

Unused zoning density from 1980 suddenly in play at Newberry Plaza

In 2021 this newspaper did a series of stories on residents of Newberry Plaza battling over the fate of their condominium common element space at 1030 N. State St.

It was an interesting battle over property rights. Interesting only if you were not party to all the legal bills that have since been created as the fight enters year four.

Now some residents believe they have uncovered something more significant related to this deal: the Floor-to-Area Ratio [FAR] usage on the site by developers in 1980 and now with a planned addition by 11 East Partners.

The issue has to do with the ability of 11 East Partners to do

a commercial development that would appear to require either re-zoning the space to add more density, or to somehow get the extra FAR that was not used in 1980. But to add more density, they'd need to get their plans going the old-fashioned way, by seeking a City Hall favor from an alderman who can change zoning on a whim using their aldermanic prerogatives.

Our earlier reporting shows that since sometime in 2018, former Newberry unit-owner and Newberry Plaza Condominium Assoc. [NPCA] President Christian Pezuto had been working with 11 East Partners and Gensler Design to put together a redevelopment

project that would increase commercial space mostly along the State St. side of the building, by decreasing Newberry Plaza residential common element space, and diminishing the very plaza the building was named after.

When this newspaper last covered the issue, residents who called themselves the Newberry Plaza Community Coalition [NPCC] were vigorously opposing a pending deal to transfer part of their buildings' common areas to 11 East Partners, a development firm that has ties to Joseph Freed & Associates, and Lawrence Freed, who once owned Jo-

NEWBERRY see p. 12

Proposal for Streeterville cannabis dispensary facing strong opposition

BY MATT MEDINA

An upcoming Zoning Board of Appeals [ZBA] vote for a cannabis dispensary in the busy Streeterville neighborhood is facing strong opposition from neighbors that have garnered over 700 opposition signatures on an online campaign.

Greenhouse LLC [GL] will make their case for a special use permit in coming weeks, in order to bring a cannabis dispensary to 620 N. Fairbanks. In order to do so, GL needs to present their case to members of the ZBA Committee at 2 p.m., on March 15, at City Hall Council Chambers, 121 N. LaSalle St, 2nd Floor. However, this will be no simple task, with growing dissatisfaction from community members.

The proposed location falls in the middle of busy main streets of Ontario and Ohio St, and was

formerly home to the West Egg Cafe. Concerned neighbors point to the location's close proximity to Northwestern and Lurie Children's hospital, both hosting heavy traffic from hospital staff, visitors, and emergency vehicles. As well as being within a block's radius of Timothy O'Toole's Pub, 622 N. Fairbanks Ct., and multiple parks, which some fear could attract loitering and drug use in the park.

Additionally, there is a general safety concern that the dispensary brings, as it plans on operating a pick-up location in the back of the building. A location where neighbors think deliveries can attract unwarranted risk for the busy pedestrian area.

Cannabis dispensaries commonly refute this notion by showcasing security measures, such as 24/7 live surveillance and multiple security shifts. The Chi-

cago Police Dept. often receives a direct feed into security surveillance, which proponents tout as an actual overall deterrent of crime in the area.

The Streeterville Organization of Active Residents created the petition in hopes of getting other community members to voice their concerns at the upcoming ZBA meeting. This meeting will be open to the public, and the pot shop will need a majority of the ZBA members voting in favor to pass the special use permit.

If you would like to support SOAR's initiative, go to [change.org] and find "Oppose the Location of Proposed Streeterville Cannabis Dispensary at 620 N. Fairbanks." One can also contact the 2nd Ward Alderman at [office@aldermanhopkins.com] or ZBA of Chicago at [ZBA@cityofchicago.org].



(Inset) This rendering is a example of the signage that will be installed. Actual signage may appear slightly different.

Overnight parking ban on Clark St.

New regs in coming weeks

In an effort to curb criminal behavior it will soon be a city towing violation to park on Clark St. overnight. Thanks to a general lack of prosecution and jailing of criminals by Cook County courts, while the criminals may not fear any serious jail time, their cars will indeed be locked up.

After a series of community complaints during the summer of 2023, city officials are installing an overnight parking ban on Clark St. from Division St. to North Ave. in an effort to curb criminal behavior.

Vehicles parked on Clark St. between 10 p.m. - 6 a.m without a Zone 74 Residents Only Permit Parking sticker will be subject to citation and removal by the Chicago Police Dept.

So while Cook County courts and prosecutors negate Chicago's ability to arrest people for drinking and drug use on the street, fighting, robbing or mugging people, those same officers will be asked to write \$200 tickets to those same people - and order their cars towed away - for

illegal parking after 10 p.m. The Dept. of Transportation installed the warning signs on Clark St. on Feb. 29.

The bad behavior includes illegal drinking and drug parties that take place out of vehicles on the public way, loitering, robberies, drug dealing and narcotics activity in the Clark / Division area especially on (but not limited to) the weekends during warmer weather months.

"Following a petition process that yielded overwhelming support for the proposal, I sponsored legislation that would both protect residential access to street parking and hinder criminal activity by creating an enforceable tow zone for non-residents or visitors," said Ald. Brian Hopkins [2nd].

The ordinance passed the full City Council in Oct. of 2023.

The restrictions will come into effect in March after a 3-week grace period.

Armed robbery is a big problem in the vicinity. Just last week Chicago police warned nearby residents of recently reported rob-

BAN see p. 12

City Hall ramps up tracking of 'non-criminal hate incidents'

Nice free speech ya got there, shame if something were to happen to it...

City Council passed the CHI vs Hate ordinance during last December's City Council meeting, creating a system to track private and public speech it finds offensive.

It includes a plan to track incidents that are "a non-criminal hostile expression or action that

may be motivated by bias against another persons perceived identity of status, included over people's race, skin color, sex, gender identity, age, religion, disability national origin, ancestry or sexual orientation."

Graffiti and vandalism, are already illegal, but are also mentioned as "hate incidents" in the new ordinance. Now too are "Non-criminal incidents like insults, name-calling, gestures, bullying and status-based slurs,

written or spoken." That includes posted notes and fliers in public view.

Section 2-120-518 of the Municipal Code ordinance, introduced by Ald. Debra Silverstein [50th] in Sept. 2023, is intended to address the increase in hate crimes and hate speech occurring throughout the city.

On its face it appears to be a clear violation of the First Amendment protections over free speech, but the new ordinance has not yet

been challenged in court.

Ald. Silverstein herself has had to deal with a great deal of hate speech lately, much it due to her being Jewish, and her support for Israel after the Oct. 7 Hamas attack on Israel.

The CHI vs Hate ordinance amends the Municipal Code by adding a definition of hate incidents (such as hate speech) for the first time ever.

It also will streamline the processes for Chicagoans to report

hate incidents, using the City's existing 3-1-1 system to report non-criminal incidents. The city has now apparently established a formal database to track free speech they, and other city residents, find offensive.

The new ordinance also establishes reporting requirements for City agencies and departments.

The city claims that what they determine is "hate speech and

HATE see p. 12



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Good food isn't just delicious, it's timeless



By Thomas J. O'Gorman

When things get bad, don't get mad. Get cooking.

We can survive more fully on a satisfied meal just as much as we can after a tasteless platter of mouth numbing flavors, textures or consistencies.

But nothing has to be extravagant here. Our readers know, all too well, the significance this writer places on food. Favorite dishes. Tried and true delights. Savory vittles that raise and reinforce the serious care we place on efforts in the kitchen. It is transformative work. Always worth the effort. And maybe stretching ourselves a little.

Restorative cuisine doesn't have to be expensive, hard to produce or much trouble for all the good it does. Is there anything better than a baked potato with creamy butter? Scallions, sour cream and bacon makes it extravagant.

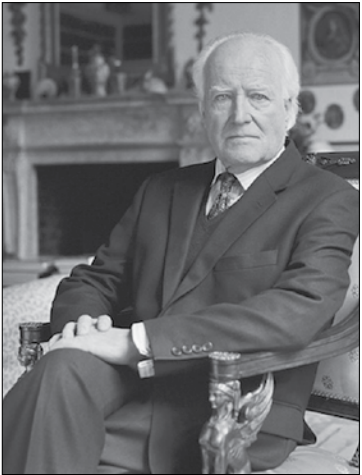
What is there to top homemade tuna salad and crunchy homemade bread?

Can anything surpass a fine stew? Creamy herb-infused sauce

and a biscuit to dip with?

My favorite restorative menu is very soft scrambled eggs cooked in unsalted butter with fresh ground pepper and a bit of grated Asiago cheese. Try some bubbly with that. As much as your purse will allow.

With St. Patrick's Day coming I won't be making any room in my fridge for a big corned beef. I will, however, save space for a great head of cabbage for creaming. And some elegant russet potatoes for baking. They are fan-



Desmond Guinness

tastic sides for the Guinness beef stew, a nostalgic remembrance of my pal Desmond Guinness, the late princely squire of the beverage clan... Now brewing in Heaven.

Desmond's cook, Eileen, at his Leixlip Castle, County Kildare, was a mighty woman from the nearby who for 40 years made the meals there fit for Irish Kings.

Desmond threw elaborate lunches which remain the highest social plateaus I know. I once sat having dinner at the kitchen table with 12 others. English and Irish overnight guests. And I was the only eater who had no hereditary title.

