

High inflation will add extra local taxes for coming year

BY GREG BISHOP

Two pending legislative acts have Chicago consumers and home-owners concerned again about rising taxes as the year 2022 progresses.

Those concerns are based on recently enacted inflation-adjusted tax rate regulations that allow rates to go up automatically for gas and property taxes, based on the inflation rate.

Illinoisans already pay some of the highest gas taxes in the nation and an effort that the statehouse could allow local cities to tack on even more.

The Civic Federation annually releases a report on consumer taxes in the City of Chicago. Consumer taxes are tied to the use or consumption of certain goods and services that can be charged directly to consumers through retail transactions or passed on to consumers by businesses or governments. Consumer taxes in Chicago are imposed at various levels of government, including the City of Chicago, Cook County, the State of Illinois and the federal government.

In 2019, Gov. J.B. Pritzker enacted a multi-year capital construction plan that doubled the

state's gas tax and pegged annual increases every July 1 to inflation.

And inflation has risen dramatically in the last year to levels not seen in 40 years.

The State of Illinois' tax on motor fuel increases annually by the rate of inflation effective every July 1. For the period July 1, 2021 through June 30, 2022, the State's tax rate is \$0.392 per gallon of gasoline and \$0.467 per gallon of diesel fuel. This was an increase of \$0.005 per gallon. The increase in the State tax brings the

TAXES see p. 16

Online ticket reseller moving into two floors in Marshall Field's building next year

THEREALDEAL.COM

Macy's flagship store in the Marshall Field's building on State St. is getting a new upstairs neighbor.

Vivid Seats, an online ticket resale company, signed an 11-year lease for about 48,000 square feet of office space on the building's ninth and 10th floors, Crain's Chicago reported, citing a regulatory filing.

Vivid is taking less than half the space it planned to lease before the pandemic, when like many companies it reduced its footprint.

The firm plans to move into 24 E. Washington St., on the building's south side, in 2023. Its lease at 111 N. Canal St., ends in November.

Vivid is down to 40,000 square feet at Canal St., compared with 90,000 square feet between there and an expired sublease on W. Randolph St., according to Co-Star Group data cited by Crain's. Vivid employs 265 people in Chicago.

This decision also reflects the premium companies are now putting on amenities. The gym and rooftop deck and lounge that Toronto-based developer Brown-

field Properties added to the Marshall Field's building helped draw Vivid Seats out of the trendier West Loop neighborhood, CBRE's Brad Serot, who negotiated the lease on behalf of Vivid, told Crain's.

"Our new headquarters is not just an investment in Chicago's growing tech sector, it's an investment in our current and future employees," a Vivid spokesperson said in a statement to Crain's. "This space will support a larger workforce and hybrid model with shared and collaborative workspaces."

I lived in a North Side meth lab, and that apartment was killing me

BY MICHELLE DIGIACOMO

Breaking Bad wasn't just a blockbuster TV show, it's reality. It was my reality.

Yes, criminals really do cook up drugs in buildings in our neighborhoods, to supply large urban areas like Chicago. Just like those giant Amazon warehouses going up all over, the meth cookers need to be close to their customer base.

On Aug. 6, 2021, I fled the North Side building I had lived in for seven years on Grace St. because drugs were being manufactured and sold from the premises.

For the last four years, I had rarely left my apartment, due to a

disability. My physical condition became increasingly worse after moving there.

I became aware of illegal drug activity in the building when a former tenant told me they were moving out as a result of "meth-heads living there." I had suspected this as well, due to the flurry of activity between midnight and 6 a.m. There was a gate directly next to my bedroom, and it slammed loudly each time somebody came and went. I rarely slept for more than two hours in a row.

I desperately wanted to move, but that was difficult due to my disability. I suffered from constant severe pain.

This apartment was also set up

to meet my abilities. Reasonably priced accessible apartments are difficult to find, and my physical

I became aware of illegal drug activity in the building when a former tenant told me they were moving out as a result of "meth-heads living there."

limitations made it even worse. Not to mention, a pandemic.

Over the seven years, countless doctors were unable to figure out

METH LAB see p. 10



Electric scooters have brought with them a wave of scooter-related injuries and even recent deaths. A study by the Univ. of North Carolina has tracked 56 deaths since 2016. Photo courtesy of Lerner and Rowe

Scooter sharing will happen this spring, 12,500 units may soon ply the streets

The application process is now underway, and it won't be long before North Siders may be dodging motorized human missile scooters zipping up and down area sidewalks.

The scooters can travel up to 15 miles per hour.

The Chicago Departments of Transportation [CDOT] and Business Affairs and Consumer Protection [BACP] launched the application process on Jan. 12 for a shared electric scooter license that will permit up to three com-

panies to operate in Chicago.

Scooters will be allowed to operate between 5 a.m. and midnight and in bike lanes, paths or streets.

The license that was authorized by the City Council following two, four-month-long shared scooter pilots, is expected to launch in the spring with up to 3,000 devices initially, but it is intended to grow to over 12,000 units.

Applications from potential

SCOOTER see p. 16

Cannabis on Clinton update

Last week, Mint Ventures LLC hosted a public community meeting to discuss their proposal to open an Adult Use Cannabis Dispensary at 201-215 N. Clinton.

This meeting was held as a requirement of their Special Use application, recently filed with the Zoning Board of Appeals [ZBA]. Those who were either unaware, or unable to attend that meeting, may view in online by contacting Hide Kashima (hkashima@strdev.com) at Mint Ventures about their proposal.

The State of Illinois controls the licensure process for cannabis businesses. Local aldermen do not have the authority to approve or deny a dispensary license or a

Special Use permit.

The ZBA will consider this Special Use application at an upcoming (virtual) public hearing. The ZBA is a quasi-judicial body made up of Mayoral appointees. They are solely responsible for approval or denial of Special Use licenses and are not obligated to give special consideration to comments from aldermen or Police Commanders. However, the hearing will allow time for public comment.

Eurostar Hotel hearing Feb. 16

The City of Chicago Law Dept. recently filed a second public nuisance disciplinary case against Eurostar Magnificent Mile Hotel, 660 N. State St., for criminal activity that was occurring on the premises.

The first status hearing was held last week. Attorneys filed their necessary paperwork and a follow-up date was scheduled for 9:30 a.m. Wednesday, Feb. 16. The general public can virtually attend the hearing to observe.

Upper Lake Shore Dr. bridge lane closure Thursday and Friday

The Chicago Dept. of Transportation will be closing the two outside lanes on southbound Upper Lake Shore Dr. over the Chicago River for repairs on 9 a.m. to 3 p.m. Thursday and Friday, Jan. 20 and 21.



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Start shifting the chairs in 2022



By Thomas J. O'Gorman

What's next? We're just weeks into 2022 and the secret fears of the world's population are quietly attempting to be exorcized.

All except Novak Djokovic. The Serbian tennis star's hubris shall be the very end of him.

Meanwhile America's golden girl of Democratic politics, Rep. Alexandria Ocasio-Cortez has tested positive for COVID. (I bet no Republicans want to date her now?)

Savannah Guthrie, too. It's a breakthrough case they say.

To make matters worse, U.S. greenhouse gas emissions are rebounding, heating bills are rising and you need a loan to fill up on gas.

Comedian Bob Saget was found dead in an Orlando hotel room.

Chicago public schools were shuttered for almost a week by the Chicago Teachers Union in a battle royal with Mayor Lightfingers bringing our city much needed national recognition.

Chicago also has been ranked as the top American city for bed



Gael Neeson and Stefan Edlis. Photo courtesy of the Aspen Institute



Target, 1961, Jasper Johns. Photo courtesy of the Art Institute of Chicago, gift of the Edlis/Neeson Collection

bugs, and the rats are jealous.

U-Haul named us tops in out-bound moving truck rentals.

The Bear's Matt Nagy and GM Ryan Pace have been pink-slipped.

The streets and sidewalks in my neighborhood are sheets of ice. Could not get out to go do stuff. I'm an arctic prisoner. Chicago is a Siberian gulag for me.

How about you?

With many fellow 606-ers I'd like to flee. To snowbound Maine, or a log by the fire in Vermont. A rustic inn with a Smore's pit.

Meanwhile, I dream of fresh seafood. Anyone got a spare room on the Gulf Coast?

WFMT is playing in the background at my house. I've tried to lower the volume so I don't have to hear all their cheesy newer announcers. You know, the ones who creep everyone out with their cheap Howard Stern-like theatrics, and silly small town radio voices. Talking too much. Way too much. All they need to do is to tell us what we are going to hear. Instead we get classical music over-kill. Always selling something. They've become like art museum administrators.

Thank God for Lisa Flynn and Kerry Frumkin. Who, so far, are still holding the classical music station together. After 70 years on the air, they have deteriorated beyond the late Program Director Norm Pelligrini's worst nightmare. They are now openly playing movie soundtracks as if it's

a worthy substitute for Bach or Mozart.

In addition to the late Studs Terkle, the station now is rebroadcasting Andrew Patner, a lovely man, but like Studs in the grave. What other radio station would regularly broadcast the shows of those folk who have died?

As the refined announcers now sadly age, the station seems incapable to continue the employment of people of worthy refinement.

There's still no adequate resolution at the Art Institute of Chicago [AIC] following "Docent Gate." You'll recall the midnight purge of the life-long bourgeoisie over-educated, over-privileged, no-cost white folk?

Following the institutional naval gaze by woke culture adherents, they determined those dinosaur fossils from A-list Chicago neighborhoods and suburbs, well-educated, well-spoken and generous had to go. That way the art museum would be safe for minorities, and make needed breakthroughs in race relations.

How's that going, AIC President James Rondeau? Isn't there a person of color whose job you're taking?

All Chicago is raring to see what he's got planned for the rejuvenation of the AIC's Board of Directors. Surely their revamp is next. What's the true lineup of minorities on the august panel to be? Can the AIC finally shake those fossil alums from Dartmouth, Harvard, Yale, Colgate and the Sorbonne in exchange for feminist minority members? You know, the kind of folk not from unlisted postal addresses in Lake Forest, East Lake Shore Dr., Kenilworth, Barrington Hills, winters in Palm Beach and summers at the Cape.

Yes, 2022 promises to be exciting in the AIC Board Room as the institution readies itself for new fresh faces around the table.

No, those new AFSCME union bosses' faces are not new or fresh, but they are woke.

Is any kind of Woke plan in place concerning the return of art works to philanthropic families like the Potter Palmers, the Marshall Fields, or the Buckingham's? Not to mention Stefan Edlis and Gael Neeson who donated \$400 million in contemporary art back in 2015. The largest donation in AIC

history. That was 42 works. Nine by Andy Warhol alone. Jasper Johns and Jeff Koons, too. That's Bertha Palmers in aces.

Such generosity must have caused the development folk at the museum to salivate more than usual. Edlis, a giant in post-war Pop collecting was once AIC Board Chairman, but sadly passed away in 2019 at 94. So I'm sure he'd understand the need to reconstruct the board according to the New Thinking. But I think he'd equivocate on the return of artworks to the white donors whose fortunes in every generation seem to be unstoppable.

But the Apollo Plastics founder was a Pop culture realist. He'd know the value of dismissing all those fancy folk who page turn at the museum. He'd be the first to agree that the bottom line costs are limitless when faced with the chance to shatter the values and bonds of decades to a treasured Chicago institution. He'd be the first to acknowledge how Warhol, Johns and Koons would be on the woke bandwagon.

As many loyal AIC employees can attest, the devastation wrought by the docent purge is a welcome political opportunity to strike a blow for human freedom and better race relations. Just like Mayor Lightfingers does in her 5th floor bunker, I mean office.

Meanwhile, we can only hope that now with more time on their hands the former squad of docents can finally get those bridge games started up again at the Onwentsia Club, Northshore Country Club and Women's Athletic Club.

Perhaps they can find a chair for some soon to be free AIC Boards members who are about to have more time on their hands.

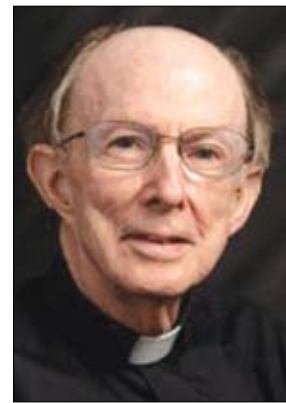
Say, does Ken Griffin play bridge? That \$100 million Basquiat certainly gets him a chair in the room. After all, he's no Novak Djokovic. No Djoke.

CSO UPDATE: Dale Clevenger, the Chicago Symphony Orchestra's beloved and highly esteemed horn player has died at 81 in Italy. From complications with Waldenstrom's Dis-

ease. He was the principal French Horn player with the orchestra for almost 50 years before retiring in 2013. He endeared himself to subscribers and fans of all persuasions. CSO Music Director **Riccardo Muti** said, "The loss of Dale Clevenger, one of the best and most famous horn players of our time and one of the glories of the Chicago Symphony Orchestra, leaves a very deep void in the music world."

CANCELED: The Sheridan Music Studio is canceling its Annual Gala Concert Fundraisers scheduled for Jan. 30 and Feb. 6 due to serious concerns over COVID. They hope to reschedule at a later date.

ST. IGNATIUS COLLEGE PREP: Father Donald Rowe, was a longtime university educator and founder of the the Martin D'Arcy Museum of Art at Loyola Univ. But only after he withdrew from university education to take



Father Donald Rowe, S. J.

over the leadership of St. Ignatius College Prep in 1981 as its president, did his life make an irrevocable transition. He went on to change the life and future of the venerable Jesuit Prep School in Chicago. So much so, that he has long been considered the "second founder," of the institution.

Second only to Father Arnold Damen, the progenitor of so much Jesuit Catholic life in Chicago. Father Rowe died in December in Wauwatosa, WI. He was a member of the Jesuit Community of St. Camillus there. His funeral Mass will be held 11 a.m.

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



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Heartwarming children's picture book spotlights disabilities

Plus new, Chicago-filmed TV series in the works



Heart of the 'Hood

by Felicia Dechter

If a picture says 1,000 words, then “Dancing with Daddy,” a new, award-winning, children’s picture book by author Anitra Rowe Schulte, speaks volumes.

Anitra, a former writer for this newspaper, has written a charming, heart-tugging story based on life with her husband, Dan, and their three beautiful daughters, the oldest of which is disabled.

Elsa, 10, was born with Wolf-Hirschhorn Syndrome [WHS] a rare chromosomal disorder that affects one in 50,000 births. It is caused when part of a chromosome is missing and in the book’s Author’s Note, Anitra explains that people with WHS can have similar facial features and use many of the same tools to eat, move and talk.

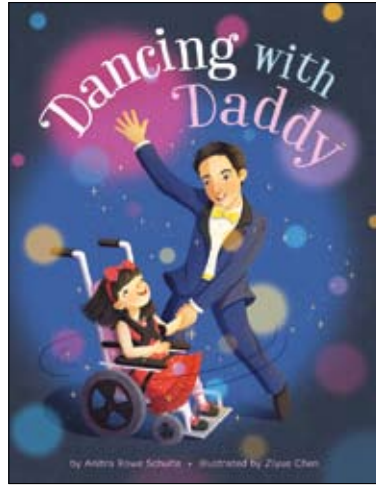
Although she’s called Elsie in the book, Elsa is truly the star of Anitra’s story, which takes place one snowy winter’s day and the following eve.

Elsie, who is wheelchair-bound, is super excited to attend her first daddy-daughter dance. She and her mom go shopping and Elsie picks out the perfect dress, a beautiful red one that matches her daddy’s soccer jersey. She also buys the headband that goes with it. She’s ready for the big night!

But alas, a snowstorm comes and threatens to cancel the dance. After some fret-



(L) Anitra Rowe Schulte. (R) “Dancing with Daddy,” is the heartwarming tale of a beautiful little girl named Elsie.



ting, they learn the night is still on. Elsie practices her dance moves, swirling and twirling in her wheelchair as she and her sisters find their groove. Daddy Dan (a true girl dad) takes his three daughters and away they go. They all boogie way into the night and afterward, Elsie shares her excitement with her family using gestures, smiles and words from a book filled with pictures.

“Dancing with Daddy,” had been in the works for about four years, with the idea coming after Anitra really did buy tickets to a daddy-daughter dance for Dan and Elsa, as well as eight-year-old Cecilia and seven-year-old Lola. Dan takes the girls out, “But not fancy without me,” said Anitra.

“I was imagining what that night would be,” she recalled. “What is this night going to be without me?” Yet much to her delight, the evening went off without a hitch.

