2023. The popular New Years parade will step off at 1 p.m. at Argyle and Winthrop.

Due to CTA construction work, the parade is being rerouted. The parade will head west on Argyle, north on Broadway, east on Winona, and south on Sheridan back to Argyle. The parade will not be proceeding down Ainslie this year.

Co-sponsored by Uptown United and Ald. Harry Osterman [48th], events will take place on Argyle St. as Uptown continues an annual tradition going back over 40 years of celebrating the Lunar New Year.

To welcome the Year of the Rabbit, the parade will feature more than 20 local community groups, cultural institutions, dancers and performers. In addition, a number of local organizations are planning pop-ups with family-friendly activities that day.

Since 1981, Uptown has celebrated the start of the new Lunar Year with parties, programming, food, and art. For kids, the Year of the Rabbit Storytime and Crafts will take place noon to 12:45 p.m. at the Bezazian Library, 1226 W. Ainslie St.

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# Police Beat...

**FBI seeks two men who robbed Uptown bank branch**



The FBI's Chicago field office has released surveillance images of two men who robbed an Uptown bank. The agency is offering a reward of up to \$1,000 "for information leading directly to the arrest and conviction" of the men.

Working together, the men robbed Huntington Bank inside Jewel-Osco, 4355 N. Sheridan, around 10:10 a.m. Dec. 10, the FBI said. The pair demanded money by passing a note to the teller.

The FBI did not release any descriptions of the men other than of the clothing seen in the surveillance images. A Chicago police officer who responded to the scene said one robber was Hispanic and stood about 5'-6" tall, while the other was Black and about 5'-8" tall.

Anyone with information about the men can contact the FBI at 312-421-6700.

**Slow-poke catalytic converter crew graciously waves another driver to pass as they work in West Rogers Park**

They may be the most courteous catalytic converter theft crew in Chicago — and probably one of the slowest. But a video of this three-man team at work on the North Side earlier this month shows how bold and carefree the city's catalytic converter crews are.

The video, taken on Dec. 3 in West Rogers Park, shows the team pulling up next to a vehicle around 6:12 a.m.

Unlike the lightning-fast, armed crews that routinely steal catalytic converters in under a minute, this team takes a leisurely three minutes to complete its task.

And when another driver comes down the street, one crew member courteously waves them by while another vigorously cranks a floor jack.

Last month, federal authorities arrested 21 people who were allegedly part of a massive nationwide operation that trafficked and processed stolen catalytic converters. The ring, which officials said had revenues of at least \$545 million, even had its own apps, website, and formal shipping arrangements to make trafficking in the stolen parts easy.

But theft teams are still prowling the city, usually at night, to get a piece of the action.

Just three days after the video above was recorded, an off-duty Chicago police officer fired shots at a catalytic converter crew that pointed a gun at him in the Irving Park neighborhood. No injuries were reported.

A few days before Thanksgiving, another crew fired shots at a security guard who interrupted their work near a hotel in the South Loop. No injuries were reported there, either.

**Man threw boyfriend's Goldendoodle to its death during an argument on Brown Line CTA platform**

A Chicago man slammed his boyfriend's miniature Goldendoodle against a CTA station wall and threw it to its death during an argument Dec. 22 in Lakeview, prosecutors said.



Demetrice Spencer

Demetrice Spencer, 43, was allegedly seen arguing with his boyfriend, who was holding the dog, as they waited for a train at the Paulina Brown Line CTA station around 12:01 a.m. According to prosecutor Sarah Dale-Schmidt, the video shows Spencer throwing items from the platform, including his own phone and a backpack.

At one point, Spencer picked up the dog, slammed it against the train station wall, and tossed it from the platform to its death, Dale-Schmidt said.

Spencer then left the train station, walked to the 2800 block of N. Ash-

land, and asked a convenience store employee to call the police so he could surrender, according to Dale-Schmidt.

Police found the dog dead beneath the El tracks with a leash still around its neck.

Dale-Schmidt said Spencer admitted to throwing the dog during a fight with his boyfriend. Prosecutors charged him with aggravated cruelty to animals.

Judge David Navarro ordered him to pay a \$5,000 bail deposit to be released. Spencer is prohibited from possessing or living with any animal while the case is pending, Navarro said.

**Four teens in custody after stolen car crashes on Lake Shore Dr. following North Side robbery spree**

Four teenagers, three of whom are just 14 years old, crashed a stolen Hyundai on Lake Shore Dr. after using it in a series of robberies on the North Side on Dec. 18, according to Chicago police reports.

Police announced that one of the 14-year-olds is charged with five counts of robbery for a robberies on Bittersweet and Cullom. Another 14-year-old is charged with two counts of robbery for a Cullom and Western robberies.

Around 12:35 p.m. Dec. 18, the group implied that they had a gun to rob a 35-year-old man in the Jewel-Osco parking lot, 3400 N. Western Ave., according to police records.

Minutes later, the group confronted a 32-year-old man and 35-year-old woman as they walked in the 1900 block of W. Cullom in North Center. Four offenders pointed a firearm at the couple and demanded their property, a Chicago police spokesperson said.

The robbers later confronted two men and two women, all in their 20s, during a robbery attempt in the 700 block of W. Bittersweet in Uptown.

Police officers spotted the crew's getaway car and followed it onto Lake Shore Drive. The vehicle spun out, crashed, and flipped over near the Bryn Mawr exit. A CPD crash report said the car struck a tree, went airborne, and landed on its roof. Eric Tendian tweeted video of a tow truck righting the car.

Two teenagers ran from the passenger side of the wreckage as police arrived, the report said. They were arrested at the scene. Two others ran from the crash site and were arrested near Kathy Osterman Beach.

Police found one of the Cullom robbery victims' wallets at the scene.

All four juveniles were taken to area hospitals to be checked out. One is 16 years old, and the other three are 14, according to CPD records.

The crashed car, a 2013 Hyundai, was reported stolen from the 900 block of West Bryn Mawr on Dec. 18.

**Nine-time convicted burglar broke into Rogers Park home while on bail for breaking into Bucktown home**

A nine-time convicted felon burglarized a Rogers Park home while he was on bail for burglarizing a home in Bucktown, prosecutors said on Dec. 21.

Michael Edwards, 42, was charged in June with burglarizing a home in the 1700 block of N. Winchester on Valentine's Day 2020. Prosecutors said the victim returned home and found their front door broken, their computer missing, and a glove on the floor.

Chicago police collected the glove, and tests of DNA material allegedly linked it to Edwards.

When police arrested Edwards on June 1, he allegedly told them that he could not possibly be the burglar because he stopped committing bur-



Frank Vargas (inset).

**Crypto trader had 16 lbs of pot-infused gummies in his car during traffic stop**

A Lakeview man had 16 lbs of cannabis-infused gummies in his car during a traffic stop on the North Side, prosecutors said. And Chicago police say they found nearly 10 pounds of marijuana in his back seat.

Chicago police pulled Frank Vargas over for a traffic violation in the 5400 block of N. Sheridan shortly before 9 p.m. Dec. 19 and "smelled fresh, unsmoked cannabis" as they spoke with him, prosecutors said. The cops also saw bags of pot in a cardboard box in Vargas' backseat and small baggies of suspected cannabis on his center console, according to the allegations.