Eileen was Mick Jagger's favorite chef. Desmond used to bring her to Paris so she could make a feast for Mick.

The following dish is one I've pilfered from Eileen. She raised it to high perfection at both lunch or dinner. Below is a more Irish meal than a corned beef.

Guinness Stew

A four pound Chuck Roast (make sure it has good fat on it) cut into 3-inch chunks. Brown the meat in some olive oil and the natural fat. Sprinkle on some sugar while browning. It should caramelize.

Reserve the meat after browning and deglaze the pot with a cup of liquid to get the good bits. Add sliced onion, chopped celery, chopped carrots, add baby Bella mushrooms sliced in half.

After sauté replace the meat in the pot. Add fresh herbs - rosemary, thyme and a toss of Herbs de Provence. Also add fresh chopped parsley and 32 ounces of beef stock. Add 32 ounces of Guinness Stout and stir. Add garlic to taste, add some sea salt and a pinch of red pepper flakes to taste.

At the end, add 8 oz frozen peas and cook on low flame for three to four hours.

Meanwhile scrub six big baking potatoes. Slit the potato lengthwise. We're serving the stew in the potato.

Bake the spuds for 60 minutes at 425 degrees.

Thicken the stew gravy. Make a roux with butter and flour adding some stew juice to thicken the sauce. Slit the potato open and spoon the stew into the potato. This is perfect chilly weather food.

Get some Irish soda bread to serve with the stew.

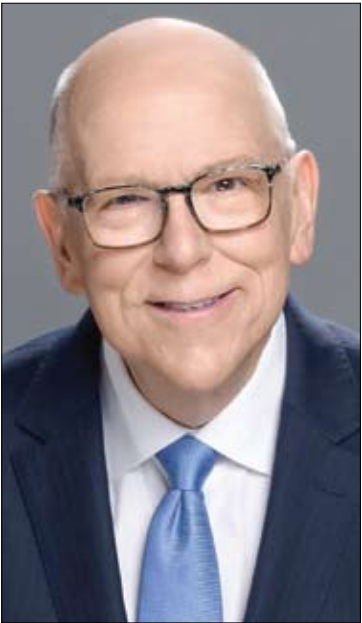
Drink some cold Guinness or a really good French Burgundy.

Good food isn't just delicious,

it's timeless. Great food has never been confined by the limits of space and history or travel. Good food is often capable of liberating itself from the errors of recipes, and the common sense of inflexible cooks.

This is for those who have the vision and drive to make kitchens comfortable and life-giving, focusing on shared values and shared life. The values of favorite foods are fashioned at just right launch. When food is more sustaining, it occupies a place of singularity like nothing else. Shaping environment, culture and even the festival and feasts of deepest meaning and purpose.

Reminding us also that beyond the limits of our humanity we come back to lives as fresh and expansive as the visions they embrace. Peace. Unity. And self understanding.



Tom Skilling

SUNSHINE: Legendary WGN-TV weatherman **Tom Skilling** had his final broadcast last Thursday. He's our surefire, first ballot entry into the Chicago Media Hall of Fame. Various outlets had put the long lead time to good use with tributes and celebrations of he and his work. Just some of those tributes include WGN-TV which has an entire section called 'Celebrating Skilling' while their WGN-TV Morning News threw a big party at the Music Box Theatre on Southport with Skilling as

the guest of honor.

Axios Chicago looked at Skilling's career through several high-light moments; WBEZ Chicago's Reset had a 20+ minute conversation with Skilling in January, while The Chicago Sun-Times visited Skilling at his home for an extended profile piece. While up in Edgewater, **Carol Gagnon** tells us she recalls selling a very young Skilling his first raincoat when he first arrived in town for day one on his new job. Carol worked as a clerk at the Winsberg's Department Store, once located at 6201 N. Clark St.

Not quite sure how we'll survive without Skilling's in-depth and accurate forecasts.

NAZI ART: New York investigators accuse the Art Institute of Chicago [AIC] of ignoring false provenance in a push for a resolution of the **Egon Schiele** painting case. The Schiele Restitution Battle. The Manhattan district attorney's office has filed a 160-page motion accusing the Art Institute of Chicago of "willful blindness" in determining the provenance of a contested Schiele drawing it has long-argued was looted by Nazis, reports The New York Times.

New York investigators want the AIC to restitute Russian War Prisoner to the heirs of former owner, **Fritz Grünbaum**, who died in a Nazi concentration camp. However, until now, the AIC has refused, winning two federal court battles over the question, partly due to restitution demands coming in too late, according to courts.

But NYC investigators say the institute is ignoring forged provenance documents tied to the drawing and is urging it to follow other museums who recently returned Schiele paintings from the Grünbaum collection.

SOLDIER FIELD: Did you know that Grant Park Stadium

FOOD see p. 8

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City giving financial support to Loop businesses, museum

City going back to the future, hope to recapture 2019

Last week the City of Chicago announced cash gifts to six downtown restaurants, a new museum, for streetscape enhancements, and a new advisory committee.

In a released statement, they said taxpayer-funded gifts are the “first steps in a comprehensive effort to transform the central Loop into a live-work-play environment.”

The effort is due to the systemic problems the Loop is experiencing now due to the government-imposed pandemic economic lockdown, crime and security fears, and an endemic culture shift away from working and going downtown to shop, entertain and dine.

Pre-pandemic, Chicago was one the nation’s hottest urban tourist destinations, with over 60 million annual visitors and conventioners. Hotels were full, the entertainment business was booming and dinner reservations hard to get. That fell to fewer than 17 million in 2020, and then about 49 million visitors by 2022.

Chicagoans may recall that they seldom had to go visit out of town friends and family - they all wanted to come to Chicago. Now many of those same people avoid Chicago, explaining that at least their own hometowns “are not as bad as Chicago.”

Chicago’s central business district is suffering from economic malaise that’s visible in all the empty storefronts and fleeing re-

tailers, empty sidewalk cafes and vacant public spaces.

As for Chicago’s convention business, since Illinois was largely shut down during COVID, while other states remained open, some meetings and conventions had to secure 2025 and 2026 venues without considering Chicago. That means Chicago will experience softer years coming up ahead in 2025-26, because we were closed and didn’t have staff recruiting events, while others areas like Las Vegas and Florida were still open and selling their destinations.

Also, while Chicago does still bring in a good number of high level meetings and conventions, it struggles to compete with other cities due to the high cost structures here associated with the union labor, consumer taxes and hotel room costs. Price conscious organizations can run the same events for much less money and much less complexity elsewhere.

“I am implementing a comprehensive approach to downtown revitalization that will leverage the people and places that make downtown so special,” said Mayor Johnson in his released statement. “Betting big on the Loop is always a good bet.”

A new group called the “Downtown Economic Growth Advisory Committee” hopes to leverage the business and tourism expertise of 40 area professionals. They plan to meet quarterly, and the group will work with other advocates hoping to reignite the central area, and returning it back to the vibrant, mixed-use environment

it was before the government-imposed lockdowns, rioting and violent crime waves.

The committee plans to create recommendations and an implementation plan for the central business district, which they say will be finalized in 2024. That plan is intended to be a guide to downtown growth for the next 20 years. Committee members are anticipated to be announced this spring.

Taxpayer assistance to support improvements for seven restaurant, storefront and cultural enterprises are moving forward through the City’s Small Business Improvement Fund. The recipients of those gifts include:

- 141 W. Jackson LLC, 141 W. Jackson Blvd., \$250,000 for storefront, HVAC and other upgrades at the future site of an immersive Chicago Board of Trade museum.
- Ceres Cafe, 141 W. Jackson Blvd., \$100,800 for interior updates to an existing restaurant.
- Cardozo’s Pub, 170 W. Wash-

ington St., \$204,120 for facade improvements, HVAC upgrades, and other interior work at an existing restaurant and bar.

- The Fillmore, 120 W. Monroe St., \$250,000 for a new sushi bar, lighting and flooring at an existing Asian fusion restaurant.
- Frances Restaurant & Deli, 170 W. Washington St., \$225,000 for facade and interior renovations, as well as plumbing and electrical work, for a new restaurant and deli.
- Goddess and the Baker, 181 W. Madison St., \$180,000 for storefront improvements and interior remodeling at an existing restaurant.
- The Roanoke, 135 W. Madison St., \$250,000 for electrical upgrades and improvements to the storefront and acoustics for an existing upscale American tavern.

Recipients were chosen, in part, to address the central Loop’s 25% vacancy rate. The goal is to reduce the central business district’s record-high commercial vacancy rate and to provide more afford-

able housing downtown.

Approximately 20 applications were submitted for potential assistance. The tentative gift amounts will be finalized and distributed after projects are completed. A second round of additional downtown-oriented gifting will take place in September.

Streetscape visioning will also start this spring hoping to boost downtown public spaces to aid in the area’s transition from an area of offices to a dynamic, pedestrian-oriented, mixed-use environment. The effort hopes to add passive recreation, improved sidewalk amenities, enhanced lighting, new green spaces, public art, and other amenities to the area.



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Penalty is less for tax-delinquent property owners in 2023



The Home Front

by Don DeBat

If you are one of the several thousand Chicago property owners who were financially unable to pay the first installment of your 2023 property tax bill on March 1, don't dismay.

While the best thing to do is to pay your taxes on time and avoid delinquency, there is some good news this year. If you didn't pay your taxes by the due date you will end up paying more because of the interest penalty. However, the penalty has been reduced.