But she tells the tale of the anticipation of it all, along with the dance itself, so simply and beautifully.

“It’s very much our dynamic,” said Anitra. “A lot of the way the story progresses is just real natural for our life.”

“I hope what comes through is that there’s a lot of love in this family,” continued Anitra, who also has been contributing to the “Today Show,” parenting portal. “This is who they are.”

“Dancing with Daddy,” includes sensory with some internal rhyme and alliteration, said Anitra. “Kids three- to eight-years-old are really receptive about learning about the world,” she said. “There’s something special picture books can do. The idea she is a character they are celebrating in a picture could be life-changing.”

Apparently, I’m not the only one who loves this little gem, because it just won the 2022 Dolly Gray Award, which is presented annually to an author and illustrator (if applicable) of a book that includes appropriate portrayals of people with developmental disabilities.

“I’m really blown away by the fact that it connected with other people,” said Anitra, also a former staff writer/publicist for the Chicago Public Schools. “It’s something I wrote for myself and my family. Every little detail is sourced from our life.”

What adds to the magic of this 40-page treasure are its enchanting illustrations from a captivating illustrator. After being sent the artwork of several people to choose from, Anitra handpicked Singapore-based Ziyue Chen. She chose Chen not only for her colorful, amazing, detailed work but Anitra was also inspired because Chen is deaf.

“She showed a lot of tenderness between parent and child,” Anitra said of Chen. “She could also bring something to the story somebody not disabled couldn’t. She gave the project such a gift.”

Another, powerful gift that has come into Anitra’s life is being part of the Highland Park-based Nora Project, whose mission is

to promote disability inclusion by empowering educators and engaging students and communities.

Through the project, Anitra has been busy connecting to her daughter, her peers, and her basic community, spreading inclusion awareness wherever she goes. After speaking to a class of first graders not too long ago, she was immensely touched when afterward, she received pictures of Elsa drawn by the children she spoke to.

All Anitra really wants is what every mother wants for her child: to be loved and accepted. “I want my child to be embraced and seen for the beautiful child she is. I felt like the Nora Project was life-changing -- the program goes to schools and teaches kids empathy with disabled kids. Prior to the Nora Project, I’d be visiting my daughters’ schools with Elsa... the stares. It left me with the most horrible feeling.”



The big daddy-daughter night that sparked the book’s creation, taken four years ago. Dan, with, left to right, Lola, Elsa, and Cecilia.

“I like to make eye contact and smile,” she added. “People were avoiding me.”

But thanks to the Nora Project, she said nowadays, folks are a little friendlier. “Now people come up and say hi,” said Anitra. “It’s the simple pleasantries of just being embraced by your community. That project changed everything for us. Everywhere we go we know somebody.”

She said she feels as if when somebody is unsure what to do when they see Elsa in her wheelchair, they have the inclination to try

BOOK see p. 11

Life Ring legislation moving forward in Springfield

Debate in the Human Services Committee of the Illinois House of Representatives was heard in the Statehouse Jan. 17, and on the agenda is House Bill 4165, which calls for floatation devices to be added to all lakefront Chicago beaches.

This bill is in response to the tragic Lake Michigan drownings we have seen throughout the years in Lake Michigan and our Chicago Park District’s long opposition to installing emergency floatation devices.

Chicago’s lakefront communities frustrating efforts to convince the Park District to install floatation devices along the lakefront grew to a crescendo last summer with the drowning death of Miguel Cisneros, who went under just feet from the pier at Toby Prinz Beach in Rogers Park.

This newspaper, and in particular, reporter Felicia Dechter, have done extensive coverage on the issue over the last decade. Dechter lives adjacent to Toby Prinz Beach and has witnessed many beach drowning incidents during her career.

This bill would require the owner of a pier or drop-off on Lake Michigan to install public rescue equipment, including, at a minimum, ring life buoys, on each of the owner’s piers and drop-offs along the Lake Michigan coast.

In 2021, residents of Rogers Park took matters into their own hands, installing four Coast Guard approved devices on the pier at Pratt, only to have them removed by the Park District.

For many years, residents along the Rogers Park lakefront have been advocating for more water safety measures, and those concerns mostly fell on deaf ears with a Chicago Park District Board and leadership that may have been more concerned about legal liabilities than in life saving. Lawyers consulting with the Park District Board said it’s in the best interest of the District to do nothing because adding the life rings might increase their liability.

While the city and Park District have since relented and begun the process of making the installations, many in the community say this remains a needed change to cover the entire lakefront and to ensure that they remain and are maintained.

HB4165 calls for each unit of local government owning a pier or drop-off on Lake Michigan shall track and report to the Dept. of Public Health, Lake Michigan lakefront drownings, both fatal and non-fatal drownings, near the unit’s piers and drop-offs. The bill includes tracking and reporting requirements, and provides that the Department shall analyze the tracking and reporting and appropriately provide a plan and recommendations for reduction in drowning incidents, effective 180 days after becoming law.

Cisneros was 19 and headed off to college on a full ride to Columbia University in New York City before his death. He’s one of 1,024 people Lake Michigan experts say have drowned in the Great Lakes since 2010.



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Real estate industry experts say the tougher restrictions could have a major impact on the sales and purchase of condos and co-ops in Chicago buildings with aging infrastructure and significant deferred maintenance. Many lakefront high-rises date back to the 1950s and 1960s, and some buildings erected in the 1920s, may not qualify for Fannie Mae-backed mortgages because of deferred maintenance issues. *Lakefront photo by Don Garbarino*

How can appraisers evaluate aging condos without docs?



The Home Front
by Don DeBat

*Second of two articles
on condominium financing.*

Fannie Mae's sweeping new national condominium and co-op apartment lending regulations were created to protect residents, but the tough rules do not cover all the problems, appraisal experts say.

High-rises with "aging infrastructure and significant deferred maintenance is a growing concern across the nation," noted the Fannie Mae memorandum, issued as a result of the tragic collapse of the Champlain South Tower in Surfside, Florida, which killed 98 people. The new regulations went into effect on Jan. 1.

How do lenders and appraisers address deferred-maintenance issues if they do not have access to the documents which now are sold by management companies?

"The elephant in the room is, who is going to absorb the cost of providing the hefty list of documents that reveal the current condition of the property?" asks veteran Realtor Sara E. Benson, president of Chicago-based Benson Stanley Realty.

The new rules will also apply to poorly constructed newer buildings that evidence shoddy workmanship or construction defi-

ciencies, or substandard materials.

Analysts say the tougher restrictions could have a major impact on the sales and purchase of condos and co-ops in Chicago. Many lakefront high-rises date back to the 1950s and 1960s, and some buildings erected in the 1920s, may not qualify for Fannie Mae-backed mortgages because of deferred maintenance issues.

Fannie Mae's rules now require that lenders and appraisers review a laundry list of items before mortgage approval, including the following documents:

- The declaration, or covenants, conditions and restrictions (CC&R), bylaws, house rules and regulations.

- Board-meeting minutes, state mandated disclosures, prior and current year budgets, and the reserve study.

"Doc fees can range from \$50 to \$250 per document, so the price can really add up depending on the number of documents requested," Benson said. "On average fees may run in excess of \$500 for electronic delivery for a complete set needed to complete a condominium sales transaction."

Reviewing condo documents is critical, consumer advocates say, because buyers need to know well in advance if the association being bought into has costly deferred maintenance issues, is on the brink of bankruptcy—or fiscally fit and a sound investment.

"You wouldn't want to get hit with that \$50,000 special assessment six months after the closing, would you?" Benson asked. Some special assessments have exceeded \$100,000 per unit.

The new Fannie Mae regulations cover

current or planned special assessments. Even if paid in full, they must be reviewed. The lender must document the reason for the special assessment, the total amount assessed, and repayment terms.

Fannie Mae also requires the following information:

- Documentation to support that the special assessment will not create a negative impact to the financial stability, viability, condition, and marketability of the project.

- The lender is expected to obtain the financial documents necessary to confirm the condo association or HOA has the ability to fund any repairs.

If the special assessment is related to safety, soundness, structural integrity, or habitability, all related repairs must be fully completed or the project is not eligible.

"Fannie Mae needs a reality check if it believes the necessary information for lenders and appraisers is easily accessible from sellers and buyers or real estate agents," Benson said.

"The gatekeeper is typically the property management company that charges for the information, a practice that only took off after the 2008 real estate collapse," Benson noted. At that time, management companies were struggling to increase their bottom lines by reselling condo documents for a profit.

"Board meeting minutes are the only place where an upcoming special assessment may be discussed—for example, gathering bids for roof work or structural reconstruction that has not been levied at the time of the sale," Benson noted.

"What if the property has not yet transferred, and the special assessment has not yet been levied?" Benson asks. "How is the appraiser and/or lender going to review meeting minutes to address undisclosed upcoming special assessments?"

"Who is going to pay the fees to the property management companies for necessary compliance and disclosure?" Benson asks.

Regarding documents, most governing instruments and state statutes were created long before online delivery was a possibility, consumer advocates note. They allow

for a "reasonable cost" of copying documents.

However, in the age of the Internet, association documents are frequently stored electronically and can be shared with a simple click of a mouse. There is no paper, ink, or shipping costs. There is no man-

"Most management companies—and some boards of directors—are using the documents as a literal profit center. These are new expenses conjured up by property managers—charging fees for materials that are owned by the sellers or documents that are public record," Sara Benson noted.

power time associated with copying docs and sending them to the buyer via U.S. Mail or Fed-Ex delivery.

"Despite this, most management companies—and some boards of directors—are using the documents as a literal profit center," Benson said.

"These are new expenses conjured up by property managers—charging fees for materials that are owned by the sellers or documents that are public record," Benson noted.

Although the new Fannie Mae regulations are designed to protect sellers and buyers, the real question being overlooked is who pays the cost of the documents?

"Appraisers do not get paid enough to absorb the cost of hundreds of dollars in document fees," Benson said. "Until Fannie Mae addresses the business model of reselling condo docs, the directives for document examination are nearly impossible to fulfill."

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

Training and support for dementia care givers

Are you a caregiver of a family member or friend with Alzheimer's or a related dementia? If so the Chicago Dept. of Family and Support Services [DFSS] is hosting a free online interactive six-week training series designed to support family caregivers.

To register, visit the link: <https://bit.ly/G3TSAVVY>. Spaces are limited, for more information, contact Danielle Riley at 312-743-1475 or Danielle.Riley@cityofchicago.org, or Victoria Russo at 312-743-3528 or

Victoria.Russo@cityofchicago.org.

The DFSS Senior Services Division also offers a variety of citywide programs designed to address the needs and interests of older Chicagoans and their caregivers. In general, all Chicagoans aged 60 and older are eligible for services. Some programs have lower ages of eligibility.

For more information call 312-744-4016; call 311 Monday – Friday, 8:30 a.m. to 4:30 p.m., or email aging@cityofchicago.org.

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Treasurer Pappas changes 2022 Scavenger Sale to benefit bidders and communities

Cook County Treasurer Maria Pappas’ 2022 Scavenger Sale will look different as the Treasurer’s Office takes steps to help small developers, homeowners and investors rebuild neighborhoods and create generational wealth.

Under Illinois law, the Treasurer’s Office is required to conduct a Scavenger Sale every two years, offering at auction the taxes on properties with three or more years of delinquent taxes. The Sale is scheduled to take place Feb. 14 – March 2.

How the Scavenger Sale works

A property’s unpaid taxes are sold for cash bids. The minimum bid is \$250.

The amounts bid typically are significantly less than the total amount of delinquent taxes and interest due. The highest bidder wins a lien on the property. If the current property owner does not redeem (pay) the delinquent taxes within a certain time period (typically 2 1/2 years for residential properties and six months for commercial properties and vacant lots), the tax buyer can petition the Circuit Court of Cook County for a deed to take ownership of the property.

Tax buyers do not pay delinquent taxes on a property. However, after the sale but prior to getting a deed, the buyer must pay whatever taxes went unpaid after the Scavenger Sale.

Bidder registration for the sale is underway now through Feb. 4.

What’s included in the Scavenger Sale

The 2022 Scavenger Sale includes 31,209 property index numbers, or PINs, with 14,598 of them in the City of Chicago and 16,611 in suburban Cook County. The unpaid taxes on those properties totals almost \$1.15 billion countywide, including \$254.9 million just in Chicago, and adds to the financial challenges many communities face.

More than half of the PINs are vacant lots and many are on the same block, creating opportunities for meaningful development. The list includes thousands of properties in Chicago and suburban Cook County that were originally offered at previous Scavenger Sales but were not sold.

What’s new for the 2022 Scavenger Sale

Changes to the 2022 Cook County Scavenger Sale are intended to remove potential barriers for bidders, increase transparency and make the Scavenger Sale more successful. The changes include:

- The list is now free. The Treasurer’s Office has removed the \$250 fee required to obtain a list of all Property Index Numbers (PINs) scheduled to be offered during

the sale.

- The list is downloadable. The entire list is available at cookcountytreasurer.com to view and/or download.
- There is a searchable map. A new interactive map will allow anyone to view all properties on the Sale list, see how many are in a certain community and block and learn the characteristics of each property to be offered.

Why the changes matter

A 2020 Treasurer’s Office study of seven Scavenger Sales conducted from 2007 to 2019 found the process, created in 1939 by the General Assembly, no longer is an effective tool in returning properties to productive use and the tax rolls. Out of 51,320 unique properties offered over 13 years at the Scavenger Sale, just 3,655 were purchased by private buyers.

“By making the list free, putting it online and making an easily searchable map, I hope we see more potential bidders intent on improving their communities. A vacant lot could become a side yard, helping a homeowner build generational wealth. A cluster of parcels could attract a local developer interested in adding new houses to a block,”

Maria Pappas said.

Pappas said her changes to the 2022 Scavenger Sale are incremental improvements that may increase the Sale’s success while her office formulates more improvements.

“By making the list free, putting it online and making an easily searchable map, I hope we see more potential bidders intent on improving their communities. A vacant lot could become a side yard, helping a homeowner build generational wealth. A cluster of parcels could attract a local developer interested in adding new houses to a block,” Pappas said.

How communities can benefit from the Scavenger Sale

One participant at several previous Scavenger Sales was Noble Development Associates, headed by Louis Williams and Yolanda Davis. With roots in the community, Williams and Davis decided to focus on the area near Garfield Blvd. and Shields Ave. in the northeast corner of Englewood.

Since winning bids, Noble has gone

What’s included in the Scavenger Sale	Number of PINs To Offer	Also Offered at the Last Scavenger Sale	Also Offered at the Last 2 Scavenger Sales	Also Offered at the Last 3 Scavenger Sales
ALL CLASSIFICATIONS				
COUNTYWIDE	31,209	20,382	13,728	11,730
CHICAGO	14,598	9,200	5,000	4,068
SUBURBS	16,611	11,182	8,728	7,662
RESIDENTIAL ONLY				
COUNTYWIDE	10,866	5,293	3,294	2,409
CHICAGO	3,798	1,603	836	519
SUBURBS	7,068	3,690	2,458	1,890
COMMERCIAL / INDUSTRIAL ONLY				
COUNTYWIDE	2,041	824	256	158
CHICAGO	550	222	47	24
SUBURBS	1,491	602	209	134
VACANT LOTS ONLY				
COUNTYWIDE	18,302	14,265	10,178	9,163
CHICAGO	10,250	7,375	4,117	3,525
SUBURBS	8,052	6,890	6,061	5,638

through the court process to obtain the deeds to dozens of vacant lots in the neighborhood. Now it plans to partner with developers to build homes. “We have a significant investment in the neighborhood,” Williams said.

Construction is expected to start this spring on a three-flat at 333 W. Garfield Blvd. that Noble has sold to developers and real estate agents Rich Aronson of Berkshire Hathaway Home Services Chicago and Greg Viti of Keller Williams ONEChicago Lincoln Park. They hope to sell it to a someone who will live in the building.

“The ultimate goal is the create ownership and generational wealth,” Aronson said. “We want to recreate the neighborhood.”

“Throughout Cook County, there are groups and individuals working hard to better the lives of the people around them,” Pappas added. “The Scavenger Sale can be an effective tool to obtain a deed to a property that no longer has delinquent taxes attached to it.”

For more information, visit cookcountytreasurer.com

Porch pirate escaped once

BY CWBCHICAGO

Lamont Ott, 27, was charged with burglarizing a River North convenience store in July 2020. According to court records, he went home on electronic monitoring [EM], stopped showing up for court two months later, and got re-arrested in Nov. 2020.