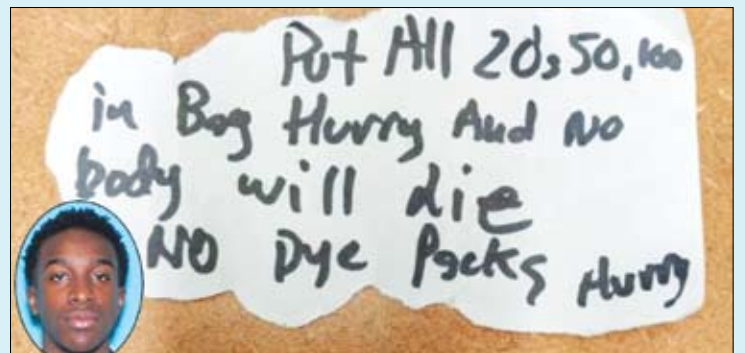
Officers searched Vargas' vehicle and allegedly found eight large, clear bags containing 9.9 lbs of suspected cannabis inside the cardboard box. They also found 16 lbs of cannabis-

infused gummies divided between two large bags, according to the allegations. The contraband has a total street value of \$49,550, prosecutors said.

Prosecutors said he was convicted of manufacture-delivery of a controlled substance in Cole County in 2014.

Vargas, according to his private defense attorney, is a self-employed crypto trader with a master's degree in communications.

Judge Kelly McCarthy ordered Vargas to pay a \$6,500 bail deposit to get out of jail. He is charged with manufacture-delivery of more than 5,000 grams of cannabis and possessing more than 5,000 grams of cannabis.



Myles Thorpe (inset) and his bank robbery note.

**Fifty-two minutes after landlord demanded rent payment, Lakeview man robbed a North Side bank**

A 19-year-old Lakeview man robbed a Boystown bank on Dec. 19, less than an hour after his landlord threatened to begin eviction proceedings if he didn't pay past-due rent, federal officials said in court documents.

Chicago police located Myles Thorpe near his home in the 400 block of W. Diversey after following a GPS tracker that the bank's teller hid in a stack of cash.

An FBI agent's complaint against Thorpe said his landlord knocked on his door 52 minutes before the robbery to demand payment of \$1,924.75 in back rent.

Just before 2 p.m., Thorpe allegedly slid a note under the teller's glass at a Huntington Bank branch located inside Jewel-Osco, 3531 N. Broadway.

"Put All 20, 50, 100 in Bag Hurry and No body will die No dye Packs Hurry," the note read.

While the teller complied with the

demand, Thorpe allegedly told her that he wanted the \$10 bills, too. He got away with \$2,141 — and a GPS tracker, the FBI agent alleged.

Various cameras recorded Thorpe as he left the apartment building before the robbery, arrived at the Jewel on a bike, committed the robbery, and bicycled down Broadway to get home, the agent wrote. The complaint included a picture of Thorpe wearing an orange camouflage hoodie that appeared similar to one worn by the bank robber.

Chicago police followed the GPS pings and saw a man matching the bank robber's description enter Thorpe's apartment building. Thorpe allegedly ran up the alley as police closed in. Officers who arrested him in the 400 block of W. Surf found the GPS tracker nearby, according to the federal complaint.

glaries around that time because he was on drugs. But after being confronted with the DNA evidence, he acknowledged that he did commit burglaries with two White guys named Jason and Chris, prosecutors allege.

Judge Charles Beach allowed Edwards to go home by posting a \$2,500 deposit bond.

While out on bail, prosecutors said Edwards burglarized a Rogers Park couple's home on Sept. 23.

The victims were awakened around 2:40 a.m. by a burglar alarm in their home in the 1200 block of W. Columbia. They went downstairs and found a front window open, items out of

place, a wallet missing, and a small bat and a pry tool on the porch, prosecutors said.

Surveillance video allegedly showed the burglar moving toward the home's front window, forcing open the front door, and jumping the home's back fence. Chicago police officers identified Edwards as the offender by searching a database of known burglars, prosecutors said.

Edwards' felony convictions include a 2019 theft, four burglaries in 2014, identity theft in 2013, resi-

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**POLICE BEAT** see p. 10

# Four men charged after stolen truck containing three guns crashed into Lincoln Park monument

BY CWBCHICAGO

Charges have been filed against four men who allegedly ran from a stolen pickup truck after crashing it into the Goethe Memorial statue in Lincoln Park on Dec. 19.

Chicago police had been looking for the Dodge Ram 1500 TRX since it was used by a gunman who fired an AR-15 rifle and a handgun at a man near Lake View High School on Dec. 17, officials said.

Officers spotted the truck, which was stolen in November and bore a separately-stolen license plate, speeding east on Diversey Pkwy. near Sheridan around 2 a.m. As Chicago cops watched, the truck slammed into a tree, then plowed into the base of the towering Johann Wolfgang von Goethe Monument near Diversey and Sheridan Rd., prosecutors said.

Four men who allegedly ran from the vehicle were arrested after foot chases.

Police found a semi-automatic rifle and a handgun on the truck's rear floorboard and another handgun in the front passenger area, according to prosecutors. Investigators are conducting DNA and fingerprint tests on the weapons to determine if any of the men possessed the firearms, according to a Chicago police report.

Luis Rodriguez, 28, is charged with possession of a controlled substance and criminal trespass



Victor Galarza and Luis Rodriguez (Inset: mugshots left to right) are charged in connection with Monday's crash of a stolen truck into the Goethe Monument in Lincoln Park.

to a vehicle. Prosecutors said he was carrying \$9,185 in cash and two plastic bags containing suspected crack cocaine in a fanny pack when police arrested him. Judge Kelly McCarthy ordered him to pay a \$5,000 bail deposit to be released.

She also held him without bail for violating bond on a set of similar allegations stemming from a traffic crash in River North on Oct. 29. In that case, a stolen Audi crashed in the 100 block of W. Hubbard, and a paramedic told police that they saw a man dressed in a banana costume run from the Audi, then return to the scene and rummage through the wreckage, according to CPD records.

Rodriguez, wearing a banana costume, returned to the scene again when police were present. In his arrest report, officers noted he was "the only person in the area wearing a banana costume."

Police said he tossed a bag containing about \$2,500 worth of cocaine shortly before they arrested him.

Police allegedly recovered a loaded handgun with an extended magazine from the Audi's driver's door, but Rodriguez is not charged with possessing it. He has previous convictions for unlawful use of a weapon by a felon in 2018, two narcotics cases in 2017, and burglary in 2012.

Also charged in connection with Monday's incident is Victor Galarza, 22. Prosecutors said he had a prescription bottle containing 11 pills of doxycycline. But Garza's defense attorney said the medicine is his girlfriend's acne treatment and has no recreational use. McCarthy ordered Garza to pay a \$2,000 bail deposit on charges of possessing a controlled substance and criminal trespass to a vehicle. Galarza has a pending DUI case.