The Cook County Treasurer's Office accepts partial payments from those unable to pay the full amount. After March 1, any balance due is charged a late fee of 0.75% per month—or \$75 per \$1,000 of delinquent taxes—as required by state law.

"The 2023 tax bill is the first bill that reflects how we succeeded in slashing the interest-rate penalty in half," noted Cook County Treasurer Maria Pappas.

Illinois lawmakers in 2023 approved historic reforms championed by Pappas that reduced the interest rate penalty from 1.5% to 0.75 per month, or from 18% to 9% annually.

The Treasurer's Office posted nearly 1.8 million bills online at www.cookcountytreasurer.com in Dec. 2023 and mailed bills to taxpayers in late January. Property owners also can use the Treasurer's website to accomplish the following possible money-saving tasks:

- Search for up to \$93 million in available refunds. In 2023, more than 53,000 Cook County property owners were handed upwards of \$47 million in refunds because Pappas determined that they overpaid their taxes last year for the 2022 tax bill.

- Check to see if you are missing out on some \$57 million in tax exemptions, which can lower the tax bill. Most of the refunds will go to homeowners who are receiving property tax exemptions. The three primary exemptions are the Homeowner's, Senior Citizen, and Senior Freeze, earmarked for low-income seniors.

Taxpayers can see the exemptions and the dollars saved on the second installment of the 2023 bill, which is due this fall.

"If you have a refund coming, we'll return your money," Pappas said. More than 58% of the refunds will be deposited directly into property owners' bank accounts.

Pappas launched the automatic refund program in July of 2018. Through 2023, more than 174,000 property owners received about \$129 million in refunds without having to fill out an application.

Here is a breakdown of some of the refunds through 2023:

- A total of 16,629 homeowners who paid their taxes online received \$14.8 million in refunds electronically deposited into their bank or credit-card accounts.

- A whopping 22,241 property owners who paid their taxes through a bank/mortgage escrow account were mailed refund checks totaling \$14.8 million.

- Some 14,137 homeowners who paid a total of \$17.4 million in taxes via cash or check received an electronic refund, or were mailed a refund application to ensure the proper party receives the money.

"Every homeowner should review their exemptions outlined on the second installment of their real estate tax bill because they can reduce their bill by hundreds of dollars if they have the proper exemptions applied to it," said Michael Griffin, a Chicago real estate tax appeal attorney.

The main engine that drives up property-tax bills is the amount of money spent by local government. For example, homeowners who read their 2022 tax bills will see the continued increased spending for schools and police, firefighter and teacher pensions.

Great advice, but many hard-working homeowners apparently are too busy. They don't look at their tax bill or go online to check their exemptions and often miss the hefty financial rewards.

Now, before the second installment is mailed, the homeowner can check online for the proper exemptions. All a property owner has to do is visit the Cook County Assessor's website: www.cook-countyassessor.com.

Then, they are asked to type in their PIN (property identification number), and acknowledge that they are not a robot. When the property data pops up, just click on exemptions to learn the history of the property.

However, hundreds of smart homeowners are beginning to wake up and smell the coffee. For example, in 2021 the owner of a modest frame bungalow in Jefferson Township on the Far Northwest Side with an estimated market value of \$220,000, was billed a total of \$4,427.

Although the 3-bedroom, 1-bath home is owner-occupied, the assessor's website shows zero Homeowner Exemptions listed for the years 2018, 2019, 2020 and 2021. The alert homeowner filed the paperwork and within weeks, received four tax refund checks from the Cook County Treasurer totaling more than \$3,051 for the lost exemptions.

How tax exemptions work

"The property-tax bill is determined by four factors: the assessment, the equalization factor, or 'multiplier,' the tax rate, and the exemptions," explained Griffin.

The Homeowner's exemption recently was increased to \$10,000 from \$7,000, and the Senior Exemption was hiked to \$8,000 from \$5,000. Those exemption amounts are deducted from the tax bill.

Also, more seniors can qualify for the Senior Freeze because the Illinois Legislature recently increased the maximum annual income to receive the freeze to less than \$65,000 from less than \$55,000.

Other exemptions are designated for: Persons with Disabilities, Veterans with Disabilities, Returning Veterans, Long-time Homeowners, Home Improvement, and Religious Institutions.

"Every homeowner should review the second installment of their tax bill to see if they received the proper exemptions, and contact the assessor if the exemptions are incorrect," Griffin advised.

However, predicting a hefty future property tax increase really centers on two wild cards—the tax rate and the state equalization factor, which can't be challenged by taxpayers.

The equalization factor, or "multiplier," is established each year for Cook County to bring property tax assessments in line with other parts of Illinois. The factor is determined by the Illinois Dept. of Revenue.

The 2022 tax rate in Chicago slipped slightly to 6.697% per \$100 of assessed valuation from 6.723% a year earlier. And, the 2022 state equalization factor, designed to make assessments uniform statewide, declined to 2.9237% per \$100 of assessed valuation from 3.0027% a year earlier.

The main engine that drives up property-tax bills is the amount of money spent by local government. For example, homeowners who read their 2022 tax bills will see the continued increased spending for schools and police, firefighter and teacher pensions.

Property owners who think they are over-assessed should appeal now, Griffin advises.

Visit the assessor's website: www.cookcountyassessor.com, or call 312-443-7550 to find comparable properties or start the appeal process. The Assessor now is starting the 2024 appeal process where the entire City of Chicago will be reassessed.

A taxpayer can file with the Cook County Board of Review (312-603-5542) or www.cook-countyboardofreview.com and later with the Illinois Property Tax Appeals Board (217-785-6076), or www.ptab.illinois.gov. Or, call Michael Griffin, an expert tax-assessment lawyer, at 312-943-1789.

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.

Real estate bust, cratering endowment means Columbia College faces dire future

School rescue plan submitted

After tendering his resignation, the President and CEO of Columbia College was tasked with creating a workout plan for financial survival prior to his departure. The plan includes tapping the school's endowment, cutting staff and classes, and maybe even selling off real estate at bargain prices in a depressed downtown market.

Last month Kwang-Wu Kim announced he will be stepping down as president of Columbia on July 1. Indeed, many employees will be leaving the school.

The downtown college has announced severe cuts to academic programs and laid off full-time faculty with tenured positions. He said the college's annual deficit had grown to \$38 million, as the student population dropped to under 6,000 students.

The college now has outstanding debt of \$75 million, some of it incurred as far back as 1992.

The school enrolled more than 10,000 students in 2013, and had as many as 12,000 students in the early 2000s.

On Feb. 28 he submitted a draft Advisory Report that he and the school's board hope will address whether the college's current financial situation can be righted. This newspaper was given a copy of the plan by a school insider.

Of that report, he said his conclusion is that the college faces "an Adverse Circumstance." And that he and the school must be deliberate in everything that they do, as the Adverse Circumstance "calls for decisive and expeditious action."

The Report outlines the measures taken to date to address the school's dire fiscal challenges and suggests actions for the school's board to consider. It states that in June 2018, "with Columbia's enrollment having declined by 33% and net tuition and fee revenue having declined by 21.4% over the previous five years, the Board of Trustees authorized the administration to incur \$25 million in planned operating deficits over five years," to invest in new faculty positions, strengthen student recruitment and institutional marketing, and boost student fi-

nancial aid.

This was done hoping to slow and then reverse the crash by the final year of the plan.

That did not happen.

The downtown college has announced severe cuts to academic programs and laid off full-time faculty with tenured positions. Kwang-Wu Kim said the college's annual deficit had grown to \$38 million, as the student population dropped to under 6,000 students.

So while the deficit spending plan did slow steep enrollment and revenue declines of the 2008-2018 period, it did not reverse them. Then the COVID-19 pandemic, and the government-imposed lockdown occurred, hitting Columbia College especially hard.

The reports says that it is "doubtful that retention or re-

cruitment will see a significant improvement, and may in fact suffer." Freshman applications for fall 2024 are down 10%, and new student deposits are down more

and layoffs, and the remaining \$3.8 million cut from the instructional budget.

The school's endowment stood at \$208 million in Dec. 2023. The college will need to draw \$44 million from it in FY24, with another expected draw of similar size in FY25, unless corrective action is taken. This means that Columbia's endowment – the college's only tangible financial asset besides real estate – is on course to drop about "\$120 million within 18 months unless timely action is taken to reverse the trendline."

The college does own significant real estate assets, but few can be sold as they are used to deliver instruction and house administrative operations. There may be opportunities to sell buildings, but Chicago's downtown commercial

COLUMBIA see p. 10



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Police Beat...

Robbers hijacking phones, bank accounts in the Gold Coast



Surveillance images show men who are robbing people outside nightclubs in the Gold Coast by taking control of their phone banking apps.

Chicago police are turning up the heat on scammers who've been hijacking phone banking apps outside bars in the Gold Coast. It's one of the hottest crimes of 2024: criminals take control of a victim's phone, either by force or under false pretenses, and then transfer cash from the victim's banking accounts to themselves.

A man has been charged with running the scam in Wrigleyville. Last month, DePaul Univ. warned its community that three people affiliated with the school had recently had their electronic payment apps hijacked by street performers around its Loop campus. Chicago police warned about men operating a similar scheme along Clark St. in Wrigleyville and on the Magnificent Mile in January.