Prosecutors charged him with escape. And he went home on electronic monitoring again in January 2021. Both cases are still pending.

On Jan. 14, Chicago police were conducting surveillance on the 1000 block of N. Riverwalk on the Near North Side. Prosecutors said that a resident who recently reported several package thefts agreed to let cops put dummy packages on their porch to trap the thief.

Guess who allegedly walked up and stole the dummy packages?

When cops confronted Ott at the residence’s front gate, he allegedly threw the packages into the air and tried to run away. They caught him, and prosecutors charged him with felony theft and misdemeanor trespassing.

His criminal record includes adult felony convictions for possessing a stolen motor vehicle, theft, and burglary. Prosecutors said he was adjudicated delinquent as a juvenile for residential burglary and robbery.

Judge Maryam Ahmad ordered him held without bail for violating bond in his pending burglary and escape cases. She set bail in the new theft case at \$2,000. She also ordered him to go on EM again when he gets out.



MARIA PAPPAS
COOK COUNTY TREASURER

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Cabrini-Green: A history of broken promises

Transforming Chicago's most famous public housing complex will cost taxpayers \$2 billion. It also came with often-unkept promises of jobs, city contracts and homes for those forced from the neighborhood.

BY ALEJANDRA CANCINO
Better Government Assoc.

Part one of two

The residents of Cabrini-Green had reason to be skeptical.

For years, their calls for help had gone largely unheeded. The conditions in their publicly subsidized high-rise apartments had only grown worse over time, and they had the political misfortune to be Black and living in one of the most segregated cities in the nation.

So when former Mayor Richard M. Daley — under increasing pressure to stop the national headlines portraying their community as the model for the failures of public housing — sent prominent Black politicians and city officials to their community to front his billion-dollar transformation plan, residents turned out by the hundreds.

They gathered on a winter morning in 1997 inside a high school auditorium. Many brought their children. At the time, Cabrini-Green had been neglected for years by their landlord — the Chicago Housing Authority [CHA]. Once a sparkling beacon of hope for poor families, it had been allowed to deteriorate into a complex riddled with boarded up units, broken elevators and a litany of unmet maintenance needs.

Now, Daley and his lieutenants promised an altogether new direction for the prime real estate on the city's Near North Side: Tear it down and start over.

The promises reverberated over the public address system into an arena filled with doubters: Everyone who wanted to return to the rejuvenated area could do so; they would get their fair share of the billion-dollar economic pie; hundreds of coveted construction jobs would be theirs.

Fast-forward nearly a quarter century and the dilapidated high-rises are gone, replaced with a well groomed, freshly landscaped new neighborhood that includes an Apple store, a swanky river walk lined with boats and more



(L) A protest at a Cabrini-Green demolition site Nov. 6, 1995. (R) Mayor Richard M. Daley, right, describes his plan for rehabilitating the Cabrini-Green housing area during a news conference June 27, 1996. Cabrini resident leaders were noticeably absent from the dais.

Photo courtesy José M. Osorio/Chicago Tribune

than 3,500 mixed-income apartments — most of which the original Cabrini-Green tenants could never afford.

The total price tag to taxpayers has now more than doubled to \$2 billion on a plan — more than a decade behind schedule — that has transformed a Black neighborhood to a predominantly white one. By the time it's done, taxpayers will have spent more than \$500,000 for each of the more than 3,500 Cabrini-Green families the city kicked out.

A yearlong Better Government Association [BGA] examination of public records and dozens of interviews reveals decades of broken promises, unmet deadlines and a long record of neglect continuing even today.

Of the 2,500 construction jobs Daley promised to Cabrini-Green residents, the BGA found only 40 who actually got one. Of the nearly 4,000 homes already built or underway, only 48 are being built by a construction company owned by a former Cabrini-Green resident — the only Black-owned builder on the project, the BGA found.

And of the thousands of families who were promised they could return, more than 80% never did — some were disqualified, relocated or simply overwhelmed with bureaucracy. Many died waiting. Even today, 85 families who used to live in Cabrini-Green are still on decades-old waiting lists to move back.

City officials and the CHA ignored residents' demands, repeatedly reneged on promises, and tossed up so many barriers for many that their return became nearly impossible. Black-owned businesses that sprung up in the wake of the city's promises strug-

gled to survive with only a tiny fraction of the hundreds of millions that went to mostly white developers — many with the kind of political connections well known to hold sway at City Hall, the BGA found.

The CHA worked to arrange public subsidies for those connected developers. It bailed them out when they couldn't meet their debt obligations, extended missed deadlines, and defended daunting requirements for public housing residents to return, even after residents argued in court those requirements were humiliating.

From Black to white at Cabrini-Green

Census tracts over six decades show how Chicago transformed the area including the former public housing complex from a mostly Black neighborhood to a mostly white one. The transformation, an initiative led by Mayor Richard M. Daley, will come with a price tag to taxpayers of more than \$2 billion.

Mayor Lori Lightfoot, who inherited the decades-old rejuvenation, and her public housing chief, Tracey Scott, declined to be interviewed for this report. But through a spokeswoman, Scott said the redevelopment has "created economic growth and opportunities that have benefited all residents, including families living in subsidized housing," and the BGA's questions regarding the city's broken promises related to "decisions that were made many years ago."

Speaking at a July ribbon cutting for the latest apartment building at the Cabrini-Green site, Lightfoot acknowledged the city has more work to do.

"Since the first wrecking ball slammed into Cabrini-Green homes and towers two decades ago, a lot has changed," Lightfoot said. "But in some ways, some things have remained the same. Former Cabrini-Green residents are still grappling with the trauma of losing their homes and being forced to relocate elsewhere, in some instances, with very little time to do so."

"These broken promises have been a real tragedy," said Elizabeth Rosenthal, an attorney who represented Cabrini-Green residents until leaving Chicago in 2017. "There was a lack of respect, a lack of recognition of the communities that existed."

The raucous roll out

For the hundreds of activists and residents who turned up at the neighborhood high school that cold morning Feb. 22, 1997, to hear Daley's pitch, Cabrini-Green was not the community portrayed in the headlines. To them, it was home.

To them, it was a place where help with child care was just a door knock away, where summer cookouts were as common as pickup basketball games and where lifelong friendships were forged.

That's why they sued, arguing they had been locked out of the Daley administration's decision-making process and accusing the city of yet another in a long history of discriminating insults.

In a video of the 1997 meeting, Jesse White, then the Cook County recorder of deeds, and Ald. Walter Burnett, 27th, stood alongside city officials helping Daley sell his plan. Soon, dozens of people in the audience grew frustrated and began walking out.

Others raised their voices, and some were even arrested after a skirmish.

"If you all leave this meeting this morning, you're stupid," Burnett was quoted telling the crowd in newspaper accounts.

Both Burnett and White, now the Illinois secretary of state, declined to be interviewed for this report.

A longtime neighborhood leader rose toward the end of the meeting to sum up the crowd's

feelings:

"You all put the cart before the horse," said John Stevens, who fought alongside residents until his death a year later. "You should have come to this community to find out what we want — not bring something from the mayor's office on what you all want."

Carol Steele, a longtime Cabrini resident and advocate — and today one of the last elders trying to hold the CHA and the city accountable for the promises made to residents — was there that Saturday morning and recalled marching in and telling Daley officials, "You didn't include us in the plan."

"They had to bring us to the table," Steele told the BGA.

'Daley's Cabrini dream'

Cabrini's redevelopment was one element of Daley's plan to privatize Chicago's public housing portfolio throughout the city by demolishing high-rise buildings, reducing units by one-third to 25,000, and offering vouchers to low-income residents to use for private-market apartments scattered mostly throughout Chicago.

The new public housing units replacing the high-rises were to be built or rehabbed in "mixed income" communities, meant to break up concentrations of poverty by integrating low-income families with middle-class and wealthier ones.

"This Near North development plan seeks to build a community where children have safe places to play and learn and where working families at every income level can pursue the American dream of owning a home," Daley said at the 1996 news conference in which he announced what a headline by the Chicago Tribune dubbed "Daley's Cabrini dream."

Even though Cabrini-Green resident leaders didn't make Daley's guest list for the announcement, he said his plan "will be a community with access to good jobs and a clear path up the ladder of success."

Cabrini-Green residents fought back in court, demanding access to the subsidized apartments built in the area and to the bonanza of contracts fueled by the redevelopment. That 1996 lawsuit remains active today and is the basis of settlement agreements that are still in force between the city and former residents.

Still, the influx of wealth, re-

CABRINI see p. 13



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Local pols suddenly outraged over alleged murderers set free

Proposed new state law would only allow violent offenders out of jail without electronic monitoring

BY CWBCHICAGO

Most public officials up and down the North Lakefront now openly question Cook County's policy of releasing violent offenders back onto the streets, even those accused murderers and attempted murders.

It has been a slow learning process for many of them. At first, many denied there was a problem, and questioned the sudden concern. Then some suggested it wasn't as bad as everyone thinks. And now, finally, we're seeing most every city, state and county public official jumping in front of the massive parade that

is passing judgement on Cook County and City Hall, which is broadly failing in one of its main tasks: catching, arresting, charging, trying and jailing guilty criminal offenders.

Indeed many violent offenders today are being set free with no bail, or are being put on electronic monitoring [EM] - which is poorly supervised and essentially a free pass.

Now a rookie state legislator from the North Side has introduced a proposal [HB4468] that she says will prevent those defendants from being released on EM before trial. But it's not clear that her proposal will accomplish the goals she set out.

Rep. Margaret Croke [12th] wants attempted first-degree murder, reckless homicide, aggravated vehicular hijacking with a firearm or dangerous weapon, armed habitual crimi-

nal, and any offense that would require the defendant to register as a sex offender to be excluded from EM eligibility. Sen. Sara Feigenholtz [6th] said she would introduce similar legislation in the state senate.

"The uptick in violent crime is unsettling, safety is my top priority," said Croke, who has never sent this newspaper a press release, email, newsletter, or made one phone call to her only community newspaper asking for coverage of her "top-priority" position on this hot topic.

"I'm supportive of legislation to restrict those charged with egregious violent crimes from being released on electronic monitoring. It's a commonsense step in the right direction to help curb violence," she said on a twitter post.

Illinois already has a list of crimes that are "excluded" from



Rep. Margaret Croke

EM eligibility, including first-degree murder and criminal sexual assault, and her legislation would add more crimes to the list. But people can be placed on EM for reasons other than to await trial and the existing law specifically allows people accused of

"excluded" crimes to be placed on EM while on bond awaiting trial.

In other words, they're excluded from EM in some circumstances, but pretrial release is not one of them. Rep. Croke's proposed law would not change that, according to the state legislature's website.

Even if Croke's legislation succeeds in keeping defendants accused of serious crimes from being released on EM, her law would not prevent the same defendants from being released without electronic monitoring.

This reporter asked Croke, Feighholtz, and House Asst. Majority Leader Jaime Andrade [40th], a co-sponsor of the bill, how releasing defendants without EM is better for public safety than releasing them with it. None responded.

Distress grows in Chicago's hotel and office markets

Tired of waiting for recovery, owners look for buyers at any price

BY CONNIE KIM,
ROB URBAN AND
KEITH LARSEN
The Real Deal

Call it capitulation, with a capital C for Chicago. Owners of distressed hotels and office buildings, weary of waiting for a recovery, are taking what they can get.

"Landlords with a lot of vacancies are certainly starting to make that choice," said Lisa Davidson, a vice chairman at Savills. "There's such uncertainty that if they can get out, they want to. So they're putting it on the market now and cutting their losses."

Offices, even those with few employees coming to work, have held up better than some other parts of the real estate market thanks to leases that are typically 10 years. Yet even they've had casualties, including the biggest downtown office default, the 45-story Civic Opera House, 20 N. Wacker Dr.

Hardest hit have been hotels, as business and tourist travel remain mired at a fraction of pre-pandemic levels. That helps explain why the Kimpton Hotel Monaco is being sold for just \$36 million, 35% less than its appraised value when it last sold in 2013. Xenia Hotels & Resorts, a Florida real estate investment trust, sold the 191-key property for the equivalent of \$188,500 per room.

Some 51% of the city's hotels are at least 30 days delinquent



The Kimpton Chicago Hotel Monaco.

or in special servicing, a step toward resolving a debt, often by a sale. That puts the city sixth in the nation, according to Cred IQ, a firm that tracks commercial mortgage-backed debt. Portland, OR, is highest, at 58%, just ahead of Houston's 57%.

"Big conventions have not returned," said Laura Dietzel, a senior real estate analyst at RSM. "We definitely see that in terms of causing a slower recovery within the hospitality space within the central business district compared to other markets."

Chicago also ranked sixth nationwide in distressed office buildings. Almost 10% of commercial mortgage-backed securities on properties are delinquent or in special servicing, according to Cred IQ, behind St. Louis, Hartford, Cleveland, Houston and Orlando.

Opportunity with risk

Granted, one developer's woes can be an opportunity for others

— assuming they have an appetite for risk, an eye for a bargain and lots of patience.

Take veteran developer Michael Reschke, dubbed the Harry Houdini of Chicago real estate by Crain's Chicago for his almost magical ability to survive financial turmoil. He's taking on what may be his biggest gamble yet, buying the 17-story James. R. Thompson Center from the state for \$70 million and planning to update the building's offices and potentially even convert upper floors into a hotel.

"A lot of people have questioned whether I have a screw loose or something," Reschke told Crain's. Despite record vacancy rates, however, "it's a very rational — I think — well-thought-out project if you just study the project and what you're working with."

South Korea's Lotte Group, among the Asian nation's top five

conglomerates, was the buyer of the Kimpton Hotel. Lotte Hotels & Resorts will probably rebrand the 191-room hotel at 225 N. Wabash Ave., Crain's reported, citing unidentified people familiar with the matter. It's among 20 hotels the conglomerate plans to open across North America in the next five years.

Sales are usually a better outcome for owners than losing a property to foreclosure, even at deep discounts, though price isn't the only factor. The building's quality and location are key.

Older buildings

Office buildings at 300 W. Adams St., 20 N. Wacker Dr. and 175 W. Jackson Blvd. fell victim to a flight to quality, for example, said Joe Learner, another vice chairman at Savills.

"Those were buildings that were built in the early part of the 1900s in the West Loop, but they are older and less efficient," Learner said. "It's not as if there's anything wrong with these buildings. It's that there's a certain amount of demand chasing an enormous amount of supply."

A venture of Pennsylvania's Alliance HP, owner of a 254,000-square-foot building at 300 W. Adams St., transferred the leasehold interest to an entity managed by Morgan Stanley through a deed-in-lieu of foreclosure in November. New York investment firm 601W was hit with a \$195 million foreclosure suit in October after failing to make monthly

loan payments since May on the Civic Opera House at 20 North Wacker Drive.

The building at 175 W. Jackson Blvd., home to financial firms and the Chicago office of the U.S. Securities and Exchange Commission, faces "imminent default" as it struggles to stay current on debt payments. Brookfield Asset Management has \$258.6 million of debt on the property in two commercial mortgage-backed securities. The loan was transferred in November to LNR Partners, the special servicer in charge of overseeing a workout.

And location isn't just a cliché

DISTRESS see p. 15

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Men raided North Face stores, sold stolen coats inside a Subway Restaurant

An 18-year-old man and an accomplice raided stores on the Magnificent Mile and in Wicker Park to steal over \$10,000 in merchandise that they sold on a table inside a Subway restaurant in Auburn Gresham, prosecutors said.

Semaj Bryant, 18, and his unnamed accomplice were arrested when they walked into the restaurant with a bag of freshly-stolen merchandise as Chicago police detectives were in the store retrieving video footage of their previous sales efforts, Assistant State's Attorney Loukas Kalliantasis said.

"Why in the world that Subway allows you to come back there each and every time to resell it, I don't know," a flummoxed Judge Charles Beach told Bryant during a bail hearing Jan. 12.

Bryant and his partner entered The North Face, 875 N. Michigan, around 5:30 p.m. Dec. 10, 2021, and headed toward the exits with armloads of winter coats.

A store security officer tried to stop the men by blocking the revolving door, but they shoved the guard and dragged him as he tried to hold onto the store's merchandise, according to Kalliantasis. The duo escaped with \$4,992 worth of coats in a Honda Accord — but not before a witness made a note of the car's license plate number.

Later the same evening, Chicago police saw the Honda parked outside a Subway restaurant at 7908 S. Halsted. The cops interviewed Bryant and his partner, who had "multiple coats," Kalliantasis said, but the men were not arrested.