Two 18-year-old men are also charged with misdemeanor criminal trespass to a vehicle: Yahir Rodriguez and Michael Smith. Mugshots for Yahir Rodriguez and Smith were not immediately available because the Chicago Police Dept. embargoes misdemeanor mugshots for four days.



Johnny Cobbs (inset) faces felony charges of identity theft and illegal possession of a credit card.

## Identity theft charge for man who allegedly crawled on movie theater floor, went through purses

BY CWBCHICAGO

Prosecutors say a retired New York City police officer became suspicious when he saw a man crawling around on the floor of a Lakeview movie theater this month. And his curiosity led to Chicago police arresting a man for allegedly stealing the identity of an 81-year-old woman.

Last week, the retired cop called 911 after seeing Johnny Cobbs, 44, "crawling around on the floor in the dark movie theater and reaching into people's purses," prosecutor Rhianna Biernat said. According to a Chicago police report, the theater is located at 2828 N. Clark.

Cops searched the area and found Cobbs in the 600 block of W. Diversey. Biernat said that officers ran his name and found that he had two outstanding warrants: one for a robbery in 2019 and another for escaping electronic monitoring.

Cobbs was found with two credit cards belonging to women, a residential ID in the name of another man, and two \$200 Visa gift cards, according to a CPD report. One of the cards belonged to an 81-year-old woman from Lincoln Park. On Dec. 2, she reported that her stolen credit card had been used fraudulently.

Coincidentally, the woman's card had been used to make a purchase at a restaurant and bar just steps away from where police arrested Cobbs last week. A bartender there told police they remembered Cobbs and noticed that the name on his ID didn't match the woman's name on the credit card, Biernat said. But the bartender processed the transaction anyway and noted Cobbs' name on the receipt.

Police could not locate the woman whose name appeared on the other card Cobbs allegedly had, a CPD report said. The officers could not find any victims at the movie theater either.

Cobbs' public defender told Judge Susana Ortiz that he was on medication for a mental health issue and he could not afford to pay any money for bail.

Yet, after Ortiz ordered Cobbs to pay a \$1,500 bail deposit to be released from custody, Cobbs spoke up to say he could pay \$1,000 if the judge would reduce the bail amount. She did.

Cobbs faces felony charges of identity theft and illegal possession of a credit card.

## Driver carjacked in Century Mall parking garage

BY CWBCHICAGO

Four carjackers took a man's SUV in a parking garage in Lakeview on Dec. 22, Chicago police said.

The victim, 34, was walking to his car when four men confronted him inside the garage adjacent to Century Mall, 2828 N. Clark, around 9:08 p.m. Police said the men beat the victim, took his keys, and then drove away in his black 2019 Nissan Kick SUV.

CPD said that EMS took the person to Advocate Illinois Masonic Medical Center for treatment of minor head injuries.

Officers at the scene said the carjackers were four Black males wearing ski masks. A city license plate reader spotted the victim's car heading west on the Eisenhower Expressway near Central Park about 15 minutes after it was taken. No arrests have been made.

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Letters to the Editor



JG holds a python which will be on view today at the Conrad Sulzer Library.

### Reptile Road Show at Sulzer Library today

The JG's Reptile Road Show will be taking their act to the Conrad Sulzer Library 2 p.m. to 3 p.m. Wednesday, Dec. 28, at 4455 N. Lincoln Ave.

The show is a live, hands-on, experience that brings guests an exciting, educational, interactive, and hands on experience with reptiles found all over the world.

The show will include a 15-foot python, a 65-lb tortoise, a baby alligator and creepers and crawlers.

Guests are part of the show and they will get to ask questions during the show, on top of being able to touch, pet, hold, and handle animals that one would usually only get to see through glass from far away at the zoo. The show's mission is to get as many kids and adults as possible to better understand, and have a new respect for reptiles and other misunderstood animals.

This is an in-person, free show, but reservations are requested at <https://chippublib.bibliocommons.com/events/636d7e293e38fd2f00891899>.

### Remembering Walking Man

Thank you, Thomas O'Gorman, for remembering "Walking Man," Joseph Kromelis in your [Dec. 14] column. 'Very saddened by his passing - with mixed emotions, may his soul rest in peace.

I was dismayed to learn he had lived in an SRO for 30 years until the building was made into condos, at which time he and the other residents were turned out. Were there no advocates for Kromelis and the others? If Chicago is able to assist immigrants (and I believe all human beings are created in the image of God and should receive help when there is genuine need), I hope it is also able to assist susceptible residents at a time like that.

This was the second time Mr. Kromelis had been severely attacked on the street. Are there no

laws or protections to prevent vulnerable residents of SROs from simply being turned out onto the street during such a transition? If so, do they need adjustments? If not, this may be the time to create one. Perhaps called "Joseph's Laws," or "The Walking Man Law." It might bring some purpose from the pain and difficulty he endured on the street.

He was a very private, yet kind and sensitive man. He may have favored something that would help his peers. It would reflect Chicago in a positive way.

Additionally, in passing others on the street in the city, people seem to generally walk briskly past the homeless as they go on their way, while some may offer a little money for food. But I have also noticed, though rarely, oth-



James Kromelis, Walking Man.

ers who as they walk past, make a disparaging comment about them as if they were deaf, too, which is just another form of oppression. They are already so defenseless, it may be a time to simply let them be.

Daleen Reed, Sandburg Village

### A woke nativity scene

buddy told me he thought it was cultural appropriation by using blackface.

Then a niece got upset because I did not include a transgendered person of snow... then the neighbor lady came back and complained again because she thought I purposely built a voluptuous trans snowwoman that objectified females.

Then a teacher from the nearby grade school complained that I used charcoal for the snowpersons' eyes and thought that ridiculed green energy, while the vegan chef from the corner grill complained that I used a genetically modified carrot for the noses and cursed me as a meat-eater.

My fundamentalist evangelical Sun-Times paperboy complained that the snowpeople were not clothed and thought that was a sin. Then a Middle Eastern Uber driver stopped in the street, and shouted that the snowwoman's head should be covered in a scarf.

The feminist came back to

complain that the broom signified that I believed women should be subjugated to domestic housework, and then a neighborhood dog did his business and the dog owner did not pick it up.

That's when the Ward Superintendent stopped by and wrote me a ticket for the dog doo doo, and reminded me to make a donation to the fundraiser at his kids' school.

Alerted by the Ward Super, a city inspector came by and wrote me tickets for creating a public display of art without a permit, and for not obtaining a building permit to erect a 24-inch tall nativity scene.

The Chicago Federation of Labor noticed the Nativity, and picketed my home because I did not hire union workers to put it up. They put up an 16-foot tall inflatable rat, but they didn't have a permit either, so the Ward Superintendent came back and wrote me another ticket for having a rat on my property and to encourage me to put an election sign in my

### Why use TIF funds for Uptown's grocery-rich area?

Instead of just reporting that a new grocery store financed with Tax Increment Financing [TIF] funds will be at 4607 N. Broadway, the article in the Dec. 21 edition of the Inside-Booster should also have questioned why TIF funds were being used to put a grocery at that location when there are already many large grocery stores quite near to that location: Target and ALDI, next door to each other at around 4500 N. Broadway - one block away, the Jewel at Montrose and Broadway - two blocks away, Shop & Save, 4605 N. Sheridan Rd., and the plant-based XMarket, 804 W. Montrose.