Now, CPD is out with video that shows a crew in action. Detectives are trying to identify the men in the video.

Police say this crew has targeted victims in the first block of E. Elm on Jan. 28 and Feb. 10; the first block of W. Elm on Feb. 18; the first block of W. Division on Feb. 11; and the 1100 block of N. State on Feb. 11.

All of the crimes have occurred during the overnight hours on weekends, and nightclub patrons are frequently targeted.

Each time, "multiple" offenders strike up conversations with their victim. They then take the victim's phone or wallet by force or deception and run away. After getting the phones, the crew will empty out their Venmo, CashApp, Zelle, and other banking accounts.

Police said the crew consists of up to four Black men who are about 25 years old. If you have information about them, call Area Three detectives at 312-744-8263 and refer to crime pattern #P24-3-016.

Similar schemes have involved men who claim to be raising mon-

ey for children who've been shot or "bucket boy" drummers. Some crews who simply "borrow" a victim's phone rather than steal it will delete the banking app from the victim's phone before returning the device. That way, the victim will not receive any notifications about the transaction until it's too late.

Probation for man who hurled pooch to its death from 'L' platform

The man who angrily tossed his boyfriend's Goldendoodle to its death from the Paulina Brown Line CTA station platform has been sentenced to probation, according to court records.

Demetrice Spencer, 45, pleaded guilty to aggravated cruelty to animals today before Judge Aleksandra Gillespie. She ordered him to obtain a GED during the 24-month probation term. He must also submit DNA for indexing and comply with other conditions.



Demetrice Spencer

Officials said Spencer was arguing with his boyfriend as they waited for a train early on Dec. 22, 2022. CTA surveillance video allegedly showed Spencer throwing objects from the platform, including a backpack and his own phone.

But the situation turned especially ugly when Spencer snatched the boyfriend's Goldendoodle, slammed it against a wall, and pitched it from the platform to the street below. Chicago cops found the dog deceased beneath the L tracks with its leash around its neck.

Spencer left the station before officers arrived and walked to a convenience store in the 2800 block of N. Ashland. He asked the clerk to call 911 so he could surrender.

Five years for CTA robber who got turned in by his own mother

A Chicago man who was charged with robbing a 63-year-old CTA passenger in the Loop after his own mother turned him in to police, has been handed a five-year prison sentence.

Cortez Mukes, 19, is not expected to spend any time in prison, though. He earned 1,105 credit days in jail, which, combined with the state's standard 50% sentence reduction, will more than satisfy the remaining time.

Hoping someone would recognize the three men who robbed the victim, Chicago police released CTA surveillance images of the suspects in May 2022.

The victim was sitting on a Brown Line CTA train at Washington-Wells

when the men entered his car. One of them held him by the neck while the others went through his pockets and took his wallet, prosecutors said.

While the victim could not identify Mukes, the CTA surveillance images of him wearing a distinctive "KING" sweatshirt were more than enough for his mother. But prosecutors said she didn't turn him in right away.

However, after Mukes kicked in her back door a couple of months later, she dropped a dime on him, and the cops took him into custody, officials said. Mukes allegedly told investigators that he participated in the robbery due to "peer pressure."

He was initially charged with robbery of a victim over 60 years old, but he struck a plea deal allowing him to plead that down to theft from a person. Judge Peggy Chiampas oversaw the case.

When prosecutors filed the robbery charges against Mukes, they told the judge during his first court appearance that he had three robbery charges pending in juvenile court. The outcomes of those cases are not available because juvenile records are shielded from public review.

Tourist pepper sprayed bouncers after getting turned away at downtown nightclub



Robert Kaminski

A New Jersey resident faces misdemeanor battery charges for allegedly macing two bouncers who would not let him enter a downtown nightclub.

Robert Kaminski of Princeton, New Jersey, turned 21 earlier this month. And a few days later, on Feb. 17, he headed out to the Hangge Uppe, 14 W. Elm, according to a Chicago police report.

But two bouncers turned Kaminski away when he tried to enter around 1 a.m., the report said. According to the doormen, Kaminski responded by blasting them with mace.

The bouncers "performed an emergency takedown" of Kaminski, an officer said in his arrest report, and they held him until the cops arrived. The doormen received treatment from the fire department and went back to work. An ambulance took Kaminski to Northwestern Memorial Hospital for treatment of unspecified injuries. He was released from police custody later the same day.

Man pleads guilty to anti-gay hate crime attack in Ravenswood

The man accused of attacking a gay couple as they walked home from a night out in Ravenswood pleaded guilty to felony hate crime Feb. 29, according to court records.



James Murray

James Murray, 33, entered a plea deal with prosecutors that resulted in a sentence of two years probation from Judge Laura Ayala-Gonzalez. The judge ordered Murray to complete anger management counseling, perform 50 hours of community service, and donate \$1,000 "to a non-profit LGBTQ+ organization," the court file said.

The victim, who was 57 at the time, his husband, and another gay couple were saying their goodbyes outside Redline VR, 4702 N. Ravenswood, when they noticed Murray and another man approaching them, apparently intoxicated, around 11 p.m. Sept. 17, 2022.

After the couples went their separate ways, the victim and his husband heard someone yell at them as they stopped to look at a house they once considered buying, prosecutors said.

They turned around and saw Murray running across the street in their direction. Prosecutors said Murray



Surveillance cameras at an Uptown McDonald's captured footage of the robber and a close-up of his face (inset).

Cops hunt gunman linked to four North Side business robberies

Chicago police released surveillance video on Thursday morning of an armed robber whom detectives have linked to at least four holdups since December. The man's alleged accomplice, Anthony Wilson, was recently charged with two of those crimes.

On Feb. 7, the robber who remains at large robbed the CVS at 5205 N. Broadway around 7:55 p.m. and then robbed the McDonald's at 1004 W. Wilson less than an hour later, CPD says.

Surveillance cameras at McDonald's captured footage of the robber

"made a windmill motion" and hit the 57-year-old in the head.

"What are you doing?" the victim asked.

"You guys are gay as hell," Murray allegedly replied.

According to prosecutors, a woman walking home from work witnessed the attack and called 911.

Meanwhile, a man who had been walking with Murray earlier arrived on the scene, pushed the victim's husband in the chest, then ran back across the street, yelling "f*gets" as the attack continued.

The victim and his husband grappled with Murray, who continued to yell "f*got" and tell the men they were "gay as hell" and "gay as f**k" while punching the 57-year-old in the chest and breaking one of his ribs, prosecutors said. And, although the couple is White, Murray referred to them as "n****rs," prosecutors alleged.

The couple pinned Murray, who allegedly told the men to "get your d*cks off of me," until police arrived.

When the victims told police that they believed a hate crime had occurred, Murray allegedly said he didn't know that they were gay and he "just likes hitting people," prosecutors said during an initial court appearance.

Police did not arrest the man who was allegedly with Murray before and during the incident.

Prosecutors dropped three counts of aggravated battery and an additional hate crime charge in Murray's plea agreement.

Carjacker ran over victim in West Rogers Park

A carjacking victim is in serious condition after the hijacker ran him over with his own vehicle in West Rogers Park on March 1, Chicago police said.

The victim met with the hijacker to sell a 2010 Acura in the 6200 block of N. Rockwell around 12:50 p.m.

During the meet-up, the prospective buyer pulled out a gun and took control of the vehicle, police said. He ran over the man while speeding south on Rockwell St. The Chicago Fire Dept. transported the victim to St. Francis Hospital in serious condition, according to CPD.

A CPD spokesperson said the victim's age was not available. An officer at the scene said the hijacked vehicle belonged to the man's adult daughter, and he was trying to sell it for her.

The hijacker was described as a Hispanic man between 20 and 30 years old, wearing a black hoodie with a

milling around before the holdup. Another clip shows him pulling a gun on the cashier and grabbing money from her cash drawer.

On Dec. 30, the man in the video teamed up with Wilson to rob a Family Dollar and a Walgreens on the North Side, police and prosecutors say.

The suspect is 20 to 30 years old and has long brown braids, police said in a community alert Feb. 27.

Tips can be shared with Detective Bilski or Area 3 Detectives at 312-744-8263. Refer to crime pattern #P24-3-011.

peace sign on the front. He remains at large.

Venezuelan migrant arrested in Loop for the third time under his third name

The most-arrested migrant last week was Pedro Molina, also known as Jose Oleno Lopez and Jose Antonio Sanchez-Oleno. He got arrested in the Loop on Feb. 27, his third arrest in Chicago under his third name since Thanksgiving.

A security guard at Target, 1 S. State, said Molina, 22, hit him in the back of the head with a plastic water bottle after being escorted from the store.

Molina, who lives at the Standard Club shelter at 320 S. Plymouth, was also arrested on Feb. 13 under the name Jose Oleno Lopez. In that case, cops said they saw him smoking a crack pipe on Lower Wacker Dr. near Wabash.

When asked what he was doing, he allegedly replied, "Yo estaba fumando piedra." That, according to his arrest report, means "I was smoking a rock."

He was charged with misdemeanor possession of a controlled substance and misdemeanor possession of drug paraphernalia.

On Nov. 28, he was arrested under the name Jose Antonio Sanchez-Oleno at the Target store in Uptown. Security agents claimed he stuffed \$279 worth of merchandise into a backpack. The case was later dropped.