Two days later, Bryant and his accomplice stole \$3,080 worth of coats from The North Face in Wicker Park, Kalliantasis alleged. CPD surveillance video showed them arriving at the same Subway restaurant in their Honda Accord and removing garbage bags from the vehicle, Kalliantasis said. Video from inside the restaurant allegedly shows them dumping jackets and coats onto a table.

Then, on Dec. 21, the pair entered a Sephora store, stuffed \$2,493 worth of cologne into a black garbage bag, and walked out, Kalliantasis continued. Once again, they allegedly drove to the Subway restaurant and walked in with the cologne and bags of North Face coats.

Both men noisily unloaded their goods onto the restaurant table, which attracted the attention of Chicago police investigators who were pulling surveillance video of their previous visits from the store's security system, Kalliantasis said. The cops arrested them.

Bryant allegedly told police that a friend recruited him to steal jackets and sell them. He admitted to selling The North Face coats for \$200 or less and keeping a percentage, Kalliantasis said.

It's not clear why charges were not filed until today and no charges were announced against the Bryant's alleged accomplice. However,

prosecutors did charge Bryant with operating a continuing financial crime enterprise and three counts of retail theft. He received juvenile probation for robbery in 2018, Kalliantasis said.

Beach, calculating that Bryant is charged with stealing \$10,565 worth of merchandise, set bail at \$100,000. Bryant must post a \$10,000 deposit to get out of jail.

The judge highlighted that number for Bryant, saying it is "roughly equal to what you've stolen."

The arrest of Bryant is not the end of The North Face store's problems. Hours before he appeared in bond court Wednesday, two men broke into the retailer's Wicker Park location and made off with armloads of coats around 3:53 a.m., according to police and witnesses.

The burglars, who traveled in a red Dodge SUV, are suspected of burglarizing three liquor stores Dec. 12, too: on the 1900 block of W. Fullerton at 3:20 a.m.; the 4900 block of N. Damen at 3:40 a.m.; and the 1100 block of W. Taylor at 4:40 a.m. Cash registers and liquor were taken from the stores. According to a witness, the crew also tried to break into 1000 Liquors, 1000 W. Belmont, around 2:48 a.m., but they were not successful.

Police investigators now suspect that a group of men who have been breaking into mom and pop convenience stores and liquor stores across the North Side for months is also involved in high-end retail burglaries, including two recent break-ins at Burberry, 633 N. Michigan.

The crew is known to carry guns and even fired shots at a man who stopped to watch what they were doing in Edgewater last month.

A group of men pushed a security guard during a raid at Prada, 30 E. Oak, around 2:30 p.m. Jan. 12, according to a police report. The guard suffered a wrist injury when they threw him to the ground. Witnesses said four or five offenders fled the scene in two cars with the luxury retailer's merchandise. Prada was also hit in a two-man raid on Dec. 22.

Woman charged with shooting man in the Loop; man charged with having pot in his waistband

Prosecutors said that a Wisconsin woman who traveled to Chicago to celebrate her birthday with her child's father wound up shooting the man during a confrontation on a Loop street corner Jan. 9. And the victim, who is on parole for his third gun conviction, was not only shot, he also ended up being charged with a felony after cops allegedly found \$900 worth of pot tucked into his waistband.



Terry Traylor

Terry Traylor, 42, and Marcus Wilson, 29, argued in their hotel lobby around 4:45 a.m., and it turned physical, Assistant State's Attorney William Lacy said during Traylor's bail hearing Jan. 11. Two hotel workers saw the couple leave with their infant child, and Lacy said Traylor had blood on her face. The hotel's desk clerk called 911.

Wilson followed Traylor as she carried the baby to her vehicle at 72 S. Franklin and Traylor blocked Wilson from getting into the car, Lacy said. Wilson allegedly hit Traylor with his hand and kicked her.

That's when Traylor backed up and shot Wilson in the leg as a CPD surveillance camera recorded the incident, Lacy said. Wilson fell to the ground, got up, and hopped back to the hotel on one foot. Traylor drove a short distance and ditched a bloody gun in a trash can, according to Lacy. Police

later recovered the weapon.

Meanwhile, Chicago police officers applied a tourniquet to slow Wilson's blood loss, but they also noticed a suspicious bulge in his waistline, Lacy said. The officers allegedly found two packages containing 900 grams of pot tucked into his pants.

Wilson was reportedly uncooperative with police and did not want to pursue charges. Traylor told police she couldn't remember how Wilson got shot and she denied having a gun, but she did admit to disposing of a pistol that someone let in her vehicle, Lacy alleged.

Prosecutors charged Traylor with aggravated discharge of a firearm. Judge Susana Ortiz set bail at \$100,000. She said Traylor could return home to Milwaukee after posting a 10% bail deposit.

Traylor has four children and is a single mother who works as a waitress. She pointed out that Traylor suffered a head injury during the incident and could have an affirmative defense.

Wilson is currently on parole after serving half of an eight-year sentence he received for being a felon in possession of a firearm in 2016. He was also convicted of being a felon in possession of a firearm in 2013 and 2012. He received three-year sentences in both of those cases. He was convicted of burglary in 2010 and received a five-year term.

Ortiz released him on his own recognizance.

Man found carrying two guns and a box of ammo while cruising the Mag Mile

Cops who stopped Donrell Radcliffe for a traffic violation along the Magnificent Mile became curious when they allegedly saw a box of ammunition in his driver's door panel. That's when Radcliffe admitted that he was carrying not one but two loaded handguns in his jacket, too, prosecutors said.

It happened at 7:11 p.m. Jan. 8 on Superior St., just west of Michigan Ave., according to Assistant State's Attorney Joseph Mahoney.

Cops opened Radcliffe's driver's door so they could see and hear him, Mahoney said, explaining that the car's windows were heavily tinted. As the officers did that, they allegedly saw that box of ammo in the door storage area.

The curious officers asked Radcliffe, 21, about the ammunition. He freely stated that he had a gun in his jacket and began reaching for the weapon, Mahoney said. The cops ordered him not to move, and they recovered a loaded handgun with an extended magazine from his coat pocket.

That's when Radcliffe allegedly told them that he had another gun in his other jacket pocket, too. Cops pulled a loaded 9-mm handgun from that pocket.

Radcliffe is licensed to own firearms, but he does not have a concealed carry license, according to Mahoney.

A public defender said Radcliffe has no criminal background and works as a cook and cashier at Popeyes.

"Not one but two firearms. Loaded. One with an extended magazine in a car with heavily tinted windows," Judge Maryam Ahmad said, recounting the state's allegations. "When the court hears facts like this, it raises questions about public safety."

She set Radcliffe's bail at \$6,000 and ordered him to surrender his Firearm Owner's ID card. Radcliffe went home by posting a \$600 deposit.

Robbers shoot witness in Edgewater

Two armed robbers shot a 60-year-old man who yelled at them as they robbed a woman in Edgewater Jan. 13, police said. The shooting unfolded three weeks after a North Side alderman encouraged her constituents to intervene in robberies while blowing whistles.

The robbery victim, 34, told police that two young males grabbed her from behind, and one held her while the other took her purse just after 10 p.m. on the 5900 block of N. Glenwood, according to a CPD report.

A man who saw the robbery unfolding yelled at the perpetrators, and one of them fired a shot, striking him in the left leg, police said. The shooting victim was taken to St. Francis Hospital in fair condition, but the woman was not injured.

According to witnesses, the suspects, two Black males who appeared 15- or 16-years-old, headed east after the robbery and shooting.

Last month, Ald. Michele Smith [43rd] encouraged residents of her ward to carry whistles that they could use to disrupt street robberies.

"The WhistleStop program follows these rules," Smith wrote in her Dec. 22 email. "If you find yourself in a suspicious situation or witness a crime, blow your whistle. If you hear a whistle, call the police, then move toward the source while blowing your own whistle."

"It allows people to come to the victim's aid, forces the offender to flee, and helps the police pinpoint the location of the crime," Smith claimed.

Five stabbed in three separate incidents at Loop CTA stations

Chicago police are investigating after five people were stabbed in three separate incidents at CTA train stations in the Loop between Jan. 13 and 14.

The first three victims were stabbed during a robbery on the Jackson Red Line CTA platform around 9:14 p.m. Thursday, police said.

Two offenders ordered a 29-year-old man to surrender his backpack at knifepoint. He complied but suffered a stab wound to the back of his ear during the hold-up. An ambulance took him to Northwestern Memorial Hospital in fair condition.

Police said the offenders cut two other men while fleeing the scene: A 30-year-old man was taken to Northwestern with a stab wound to his head, and a 32-year-old man, who was found at the Roosevelt CTA station, declined medical attention, according to a CPD report.

The offenders may have escaped by running through the pedway tunnel that leads to the Blue Line. An officer described them as two thin Black males who stand about 6' tall. One wore gray skinny jeans with a long black coat and blue gloves, while the other wore colorful gym shoes, yellow sweatpants, a black coat, and a white and black camouflage hoodie.

Later, a 29-year-old man suffered multiple stab wounds throughout his body on the Washington Blue Line CTA platform. Police said he got involved in an argument with a man who pulled out a pair of scissors and began stabbing him around 3:34 a.m. Jan. 14.

Officers who arrived at the scene said the victim appeared to be stabbed over a dozen times on both arms, his back, and his hands. EMS took him to Northwestern in fair condition.

Police searched the area for a suspect described as a Black male who stands about 5'-6" tall wearing a black hat with a brown leather coat.

Most recently, police responded to a person on the 100 block of N. Michi-

gan Ave. According to preliminary information, a man who is about 30-years-old told police someone stabbed him in the back as he was entering a nearby Brown Line CTA station. A CPD spokesperson said the police report was not finalized, and they could not yet access the case information.

EMS transported the victim to Northwestern.

CWBChicago reported last month that, while ridership on the CTA's train system remains significantly lower than during the pre-COVID era, city statistics show that robberies and violent attacks on the L system from downtown to the North Side are at their highest point in at least ten years.

Surprisingly, robbery reports were up significantly in 2021 even when compared to many pre-COVID years when ridership was strong, we reported. Muggings on the famed train system were up more than 100% compared to pre-COVID era lows in 2015 and 2014 as of December.

Uptown smoke shop owner foiled apparent shoplifting raid

The owner of an Uptown smoke shop thinks he foiled an attempted shoplifting raid on his store Jan. 14, and the video he shared with this reporter sure looks like he's right.

Unfortunately, another smoke shop near the Belmont Red Line was not as lucky this weekend. They lost an estimated \$5,000 to a shoplifting raid around 3 p.m. Jan. 15, according to a CPD report.

Abdul Bari was running his Uptown store, 7 Heaven Smoke Shop, 4077 N. Broadway, around 7:30 p.m. when four men tried to walk in the front door.

Surveillance video shows they climbed out of a white Jeep about a half-block down and then walked to his store.

"Fortunately, my door was locked, and I allowed only one guy inside and stopped other guys," Bari said Saturday.

As Bari was handling the door, the one guy he allowed inside removed a duffel bag from under his coat and opened it wide, apparently preparing to make an extremely large purchase. Or worse.

Just as the lonely shopper finished opening the duffel, he realized that Bari hadn't allowed his companions into the store. So he hid the bag behind his back and waddled over to Bari.

"He tried to push me and tried to open the door and let other guys in," Bari recalled.

His surveillance video shows another man made it into the store with the first shopper, but the two decided to run out and jump into the Jeep, which pulled up at just the right time.

"I went out, started shouting for help, and seeing this, they all got in the Jeep and fled the scene."

North Side woman reports being carjacked twice last week

Police are investigating after a North Side woman reported being carjacked Jan. 15 for the second time in three days. Other carjackings were reported in Edgewater and Wicker Park this weekend.

Around 8:15 p.m., a 39-year-old woman told police she was inside her car as it was filling with gas at a service station on the 5100 block of N. Broadway when three men ordered her out of the vehicle at gunpoint, according to a CPD spokesperson.

The woman said she complied and the offenders drove away with

Days after \$1 million smash-and-grab, Lightfoot walked out of meeting with “idiot” luxury car dealer — then a city inspector showed up with a ticket book

BY CWBCHICAGO

It's almost cliché. If a business owner angers Chicago City Hall, they can expect to be visited by one of the city's enthusiastic ticket-writing ordinance enforcers. But that doesn't really happen ... Right?

After two men smashed a display case in Joe Perillo's Gold Coast Exotic Motor Cars showroom and escaped with over \$1 million in luxury watches on Dec. 11, 2021, the well-known car dealer appeared on local and national TV news programs, demanding that the city and county take immediate steps to curb crime.

“It's only a fool who keeps doing things the same way and expects different results. If the Mayor and Kim Foxx don't do anything to get control of this, it's not going to get better. It's going to get worse,” Perillo told CBS2.

“If they don't do anything about this, they're going to lose a lot of businesses. They lost Macy's. They're losing Neiman Marcus.

They may lose this store,” he said in another interview.

Perillo got Lightfoot's attention.

“It's only a fool who keeps doing things the same way and expects different results. If the Mayor and Kim Foxx don't do anything to get control of this, it's not going to get better. It's going to get worse,” Joe Perillo told CBS2.

Days after the smash-and-grab, Lightfoot walked in to Perillo's showroom at 834 N. Rush St., where Rolls-Royce, Lamborghini, and Bentley models are on display. She wasn't there to buy.

Instead, she met with Perillo and, according to two sources familiar with the conversation, it did not go well. One source said that the famously abrasive mayor “got into a fight and walked out.”

The second source confirmed the conversation soured and said Lightfoot called Perillo an “idiot” as she headed for the door.

Efforts to contact Perillo were unsuccessful. Messages to his dealership were not answered.

A mayor's office spokesperson confirmed that Lightfoot met with Perillo but declined to provide details about the conversation, citing privacy expectations.

“The Mayor routinely meets with victims of crime and reached out to Mr. Perillo which resulted in a meeting. The Mayor offered to work with him to address safety and security matters at any of his dealership locations,” the spokesperson said.

A day or two after Lightfoot walked out, Perillo's dealership received another visitor from the city: an inspector from the Dept. of Business Affairs and Consumer Protection [BACP]. She brought her ticket book.

Lightfoot's spokesperson said the inspector was following up on an anonymous complaint that the

city received on Dec. 15 about a public health violation at the dealership.

“It was unrelated to the mayor's meeting with Mr. Perillo,” the spokesperson said.

In fact, this reporter has learned, the city inspector slapped Perillo's dealership with four tickets for six violations during her visit shortly after 2 p.m. on December 17. Only one ticket and two of the alleged violations are health-related.

The inspector allegedly saw three employees and one customer not wearing COVID masks inside the dealership. She issued a ticket for two violations: failing to comply with the commissioner of health's mask order and failing to comply with BACP's order to

comply with the commissioner of health's mask order.

Perillo received another ticket for “storing, receiving, possessing, selling nineteen bottles of liquor. One whiskey, champagnes, wine, etc” The fourth ticket alleges two violations: failure to display an incidental consumption liquor license and failure to have a required liquor license.

The inspector wrote a fourth ticket for “interfering with or obstructing the commissioner's designee in the performance of duties.” According to the citation, the inspector announced an inspection at the dealership's front desk, and the attendant presented her with the business' licenses. When she asked for the man's personal identification or the ID of any of the company's representatives, he walked away, the inspector wrote.

On November 1, city records show, Perillo's dealership received a ticket for “allowing employees and/or customers in an indoor setting without face masks.” In July 2020, it was cited for disobeying social distancing and masking requirements, according to BACP records.



Mayor Lori Lightfoot

More felony charges than birthday candles

An Ulta Beauty crime ring organizer is busted, and he's only 15

Prosecutors have filed 21 felony charges against the operator of a financial crime enterprise that was fueled by reselling colognes and cosmetics stolen in brazen shoplifting raids on Ulta Beauty stores across the city, according to a source and CPD press statement.

He's only 15-years-old.

But less than nine hours after police announced the major arrest, another shoplifting crew raided Ulta's location near the North-Clybourn corridor, suggesting there is much more work for investigators to do.

The teen was arrested Jan. 13 after a long-term investigation by Chicago police, according to CPD's statement. Detectives linked the boy to 10 raids on Ulta stores across the city between

Aug. 27 and Oct. 24. The department did not mention Ulta by name.

He and his crew raided Ulta stores from Lakeview to Lincoln Park to the Magnificent Mile to Archer Heights, according to CPD's list of incidents. He then sold the stolen products, primarily fragrances, at discount prices.