TIF funds should only be used to put a grocery store - coop or otherwise - in an under-served neighborhood. This neighborhood hardly qualifies as under-served in terms of grocery stores.

Holly Reiter, Uptown

window for the alderman. The city inspector came me back and gave me another ticket for not having a permit for the rat.

Then the Montana militia picketed my house for having an interracial snow couple and for associating with commies from the labor unions. That's when Antifa showed up to picket my home for associating with the Montana militia, and the City inspector came back and cited me for having a public assembly without a permit or a public amusement license for the crowd that was gathering. Then the Chicago Dept. of Health fined me because no one picketing me was wearing masks or socially distancing.

I don't think I'm gonna put up Peter Cottontail at Easter.

Mike Sullivan, Avondale

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### Rogers Park Township Real Estate For Sale

<p><b>Real Estate For Sale</b></p> <p>282828 -----</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff,</p> <p>-v.-</p> <p>SHAHBEGUM ALI, PRATT-ARTESIAN CONDOMINIUM ASSOCIATION Defendants</p> <p>2022 CH 05045</p> <p>6749 N. ARTESIAN AVENUE, APT. 2B CHICAGO, IL 60645</p> <p>NOTICE OF SALE</p> <p>PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on October 3, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 24, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:</p> <p>Commonly known as 6749 N. ARTESIAN AVENUE, APT. 2B, CHICAGO, IL 60645</p> <p>Property Index No. 10-36-407-037-1019</p> <p>The real estate is improved with a condominium.</p> <p>The judgment amount was \$100,253.19.</p> <p>Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds or wire transfer, is due within twenty-four (24) hours. No fee shall</p>	<p><b>Real Estate For Sale</b></p> <p>be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.</p> <p>Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.</p> <p>The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.</p> <p>If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g)-1.</p> <p>IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.</p> <p>You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same</p>	<p><b>Real Estate For Sale</b></p> <p>identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.</p> <p>For information, contact JOHNSON, BLUMBERG &amp; ASSOCIATES, LLC Plaintiff's Attorneys, 30 N. LASALLE STREET, SUITE 3650, Chicago, IL, 60602 (312) 541-9710. Please refer to file number 22 9610.</p> <p>THE JUDICIAL SALES CORPORATION</p> <p>One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE</p> <p>You can also visit The Judicial Sales Corporation at <a href="http://www.jscc.com">www.jscc.com</a> for a 7 day status report of pending sales.</p> <p>JOHNSON, BLUMBERG &amp; ASSOCIATES, LLC</p> <p>30 N. LASALLE STREET, SUITE 3650 Chicago, IL, 60602</p> <p>E-Mail: <a href="mailto:ljleadings@johnsonblumberg.com">ljleadings@johnsonblumberg.com</a></p> <p>Attorney File No. 22 9610</p> <p>Case Number: 2022 CH 05045</p> <p>TJSC#: 42-3825</p> <p>NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.</p> <p>Case # 2022 CH 05045</p> <p><b>13209602</b></p> <p>212121 -----</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR NJCC FUND #5 TRUST Plaintiff,</p>	<p><b>Real Estate For Sale</b></p> <p>-v.-</p> <p>GHULAM ASGHAR, JUSTIN KAISE, AS TRUSTEE OF THE ASGHAR FAMILY TRUST, DISCOVER BANK, ATLANTIC CREDIT AND FINANCE SPECIAL FINANCE UNIT, LLC, BARCLAYS BANK DELAWARE Defendants</p> <p>19 CH 14916</p> <p>6515 N. WINCHESTER AVE. CHICAGO, IL 60626</p> <p>NOTICE OF SALE</p> <p>PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on October 17, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 18, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:</p> <p>Commonly known as 6515 N. WINCHESTER AVE., CHICAGO, IL 60626</p> <p>Property Index No. 11-31-401-063-0000</p> <p>The real estate is improved with a single family residence.</p> <p>The judgment amount was \$424,743.10.</p> <p>Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds or wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in</p>	<p><b>Real Estate For Sale</b></p> <p>and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.</p> <p>Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.</p> <p>The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information.</p> <p>If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g)-1.</p> <p>IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.</p> <p>You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.</p> <p>For information, contact HEAVNER, BEYERS &amp; MI-</p>	<p><b>Real Estate For Sale</b></p> <p>HLAR, LLC Plaintiff's Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 399265.</p> <p>THE JUDICIAL SALES CORPORATION</p> <p>One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE</p> <p>You can also visit The Judicial Sales Corporation at <a href="http://www.jscc.com">www.jscc.com</a> for a 7 day status report of pending sales.</p> <p>HEAVNER, BEYERS &amp; MIHLAR, LLC</p> <p>601 E. William St. DECATUR, IL, 62523</p> <p>Fax #: 217-422-1754</p> <p>E-Mail: <a href="mailto:CookPleadings@hsbattys.com">CookPleadings@hsbattys.com</a></p> <p>Attorney File No. 399265</p> <p>Case Number: 19 CH 14916</p> <p>TJSC#: 42-4051</p> <p>NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.</p> <p>Case # 19 CH 14916</p> <p><b>13209213</b></p> <p>141414 -----</p> <p><b>Legal Ads DBA Public Notices.</b>  <b>We'll Run Your Ad</b>  <b>For 3 Consecutive Weeks</b>  <b>For Only \$150.00.</b>  <b>Call 773-465-9700</b></p>
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Todd A. Smith and Brian LaCien.



Meg Steele



Ken Norgan, Mara Mills Barker and Matt Olaveson.



Eamonn Cummins, Pennie Taylor, Cindy Leske and Aaron Soboloski.



John and Desiree Glopian Rogers and daughter Victoria Rogers.



Janet Owen, Carol Blaney Eshaghy, Peggy Snorf, Sean Eshaghy and Mamie Walton.



Laura Lein Cavanaugh



John E. Smyth

**FAREWELL** from p. 2

the antics of wokists at work in the AIC offices, he's found the energy surge he needed to scrap their worthless idolatry, and see in the sunny streets of West Palm Beach a better opportunity to actually lift American minds and hearts to the spirit of great art. Without the mindless misjudgments of museum politics or the crafty exploitation of trustees. Or even the AIC Millennials who don't know a paint brush from a toilet brush or a linen canvas from a linen hanky.

Art museums rarely serve artists or painters in the making of their art. Museums seem to be there to simply guard the treasure and find the cash. And to make sure the barricades are always fashioned high. For protection is the name of their game from philosophies to painting expressions, all for the benefit of being included in the bequest of someone's will or in the tax return of a generous patron who couldn't get a job now at the museum as an unpaid volunteer.

**ABOUT TOWN:** The coming of the holiday season is music to our ears. Sacred Heart School Sheridan Road Liturgical Choir sang at Winterfest in Roscoe Village. Grateful to the students for sharing their beautiful musical gifts and to everyone who supported them. It was a wondrous occasion.