Of all the reasons our new neighbors get arrested, the most common violation is almost certainly driving without a license. Some Chicago police districts that are home to large shelters often arrest several migrants a day for driving illegally.

More problematic for some migrant motorists: possessing fraudulent identifications, a felony.

Alfredo Perez, a resident of the Wadsworth School shelter, is one migrant facing such charges. The 34-year-old, who told police he's been in the USA for six months and in Chicago for five months, was pulled over last week after cops spotted an apparently counterfeit Indiana temporary tag on the GMC Envoy he was driving, according to his arrest report.

The report said the tag had no watermark, and the registration was not on file.

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GENERAC



Man charged with shoplifting 18 times from Target stores is 'surprised' they kept records on him

BY CWBCHICAGO

A man who was arrested for allegedly shoplifting from a Lincoln Park Target store while on pretrial release for allegedly shoplifting from the same Target store ten times told Chicago police officers that he was surprised to learn that the store kept detailed records of his theft activities.

Renard Smith, 46, managed to get arrested for shoplifting three times during February, according to Chicago police records. But Target security officers had been keeping track of his previous thefts, and prosecutors filed charges against Smith in those



Renard Smith

cases, CPD reports say.

On Feb. 10, he was charged with misdemeanor retail theft after security at Marshall's, 3131 N. Clark, said he tried to shoplift \$316 worth of men's underwear. Judge Charles Beach released him the next day, and Smith failed to show up for court two days after that, court records show.

He wasn't AWOL for long.

Three days after missing court, he got arrested again for allegedly shoplifting \$66 worth of merchandise from the Target store at 3204 N. Clark. While he was in custody, agents from that store and the company's 2650 N. Clark location filed complaints against him in 13 other retail thefts, according to court records.

He's accused of stealing Flex earbuds, Galaxy earbuds, Tune earbuds, JBL headphones, cloth-

ing, a computer, computer hardware, and men's underwear during 14 separate thefts between January 18 and his arrest. The value of the allegedly stolen merchandise in each case ranges from \$100 to \$902.

Prosecutors charged him with seven felony and seven misdemeanor counts of retail theft after, according to his arrest report, he admitted to the thefts.

Judge Ankur Srivastava released him from custody the next day and ordered him to stay away from Target.

But he got arrested again on February 26 after a security officer at the 2650 N. Clark location saw him shoplift ten Secret deodorants worth \$99.67, a CPD arrest report said.

The Target agent also filed complaints against him for allegedly stealing \$147 worth of clothes on February 22, \$242 worth of boxer shorts and clothing on January 14, and \$305 worth of clothing on Jan. 22.

CPD officers wrote in Smith's arrest report that he said he knew the thefts were on video and he "thought he had gotten away cleanly...and was surprised to know Target had records of his thefts as they never tried to stop him."

Judge Kelly McCarthy released him from custody the next day and ordered him to stay away from Target.



Mugshots from left, Mugshots for the man identified as Pedro Molina, Jose Antonio Sanchez-Oleno, and Jose Oleno Lopez.

POLICE BEAT from p. 6

According to the report, Perez explained, "When I bought the car, the dealership put the plate on and said I can drive with it on."

Officers recovered a counterfeit Social Security card and a counterfeit permanent resident card from Perez, the report said. He allegedly told the cops he bought the cards for \$50 from a man he met while looking for work at a Home Depot.

He's charged with two felony counts of possessing a fraudulent ID card, and two misdemeanors: possessing an unauthorized vehicle title, and driving without a license.

Jose Moya Moya, 24, found himself in a somewhat similar situation in Uptown on Feb. 24. Police said he was

driving a 2013 Toyota Corolla that was reported stolen in January from suburban Atlanta bearing a Texas license plate.

Inside his sling bag, officers found a fake Illinois temporary tag bearing his name and address, a fake Social Security card bearing a fake name, and a fake U.S. employment authorization card with the same fake name and his picture, according to a CPD arrest report.

He is charged with two felony counts of possessing false identification, felony possession of an altered registration, and misdemeanor criminal trespass to a vehicle.

— Compiled by CWBChicago.com

Letter to the Editor

Is mayor just doing bidding for all usual suspects?

Mayor Brandon Johnson was installed to perpetuate white privilege and pay to play politics. You know, the usual suspects.

His chief of staff is a Daley and Rahm guy.

One of the first migrant-services related contracts he gave out was to a famous 'Hired Trucks' scandal guy.

The owners of the Bears and White Sox want new stadiums, and now the mayor wants to tax the North Side homeowners to "reward" his new friends.

Oh sure, the City says it will sell bonds to pay for it. But when the hotels and The Metropolitan Pier and Exposition Authority taxes don't cover the nut, who will pay? McPier is already paying on over \$811 million in old debt from

when they restructured a portion of fiscal 2023 debt service amid weak tax collections, still recovering from the pandemic lockdown.

North Siders will pay! That's right. The nicest homes and commercial properties pay the most property taxes.

When cash dries up, it's the property owners who must back up all the debt.

We are still paying off 1991's White Sox Park and 2002's Soldier Field.

So go ahead, Mayor Johnson, borrow and spend more tax money.

It's not like you pay your bills anyway.

Mike Sullivan
Avondale

Writers on Writing open to public at Newberry Library

The craft of writing will be presented at The Newberry Library by Hanif Abdurraqib who is a poet, essayist, and cultural critic, and Eve L. Ewing, a scholar and community organizer.

This presentation and event is intended for readers and writers who enjoy a view of the creative process of writing. The audience will have a chance to ask questions and applaud the written word.

This program will take place in person at Ruggles Hall at the Newberry, 60 W. Walton St. It

will also be available on Zoom. Join the authors 6 p.m. March 21. There will be a book signing by both authors from 7 p.m. to 7:30 p.m.

For more information visit <https://www.newberry.org/calendar/writers-on-writing-abdurraqib-and-ewing>.

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(now Soldier Field) was designated a National Historic Landmark? After the stadium's controversial renovation, the designation was withdrawn in 2006. Next it will be vacant after the Bears leave.

ART: The Wild Onion grocery in Rogers Park had a party last week. The new co-op store will feature a mural from world-renowned muralist **Ryan Tova Katz** when it opens later this spring.

PEACE: Deep sympathies to dear **Margie Korshak** on the death of her husband **Charles "Corky" Goodman**, 90, an expansive lover of Chicago, a wide intellect of kindness and gentlemanly compassion. A tremendous advocate of Jewish causes. A longtime member of the Crown Family, he was Vice Chairman Emeritus at Henry Crown and Company. An MIT graduate, he made full use of his quick wits and reasoned wisdom to be a great asset to the family business. After college, he married **Suzanne Rose Crown**, daughter of **Irving Crown**. Following her death he found a life-giving partnership of more than two decades with famed publicist Margie Korshak. We mourn the loss of this treasured Chicagoan.

SING: Local artists **RJ Grif-**



Charles "Corky" Goodman

fith and **Kevin James Sievert** are joining a group of UK all-stars to complete the cast of the Chicago production, the international smash-hit *The Choir of Man* this spring. Performances begin March 27, at Lincoln Park's Apollo Theater. The Choir of Man, the best pub in the world. It's a party. It's a concert. It's a theater experience. Featuring pop, classic rock, folk melodies, and pub anthems, The Choir of Man has something for everyone. Go see it.

BEST FESTIVAL: Founder **Michael Kutza** just announced that for 2023, The Reader says the Chicago International Film Festival is the best festival. Be proud Michael. Your first one was 1964 and you put us on the map.

WEST TOWN: The season

INSIDE PUBLICATIONS
of Chicago street festivals, three West Town mainstays will be back for another edition. Do Division, West Fest Chicago and Dancing in the Streets all returning in the Summer months. Each festival doubles as a fundraiser for the neighborhood, with a \$10 suggested donation at the entry. This year's beneficiaries include Talcott Fine Arts Academy, A.N. Pritzker Public School, LaSalle II Magnet School and Arts of Life.

ANDY FRAIN USHERS: **Michael Frain** spent his whole life bringing order and intelligent public understanding to some of Chicago's greatest sporting events and political pow-pows. From the Blackhawks to the White Sox to the Cubs and the National Democratic Party's national conventions, Michael stood tall and proud with his dad, **Andy Frain**. Especially when they exercised the brain power on crowd control. Michael died in Florida in February. He was the heart of Andy Frain enterprises throughout his lifetime. The Frain Ushers were a work force of bright, handsome, scholarly young men dazzled in blue, white and gold uniforms and white gloves. At every turn they welcome and greeted ticket holders to events that made Chicago sparkle. Michael internalized a passion for business with a deep love of family demonstrated by his father and brothers. Sadly his death comes just short of the Frain's 100th anniversary of its founding. Requiem.

SCIENCE: Student art show coming to the International Museum of Surgical Science this weekend, 1524 N. Lake Shore Dr. A connection between art and science showcases a collection of works created by the members of the Univ. of Illinois at Chicago's Student Association of Medical Artists. This exhibition focuses on the art of biomedical visualization, celebrating its ability to captivate and educate in equal measure. This is no flower show, with its precise anatomical diagrams drawn from the artist's own thorough medical education. Just go.