During the height of the boy's activities in Sept. 2021, an Ulta shopper captured and released video of a theft crew loading garbage bags with merchandise at an Ulta store in Norridge.

Prosecutors charged the boy with felony operation of a continuing financial crimes enterprise, 10 counts of felony burglary, and 10 counts of retail theft. No further information about him or his background is available because

he is a juvenile.

Around 7:40 p.m. Jan. 14, a three-woman shoplifting team stole bags of merchandise from the Ulta at 1000 W. North Ave. in Lincoln Park, according to a CPD report. Like many Ulta locations, the store has been hit repeatedly over the past two years.

On Jan. 8, a man and three women stole more than \$5,000 worth of fragrances from the Ulta store at 2754 N. Clybourn. That store has also been a popular target.

Earlier this week, prosecutors said an 18-year-old man and an accomplice raided North Face and Sephora stores, then sold the stolen merchandise on a table inside a Subway restaurant in Auburn Gresham.

Semaj Bryant and his unnamed

accomplice were arrested when they walked into the restaurant with a bag of freshly-stolen merchandise as Chicago police detectives were in the store retrieving video footage of their previous sales efforts, Assistant State's Attorney Loukas Kalliantasis said.

The arrest of Bryant is not the end of The North Face store's problems, either. Hours before he appeared in bond court Jan. 12, two men broke into the retailer's Wicker Park location and made off with armloads of coats around 3:53 a.m., according to police and witnesses.

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POLICE BEAT from p. 8

her 2005 Acura sedan.

Officers at the scene said the gas station has surveillance cameras, but the attendant didn't have authority to access the footage.

The same woman reported being carjacked at gunpoint of the same car Jan. 12, according to a separate CPD report.

In that case, she said she was sitting in her car in front of her home on the 5400 block of N. Winthrop when three men walked up and pointed a gun at her around 4:45 a.m. Two of the men dragged her out of the car and they all jumped into the vehicle and drove away, the woman reported.

Police returned the car to her later the same day, but a CPD spokesperson said no arrests were made.

Among other carjackings reported this weekend:

• A 22-year-old woman was robbed and carjacked at gunpoint on the 6300 block of N. Magnolia in Edgewater

around 10:55 p.m. Jan. 15. Video from a nearby apartment building reportedly shows the offender confronting the victim and driving away with their 2006 Buick, which bears Michigan license plates.

• In Wicker Park, two hijackers displayed handguns and took a man's Cadillac SUV from behind the victim's home on the 2300 block of W. Wabansia around 5:15 p.m. Jan. 14. The victim told police that he saw a silver car travel slowly down the alley before the men approached him and he suspected the vehicle was involved. A CPD report describes the suspects as two Black males wearing black hoodies, winter caps, and jeans.

Newborn found dead outside Near North firehouse

Chicago police and the Cook County medical examiner are investigating after a newborn baby was found dead outside a Near North Side firehouse on Jan. 15.

A CPD spokesperson said the baby

boy was discovered inside a duffel bag outside the fire station at 1044 N. Orleans around 5 a.m., but the officer did not say who found the infant. The baby was pronounced dead at the scene.

Temperatures were in the low- to mid-20s at the time.

Illinois state law allows parents or persons they designate to deliver children that they cannot or do not want to care for to firehouses, police stations, hospitals, and other designated locations within 30 days of birth. The adults are not required to answer any questions and are immune from prosecution.

Some 131 newborns had been given up safely since the law took effect in 2001, but another 83 were abandoned illegally, and 52% of them died.

— Compiled by CWBChicago.com

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METH LAB from p. 1

what was wrong with me or why I continued to get worse. I became deathly sick over the past year and was constantly spitting up blood, choking all night long on my own mucus and experiencing electrical shock pains to my heart.

I developed fatty tumors on various parts of my body and nobody could explain them. It was as if all the moisture was sucked out of my body as my skin became dry and crusty and my sheets looked like they were covered with snow. Even bananas would not ripen in the apartment, they would simply dry up and then burn my constantly sore tongue. My teeth were crumbling and I was swiftly losing cartilage throughout my body.

My doctor was watching me for lung cancer and eventually determined that was not the case, yet still had no idea what was wrong with me.

Due to a variety of factors, I experienced a great deal of trauma over the last two years. I learned to accept the trauma because we were in the middle of a pandemic and I imagined, “what if the next apartment was worse?”

Then I had a stark realization. Smoke alarms had been chirping for years in apartments that were apparently rented, but no one seemed to live in. There were few signs of life in them, other than dogs barking. I repeatedly complained to the landlord who would have the maintenance man put a note on the door of said apartments, as opposed to going inside to remedy the problem. The sheer number of times this happened was startling.

I quickly realized that the series of very distinct noises I listened to every night was actually a drug cook. I knew the day it was created, because I would find a text to my landlord informing him of the day’s work.

It was undeniable at this point and I was petrified.

Through the thin floors I listened to countless loud conversations of drug deals being made as well.

At 12:30 a.m. July 13, I called 911 for the firemen because the fire alarm in my bedroom was now chirping incessantly. I felt instant and immediate danger at this point.

I was terrified. I wanted to write the firemen a note, telling them there were drugs cooking only several feet away from my smoke alarm. I desperately needed help to get out of there. I was afraid the building would explode from the drug cooking, and I would die in a fire. I realized this was why the tenant smoked outside as he paced up and down the stairs, screaming into his cell phone. I suppose he thought nobody was actually hearing what he said, but he was wrong.

Due to my disability, I could not walk down the stairs and when I simply had to go to the doctor, I would need the firemen to carry me down in a chair and then carry me back up again.

The same tenant either rented or was connected to the renter of the very large 3 bedroom apartment directly across the hall from them, as they went in and out of it

INSIDE PUBLICATIONS

frequently.

Several friends had advised me to call 911, but how do you do that when you are living in a building alone with crime going on around you and your legs will not carry you down the stairs in the event of an emergency?

Not to mention, paper-thin walls meant the drug dealers would hear every word of the conversation. What would they do to me?

I called every city agency possible and was even hung up on by the Crime Victim’s Hotline. I was also hung up on by Gov. Pritzker’s office, and just a few days later came across a news conference on Facebook with him signing a new law about hair style discrimination. While this is something I support, I wondered why my very serious issue was not important to him as well?

I didn’t have anywhere to go other than a nursing home, because a shelter would not be able to accommodate my needs and people in nursing homes were dying in droves. I was trapped.

Now that the fumes had reached my bedroom, I knew I had to leave. I made the decision to leave there on Aug. 6 because it was the day my mother died. I didn’t want history to repeat itself.

My disability assistant packed up a few things, and I went to a hotel downtown, which I had rented for a week. It’s difficult to find an ADA hotel and this was no exception. I didn’t know where I was going to go when the week ended, but I knew it would not be back to that building.

The next day, I called my editor, who is often my rock. He told me I had to call the police and I told him no, I was terrified. He insisted over and over that I call the police and I kept telling him no. He told me to call the DEA or the FBI and I told him I didn’t have their phone number. Of course, he emailed them to me. He thinks he’s funny. I told him I would think about it and to give me a day.

The next day I called the local police precinct and asked for the commander. I was transferred to Sgt. Gomez. I told him what was happening and that drugs were being produced upstairs, and I could prove it. I gave him all the details and even offered him the keys to my apartment for surveillance. He gave me his cell phone number and I texted him every last detail I could think of, as well as screenshots of messages to my landlord to verify what I told him and then some.

The next person I told was my doctor, who is amazing. He has been closely following my health.

After a few days I called the FBI and the DEA, neither of which responded. When I finally did get a DEA agent on the phone, he did nothing. I offered him the keys to my apartment for surveillance as well. He too wasn’t interested.

As the week went on, I knew I had to find somewhere to go, but I barely had any money. I had started a Go Fund Me a few months prior, as I was trying to relocate

my charity of 20 years to California, where we had also been working. I was so sick at that time that I actually thought I might be dying.

I had no idea what was wrong with me, nor did anybody else, not even the Mayo Clinic.

Friends helped and I received some donations, which in turn would help me to find another place to stay temporarily.

My ultimate goal was to find a new apartment, but it was difficult. I was deathly sick and couldn’t walk, so I needed to do that on the phone. I also made the decision to be honest with prospective landlords, which made it that much more difficult.

Within three days of leaving the apartment, my tongue stopped bleeding and I stopped choking all night in my sleep. I had sores in my mouth and nose for years, but suddenly they started to go away as well. The constant and severe vice grip muscle pain began to subside.

At the same time, my hands, fingers and toes became clenched and my body constricted, as if I was going through some type of withdrawal. I had neurological problems as well, could not look in a mirror and could not sit up without getting a pounding headache.

That’s when it all finally dawned on me. The apartment was killing me by virtue of breathing in the poison of drugs cooking 24/7 for many years in a row.

I researched the symptoms of somebody in my position, including law enforcement working heavily in the drug field, and I would begin to read about everything that I was suffering from. It was startling, and I knew I could never go back there.

I found an Airbnb in the neighborhood and the owner was very kind to me. He helped my assistant and a sweet Uber driver named Omar carry me down the stairs in my wheelchair. I am certain he knew how sick I was and was perhaps a little afraid, but he understood what I was going through and he helped me a lot.

After the first week there, I was getting frantic. I had expected the police would actually do something which would end all of this, but they did nothing. Sgt Gomez now would neither take nor return my calls.

I called every city agency possible and was even hung up on by the Crime Victim’s Hotline. I was also hung up on by Gov. Pritzker’s office, and just a few days later came across a news conference on Facebook with him signing a new law about hair style discrimination.

While this is something I support, I wondered why my very serious issue was not important to him as well?

I called Ald. Rosanna Rodriguez [33rd], and U.S. Rep. Mike Quigley [5th]. Neither did anything to help me. Then I watched Quigley eat hot dogs, drink beer at festivals and visit senior citizens for the next few weeks on

Facebook. Good job Mike, way to serve the people!

I called the EPA and at first thought they would help and then nothing. I contacted several reporters who listened to my story and did nothing. I told my story so many times, I lost my voice.

Over the the next two months, I would travel to four different places and spend a fortune on rent for them. I continued to call agencies who could not or would not help me. For some reason, I decided to call the Old Irving Park food pantry. I spoke with the Director of social work who was extremely kind and helpful.

I was starting to give up hope and felt like I was the criminal, as I ran from place to place, like a nightmare that would not end.

Then a realtor finally found me an accessible apartment and I received an approval, but by this time my bank account was down to \$14. A dear friend would step in and give me the money to rent the apartment and buy necessities. I started out with a bed and some sheets/towels and a few pieces of disability equipment and since then have furnished the bedroom very comfortably.

It has become my own personal rehabilitation center.

My new personal assistant is still with me. I now believe that she saved my life. I am so grateful to all who have helped me, because I could not have done this alone.

Just after moving in here, I made the decision to continue my charity’s 20 year tradition of answering letters to Santa from underprivileged children throughout Chicago. I am proud to say that my wonderful donors answered 5000 letters and it was truly medicine to me.

My health has improved greatly since leaving that apartment, but I know I still have a long way to go. I am awaiting a new wheelchair and saving for other things I need to help me become more mobile.

After being stuck in a drug cooking apartment for 4 years straight, I am desperate to experience life again.

I am also fearful telling my story, but I could not live with myself if I didn’t.

I worry about the innocent people who may now live in that building, as well as the school and nursing home directly across the street from it. It is truly a danger to the neighborhood and somebody must take me seriously.

Publishing this story was not taken lightly.

I want to find someone who is not afraid and will actually help me shut it down. The building is poisoned and will put many people at risk in the future unless properly remediated, if that’s even possible. The building was sold “as is” to my former landlord, and I can’t help but wonder if it was used for similar activities in the past.

I left most of my furniture behind because I know it’s contaminated, and dangerous to me and others.

I donated all my clothing to a nursing home, as I am relatively sure the poison can be washed out

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New retail pop-up on Mag Mile: The Plastic Bag Store

Artist Robin Frohardt's acclaimed interactive installation "The Plastic Bag Store" will debut today - and remain open - on the Magnificent Mile through Jan. 30, serving as an anchor attraction throughout the 4th Chicago International Puppet Theater Festival.

The exhibit is up now at

The Wrigley Building, 410 N. Michigan Ave., North Tower, street level storefront right next to Walgreens.

Shoppers will be greeted by rotisserie chickens, cupcakes, sushi and popular products such as Yucky Shards cereal and Bagorade sports drink, all handcrafted from discarded,

single-use plastics.

During store hours, it's free to stop in and marvel at aisles of merchandise of perplexingly permanent, plastic proportions. Or, purchase a ticket to timed screenings of Frohardt's companion puppet film featuring puppetry, shadow play, and handmade sets that tell a tender and darkly

funny story about the environmental perils and problems of single-use plastic.

Opening Thursday, the new store is part of the Festival that will be presenting over 100 performances of more than 20 national and local shows and events at venues around the city.

Lunar New Year gala to honor Tanimura and Handwerk

Michael Tanimura and Taka Handwerk will represent the Japanese American community at the Asian American Coalition of Chicago's 39th Annual Lunar New Year Celebration on Saturday, March 12.

Tanimura will receive the Community Service Award for his many years of work with the Japanese American Service Committee, Tohkon Judo Academy, and the US-Japan Council. He



Michael Tanimura

curated the "Art in Incarceration" online exhibit that accompanied Northeastern Illinois University's commemoration of the 40th anniversary of the hearings on Japanese American redress. Tanimura is also the chair of the annual Chicago Japanese Community Picnic.

Handwerk, a student at Lake View High School, will receive the Youth Who Excels award. An active member of Ravenswood



Taka Handwerk

Fellowship United Methodist Church, Taka is recognized for his record of volunteering at Shedd Aquarium and The Anti Cruelty Society. He looks forward to studying marine biology at the college level in the future.

Hosted by the Malaysian American Community, the 39th Annual Lunar New Year Celebration will be held on March 12.

For information on how to attend the Lunar New Year Celebration contact Tonko Doi at tonkodoi1@gmail.com or call 773/960-8732.

BOOK from p. 3

and step back and not mess up.

"I'm hopeful people will do the opposite -- step forward and simply say hello... a simple hello, and what's your name," she said. "Not push the idea of friendship, but think of ways you could involve them. Elsa is the most unthreatening person there is," Anitra said. "To see them so uncomfortable really makes me sad. Things are getting better in this regard."

Elsa, she said, has been invited to a couple of birthday parties. There's also an inclusion program at the family's church. Hopefully, minds will open slowly but surely.

"Any opportunity for inclusion is really cool," said Anitra. "Any time there's a community event it would be great if people thought about how it can be enjoyable for everyone."

You can find "Dancing with Daddy," at Amazon, Barnes & Noble, and Target (Anitra dreams of being on the store's Empathy and Inclusion shelf). Her next picture book, "Willow & Bunny," is coming out in November.

As I told Anitra when we spoke on the phone, I'm so proud of her, not only for writing an awesome book that teaches us all a little something, but also for spreading inclusion awareness. Beautiful inside and out, she's the perfect person for the job.

Er, what's up Doc?... well, what's up with the fabulous Dr. Ian K. Smith is that his New York Times bestselling novel, "The Unspoken," is being made into a TV series that will be streamed and network broadcast, and, shot right here in Chicago.

The series, to be called "Cayne," is a drama based on Dr. Smith's fictional character Ashe Cayne, a former Chicago detective turned private eye who's seeking justice for a police cover-up involving the death of a young Black man.

Dr. Smith said he only had one stipulation: That the show be filmed here in Chicago.

"I'm excited because this novel is Chicago," said Dr. Smith, who has authored more than 20 books and served two terms on the President's Council for Fitness, Sports, and Nutrition under President Barack Obama, among the many other notable things he's done. "It's not network polished... I see Chicago as an amazing city because all of what it has good and bad. I want to create a show honest to the city. I want to take people into all the neighborhoods and show them the grit and vio-



Dr. Ian K. Smith.

Photo by T. Smith

lence along with wealthy enclaves," he said. "This city is such a mixture, a potpourri of good and bad."

Chicago's skyline set against the lake is one of the most beautiful vistas anywhere, and our diversity, with all the various ethnic neighborhoods throughout, is hard to beat. The pilot is in the process of being completed, and multiple episodes, multiple seasons, will all be created in Chicago.

With a screenplay written by Rosewood screenwriter Gregory Poirier -- who will executive produce along with Dr. Smith's well-heeled friends Michael Strahan and SMAC Entertainment's

Constance Schwartz-Morini -- this show is sure to be a hit.