**NO FEE:** Ald. Scott Waguespack reminds us of a new law, that there are no fines and fees for carjacking victims. House Bill 3772 removes any fees or fines when a vehicle that was stolen was caught on red light or speed cameras. So don't be a victim twice.

**THE PAT SHE KNEW:** Cook County Treasurer Maria Pappas writes to let us know that the burial for Pat Michalski is today. "She moved among many people who thought they were one of kind. And some of them were. But even among these, it was Pat who was truly one of a kind. I have never met anyone like her," said Pappas.

"Her work ethic was off the charts. Her knowledge seemed infinite. There are 24 hours in a day but Pat seemed to be on duty for 25 hours. She seemed to know everyone in our ethnic communities, and they knew her. Her beloved husband Harry often accompanied Pat, a willing participant in his

irrepressible wife's labor of love. When Pat walked in, the event suddenly got better."

"Pat visited every ethnic and racial group and knew what was important to that group – knowledge that came to her with her keen observant intelligence and kind heart. If you were a person of any sort, Pat loved you. People sensed it, and returned the love."

"The work she did for my office can scarcely be described. There was before Pat and there was after Pat. Before Pat, we struggled to find our way across Chicago and Cook County. After Pat, no problem. Pat knew who was who, what was what and why it was so."

God bless Pat Michalski, who is in Heaven right now arranging the tables.

**THE ADMIRAL:** The Admiral at the Lake recently welcomed Brit Vipham as a new project manager. Brit is a seasoned financial professional with over 10 years of communication and business management experience in the field of construction. Brit shares her excitement about joining a non-profit rooted in Quaker values. Brit oversees the Admiral's strategic plan, and is also a key decision-maker for large capital projects, with work including the recently renovated Bistro.

**ART NEWS:** Many thanks to everyone who turned out to visit the studio and purchase art for Christmas. What great visits to my other place of work.

**WHO'S WHERE:** Virginia and Al Shorey at Amakhala Game Reserve, Eastern Cape, South Africa... Kathy Wolter Mondelli and Elizabeth Bertucci at Russian Tea Time for the best goulash in Chicago... Paul R Iacono and niece, Jennifer Goodwin at Butch McGuire's... Carol Blaney Eshaghy hosting her annual Lake Shore Dr. Christmas lunch with her son Sean Eshaghy and pals Janet Owen, Barb Bailey, and Peggy Snorf... Kathy Packer celebrating her yuletide birthday in Paris no less... Jolanta Ruege looking holiday gorgeous in red, Wesolych swiat, my dear... Lee Bey enjoying chicory coffee from Cafe du Monde in New Orleans... Susie Fortsmann Kealy Viking River cruising on the Danube... Blackhawks outing at the United Center for Irene Mohica, Lauren Lein Cavanaugh, Tina Gravel and JoAnn Fakhouri... John E. Smyth in town from Florida singing with the Drudge... Ken Norgan toasting Christ-

mas cheer with Matt Olaveson and his wonderful neighbor Mara Mills Barker... Meg Steele, looking Christmas chic in a great sweater, now Mother Madame and Head of Sacred Heart School Sheridan Rd... Eamonn Cummins, Aaron Soboloski, Pennie Taylor and Cindy Leske catching up on a Saturday evening with dynamic newlyweds... John and Desiree Glapion Rogers with their lovely daughter, Victoria Rogers, doing Christmas in Washington, DC.

**CHRISTMAS BASH OF BASHES:** Mayor Shelley Howard and Maestro BJ Murray celebrity hosting the 3rd Annual Biggest Lil Christmas Party and Sing Along at Marchesa on Wells St. What a night. Everyone's Pally "Elf On The Shelf" aka Buttons Corduroy McCoy was missed big time but managed to be there in spirit. What fun.

**HOLIDAY CHEER:** A smiling Todd A. Smith, a longtime Lincoln Park resident and a founding partner with Brian LaCien of Smith LaCien LLP, hosted a holiday party at Joe's Stone Crab for some 50 family, friends and colleagues. The personal injury law firm was ranked in Chicago

Lawyer as the number-one firm in mass tort/litigation for a \$42 million settlement and also listed in the magazine as among the top 10 personal injury firms for the total amount of recoveries.

**SPECTACULAR BIRTHDAY BASH:** Chicago designer Lauren Lein Cavanaugh had her almost Christmas birthday friends pull out all the stops on this high society soiree with food and bubbly only Marchesa on Wells could provide thanks to the inside helping of lovely Nikki Friar. Sherrill Bodine, Tina Gravel, Barb Bailey, Kathy Wolter Mondelli, Elizabeth Bertucci, Elyse Kennard and Beena Joseph all sang a harmonious Happy Birthday to our favorite girl.

**NEW YEAR OUT, NEW YEAR IN:** Cardinal Blase Cupich sends his best of blessings to all on the fresh 2023 year.

**When I started counting my blessings, my whole life turned around. This year, I challenge you to start each day by writing down one thing you're grateful for.**

- Willie Nelson

**HAPPY NEW YEAR TO ALL.**

tog515@gmail.com

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**POLICE BEAT** from p. 6

dental burglaries in 2007 and 2002, burglary and two residential burglaries in 2000, and robbery in 1999.

His attorney said he has been working at a tattoo shop in Gurnee while working on his associate's degree.

Judge Kelly McCarthy ordered Edwards to pay a \$15,000 bail deposit to be released on electronic monitoring while the Rogers Park case is pending. Separately, she held him without bail for violating the conditions of his bond in the Bucktown burglary case.

Michael Edwards



**After kicking woman onto Red Line CTA tracks, attacker told passersby she jumped in a suicide attempt**

After kicking a woman onto the Red Line tracks as an "L" train pulled into the Chicago-State CTA station on Dec. 20, Donald Jackson called the woman a "b\*tch" and told bystanders that she threw herself on the tracks in a suicide attempt, prosecutors alleged Wednesday. The attack was captured on CTA surveillance video.

Jackson, whom Chicago police identified in a press release by the alias Ashley Goss, was ordered held without bail by Judge Kelly McCarthy on a charge of attempted murder.

The 23-year-old victim was waiting for the incoming train when she felt a hard push to her back, and she fell onto the tracks below around 9:31 a.m. She missed the electrified third rail by a "very small distance," prosecutor Sarah Dale-Schmidt said

**INSIDE PUBLICATIONS**

during Jackson's bail hearing. Jackson and the woman had never met before or had any interactions, according to Dale-Schmidt.

Officials said the CTA train operator saw the woman fall and was able to stop the train as she hurried off the tracks.

After the woman fell, Jackson allegedly called her a "b\*tch" and told other CTA customers not to help her because she had thrown herself from the platform. The woman suffered a laceration to her forehead and bruising on her body.

Chicago police used CTA and CPD surveillance cameras to track Jackson before, during, and after the attack. Officers, directed by a camera operator, arrested Jackson inside a Taco Bell near the train station.

Jackson was free on a recognizance bond for a misdemeanor battery case at the time of the alleged murder attempt. The battery case, filed in August, accuses him of hitting a downtown Dunkin' employee in the face because she refused to buy him a donut.