MOVING: TimeLine Theatre's next era starts this Summer. The Lake View theater company will depart its longtime, 27-year home on Wellington Ave., mov-

ing to a temporary base closer to the Uptown neighborhood as it continues the process toward establishing its future home at 5035 N. Broadway Ave. TimeLine is ready to embark on a new era with this transformative season, says Artistic Director **PJ Powers**. Join TimeLine to experience its critically acclaimed Chicago premiere of **Anna Deavere Smith's** "Notes from the Field" opening this Saturday night.



PJ Powers

WHO'S WHERE: Attorney **Marcy Twarddek** with everyone's favorite Irishman, **Patrick Flaherty**, Friday night fish fry during Lent entertained by **Annette Flaherty** and **Saoirse Aiello**, step dancers, at the Irish American Heritage Center... **Sherry Lea Fox** at Las Ventanas al Paraíso, San José del Cabo, Mexico... **Whitney Reynolds** climbed 1,632 stairs with her favorite little boy in the whole, her son, who fund raised heavily for it... **Eamonn Cummins** at GMan Tavern with U.S. Marine **Terrence Palmer** and Chicago Irish Legend **Joe Shanahan**... **Margie Dunne** with producer and journalist **Kieran Devaney** at the United Arts Club... **Denise Tomasello** celebrating a birthday with fabulous **Al Manotti**... **Rhonda J Liesenfelt** dining with **Wynnis Mackie** at Runway 84 Italian in Ft. Lauderdale, FL... **Kim Duda** with **Joyce Selander**, Sunday dinner at Gibson's Steakhouse... my colleague **Candace** and **Chuck Jordan** down in Palm Beach, FL... **Jim Kinney**, **Brian White** joining lovely **Peggy Snorf** at the Yacht Club... **January** and **Bill Kimball** made it to the pre-St. Patrick's Day studio sale. Bill is a great-grandson of **W.W. Kimball** of the famed Chicago

piano factory, one of Chicago's historic 19th century entrepreneurs... **Heather Humphreys TD**, Minister for Rural and Community Development and Minister for Social Protection will represent the Irish Government for festivities related to St. Patrick's Day here... **Nikki Friar's** wheels have touched the ground in Glasgow, Scotland's poetic cultural capitol, taking with her the love and respect and friendship of legions of Chicagoans... "Au Revoir," **Hector Gustavo Cardenas'** morning message that sounds like he and **Marius Morkvenus** have fled their gilded Chicago cage... retired Chicago newsman, **Rich Samuels** is raving about the Mongolian Beef with spicy broccoli from Hunan Star in Evanston... Famed Chicago restaurateur, **Gordon Sinclair**, home from a 5-day Caribbean cruise on a Celebrity ship, with 4,000 young people, ordered Escargot every dinner, appetizers only... long-time TV newsy **Anne Kavanaugh**, taking a sunny weekend in Florida... **Christopher Clinton Conway** in LA at Riviera Country Club arranging tournament... **Therese McNulty Euerle** with sisters **Peggy McNulty O'Brien** and birthday girl **Tricia McNulty** celebrating at Soter Vineyards in Carlton, OR.

LIGHTS, CAMERA: **Bobbi Panter's** adorable pooches, **Little B** and **Charlee** were superstars at their first spokesmodels photo shoot under the expert direction of superstar photographer **John B. Reilly**, photographer, and his beautiful assistant **Myra Reilly**.

OFF-BROADWAY: BRAVO! To Chicago's own **Richard Robin**, Broadway-producer extraordinaire. He has a hit on his hands Off-Broadway with "A Sign of the Times." Stunning production bringing the music and hope of the 1960s to life. **Paola Bellu's** review in Theater-New York says "When you're alone, and life is making you lonely, you can always go downtown," or to be exact you can always go to New World Stages, where the delightful, timely musical *A Sign of the Times* — produced by The York Theatre Company — opened last night. **Petula Clark's** "Downtown," her first international hit, is only one of the earworm tunes in this jukebox musical. Although it's about sexism and racism in the turbulent 1960s, this entertainment is bursting with bright colors, crazy patterns, miniskirts, flipped bobs and bouffants, syn-copated bass lines, and call-and-response choruses.

PETS: Last Friday Raising Cane's **Carrie Cihasky**, from their Chicago flagship restaurant on Michigan Ave., presented a \$6,000 check donation to representatives for PAWS Chicago, a national model in animal sheltering, committed to bringing an end to the killing of homeless cats and dogs. Raising Cane's sold limited-edition Plush Puppies inspired by iconic holiday landmarks in New York City, including the tree at Rockefeller Center and the New Years Ball Drop at Times Square to raise the money.

The food you eat can be either the safest and most powerful form of medicine or the slowest form of poison.

— Ann Wigmore
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Word of mouth helps

Homeowner gets \$6,805 refund for missed exemptions

BY MARIA PAPPAS

Word of mouth helped chef Gabriel Miranda of Hickory Hills obtain a \$6,805 refund for missed homeowner exemptions.

Miranda said he and his wife deposited the money into their savings account. Their monthly bills include private high school tuition for the youngest of their three children.

"It came at a perfect time," Miranda told me recently during my weekly "Black Houses Matter" radio show on WVON-AM 1690. Miranda lacked income for several months while he was between jobs. He helped out with his wife's meal-prep and catering business.

He was working at an event when he met Cynthia Price, a banker who previously appeared as a guest on "Black Houses Matter" to share the story of her refund. Price told Miranda about exemptions and how he could be eligible for one.

"I thought it was kind of a

gimmick," said Miranda. "The government never owes you any money."

But it was no gimmick.

Miranda got his share of \$57 million in refunds potentially available to Cook County property owners for missed exemptions going back four years. Another \$93 million in refunds may be available because of overpayments made during the past 20 years.

Miranda was among thousands of Cook County residents who overpaid their property taxes. You could be one too.

He paid too much because he didn't know about exemptions. Miranda's experience shows why it's important to talk with family members, friends, neighbors and others about how exemptions lower their tax bills.

People who occupy a property for at least a year as their primary residence are eligible for the Homeowner Exemption. People age 65 and older qualify for the Senior Citizen Homestead Exemption. Seniors whose household income is \$65,000 a year or less are eligible for the Senior Citizen Assessment Freeze Exemption.

Each of these exemptions can

significantly lower property taxes. The challenge is educating people who are unaware that they're missing out on potential savings.

You can help spread the word by encouraging others to visit cookcountytreasurer.com. The website offers many services, including the ability to securely pay your tax bill online by electronically transferring funds at no cost.

When you click on the purple box that says Your Property Tax Overview, search using your address or Property Index Number. You'll discover what exemptions you are receiving and whether you're owed a refund for overpayments.

The website also provides information about where your tax dollars go and which units of government receive funding from your payments. You can research a 20-year history of taxes on your property and find out how much debt is owed by each taxing district that gets money from you.

When Miranda learned he was missing exemptions he contacted my office. An employee explained what he needed to do to apply for a refund.

"She made it so easy," Miranda said. "She got the ball rolling."



Maria Pappas



Born and raised in Chicago, Diane Alexander White has lived an urban existence that has refined her eye as a photographer.

Lecture on street photography March 12 in Uptown

The March lecture at the Chicago Center for Photojournalism is titled Gather Together: Street Photography by Diane Alexander White. It is free and open to the public.

The lecture will be held 7 p.m. to 9 p.m. March 12, at the Chicago Center for Photojournalism, 1226 W. Wilson Ave.

Attendees can expect a captivating evening with renowned photographer Diane Alexander White. Born and raised in Chicago, Diane's perspective and keen eye for detail have made her a distinguished figure in the world of street photography.

White's journey as a photographer began with her pursuit of a Communications Design/Photography B.A. from The Univ. of Illinois, Chicago. Her dedication to her craft and passion for urban life have shaped her distinctive

style. Notably, Diane has contributed significantly to the field, serving as a photographer at the esteemed Field Museum for an impressive 25 years.

People photography has been White's passion, whether photographing an urban face in the crowd or creating images for corporate clients. She is currently scanning film images from the 1970's through 1990's of neighborhood festivals and parades for future exhibits illustrating Chicago's rich cultures. Photographs of The 1976 Gay Pride Parade and the infamous 1979 Disco Demolition rally have been published extensively in print and film.

While the event is free to the public, the Center suggests a \$10 donation. For more information visit www.Dawhitephotography.com.

Tribune Publishing to lay off nearly 200 workers

The Chicago Tribune reported that Tribune Publishing is laying off 198 workers starting in two months on April 22. As reported by the Tribune, all of the layoffs are taking place at the Freedom Center plant located on the west bank of the Chicago River by Chicago Ave. in River North.

Bally's is developing the Freedom Center site into a casino that is currently slated to open in 2026, so Tribune Publishing needs to leave the Freedom Center by July 5 of this year.

The layoffs reflect the outsourcing of a weekly pre-printed advertising package that has long been assembled at Freedom Center, but exceeds the capacity of their new suburban printing facility. The future site of Tribune newspaper production will be done at the Daily Herald

plant in Schaumburg.

The Tribune story by Robert Channick said laid off employees are being encouraged to apply for open positions in Schaumburg. In a memo to the displaced workers, the company said there are currently 51 open positions at the plant.

Built in 1981, the Freedom Center used to print the Chicago Tribune, The Wall Street Journal, The New York Times, Chicago Sun-Times and other newspapers. It has also housed the Chicago Tribune newsroom since 2021.