"It's fun when you can do business with friends and have fun doing it," said Dr. Smith, whose second Ashe Cayne novel, "Wolf Point," was recently released.

He then proceeded to invite me to the set when filming starts, and I'm going to hold him to it.

Stay tuned. And good luck to Dr. Smith (who, by the way, is handsome enough to star in his own show).

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Margie O'Malley Ward



Rose Gabler and Sheila Lamb-Gabler.



Frank N. Jeffery and Todd Hatoff.



Shelley Howard, Robert Murphy and Cheryl Larsen.

SHIFTING from p. 2

Saturday, Jan. 22, at St. Camillus, 10201 W. Wisconsin, Wauwatosa. He is mourned by an army of friends and alumni. "In Paradisum deducant te Angeli."

LOYOLA U. BASKETBALL: Loyal Loyola alum **Rodney Alex** reports that it was one of the greatest basketball games he'd ever seen. **Lucas Williamson** powering Loyola U to a come-from-behind, 78-71, overtime victory over Bradley Jan. 8 by equalling a season high with 20 points. In ESPN'S **Kevin Connors'** Lead Weekly Mid Major Top 10 Loyola climbs to #1.

TRINITY IRISH DANCE: The dance season opens on Feb. 5 at the Auditorium Theater, 7:30 p.m. One night only on the company's home stage.

SORRY FOR YOUR TROUBLES: **Sheila Lamb-Gabler** and daughter, **Rose Gabler**, they of the historic Blake and Lamb Funeral Home Chicago blue bloods, have penned a history of their life living above the funeral home. "Laid to Rest" has a Feb. 2022 publication date. Can't wait for this tome of Chicago history and reflections.

HOLLYWOOD PAIRING: **Natasha Connery**, the granddaughter of James Bond, himself, **Sir Sean Connery**, and **Harper Peck**, the grandson of actor **Gregory Peck**, have discovered themselves to be "the perfect match." A true tale of old Hollywood.

AMEN: **Pope Francis** took the first step Monday to reorganize the Vatican's powerful doctrine office, removing the No. 2 official, an archbishop, widely believed responsible for a controversial document barring blessings for same-sex couples because God "cannot bless sin." He's been sent packing to a small

diocese in Italy.

TRAGIC PARENTHOOD: Sending deep sympathy to my old pal, **Sinead O'Connor**, on the tragic loss of her 17-year-old son, **Shane O'Connor**. Long ago when Shane was just a wee lad, I sat among Sinead and her large brood on a flight from Barcelona to Dublin. The children had the run of the aircraft, but were so well controlled.

SAD NEWS: No more **Dobie Gillis**. **Dwayne Hickman** the fresh faced actor who created the enigmatic character of **Dobie** has died at 87. **Dobie**, a college boy who does too much thinking, working part time in the zany family grocery, stood at the narthex of social change and cultural impasse. That's what close BFF **Maynard G. Krebs** brought to his complex mess of a mix. And **Zelda Gilroy** was the tomboy who dreamed of **Dobie**. **Dobie** only dreamed of **Thalia Menninger (Tuesday Weld)**. I say that cast of kooks was better abstract training for young Americans than **Mickey Mouse Club**. RIP Good Buddy. Someone tell **Chatsworth Osbourne, Jr.**

PS: Did you know that **Tuesday Weld's** second husband was **Pinchas Zuckerman**? Can't wrap my noggin around that one.

OUR HOUSE: Feb. 11, 8 to 9 p.m., a show produced by **Jam Productions** Co-Founder **Army Garant**. Six notable singers and musicians. **Irene Michaels**, **Fred Simon**, **Yvonne Gage**, **Sonny Luca**, **Bob Davis** and **Michael Austin**. \$50 Cover charge. Two drink minimum. At **Davenport's Piano Bar and Cabaret**. 1383 N. Milwaukee Ave.

THE PERFECT PLAY: "Recipe for Disaster," a must see. A delightful, hilarious interactive play by the **Windy City Players**. **Sir Paul Hansen Connery**

Murray Heritage had much to do with this delight, thank you. Better bring your "A" game kids when you attend. This is a bright and witty performance of food, friendship, love, and things going wrong — and right — behind the scenes of a restaurant. At **Windy City Playhouse**.

TREATS: I'd have to say that among the best gifts of the season I received was a box of hand-dipped chocolates from **Chatham Chocolates** on Cape Cod. A great assortment. Something I will keep in mind for my own gift-

whacked with that flu strain hiding behind COVID... **Sherrill Bodine**, **Kathy Wolter Mondelli**, **Sally Jo Morris Pfaff**, **Kathy O'Malley Piccone**, **Liz Teasley** and **Candace Tillman Tyndall** luxuriating at the **Chicago Symphony** thanks to **Paula Borg** who managed to get everyone to the **CSO** and everyone's favorite restaurant, **Marchesa**. Truly amazing women who have found a new tradition... Congrats to **Maestro Rich** and **Kathy Daniels'** daughter, **Emily Daniels** wed last week to **Conor McDonald**, but delay-

Panter and **Sherrill Bodine**... Serious model, **Ross Higgins**, somewhere in Mexico making the pueblos squirm... French film director, **Julien Landais**, was all black velvet and blue leather, he can pull it off... **Shelley Howard** joined newlywed radio pro **Robert Murphy** and bride, **Cheryl Larson**... **Sandy** and **Jack Goggin** celebrate 25 winters in their **Steamboat, CO**, ski lodge.

SALVE ET VALDE: **Margie O'Malley Ward** has gone to God after a lifetime of charity and adventure. Sharing the faith of her



Twins Robert and Richard Paddor.



Rich and Kathy Daniels, Emily Daniels and Conor McDonald.

giving. And self-giving. A taste of the shore.

WHO'S WHERE: **Gibson's Kathy O'Malley Piccone** with **Gale Engelman** on annual visit to Las Vegas... Realtor **Ken Dooley**, showing the latest splendor along **Milwaukee Ave.** reminding us of **Alfred Hitchcock's** North by Northwest with **Cary Grant**, where he hops in a cab on his way to the **Ambassador East Hotel**... **Janet** and **Rodger Owens** are definitely in the tropics with all those palm trees swaying... Artist **Adam Umbach** and **Nora Dankner** weekendening amid the Long Island snows in **East Hampton**, saying hello to the Atlantic Ocean for the first time in 2022... Judicial candidate **Dan Balanoff** doing dinner with **Uncle Clem Balanoff** and family with his sister, **Asa Balanoff Naiditch** in town from London, joined by **Adam Naiditch Lehrke**, **Clem**, **Bob Balanoff**, **Nick Hybel**, and **Miya Naiditch**... **Kevin Sullivan** at **Marchesa Chicago** saying, "It's true, calories don't count on the weekend," and recommends you enjoy the perfect pairing of house-made pomme frites and champagne... Many Chicagoans mourn the passing of **Michael Wilmington**, the esteemed former critic for the **Chicago Tribune** and member of the **Chicago Film Critics Assn.** ... get well soon **Candace** and **Chuck Jordan**, so sorry you got

ing the reception until better days in May... **Nikki Friar** and sweet mum, **Jan Mcadam**, from Scotland, braced for Chicago's arctic conditions... **Ann M. Rodriguez Nolan** happily celebrating her handsome **LaCross** star son, **DJ's**, 19th birthday... also celebrating a 19th birthday lovely **Ella Wong** out with fam for candlelight dinner... **Todd Hatoff** and **Frank N. Jeffery** at **Half Moon Resort**, **Montego Bay, Jamaica**... **Gordon Sinclair** is toasty in Texas in the music-land of Austin... Happy Birthday belatedly to gov. agent provocateur **Rich Barrett**, U.S law enforcement's best friend... Bravo Chicago actor **John T. O'Brien** for the hilarious **Pizza Hut** commercial that parodies the **Bachelor/Bachelorette** now sweeping the airwaves... **Christopher Mejia** and the **Paddor Twins**, **Robert** and **Richard**, have reached the great Pyramids of Giza, Cairo, Egypt... Bravo the **Daniel Lawlor Family** of off-springs, all fancy, handsome and festive at birthday time... I join with the **Robin Family** in wishing a Happy Birthday to **Richard Horvitz**... Remembering a great Chicagoan, **Jimmy O'Toole**, a Cincinnati Red from 1958 to 1966 and Hall of Fame 1970... Happy to see the Monday Night ladies in Booth One at **Ralph Lauren Bar & Grill**, **Whynnis Mackie**, **Sherry Lea Fox**, **Bobbi**

ancient traditions and the generative love of the Gospels. She enlivened the lives of her children and Lake Forest neighbors for whom she was a tireless advocate. Tom Ward was the love of her life for 56 years, sustaining her over the decades. Enjoying their life for a time in the Netherlands and, of course, on the North Shore. She also gave her heart to Lake Forest Hospital and its Women's Board, as well as countless hours at the Trading Post in Lake Forest's Market Square. She knew always the secret to life was really the challenge of the Scrabble board. Lessons that her dear ones will never lose. She died in the arms of her family sustained by all they shared.

STARTING THE NEW YEAR RIGHT: The Service Club of Chicago never stops, and had their first informal gala meeting, cuz it's never too early to save the date for an important super fun night, Nov 4., with gala committee, **Sherrill Bodine**, **Denise Tomasello**, **Sally Jo Morris Pfaff**, **Bethany Florek** and **Andrea Antoniou**. What a groovy group.

Good judgment comes from experience, and experience comes from bad judgment. --Rita Mae Brown

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CABRINI from p. 6

sources and jobs has done little to benefit those who once lived there, the BGA found. In 1970, Black residents made up more than 33% of the neighborhood's population. Census figures in 2020 showed the Black population at less than 10%.

Many moved to other segregated neighborhoods in the city's West and South sides, where residents have been disproportionately ticketed and policed, and where they bear the brunt of gun violence and residential fires. They moved to communities in dire need of jobs because that's where landlords who have made subsidized housing into a business take the rent vouchers the CHA issued in exchange for moving out of Cabrini-Green. The voucher program has done little to promote integration because landlords in Chicago's white neighborhoods have been reluctant to accept them.

In October, Chicago's city council swiftly approved a Light-foot plan to spend an additional \$600 million over the next 12 years to finally fulfill Daley's redevelopment plan. Added to the \$1.4 billion already allocated, the new money would bring the final tab to more than \$2 billion. The plan is more than a decade behind schedule, including a shortfall of more than 500 public housing units.

The elusive 'right to return'

One of the central promises used by the Daley administration to quell community activists and Cabrini residents was that their exile was only temporary.

"Let me be perfectly clear about this," Daley said at the June 27, 1996, news conference in which he announced his Cabrini plan. "Every family that wants to stay in this community will stay in this community — regardless of their income."

What Daley didn't mention that day was the effort already underway to increase evictions and vacancies in the public housing high-rises throughout the city. That created a scenario in which anyone relocated before the wrecking crews arrived would not be eligible to hold the city to his promise.

Months later, Cabrini residents sued the Daley administration to stop the project until they were given a decision-making role and until the numerous promises could be hashed out formally. It took four years for the litigation to be settled by consent decree.

The agreement set up a process by which current and former Cabrini residents dating back to 1993 were awarded a "right to return" to the newly developed community. But the CHA's process to identify the people eligible for these rights created a new phalanx of problems.

First, the agency was required to develop a list of those eligible, a process under fire from critics from the beginning for failing to keep track of qualified residents and the CHA's inadequate efforts to find them.

Second, because many of the subsidized mixed-income units



Young men and women in 1971 stand outside the Cabrini-Green Alternative High School, 357 W. Locust St., in Chicago. It is now the location of a condominium building. Photo courtesy The Chicago Sun-Times collection and Chicago History Museum

were owned privately, developers set rules for who was eligible to live there.

Of the 3,606 Cabrini apartments, the residents of only 2,832 were deemed eligible to return.

Of those, 348 families were evicted. Another 169 died waiting. And by the agency's tally as of this year, the city has lost track of more than 400 families, even after hiring firms to find them and advertising in local newspapers.

'She is right here!'

Charles Price, a longtime Cabrini advocate who managed several high-rises before they were torn down, said CHA leadership was so disorganized in trying to track potentially eligible residents they didn't know when one qualified former resident was practically staring back at them. He recalled a meeting he attended several years ago, where he and CHA officials were discussing trying to track down former residents.

"We're sitting in the meeting, in the working group, and they had a list and they said, 'We can't find these people. These are people from Cabrini that are missing,'" Price told the BGA.

As he scanned the list, Price said his eyes went wide when he saw the name of a fellow advocate on the list who was sitting a few feet away at the same meeting. "The second name on that list was Carol Steele. ... The second name on the list!" he said.

He remembered pointing to Steele and telling the city officials in attendance: "Here she is right here!"

Today, Price still shakes his head in disbelief when retelling the story, recalling how much money the CHA paid in its futile attempts to track down former residents.

"And they paid millions of dollars to different organizations to find these people," he said. "How is it that they couldn't find her?"

Waiting decades to come home

Even if tracking down former residents had gone well, questions remain about whether they'd have a place to live. Construction of new homes has taken so long that hundreds of residents have settled elsewhere.

CHA data shows roughly 19% of former Cabrini families, whom

Daley promised could return, chose a rent subsidy elsewhere in the city. An additional 7% settled in other public housing communities. Another 5% settled in rehabbed Cabrini row houses.

And as of this year, less than 20% of former Cabrini families — 693 — had at some point returned to the neighborhood, but CHA officials said they do not track how many have since moved out.



Chalonda McIntosh, a Cabrini-Green resident and advocate, returned in 2008 to live in the Cabrini neighborhood with her children. Photo courtesy Davon Clark for the Better Government Assoc./Catch-Light Local

Records show 85 families are still on the CHA's lists waiting for an invitation to return.

Even some of the families who have returned decry what they say is a cumbersome bureaucracy that prompted many of their former neighbors to give up. To qualify, residents must pass a drug test, have a job or be enrolled in school, and pass a criminal background check.

"They hope you say, 'Forget it, I don't want the unit,'" said Chalonda McIntosh, who returned in 2008 with her six children. "It's just a scare tactic."

Like most renters in the city, McIntosh had background and income checks. But she also had to submit herself and her adult children to a drug test, a practice long criticized as humiliating and stigmatizing. The American Civil Liberties Union of Illinois unsuccessfully argued it is illegal.

After accepting all the CHA's requirements, McIntosh said she waited months for her application to be approved and more months for a move-in date. Then she said she waited again for CHA movers, even though she had only 12 boxes to move.

'I waited 28 years'

Angela Russell left Cabrini-Green in 1993 after being told by the CHA it was shutting down her building. Russell remembers being offered an opportunity to live in another public housing community, but she said she declined because she feared it wouldn't be safe for her and her three children. Instead, she moved into a privately owned apartment in the Logan Square neighborhood where her parents helped with rent.

At Cabrini, Russell said she relied on a vast network of friends and family who could help her with child care or tell her about job opportunities or after-school activities for her children. Her parents lived in Cabrini, as did her grandparents — a reflection of the city's long history of forced segregation and lack of economic mobility.

Outside her community, it became impossible to work, raise a family and pay the rent. She spent years essentially homeless, living with relatives who would take her and her children in.

She eventually learned she was on a list of people who had lived in Cabrini and, thanks to the residents who had fought in court on her behalf, had a right to move back to the mixed-income neighborhood.

In 2009, Russell began calling the CHA, but she was told the agency couldn't find any records she ever lived at Cabrini. For 10 years, she said, she tried to prove she had lived there and left on good terms by providing her birth date and the names of her children. But it was to no avail.

Finally, earlier this year, someone at the CHA searched her Social Security number, she said, and her married name popped up.

"We've been looking for you for 10 years," she recalled being told.

Russell asked when she could move back. And to her surprise, the woman on the phone said they had an apartment ready for her.

"At first, I thought it was a joke," Russell said.

It took a few months and all the required paperwork, a drug test and a \$1,900 check to cover the first and last months of rent, but Russell and her family moved into a four-bedroom apartment last summer about a block away from the now-demolished building she had left.

"I waited 28 years," she said.

What are your stories about the Cabrini-Green Community?

The Better Government Assoc. [BGA] is examining the impact of the city's decision more than 20 years ago to demolish the Cabrini-Green public housing development and build a new community, and we need your help.

The city of Chicago has spent hundreds of millions of dollars on the gentrification of the Near North Side. But the decades-old project is not done. In October, the city approved an additional \$600 million to finish the work, saying the extra money is needed to finish the job. But how has the project affected those who lived and worked in and around Cabrini-Green? And will that mean the promises made to former Cabrini-Green residents will be fulfilled?