He was convicted of felony aggravated battery in 2011 and 2003. Dale-Schmidt said that the 2011 case resulted in 42 months of mental health confinement. He also has 11 misdemeanor convictions, most recently from 2010. In one of those cases, he allegedly knocked a victim's teeth out at an ATM.

Jackson's public defender, Mat-



Donald Jackson (inset) was free on recognizance bond for a misdemeanor battery case when he allegedly pushed a woman onto the CTA tracks.

thew Shepard, said he had not seen the CTA video, but he speculated that the incident could be a "mutual combat situation." Shepard claimed that Jackson was honorably discharged from the Marine Corps after serving three years.

Dale-Schmidt said Jackson has a history of providing false names and birthdates to law enforcement, putting him somewhere between 39 and 51 years old.

**Men wearing ski masks dropped off a dead gunshot victim at downtown hospital**

Police are investigating after two men wearing ski masks dropped off a gunshot victim at Northwestern Memorial Hospital Dec. 23. The injured man, 31, died.

Chicago police said a blue pickup truck arrived at the hospital, 251 E.

Huron, around 12:41 a.m. Two occupants of the truck delivered the victim, then drove away. Police said the man had suffered a gunshot wound to his abdomen.

Police had not received any reports of shots fired in the downtown area, and detectives are working to determine where the man was injured and who is responsible.

The victim has a history of making contact with Chicago police in West Town, particularly around Humboldt Park and Logan Square, according to CPD records.

—Compiled by CWBChicago.com

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[dklein@firstmid.com](mailto:dklein@firstmid.com)

**First Mid AG SERVICES**

**Lakeview Township Real Estate For Sale**

**Real Estate For Sale**

282828

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

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

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

**NOTICE OF SALE**

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

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

The real estate is improved with a condo/townhouse.

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

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

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

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

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

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

THE JUDICIAL SALES CORPORATION  
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE

You can also visit The Judicial Sales Corporation

**Real Estate For Sale**

at [www.tjsc.com](http://www.tjsc.com) for a 7 day status report of pending sales.

CODILIS & ASSOCIATES, P.C.  
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E-Mail: [pleadings@il.cslegal.com](mailto:pleadings@il.cslegal.com)  
Attorney File No. 14-22-02159  
Attorney ARDC No. 00468002  
Attorney Code. 21762  
Case Number: 2022 CH 03095  
TJSC#: 42-3946

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

Case # 2022 CH 03095  
**13209631**

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

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

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

**NOTICE OF SALE**

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

Commonly known as 631 WEST BARRY AVENUE UNIT 3G, CHICAGO, IL 60657  
Property Index No. 14-28-107-078-1021

The real estate is improved with a multi-family residence, two to four unit apartment building with no garage.

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

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IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE

**Real Estate For Sale**

WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

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

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

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One North Dearborn Street, Suite 1200  
Chicago IL, 60602  
312-346-9088  
E-Mail: [pleadings@mccalla.com](mailto:pleadings@mccalla.com)  
Attorney File No. 22-10402IL\_806341  
Attorney ARDC No. 61256  
Attorney Code. 61256  
Case Number: 22 CH 05076  
TJSC#: 42-4020

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

Case # 22 CH 05076  
**13209622**

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

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

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

**NOTICE OF SALE**

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

Commonly known as 1155 WEST ROSCOE, UNIT 1155, CHICAGO, IL 60657  
Property Index No. 14-20-414-019-1067

The real estate is improved with a residential condominium.

The judgment amount was \$115,513.54.

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

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

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

**Real Estate For Sale**

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

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

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

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

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

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

Case # 19 CH 01241  
**13209406**

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

GABRIEL MADURO, 1058-1060 WEST LAWRENCE CONDOMINIUM ASSOCIATION Defendants

2022 CH 03857  
1060 W. LAWRENCE AVENUE APT GW CHICAGO, IL 60640

**NOTICE OF SALE**

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on October 18, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 19, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate:

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

The real estate is improved with a residential condominium.

The judgment amount was \$224,197.86.

Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale.

**Real Estate For Sale**

The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court.

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

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

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

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

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

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

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

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

For information, contact JOHNSON, BLUMBERG & ASSOCIATES, LLC Plaintiff's Attorneys, 30 N. LASALLE STREET, SUITE 3650, CHICAGO, IL, 60602 (312) 541-9710. Please refer to file number 18 5883.

THE JUDICIAL SALES CORPORATION  
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You can also visit The Judicial Sales Corporation at [www.tjsc.com](http://www.tjsc.com) for a 7 day status report of pending sales.

JOHNSON, BLUMBERG & ASSOCIATES, LLC  
30 N. LASALLE STREET, SUITE 3650  
Chicago IL, 60602  
312-541-9710  
E-Mail: [iplleadings@johnsonblumberg.com](mailto:iplleadings@johnsonblumberg.com)  
Attorney File No. 18 5883  
Attorney Code. 40342  
Case Number: 2018 CH 06144  
TJSC#: 42-4429

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

Case # 2018 CH 06144  
**13208787**

141414

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**Real Estate For Sale**

Commonly known as 1641 W WOLFRAM STREET, APT 2, CHICAGO, IL 60657  
Property Index No. 14-30-225-044-1002

The real estate is improved with a condominium.

The judgment amount was \$633,329.13.

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

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

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

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

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

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

For information, contact JOHNSON, BLUMBERG & ASSOCIATES, LLC Plaintiff's Attorneys, 30 N. LASALLE STREET, SUITE 3650, CHICAGO, IL, 60602 (312) 541-9710. Please refer to file number 18 5883.

THE JUDICIAL SALES CORPORATION  
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE

You can also visit The Judicial Sales Corporation at [www.tjsc.com](http://www.tjsc.com) for a 7 day status report of pending sales.

JOHNSON, BLUMBERG & ASSOCIATES, LLC  
30 N. LASALLE STREET, SUITE 3650  
Chicago IL, 60602  
312-541-9710  
E-Mail: [iplleadings@johnsonblumberg.com](mailto:iplleadings@johnsonblumberg.com)  
Attorney File No. 18 5883  
Attorney Code. 40342  
Case Number: 2018 CH 06144  
TJSC#: 42-4429

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

Case # 2018 CH 06144  
**13208787**

141414

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**Notice of Public Sale**

East Bank Storage, located at 429 W. Ohio St, Chicago IL (312/644-2000), is opening lockers:

3523X and 6619X (Edward Lahood), and 4524X (Elbert Hatley), 8219A and 7161SM (The Wine Guide, LLC.), 2702X (Alfred Mayo), 4568X (Union Consulting), 2711X (John Egan), 2751X and 4631X (Michael A. Munson) and 2808F (Anita V. Stephens), for public sale on January 24, 2023, at 3:00 p.m. Cash only.

**Notice of Public Sale**

East Bank Storage located at 730 West Lake Street, Chicago, IL, 312-876-2000, is opening lockers:

6350X- Garces, Alexander  
4080B- Johnson, Bradford  
1310B- Mace, Aaron BLVD Steak House  
3495C- Pesky, Angie  
7840E- Pileckas, Harris  
7140F- Whaley, Blake  
2060B- Whitaker, Walter  
9356D- Cronin, Patrick

This sale is to be held on Tuesday January 24, 2023, at 2:00PM. Cash payments only.