No longer under local ownership, the new owners of the Tribune are hedge fund Alden Global Capital – the massive, secretive firm that purchased Tribune Publishing in 2021. Alden is now the second-largest newspaper chain in the U.S., with

some 200 papers to its name.

The NewsGuild-CWA - which represents the Chicago Tribune reporting staff, photographers and some editors - said cuts imposed by Alden Global Capital have "gutted" their newsroom, cutting the Tribune's staff from 111 to 76 people since June 2021. Those cuts "have hurt journalists' ability to provide quality public information and hold power to account," they said.

Tribune will be trading in its printing plant for a newer but smaller facility. Paddock Publications opened the \$50 million printing plant on 21 acres by the Elgin-O'Hare Expy. in 2003 to churn out its flagship Daily Herald, the state's third largest newspaper.

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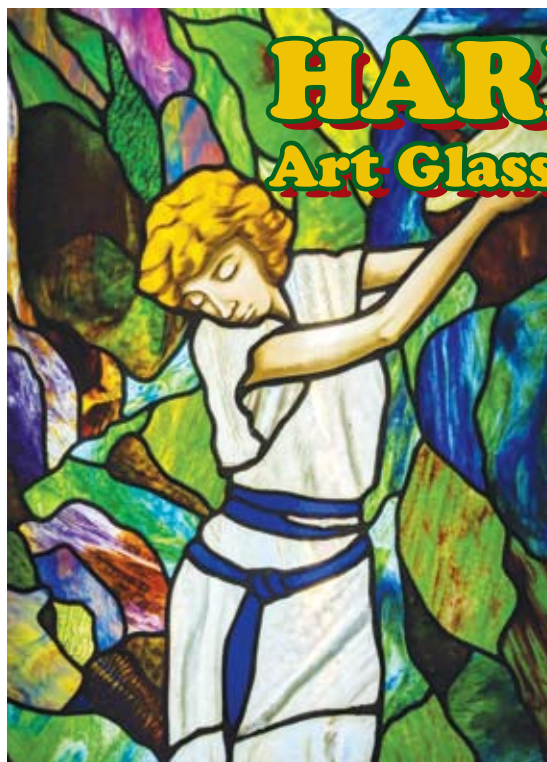
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All classes are taught by USA Archery certified coaches and instructors. For more information email nsacjoad@gmail.com.

INSIDE PUBLICATIONS

COLUMBIA from p. 5

real estate market is currently depressed and buildings are selling at very low prices, if they sell at all; so the college has limited prospects for a large infusion of cash from selling its real estate.

There will be a reduction of core curriculum from 42 to 30 credits, in the Fall 2024 semester.

Kim said “the realignment of our academic structure will replace our four current schools and

15 academic departments with eight newly-founded schools.” The schools will combine existing academic disciplines in ways that cut costs and while also claiming to “strengthen opportunities for interdisciplinary collaboration across campus.”

This restructuring will be implemented over the summer of 2024 and will go into effect at the beginning of the 2024-25 academic year.

The plan also calls for expand-

ing the curriculum and coursework to develop students’ business skills. Consideration may also be given to introducing a business-course requirement for all students.

Now the school’s Executive Committee of the Faculty Senate will take 30 days to digest the proposed plan.

“During this time, I will also consult with faculty and staff representatives, along with student groups,” said Kim.

The President’s Budget Advisory Board will meet on March 19 to hear details about budget planning from the college’s Provost, the CFO, and Kim. “I will deliver my final report to the Board on May 2 ahead of an expected vote by the trustees on May 9,” said Kim.

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North Township Real Estate For Sale

Real Estate For Sale	Real Estate For Sale	Real Estate For Sale	Real Estate For Sale	Real Estate For Sale	Real Estate For Sale
<p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2007-5 Plaintiff, -v- RAZIA RAHMAN, PLAZA 440 PRIVATE RESIDENCES CONDOMINIUM ASSOCIATION Defendants 2023 CH 01402 440 NORTH WABASH AVE #2602 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 July 26, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on April 3, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 440 NORTH WABASH AVE #2602, CHICAGO, IL 60611 Property Index No. 17-10-127-019-1255 The real estate is improved with a condominium. The judgment amount was \$248,550.14. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale.</p>	<p>The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact Alexander Potestivo, POTESIVO & ASSOCIATES, P.C. Plaintiffs Attorneys, 223 WEST JACKSON BLVD, STE 610, Chicago, IL, 60606 (312) 263-0003. Please refer to file number 314443. 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 pending sales. POTESIVO & ASSOCIATES, P.C. 223 WEST JACKSON BLVD, STE 610 Chicago IL, 60606 312-263-0003 E-Mail: ilpleadings@potestivolaw.com Attorney File No. 314443 Attorney Code. 43932</p>	<p>Case Number: 2023 CH 01402 TJSC#: 44-468 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2023 CH 01402 13239453</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION FLA MORTGAGE CAPITAL 2 LLC Plaintiff, vs. PAUL STONE, KATE M. STONE, KATE M. STONE TRUSTEE FOR THE KATE M. STONE REVOCABLE TRUST, UNITED STATES OF AMERICA, AMERICAN EXPRESS BANK, FSB, Defendants, 21 CH 2480 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercountry Judicial Sales Corporation will on Wednesday, April 10, 2024 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. 14-29-319-021-0000. Commonly known as 2450 N. JANSSEN AVENUE, CHICAGO, IL 60614. The mortgaged real estate is improved with a single family residence. If the subject mortgaged real estate is a unit of a common interest community, the purchaser of the unit other than a mortgagee shall pay the assessments required by subsection (g-1) of Section 18.5 of the Condominium Property Act. Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection. For information call Mr. Ira T. Nevel at Plaintiff's</p>	<p>Attorney, Law Offices of Ira T. Nevel, 175 North Franklin Street, Chicago, Illinois 60606. (312) 357-1125. 22-03456 INTERCOUNTY JUDICIAL SALES CORPORATION intercountryjudicialsales.com 13239047</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION PNC BANK, NATIONAL ASSOCIATION Plaintiff, -v- GREGG A GAROFALO, GREGG A. GAROFALO, AS TRUSTEE UTA DATED 04/24/2001 KNOWN AS THE GREGG A. GAROFALO REVOCABLE TRUST, UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, THE NORTH TOWN VILLAGE CONDOMINIUM ASSOCIATION Defendants, 23 CH 06149 1317 NORTH BURLING STREET #1A CHICAGO, IL 60610 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on January 8, 2024, an agent for The Judicial Sales Corporation, will at 10:30 AM on April 9, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 1317 NORTH BURLING STREET #1A, CHICAGO, IL 60610 Property Index No. 17-04-113-100-1037 The real estate is improved with a condominium with no garage. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate</p>	<p>taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. Where a sale of real estate is made to satisfy a lien prior to that of the United States, the United States shall have one year from the date of sale within which to redeem, except that with respect to a lien arising under the internal revenue laws the period shall be 120 days or the period allowable for redemption under State law, whichever is longer, and in any case in which, under the provisions of section 505 of the Housing Act of 1950, as amended (12 U.S.C. 1701k), and subsection (d) of section 3720 of title 38 of the United States Code, the right to redeem does not arise, there shall be no right of redemption. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport,</p>	<p>etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiffs 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 pending sales. MCCALLA RAYMER LEIBERT PIERCE, LLC One North Dearborn Street, Suite 1200 Chicago IL, 60602 312-346-9088 E-Mail: pleadings@mccalla.com Attorney File No. 23-15752IL_948582 Attorney Code. 61256 Case Number: 23 CH 06149 TJSC#: 44-48 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 23 CH 06149 13239162</p> <p>060606 ----- 282828 ----- 212121 -----</p>

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Lakeview Township Real Estate For Sale