Cabrini-Green was once one of the only Black neighborhoods on the city's North Side. What stories have been lost about the community?

Past or present, if you or someone you know has a connection to Cabrini-Green or the revitalized Near North Side neighborhood, the BGA wants to hear from you. How were you, your family or friends, affected by the razing of the public housing buildings? Are you still waiting to return to the new units built in the neighborhood? Where are you living now? What do you make of the recently approved \$600 million pledge by the city to complete what was promised more than two decades ago?

The BGA hopes to create a space to hold and share these stories from the history of Cabrini-Green. We also want to hear about the impact the redevelopment of Cabrini-Green has had on your life.

If you are interested in sharing your story, you can get in touch in a number of ways. If you text 'hello' to 312-967-9222, you can share your story through text messaging. Just follow the prompts. If you would like to write, mail your letter to the BGA office at 223 W. Jackson Blvd. #300, Chicago, IL 60606. You can direct it to the attention of Olivia Obineme. You can also email the BGA at engagewithBGA@bettergov.org.

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COUNTY DEPARTMENT - CHANCERY DIVISION
COMMUNITY LOAN SERVICING, LLC;
Plaintiff,
vs.
PHONG KHOUNVISETH; NORTH SHORE
MANOR CONDOMINIUM ASSOCIATION; MORT-
GAGE ELECTRONIC REGISTRATION SYSTEMS,
INC; UNKNOWN OWNERS AND NONRECORD
CLAIMANTS;
Defendants,
19 CH 9924
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant

Real Estate For Sale

to a Judgment of Foreclosure and Sale entered in
the above entitled cause Intercounty Judicial Sales
Corporation will on Monday, February 7, 2022
at the hour of 11 a.m. in their office at 120 West
Madison Street, Suite 718A, Chicago, Illinois, sell
at public auction to the highest bidder for cash, as
set forth below, the following described mortgaged
real estate:
P.I.N. 11-32-312-024-1012.
Commonly known as 1327 West North Shore Ave-
nue, Unit 3S, Chicago, IL 60626.
The mortgaged real estate is improved with a con-
dominium residence. The purchaser of the unit oth-
er than a mortgagee shall pay the assessments and
the legal fees required by subdivisions (g)(1) and (g)
(4) of Section 9 of the Condominium Property Act
Sale terms: 10% down by certified funds, balance,
by certified funds, within 24 hours. No refunds. The
property will NOT be open for inspection.

Real Estate For Sale

For information call Law Clerk at Plaintiff's Attorney,
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Chicago, Illinois 60603, (312) 360-9455. W19-0752
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Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, IL-
linois, County Department, Chancery Division.
Fund Investment 98, LLC,
Plaintiff,
vs.
64 E Chestnut LLC; Chicago Magnificent LLC;
Tremont Chicago LLC; Michael A. Collier; Unknown
Owners; Unknown Occupants; Unknown Tenants;
and Nonrecord Claimants, Defendants.
2020CH06645;
Sheriff's No. 220000-001F.
Pursuant to a Judgment made and entered by said
Court in the above entitled cause, Thomas J. Dart,
Sheriff of Cook County, Illinois, will on February 22,
2022, at 1:00 P.M. in Room LL06 of the Richard J.
Daley Center, 50 West Washington Street, Chicago,
Illinois, sell at public auction the following described
premises and real estate mentioned in said Judgment:
P.I.N.: 17-03-217-008-0000.
Address: 64 E. Chestnut Street Chicago, Illinois
60611.
Improvements: Commercial hotel property.
Sale shall be under the following terms: 10% Down
by certified funds, balance, by certified funds, within
24 hours. No refunds. Sale shall be subject to gen-
eral taxes, special assessments, and prior first mort-
gages. Premises will NOT be open for inspection.
For information: Bryan E. Jacobson, Chapman and
Cutler LLP, Plaintiff's Attorneys, 320 South Canal
Street, Chicago, IL 60606, Tel. No. 312-845-3000.
This is an attempt to collect a debt pursuant to the
Fair Debt Collection Practices Act and any informa-
tion obtained will be used for that purpose.
I3185421

191919 -----
121212 -----
IN THE CIRCUIT COURT OF COOK COUNTY,
ILLINOIS

Real Estate For Sale

COUNTY DEPARTMENT - CHANCERY DIVISION
U.S. BANK TRUST NATIONAL ASSOCIATION
AS TRUSTEE OF THE BUNGALOW SERIES IV
TRUST;
Plaintiff,
vs.
LAWRENCE P. HAMEL JR.; MYRA AMANDA BAR-
RETT; HAMEL; FORTY EAST CEDAR CONDO-
MINIUM ASSOCIATION; UNKNOWN OWNERS
AND NONRECORD CLAIMANTS;
Defendants,
21 CH 2369
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant
to a Judgment of Foreclosure and Sale entered in
the above entitled cause Intercounty Judicial Sales
Corporation will on Thursday, February 10, 2022
at the hour of 11 a.m. in their office at 120 West
Madison Street, Suite 718A, Chicago, Illinois, sell
at public auction to the highest bidder for cash, as
set forth below, the following described mortgaged
real estate:
Commonly known as 40 East Cedar, Unit 12A, Chi-
cago, IL 60611.
P.I.N. 17-03-201-069-1010.
The mortgaged real estate is improved with a con-
dominium residence. The purchaser of the unit other
than a mortgagee shall pay the assessments and
the legal fees required by subdivisions (g)(1) and (g)
(4) of Section 9 of the Condominium Property Act
Sale terms: 10% down by certified funds, balance,
by certified funds, within 24 hours. No refunds. The
property will NOT be open for inspection
For information call Ms. Mary E. Spitz at Plaintiff's
Attorney, Sottile & Barile, LLC, 7530 Lucerne Drive,
Middleburg Heights, OH 44130. (440) 572-1512.
ILF2103001
INTERCOUNTY JUDICIAL SALES CORPORA-
TION
intercountyjudicialsales.com
I3184422

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY,
ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
PNC BANK, NATIONAL ASSOCIATION S/II TO
MIDAMERICA BANK, FSB
Plaintiff,
-v.-
CARRIE CARMICHAEL A/K/A CARRIE E CARMI-
CHAE, RESIDENCES AT RIVER EAST CENTER
CONDOMINIUM ASSOCIATION, PNC BANK, NA-
TIONAL ASSOCIATION, S/II TO MIDAMERICA
BANK, FSB, UNKNOWN OWNERS AND NON-
RECORD CLAIMANTS
Defendants
14 CH 07229
512 N MCCLURG COURT UNIT 1104
CHICAGO, IL 60611
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant
to a Judgment of Foreclosure and Sale entered in
the above cause on September 16, 2015, an agent
for The Judicial Sales Corporation, will at 10:30
AM on February 9, 2022, at The Judicial Sales
Corporation, One South Wacker, 1st Floor Suite
030R, Chicago, IL, 60606, sell at a public sale to
the highest bidder, as set forth below, the following
described real estate:
Commonly known as 512 N MCCLURG COURT
UNIT 1104, CHICAGO, IL 60611
Property Index No. 17-10-223-033-1074
The real estate is improved with a high rise con-
dominium; parking garage.
Sale terms: 25% down of the highest bid by certified
funds at the close of the sale payable to The Judi-
cial Sales Corporation. No third party checks will be
accepted. The balance, including the Judicial Sale
fee for the Abandoned Residential Property Muni-
cipality Relief Fund, which is calculated on residential
real estate at the rate of \$1 for each \$1,000 or frac-
tion 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

METH LAB from p. 10

of them if disinfected properly.

My friends rescued my oil paintings and
life's treasures and they are being stored
for me until I can find out if there is a way
to safely clean them.

If you can help me in any way, please
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como@gmail.com. I would be so grateful.

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fessional experienced in chemical environ-
mental poisoning who can consult with my
doctor on the next steps to take.

Going public with this story is one of the
hardest things I've ever done, but I know
it's the right thing to do, and I am at peace
with my decision.

If you have made it this far, thank you.
That alone helps as this has been an incred-
ibly difficult secret to keep. I am no longer
afraid and am hopeful for the future. I can
finally see some light at the end of the tun-
nel and for that, I have waited a long time.
And now I intend to do all in my power to
end this travesty, once and for all.

Real Estate For Sale

foreclosure sales.
MCCALLA RAYMER LEIBERT PIERCE, LLC Plain-
tiff's Attorneys, One North Dearborn Street, Suite
1200, Chicago, IL, 60602. Tel No. (312) 346-9088.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL
60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation
at www.tjsc.com for a 7 day status report of pend-
ing sales.
MCCALLA RAYMER LEIBERT PIERCE, LLC
One North Dearborn Street, Suite 1200
Chicago IL, 60602
312-346-9088
E-Mail: pleadings@mccalla.com
Attorney File No. 255797
Attorney ARDC No. 61256
Attorney Code. 61256
Case Number: 14 CH 07229
TJSC#: 41-3286
NOTE: Pursuant to the Fair Debt Collection Prac-
tices Act, you are advised that Plaintiff's attorney is
deemed to be a debt collector attempting to collect
a debt and any information obtained will be used
for that purpose.
Case # 14 CH 07229
I3184523

IN THE CIRCUIT COURT OF COOK COUNTY,
ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
BAYVIEW LOAN SERVICING LLC;
Plaintiff,
vs.
ROCHELLE L. CALOF; THE 55 EAST ERIE CON-
DOMINIUM ASSOCIATION; LEWIS CARPETS,
INC. DBA LEWIS FLOOR AND HOME INC.; UN-
KNOWN OWNERS AND NON RECORD CLAIM-
ANTS;
Defendants,
19 CH 10425
NOTICE OF SALE

Real Estate For Sale

PUBLIC NOTICE IS HEREBY GIVEN that pursuant
to a Judgment of Foreclosure and Sale entered in
the above entitled cause Intercounty Judicial Sales
Corporation will on Monday, February 7, 2022 at
the hour of 11 a.m. in their office at 120 West Madison
Street, Suite 718A, Chicago, Illinois, sell at public
auction to the highest bidder for cash, as set forth
below, the following described mortgaged real es-
tate:
P.I.N. 17-10-112-011-1161 & 17-10-112-011-1555.
Commonly known as 55 East Erie Street, Unit 1906,
Chicago, IL 60611.
The mortgaged real estate is improved with a con-
dominium residence. The purchaser of the unit other
than a mortgagee shall pay the assessments and
the legal fees required by subdivisions (g)(1) and (g)
(4) of Section 9 of the Condominium Property Act
Sale terms: 10% down by certified funds, balance,
by certified funds, within 24 hours. No refunds. The
property will NOT be open for inspection.
For information call Law Clerk at Plaintiff's Attorney,
The Wirbicki Law Group, 33 West Monroe Street,
Chicago, Illinois 60603, (312) 360-9455. W19-0776
INTERCOUNTY JUDICIAL SALES CORPORA-
TION
intercountyjudicialsales.com
I3184332

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050505 -----

Lakeview Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY,
ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
U.S. BANK TRUST NATIONAL ASSOCIATION, AS
TRUSTEE, FOR ABS LOAN TRUST VI
Plaintiff,
-v.-
SHARON D. LAZOWSKI AKA SHARON LAZOWS-
KI AKA S. LAZOWSKI, JEFF LAZOWSKI AKA
JEFFREY LAZOWSKI, 2626 N. LAKEVIEW CON-
DOMINIUM ASSOCIATION
Defendants
18 CH 06221
2626 N. LAKEVIEW AVE., APT. 301
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 November 16, 2021,
an agent for The Judicial Sales Corporation, will at
10:30 AM on February 17, 2022, at The Judicial
Sales Corporation, One South Wacker, 1st Floor
Suite 030R, Chicago, IL, 60606, sell at a public sale
to the highest bidder, as set forth below, the follow-
ing described real estate:
Commonly known as 2626 N. LAKEVIEW AVE.,
APT. 301, CHICAGO, IL 60614
Property Index No. 14-28-318-064-1037
The real estate is improved with a residential con-
dominium.
The judgment amount was \$254,430.87.

Sale terms: 25% down of the highest bid by cer-
tified funds at the close of the sale payable to The
Judicial Sales Corporation. No third party checks
will be accepted. The balance, including the Judi-
cial Sale fee for the Abandoned Residential Prop-
erty 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 oth-
er 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 admon-
ished to check the court file to verify all information.
If this property is a condominium unit, the pur-
chaser 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 prop-
erty 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 (HOME-
OWNER), YOU HAVE THE RIGHT TO REMAIN IN
POSSESSION FOR 30 DAYS AFTER ENTRY OF

Real Estate For Sale

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, HEAVNER, BEYERS & MI-
HLAR, LLC Plaintiff's Attorneys, 111 East Main
Street, DECATUR, IL, 62523 (217) 422-1719.
Please refer to file number 320928.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL
60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation
at www.tjsc.com for a 7 day status report of pend-
ing sales.
HEAVNER, BEYERS & MIHLAR, LLC
111 East Main Street
DECATUR IL, 62523
217-422-1719
Fax #: 217-422-1754
E-Mail: CookPleadings@hsbattys.com
Attorney File No. 320928
Attorney Code. 40387
Case Number: 18 CH 06221
TJSC#: 41-2960
NOTE: Pursuant to the Fair Debt Collection Prac-
tices 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 # 18 CH 06221

IN THE CIRCUIT COURT OF COOK COUNTY,
ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
JPMORGAN CHASE BANK NATIONAL ASSOCIA-
TION;
Plaintiff,
vs.
PETER NESSET AKA PETER L. NESSET; UN-
KNOWN OWNERS AND NONRECORD CLAIM-
ANTS; LAKE PARK PLAZA CONDOMINIUM AS-
SOCIATION;
Defendants,
20 CH 901
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant
to a Judgment of Foreclosure and Sale entered in
the above entitled cause Intercounty Judicial Sales
Corporation will on Tuesday, February 22, 2022
at the hour of 11 a.m. in their office at 120 West
Madison Street, Suite 718A, Chicago, Illinois, sell
at public auction to the highest bidder for cash, as
set forth below, the following described mortgaged
real estate:
P.I.N. 14-21-100-018-1289.
Commonly known as 3930 North Pine Grove Ave-
nue, Chicago, IL 60613.
The mortgaged real estate is improved with a
condominium residence. The purchaser of the unit
other than a mortgagee shall pay the assess-
ments and the legal fees required by subdivisions
(g)(1) and (g)(4) of Section 9 of the Condominium
Property Act
Sale terms: 10% down by certified funds, balance,
by certified funds, within 24 hours. No refunds. The
property will NOT be open for inspection.
For information call Sales Department at Plaintiff's
Attorney, Manley Deas Kochalski, LLC, One East

Real Estate For Sale

Wacker Drive, Chicago, Illinois 60601. (614) 220-
5611. 20-002217 F2
INTERCOUNTY JUDICIAL SALES CORPORA-
TION
intercountyjudicialsales.com
I3185052

IN THE CIRCUIT COURT OF COOK COUNTY,
ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
TCF NATIONAL BANK;
Plaintiff,
vs.
RAMONA MUNOZ; UNKNOWN HEIRS AND LEG-
ATEES OF JUANITA A. GRANT AKA JUANITA
GRANT, DECEASED; TCF NATIONAL BANK FKA
TCF BANK ILLINOIS FSB; UNKNOWN OWNERS
AND NON RECORD CLAIMANTS; SUNNYCOURT
CONDOMINIUM PARKING ASSOCIATION;
THOMAS QUINN, A SPECIAL REPRESENTATIVE
OF JUANITA A. GRANT AKA JUANITA GRANT,
DECEASED; SUNNYCOURT I CONDOMINIUM
ASSOCIATION;
Defendants,
19 CH 7227
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant
to a Judgment of Foreclosure and Sale entered in
the above entitled cause Intercounty Judicial Sales
Corporation will on Wednesday, February 23, 2022
at the hour of 11 a.m. in their office at 120 West
Madison Street, Suite 718A, Chicago, Illinois, sell
at public auction to the highest bidder for cash, as
set forth below, the following described mortgaged
real estate:
P.I.N. 14-17-222-021-1028.
Commonly known as 918 West Sunnyside Avenue,
1B, Chicago, IL 60640.
The mortgaged real estate is improved with a con-
dominium residence. The purchaser of the unit oth-
er than a mortgagee shall pay the assessments and
the legal fees required by subdivisions (g)(1) and (g)
(4) of Section 9 of the Condominium Property Act
Sale terms: 10% down by certified funds, balance,
by certified funds, within 24 hours. No refunds. The
property will NOT be open for inspection.
For information call Sales Department at Plaintiff's
Attorney, Manley Deas Kochalski, LLC, One East
Wacker Drive, Chicago, Illinois 60601. (614) 220-
5611. 19-019350 F2
INTERCOUNTY JUDICIAL SALES CORPORA-
TION
intercountyjudicialsales.com
I3185072