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**Notice of Public Sale**

East Bank Storage located at 730 West Lake Street, Chicago, IL, 312-876-2000, is opening lockers:

6350X- Garces, Alexander  
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7140F- Whaley, Blake  
2060B- Whitaker, Walter  
9356D- Cronin, Patrick

This sale is to be held on Tuesday January 24, 2023, at 2:00PM. Cash payments only.

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## North Township Real Estate For Sale

**Real Estate For Sale**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION CITIZENS BANK, NATIONAL ASSOCIATION F/K/A RBS CITIZENS NATIONAL ASSOCIATION Plaintiff, -v- DOROTHEE A. WEATHERSBY, PARKSIDE OF OLD TOWN MIDRISE LEASEHOLD CONDOMINIUM ASSOCIATION, PARKSIDE OLD TOWN I, LLC, UNKNOWN OWNERS AND NONRECORD CLAIMANTS Defendants. 2015 CH 06555 511 W DIVISION #304 CHICAGO, IL 60610 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on March 12, 2019, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 25, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 511 W DIVISION #304, CHICAGO, IL 60610 Property Index No. 17-04-307-054-4139, Property Index No. 17-04-307-054-4347 The real estate is improved with a residence. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium

**Real Estate For Sale**

Property Act, 765 ILCS 605/18.5(g)-1. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF FORECLOSURE, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

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

For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876 THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at [www.tjsc.com](http://www.tjsc.com) for a 7 day status report of pending sales. CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: [pleadings@il.cslegal.com](mailto:pleadings@il.cslegal.com) Attorney File No. 14-19-02670 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number. 2015 CH 06555 TJSC#: 42-4635 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2015 CH 06555 **13210024**

282828

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, (FORMERLY KNOWN AS FIRST UNION NATIONAL BANK) AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2001-4 Plaintiff, -v- JACQUELINE SMITH, YVORNE FINCH FKA YVORNE SMITH, AMERIQUEST MORTGAGE COMPANY, THE CITY OF CHICAGO, CAPITAL ONE, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO CAPITAL ONE, FSU, UNITED STATES OF AMERICA-DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE, CAPITAL ONE BANK (USA), N.A. FKA CAPITAL ONE BANK, 111 EAST CHESTNUT CONDOMINIUM ASSOCIATION, DISCOVER BANK Defendants 10 CH 00492 111 E. CHESTNUT, UNIT 45G CHICAGO, IL 60611

**Real Estate For Sale**

NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on December 7, 2017, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 20, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Unit 4500-G in the 111 East Chestnut Condominium, as delineated on a survey of the following described real estate: Commonly known as 111 E. CHESTNUT, UNIT 45G, CHICAGO, IL 60611 Property Index No. 17-03-225-078-1333 The real estate is improved with a residential condominium. The judgment amount was \$526,328.43. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the

**Real Estate For Sale**

foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g)-1. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF FORECLOSURE, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

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

For information, contact HEAVNER, BEYERS & MIHLAR, LLC Plaintiff's Attorneys, 601 E. William St., DECATUR, IL, 62523 (217) 422-1719. Please refer to file number 126642. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at [www.tjsc.com](http://www.tjsc.com) for a 7 day status report of pending sales. HEAVNER, BEYERS & MIHLAR, LLC 601 E. William St. DECATUR IL, 62523 217-422-1719 Fax #: 217-422-1754 E-Mail: [CookPleadings@hsbattys.com](mailto:CookPleadings@hsbattys.com) Attorney File No. 126642 Attorney Code. 40387 Case Number. 10 CH 00492 TJSC#: 42-4448 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 10 CH 00492 **13209243**

212121

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION TVC MORTGAGE TRUST 2020-RTL1, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE Plaintiff, -v- ZILLA PROPERTIES, INC., CAROLINA LAPEKAS, IRA SERVICES TRUST COMPANY Defendants 22 CH 5535 1952 NORTH BISSELL ST CHICAGO, IL 60614 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on October 7, 2022, an agent for The Judicial Sales Corporation, will at 10:30 AM on January 9, 2023, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real

**Real Estate For Sale**

estate: Commonly known as 1952 NORTH BISSELL ST, CHICAGO, IL 60614 Property Index No. 14-32-407-058-0000 The real estate is improved with a multi-family residence. The judgment amount was \$1,028,205.66. Sale terms: 100% of the bid amount shall be paid in certified funds immediately by the highest and best bidder at the conclusion of the sale. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/wire transfer, is due within twenty-four (24) hours. The certified check must be made payable to The Judicial Sales Corporation. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g)-1. IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF FORECLOSURE, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.

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

For information, contact Travis P. Barry, KELLEY KRONENBERG Plaintiff's Attorneys, 20 N CLARK STREET SUITE 1150, Chicago, IL, 60602 (312) 216-8828. Please refer to file number 02203408. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at [www.tjsc.com](http://www.tjsc.com) for a 7 day status report of pending sales. Travis P. Barry KELLEY KRONENBERG 20 N CLARK STREET SUITE 1150 Chicago IL, 60602 312-216-8828 E-Mail: [tbarry@kklaw.com](mailto:tbarry@kklaw.com)

**Real Estate For Sale**

Attorney File No. 02203408 Attorney ARDC No. 6305429 Attorney Code. 49848 Case Number. 22 CH 5535 TJSC#: 42-3861 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. **13208843**

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, CHANCERY DIVISION JPMBB 2015-C32 EAST DELAWARE PLACE, LLC, Plaintiff, -v- P.I.L. L.P., CHICAGO REGAL HOLDINGS, LLC, UNKNOWN OWNERS and NON-RECORD CLAIMANTS, Defendants. Case No.: 2022 CH 03820 198 East Delaware Place Chicago, Illinois 60611 NOTICE OF FORECLOSURE SALE PUBLIC NOTICE IS hereby given by Plaintiff JPMBB 2015-C32 East Delaware Place, LLC ("Plaintiff") that pursuant to a Judgment Order of Foreclosure and Sale entered in the above-captioned cause on November 23, 2022, the Sheriff of Cook County, on Thursday, January 19, 2023, at the hour of 1:00 p.m. at the Daley Center, Lower Level Room 06, 50 W. Washington, Chicago, IL, 60602, sell to the highest bidder for cash, the following described mortgaged real estate: PINs: 17-03-213-003, 17-03-213-004, 17-03-213-009 Commonly known as: 198 East Delaware Place, Chicago, Illinois 60611. The mortgaged real estate is commercial. Sale shall be under the following terms: Bidders must present, at the time of sale, a cashier's or certified check for 10% of the successful bid amount. The balance of the successful bid shall be paid within 24 hours, by similar funds. The property will NOT be open for inspection. For information call Plaintiff's Attorney, Edward J. Keating, Duane Morris, LLP, 190 South LaSalle Street, Chicago, Illinois 60603, telephone: (312) 499-6700. This is an attempt to collect a debt pursuant to the Fair Debt Collection Practices Act and any information obtained will be used for that purpose. **13208875**

141414

**Legal Ads DBA Public Notices. We'll Run Your Ad For 3 Consecutive Weeks For Only \$150.00. Call 773-465-9700**

## Dancers needed or they lose their money

Mandala South Asian Performing Arts and Dance Peace are partnering to offer free dance classes for children ages 6-12. The class serves children from refugee, asylum, and migrant families, or those living in areas around Devon Ave.

The organization needs to fill its classes by January or risk losing its funding.

The classes take place on Wednesdays at 4:30 p.m. at the Indo-American Center, 6328 N. California. To register, text 312-550-9172.

## Preservation Chicago seeks nominations for 2023 Chicago 7 Most Endangered List

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

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

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

Those who have information and suggestions to share can call them at 312-443-1000, or email [info@preservationchicago.org](mailto:info@preservationchicago.org).

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

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

## CASH from p. 1

a dental clinic; \$1.5 million to the Lake View YMCA, 3333 N. Marshfield, for aquatics program expansions; \$333,000 for the Community Help Center, doing business as Muslim Women Resource Center, 2828 W. Devon Ave., for the purchase of equipment to help achieve self-sufficiency, and \$546,859 for RefugeeOne, 6008 N. California, for mental health and recovery support services for refugee communities, including training.

## STANDARDS from p. 1

ing school or religious assembly establishment...)

But a second application in Lincoln Square was also approved on Dec.16, and it is mere steps from not just one school, not two, but three schools.

This newspaper measured the distances with two witnesses. The location of the proposed pot shop is just 67 feet away from Lady Bug and Friends, a nursery school at 2255 W. Lawrence Ave. That school is literally right across the street from the new pot shop. The school's outdoor playlot is visible out the side window of the proposed location.

And Ladybug is not the only educational facility nearby. Just 218 feet away is Adler School, 2239 W. Lawrence Ave. That facility has been in Lincoln Square for more than 56 years and offers pre-school and an all-day Kindergarten. It also offers educational programming for grade-school children.

Also located nearby is St. Matthias Elementary School, 4910 N. Claremont, which is 804 feet away from the proposed pot shop's front entrance. Two of the schools are located well-within the 500-foot Chicago limit, and all three facilities are located less than the State of Illinois required 1,000 feet away.

The GCE school decided to move from its Lincoln Park Location, and that allowed KXD Partners to legally move into their new location.

But in a letter dated July 20, addressed to John George of Ackerman LLP, and signed by Patrick Murphey, Zoning Administrator for the Dept. of Planning and Development, it states "according to our records and the information provided with your request, there are no schools within 500-feet" of the Lincoln Square pot shop at 4748-4756 N. Oakley, despite a nursery school being located literally across the street.

That dope dispensary is owned by Botavi Wellness. Their application was also approved on Dec. 16.

On Dec. 23 John George was contacted by this reporter, and asked why Botavi had decided to locate a facility so close to the three schools. George said, "I am familiar with the day care [facility] across the street, but as defined by the city ordinance, these are not considered schools."

This newspaper also contacted property owner Seymour Taxman, a Wilmette-based businessman, but he declined to comment when asked why the pot shop will be able to bypass the city ordinance against locating near schools. He said the best person to comment would be attorney George.

Forty-Seventh Ward Ald. Matt Martin "decided to approve the zoning change request from B1-1 to C1-1 to allow the appli-

cant to apply for a business license to open a recreational cannabis dispensary in the strip mall," according to information that is posted in the development section of his website.

Earlier this year, one of the co-owners of Botavi Wellness, Jon Loevy, had donated generously to the campaigns of Ald. Martin and Eileen Dordek, who was at the time a candidate for the 13th State District of the Illinois General Assembly.

***In a letter dated July 20, addressed to John George of Ackerman LLP, and signed by Patrick Murphey, Zoning Administrator for the Dept. of Planning and Development, it states "according to our records and the information provided with your request, there are no schools within 500-feet" of the Lincoln Square pot shop at 4748-4756 N. Oakley, despite a nursery school being located literally across the street.***

This newspaper contacted Martin's office to ask him about the appearance of impropriety in his accepting thousands of dollars in campaign contributions from a business requesting a zoning change to sell pot, but no one at his office responded to our questions.

Since 2018, Loevy has been one of the most successful, and profitable local recreational pot shop operators in Illinois. In fact, Loevy and Mitch Zaveduk - his partner - could be referred to as "big corporate pot." Loevy's company currently operates 11 marijuana shops in Pennsylvania, Missouri, and Utah. Another location is planned for Benton Harbor, MI. The company plans to open 10 stores throughout Illinois.

## SOLD from p. 1

Red Purple Modernization Project. "Activating these spaces long-term is a critical step for revitalizing Bryn Mawr," said Osterman.

Both of the hotels were converted to affordable rental units in the 1990s "but retained their historic art-deco architecture," said Ralph DePasquale who represented the sellers. "[The apartments] are mostly studios and some one-bedroom units," he told Bizjournals.com. The deal comes amid several sales of former hotels that have been or will be converted into apartments.

The former Leon Hotel, now a 48-unit

Loevy, along his wife, attorney Danielle Loevy, have donated \$40,200 to candidates affiliated with the Democratic Party of the 47th Ward. These include Ald. Martin, who has received \$6,500, and Elaine Dordek, who received \$32,200. (Dordek lost to Hoan Huynh in the 13th Illinois House District primary.)

In addition to Martin and Dordek, Loevy has also contributed \$500 to 47th Ward Committeeman Paul Rosenfeld and \$1,000 to Jon Stromsta, a judicial candidate supported by Rosenfeld who lives in the ward.

Loevy and his business partners now have approval from City Hall to open a new 6,585-square foot pot shop in The Square Shopping Center, well-within the 500-foot boundary required by law that supposedly would block such a location.

The ZBA reviews land use issues that pertain to the Chicago Zoning Ordinance, including proposed variations from the zoning code, special uses that require review to determine compatibility with adjacent properties, and appeals of decisions made by the Zoning Administrator. Established in 1923, the board has up to five members that are appointed by the Mayor with City Council consent. Staff services are provided by the Zoning Ordinance Administration Division of the Department of Planning and Development. Meetings are usually held on the third Friday of every month, usually at City Hall, 121 N. LaSalle St., in City Council chambers but currently, they are not in-person and are still being held over the internet.

The four current members are attorney Brian Sanchez, who serves as acting chair, and Angela Brooks, who works for a non-profit for the homeless; Zurich Esposito, formerly associated with the American Institute of Architects and Sam Toia, president and chief executive officer of the Illinois Restaurant Association and whose family founded Leona's Pizza. Toia has long been active in 46th Ward politics.

single-room occupancy building in Lincoln Park, is selling for \$3.5 million, and New York-based nonprofit NHP Foundation is currently redeveloping the Covent Hotel on Clark St. in Lincoln Park. Due to government tax credits, Tax Increment Financing gifts and state affordable housing grants, these kinds of projects have suddenly become incredibly profitable.

According to Bizjournals, this is the second SRO building in Chicago that the NHP Foundation has redeveloped. In 2020, the company renovated the former Mark Twain building located in the city's Near North Side neighborhood into a \$54 million apartment building with 9,600 square feet of ground-level retail space.