191919 -----

IN THE CIRCUIT COURT OF COOK COUNTY,
ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
CITIBANK N.A.
Plaintiff,
-v.-
RENEE A. RIOS-O'DONNELL, IMPERIAL TOW-
ERS CONDOMINIUM ASSOCIATION, UNKNOWN
OWNERS AND NONRECORD CLAIMANTS, JOHN
TERENDY, UNKNOWN HEIRS AND LEGATEES
OF HELEN B. KAPLAN, STATE OF ILLINOIS,
THOMAS P. QUINN, AS SPECIAL REPRESENTA-
TIVE FOR HELEN B. KAPLAN (DECEASED)
Defendants
2019CH08073
4250 N MARINE DR 1811
CHICAGO, IL 60613

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 November 9, 2021, an agent
for The Judicial Sales Corporation, will at 10:30
AM on February 14, 2022, at The Judicial Sales
Corporation, One South Wacker, 1st Floor Suite
030R, Chicago, IL, 60606, sell at a public sale to
the highest bidder, as set forth below, the following
described real estate:
Commonly known as 4250 N MARINE DR 1811,
CHICAGO, IL 60613
Property Index No. 14-16-301-041-1286
The real estate is improved with a single family
residence.
Sale terms: 25% down of the highest bid by certified
funds at the close of the sale payable to The Judi-
cial 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 frac-
tion 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 confirma-
tion by the court.
Upon payment in full of the amount bid, the pur-
chaser will receive a Certificate of Sale that will en-
title 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 admon-
ished 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 mort-
gagee, 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 inter-
est community, the purchaser of the unit at the fore-
closure sale other than a mortgagee shall pay the
assessments required by The Condominium Prop-
erty Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOMEOWNER),
YOU HAVE THE RIGHT TO REMAIN IN POS-
SESSION FOR 30 DAYS AFTER ENTRY OF AN
ORDER OF POSSESSION, IN ACCORDANCE
WITH SECTION 15-1701(C) OF THE ILLINOIS
MORTGAGE FORECLOSURE LAW.
You will need a photo identification issued by a
government agency (driver's license, passport,
etc.) in order to gain entry into our building and the
foreclosure sale room in Cook County and the same
identification for sales held at other county venues
where The Judicial Sales Corporation conducts
foreclosure sales.
For information, 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

Real Estate For Sale

60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation
at www.tjsc.com for a 7 day status report of pend-
ing sales.
CODILIS & ASSOCIATES, P.C.
15W030 NORTH FRONTAGE ROAD, SUITE 100
BURR RIDGE IL, 60527
630-794-5300
E-Mail: pleadings@il.cslegal.com
Attorney File No. 14-19-06207
Attorney ARDC No. 00468002
Attorney Code. 21762
Case Number: 2019CH08073
TJSC#: 41-2910
NOTE: Pursuant to the Fair Debt Collection Prac-
tices 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 # 2019CH08073
I3184976

121212 -----

IN THE CIRCUIT COURT OF COOK COUNTY,
ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
STERLING NATIONAL BANK
Plaintiff,
-v.-
JULIE NAUMAN, TODD NAUMAN, ASTORIA
FEDERAL MORTGAGE CORP., PNC BANK, N.A.,
SUCCESSOR IN INTEREST TO NATIONAL CITY
BANK, ONEMAIN FINANCIAL GROUP, LLC ASF
WELLS FARGO BANK, N.A.
Defendants
18 CH 2377
2441 N. GREENVIEW AVENUE
CHICAGO, IL 60614
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursu-
ant to a Judgment of Foreclosure and Sale entered
in the above cause on October 16, 2019, an agent
for The Judicial Sales Corporation, will at 10:30 AM
on January 28, 2022, at The Judicial Sales Corpora-
tion, One South Wacker, 1st Floor Suite 030R, Chi-
cago, IL, 60606, sell at a public sale to the highest
bidder, as set forth below, the following described
real estate:
Commonly known as 2441 N. GREENVIEW
AVENUE, CHICAGO, IL 60614
Property Index No. 14-29-319-008
The real estate is improved with a single family
residence.
The judgment amount was \$811,206.22.

Sale terms: 25% down of the highest bid by cer-
tified funds at the close of the sale payable to The
Judicial Sales Corporation. No third party checks
will be accepted. The balance, including the Judi-
cial Sale fee for the Abandoned Residential Prop-
erty 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 oth-
er 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 gen-
eral 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

Real Estate For Sale

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 admon-
ished to check the court file to verify all information.
If this property is a condominium unit, the pur-
chaser 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 prop-
erty 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 Prop-
erty Act, 765 ILCS 605/18.5(g-1).
IF YOU ARE THE MORTGAGOR (HOME-
OWNER), 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, LAW OFFICES OF IRA T.
NEVEL, LLC Plaintiff's Attorneys, 175 N. Franklin
Street, Suite 201, CHICAGO, IL, 60606 (312) 357-
1125 Please refer calls to the sales department.
Please refer to file number 17-01769.
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL
60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation
at www.tjsc.com for a 7 day status report of pend-
ing sales.
LAW OFFICES OF IRA T. NEVEL, LLC
175 N. Franklin Street, Suite 201
CHICAGO IL, 60606
312-357-1125
E-Mail: pleadings@nevellaw.com
Attorney File No. 17-01769
Attorney Code. 18837
Case Number: 18 CH 2377
TJSC#: 41-2954
NOTE: Pursuant to the Fair Debt Collection Prac-
tices 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 # 18 CH 2377

050505 -----

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East Bank Storage at 1200 W. 35th St., 773-247-3000, is opening lockers: 3F3633 (Robinson, Adrianna) 4C4189 (McCartney, Kathleen) 4C4252 (Wilburn, Nicolaus) 3F3602 (Tae Ju, Kim) 3F3538 (Laoye, Dayo) 3D3387 (Eggert, Michael) 3F3655 (Williams, Akiera) 4C4230 (Altheimer, Michael) for public sale of miscellaneous items. This sale is to be held on Thursday, January 27, 2022, at 2:00 pm. Cash only.

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A long grocery trip

BY CWBCHICAGO

Last September, Julius Kirkpatrick was charged with aggravated battery with a deadly weapon and aggravated battery of police officers following an incident in the Loop. A judge ordered him to go on electronic monitoring upon posting \$5,000 of a \$50,000 bail order.

He went home on Oct. 12, 2021. Four days later, the sheriff's department received a "strap tamper" alert, meaning from Kilpatrick's ankle monitor, a signal that someone may be trying to remove it, prosecutors said.

Investigators went to the place Kilpatrick was supposed to be staying. His host said he went to get groceries and never returned.

The sheriff's investigators activated an alarm on Kirk-

DISTRESS from p. 7

when it comes to determining which properties thrive and which struggle. The Fulton Market area has benefited as tenants upgrade their space. It's also where most new office development is taking place.

Tough spot

"Workplace patterns have changed most dramatically," said Joseph Schwieterman, a DePaul University professor who focuses on urban planning and directs the Chaddick Institute for Metropolitan Development. "You'll see more clients either downsizing or moving to less costly spaces since the offices won't be nearly as intensively utilized as before. So they're going to be shopping based on price, and that puts building owners in a tough spot. They have to modernize, but they have to do it without pushing up rents a great deal."

Already, office building owners are trying to convert some older properties to residential. Yet tearing out walls and replacing old floor plans isn't a quick process. Some

patrick's ankle monitor and found it lying next to some train tracks near the home where he was supposed to be.

"He wasn't wearing it," Assistant State's Attorney James Murphy noted wryly. "He never came back from the grocery store."

Murphy said that Kirkpatrick remained on the loose until Jan. 8 when security guards at Nordstrom, 55 E. Grand, arrested him for shoplifting a \$375 purse.

Prosecutors charged him with retail theft for the Nordstrom incident and criminal damage to government property for cutting off his ankle monitor. He is also charged with escape.

He was given a recognizance bond for the retail theft case. Bail for the escape is set at \$100,000, which will require a 10% deposit.

offices, especially in close-in suburbs, are also being converted to warehouses as e-commerce drives demand for so-called last mile locations.

Nevada industrial developer Dermody Properties agreed in November to pay \$232 million for Allstate's suburban Chicago campus. It plans to transform the site into 3.2 million square feet of warehouses.

Meanwhile, foreclosures and discounted sales of distressed properties have moved slowly as building owners agonize about whether the end of the pandemic and an eventual recovery is even in sight. Their patience — and ability to survive and service their debt — is dwindling.

"It will definitely get worse before it gets better," said RSM's Dietzel. "We're just starting to see the beginning of foreclosures. Buildings have been sort of hanging in there. But as this pandemic continues, and people are not returning to the office, I think owners may be getting to that point of pain going from hanging in there to saying this turnaround is going to be too long and making the decision to walk away."

TAXES from p. 1

composite rate in Chicago (including the state, federal, City and County gas tax and the State of Illinois' \$0.003 Underground Storage Tank Tax and \$0.008 environmental impact fee) as of Jan. 1, 2022 to \$0.727 per gallon of gasoline and \$0.862 per gallon of diesel.

The Illinois Municipal League [IML] said municipalities should be given more flexibility to impose local motor fuel taxes as non-home rule communities in Cook County have. The 2019 law allowed local ordinances in Cook County to levy up to 3¢ a gallon.

"The General Assembly should provide additional flexibility for non-home rule municipalities to utilize an alternative revenue source by expanding the authority to impose a local municipal MFT statewide," IML said in its 2022 State Legislative Agenda.

The legislation Lightfoot and the City Council enacted puts a 5% ceiling on the tax increase in any single year. That means, due to the legislation passed in City Hall in 2020, property taxes are set to go up 5% over the next year.

State Rep. Mike Zalewski [23rd], has House Bill 4424 he filed Jan 10 to do just that. He said he's not going to push the pedal to the metal on the issue.

"We'll take our time with it and we'll determine if it's the right time to proceed or if we're going to wait a while," he said. "So, very slow going, for sure."

Illinois Fuel and Retail Association President and CEO Josh Sharp said Illinois motorists are taxed enough, and higher taxes will hurt border communities the most.

"Frankly, I'm shocked that we're even sitting here in January and talking about increased gas taxes in the state of Illinois because we know where they are," said Sharp. "We're some of the highest in the midwest. We're some of the highest in the nation."

Illinois has the second-highest gas tax behind California, according to the Tax Foundation.

Sharp said the measure isn't necessary, because municipalities already get 15% of the state's motor fuel tax, and they get a share of state sales taxes on top of the state's gas tax.

"We really don't think that there's a huge need in the state of Illinois to be sending more money to local government or allowing local government to tax more than they already are because they're already getting a huge cut of the revenue that's already out there," Sharp said.

Zalewski understands the criticism and reiterated he's going to take it slow.

"This is not going to be an easy bill to pass, and there's no desire to rush it through or pass it quickly," Zalewski said. "It's very much a starting off point in gauging interest and see what the stakeholders have to say."

Meanwhile, this ongoing spike in inflation is also going to drive up property taxes without the inconvenience of having to sell the idea to local home owners and voters.

Under a budget rule passed under Mayor Lori Lightfoot in 2020, property taxes are also now tied to inflation. Right now the federal cost of living numbers show a 7% increase in the national consumer price index, according to federal Bureau of Labor Statistics.

The legislation Lightfoot and the City Council enacted puts a 5% ceiling on the tax increase in any single year.

That means, due to the legislation passed in City Hall in 2020, property taxes are set to go up 5% over the next year.

(That is before the Chicago Public Schools, Park District, and all the other taxing bodies make their own plays to raise tax rates too.)

It's too early to say how much that 5% increase will cost homeowners, landlords and commercial property owners - but it will. The final costs to locals depends on property assessments and the total size of the tax levy. But be certain that those increases are already built into the 2023 budget.

Mayor Lightfoot does have the option to ask the City Council to change the formula. With their home-rule laws, the city can use whatever standard it chooses.

Still these tax increases would be particularly troublesome as each year's inflation-rate increase will be compounding it annually. That is, further inflation rate tax increases in coming years make each previous year's increase grow too. A 5% increase in 2023 property taxes could be compounded and become a 5.25% 2023 increase if inflation were to again drive up taxes by 5% in 2024. Theoretically, given an infinite timeline, the 5% 2023 property tax increase - over time - could grow to become a 100% 2023 tax increase, 25 basis points at a time.

SCOOTER from p. 1

operating companies are due in February. City officials will select up to three companies to offer shared scooters this spring.

The scooters have swarmed cities the last few years, with companies like Bird and Lime aggressively expanding into markets across the U.S. as well as Europe.

But the machines have brought with them a wave of scooter-related injuries and even recent deaths. A study by the Univ. of North Carolina has tracked 56 deaths since 2016.

Potential operating companies will be ranked based on a number of criteria, including past performance, operational capacities, technology and capability to meet the City's equity, environmental and safety standards.

Scooters will be allowed downtown in limited numbers in an effort to balance mobility benefits with parking space constraints. The devices will be allowed on streets citywide, but not on the Lake Front Trail, 606/Bloomingdale Trail, Chicago Riverwalk or the O'Hare Airport area. Operating companies will be required to employ technology that can detect and reduce people riding e-scooters on sidewalks, though nobody should expect a scooterized ticketing police force chasing after scoff-laws.

Similar urban rollout of scooter programs have shown the major complaint to be poorly parked scooters, which are frequently just abandoned on sidewalks. Chicago's vendors may face fines if they fail to remove improperly parked scooters within two hours of a complaint.

The operating companies will each be licensed to offer up to 1,000 devices initially, and companies will be allowed to

deploy additional devices if they meet specific ridership, safety, compliance and education requirements. The scooter sharing ordinance allows up to 12,500 total devices across all companies.

"We've learned that an effectively managed e-scooter program can provide an affordable, convenient and environmentally friendly way for Chicagoans to get around," said CDOT Cmsr. Gia Biagi. "We passed an ordinance to stand up to a two-year permit program last year. Scooters will provide mobility benefits throughout Chicago -- with an emphasis on serving areas that will benefit from new transportation options."

Similar urban rollout of scooter programs have shown the major complaint to be poorly parked scooters, which are frequently just abandoned on sidewalks. Chicago's vendors may face fines if they fail to remove improperly parked scooters within two hours of a complaint.

This means much of the use will be focused on high density neighborhoods that have a lack of street parking.

"The new scooter sharing license will enable companies to operate scooter fleets in Chicago, according to license terms," said BACP Cmsr. Ken Meyer. "The pilot programs allowed us to evaluate scooters in Chicago to come up with a permanent structure for this new license. The license will ensure licensees put safety and equitable scooter distribution at the forefront of their business models."

Among the requirements of the program are the following:

- Vendors must deploy scooters with cable-locking ("lock-to") technology, requiring them to be locked to fixed objects such as bike racks, street signs or light poles at the end of a trip.
- Vendors will be required to deploy technology that detects and reduces sidewalk riding.
- Vendors will be required to deploy 50% of scooters in many South and West Side neighborhoods and totaling approximately 50% of the entire service area.
- Vendors will be required to provide affordable access to shared scooters for low-income residents as well as those without credit cards or smartphones.
- The vendors will be required to educate scooter users on proper and safe use of the devices and to implement policies that encourage compliance with safety rules, including learn-to-ride classes and in-app education.
- At least 5% of each company's devices must be accessible for riders with mobility limitations and must feature a seat at minimum. Vendors must provide free or discounted helmets.

The ordinance includes new consumer protection policies, including data privacy rules, prohibiting companies from charging fees while riders are completing education and prohibiting companies from requiring riders to pay in advance for more than one ride. There is no word yet whether the vaccine mandates will be applied to scooter rentals, or if riders will be required to wear face masks.

The city conducted two e-scooter pilots in 2019 and 2020 to test the viability of the service, to test technology and safety regulations and to develop an understanding of whether scooters provide a meaningful transportation option for Chicagoans. In Oct. 2021, City Council passed an ordinance that created a new business license category for scooter sharing companies. In addition to three scooter share vendors, the ordinance also allows CDOT to incorporate electric scooters into the City's Divvy bikeshare system.

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