Real Estate For Sale	Real Estate For Sale	Real Estate For Sale	Real Estate For Sale	Real Estate For Sale	Real Estate For Sale
<p>060606 -----</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION NATIONSTAR MORTGAGE, LLC Plaintiff, -v- DEBORAH A. WELLS, CIBC BANK USA FKA FOUNDERS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 15TH DAY OF NOVEMBER 2006 AND KNOWN AS TRUST NUMBER 6969, MALIBU CONDOMINIUM Defendants 2023 CH 02881 6007 NORTH SHERIDAN ROAD UNIT 39G CHICAGO, IL 60660 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on June 27, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on March 27, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 6007 NORTH SHERIDAN ROAD UNIT 39G, CHICAGO, IL 60660 Property Index No. 14-05-215-015-1353 The real estate is improved with a residential condominium. The judgment amount was \$105,870.81. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium</p>	<p>Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact MANLEY DEAS KOCHALSKI LLC Plaintiff's Attorneys, ONE EAST WACKER, SUITE 1250, Chicago, IL, 60601 (312) 651-6700. Please refer to file number 22-030892. 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 pending sales. MANLEY DEAS KOCHALSKI LLC ONE EAST WACKER, SUITE 1250 Chicago IL, 60601 312-651-6700 E-Mail: AMPs@manleydeas.com Attorney File No. 22-030892 Attorney Code. 48928 Case Number: 2023 CH 02881 TJSC#: 44-372 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 2023 CH 02881 13238924</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, CHANCERY DIVISION LAMBERTUCCI ROMA OF NEVADA, LLC, a/k/a Lambertucci Roma of Nevada LLC, Plaintiff, vs. 4611 CLARK, INC., JOHN LACH, TERESA LACH, EUGENE L. GRIFFIN & ASSOCIATES, LTD., KACHEIM HABER LLC, UNKNOWN OWNERS AND NONRECORD CLAIMANTS, Defendants, Case No. 23 CH 2602 Property Address: 4611-13 N. Clark St. Chicago, IL 60640 NOTICE OF SALE Sheriff's Sale No.: 240012 PUBLIC NOTICE IS given that pursuant to a judgment of foreclosure entered by the Court in the above cause on December 22, 2023, the Sheriff of Cook County, Illinois, will sell the property described</p>	<p>below to satisfy said judgment, as follows: (a) The name and address of the person to contact for information regarding the real estate is Adam Rome, Greiman, Rome & Griesmeyer, LLC, 205 West Randolph St., Ste. 2300, Chicago, IL 60606. The telephone number is 312-428-2743. (b) The common address and legal description of the real estate to be sold is as follows: PIN: 14-17-107-018-0000 Commonly Known As: 4611-13 N. Clark St., Chicago IL 60640 (c) A description of the improvements of the real estate: commercial building. (d) The real estate may not be inspected prior to sale. (e) The time and place of the sale is as follows: March 26, 2024 at 1:00 p.m., Richard J. Daley Center, 50 West Washington Street, LL06, Chicago, Illinois 60602. (f) The terms of the sale are "as is" for certified funds, requiring that the successful bidder deposit ten percent of the bid at the time of sale and the balance with the sheriff or associate judge within twenty-four (24) hours of the sale, plus interest at the statutory judgment rate and any unpaid portion of the sale price from the date of sale to the date of payment. (g) Title will be conveyed subject to all general real estate taxes which are or shall become a lien upon the real estate, but if not yet due, that may become due and payable, special assessments, applicable rights of redemption, encumbrances, easements and restrictions of record, if any. Adam B. Rome Greiman, Rome & Griesmeyer, LLC 205 West Randolph St., Ste. 2300 Chicago, Illinois 60606 T: (312) 428.2750/F: (312) 322.2781 arome@rglegal.com Firm ID: 47890 13238772</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION BMO HARRIS BANK, N.A. Plaintiff, -v- DAVID A. SCHEELE, 710-14 WEST CORNELIA CONDOMINIUM ASSOCIATION, BMO HARRIS BANK N.A., UNKNOWN OWNERS AND NON-RECORD CLAIMANTS Defendants 23 CH 3545 712 W. CORNELIA AVE., UNIT 3 CHICAGO, IL 60657 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on September 13, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on March 28, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite</p>	<p>35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 712 W. CORNELIA AVE., UNIT 3, CHICAGO, IL 60657 Property Index No. 14-21-302-029-1006 The real estate is improved with a residential condominium. The judgment amount was \$174,262.08. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact 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 21-01901. 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 pending 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. 21-01901 Attorney Code. 18837 Case Number: 21 CH 5422 TJSC#: 44-295 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 21 CH 5422</p> <p>282828 -----</p>	<p>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. 23-00955 Attorney Code. 18837 Case Number: 23 CH 3545 TJSC#: 44-341 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 23 CH 3545</p> <p>282828 -----</p> <p>IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION THIRD BIRCH, LLC Plaintiff, -v- PRINCE OROGBU, BELL TERRACE CONDOMINIUM ASSOCIATION Defendants 21 CH 5422 7324 N. BELL AVENUE, UNIT 2 CHICAGO, IL 60645 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on July 28, 2023, an agent for The Judicial Sales Corporation, will at 10:30 AM on March 20, 2024, at The Judicial Sales Corporation, One South Wacker, 1st Floor Suite 35R, Chicago, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 7324 N. BELL AVENUE, UNIT 2, CHICAGO, IL 60645 Property Index No. 11-30-306-027-1002 The real estate is improved with a condominium. The judgment amount was \$220,444.05. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, in certified funds or wire transfer, is due within twenty-four (24) hours. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition</p>	<p>of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, contact 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 21-01901. 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 pending 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. 21-01901 Attorney Code. 18837 Case Number: 21 CH 5422 TJSC#: 44-295 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 21 CH 5422</p> <p>212121 -----</p>

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NEWBERRY from p. 1

seph Freed & Associates, before going to prison for various charges including bank fraud and mail fraud related to their Block 37 development.

The new firm, 11 East Partners, share the same phone number, offices and address, and several employees from the old Joseph Freed & Associates.

The fight today revolves around what appears to be at first an egregious breach of fiduciary duty committed by certain members of the Condo Tower Board, followed by an over-reach by 11 East Partners in attempting to seize the remaining FAR, perhaps hoping nobody would notice.

The scheme allowed 11 East Partners to take over the common area pursuant to a 99- year lease in exchange for \$1. Yes, \$1... that is not a typo.

This was a spectacularly bad deal for residents and owners at Newberry Plaza. And the four-year battle has created divisions between neighbors and NPCA members. That fight has drawn three entities into the battle: the Newberry Townhomes [Townhomes], which are located above the building's parking garage; the 52-story residential Newberry Condominium Tower [Tower], and the Commercial space [Commercial].

All the battling now is over the fate of about 10,000 square feet of condominium common element space at 1030 N. State St., and that odd FAR balance of some 22,000+ square feet of density that was never used when the project was first built in 1980.

Only, after reviewing 30-year-old zoning plats, it appears that the leftover FAR for the property belongs to the Townhomes, not to the Commercial space or the NPCA. And the Townhomes have not authorized the use of their remaining FAR.

So 11 East Partners needed to transfer that FAR to the Commercial space, or ask the local alderman - Ald. Brian Hopkins

[2nd] - for a favor, to upzone the site to add more FAR and density. Considering how vitriolic the fight has become, that was a big ask, and a very big favor.

And in some NPCC residents' minds, Ald. Hopkins has already done them that favor, gift-wrapped in added property taxes to be paid for by tower residents.

According to the \$1 sales contract, "Each Owner shall pay the real estate taxes levied upon its portion of the Property during any period it is separately assessed and taxed. The lessor (NPCA) under any Condominium Lease and any Commercial Lease shall pay the real estate taxes levied upon premises leased under such Lease as set forth in such Lease."

So those victims who now suffer under the 99-years for \$1 lease, will also be the ones to pay the property taxes on 32,000 new square feet of commercial space; 22,000 of which they think is still owned by the Townhomes, ultimately adding more density than the circa 1980 FAR offered. Despite the extra 32,000 square feet of density, those NPCC Tower neighbors say that Hopkins told them there was no issue that required rezoning. They say the alderman also never hosted any community meetings over the plan, saying it was a private matter between the Tower Board and 11 East Partners.

As a result, NPCC residents at Newberry Plaza communicated their concerns to all parties involved and put the City of Chicago's Zoning Administrator in the Dept. of Planning & Development on notice with a letter dated March 15, 2023, that questions whether permits can actually be issued for this development project.

According to the March 15 letter, "As built, the Townhomes left a remaining FAR balance of some 22,000+ square feet. The unused FAR could be used for future Townhouse additions or common area structures for the Townhomes."

The Redevelopment Plan proposed by

SKYLINE

11 East Partners expands the footprint of the multiuse base building that the Commercial owner shares with the Tower. The Plan proposes to extend the building to the lot line. To do this, however, 11 East Partners must obtain additional FAR, because the Condominium Tower and the Commercial Building have used all of the available FAR they were allocated.

To get permits for the Redevelopment Plan, 11 East Partners must obtain a zoning variation from the City to increase the zoned FAR from DX-12 to DX13 or DX-14. This process requires notice to everyone within 250 feet of the Redevelopment Project, among other attendant City requirements, like ... ahem ... asking the local alderman for a favor.

Since the March 15 letter was submitted to the City's Zoning Administrator, it appears the permits continue to progress through the City of Chicago building permit process.

In the letter, Tower Association lawyer Caren A. Lederer says "Ald. Hopkins has previously conveyed that he would not give his support to a project that has open and unsettled questions of legality. Based on the information provided, and [the City's] rules [over] issuing permits and controlling construction, we implore the Alderman to withdraw any support for the Newberry Redevelopment Project until the City issues proper permits, and we implore the City to refuse any such permits until after a thorough and proper review of the documents, drawings, and the law has been

completed."

This new FAR issue is separate from issues previously raised in the litigation pending between certain Newberry Condominium Unit Owners and the Board of Directors of the NPCA, but is critical to those extensive redevelopment plans for common areas at Newberry Plaza. Those plans may now be in violation of the Condominium Declaration, By-Laws, and the Illinois Condominium Act. The core issue of the first fight are allegations that the defendants illegally signed a 99-year lease, to hand over, over 10,000 square feet of common element to 11 East Partners, for just \$1.

And secondly, the developers now know that the extra FAR to proceed with the development must somehow be obtained.

Without that extra FAR the NPCC alleges in their letter to City's Zoning Administrator that "11 East Partners permit applications are not proper and cannot be issued. The Redevelopment Project cannot proceed without substantial revision, including eliminating the need for any additional FAR. Likewise, the lease agreement between the Association and 11 East Partners is invalid because multiple lease parcels included in the Lease encroach on the Townhomes' unused FAR and expand the footprint of the Tower/Commercial Building beyond what can be allowed without re-zoning."

Of course all that only matters if somebody in City Hall chooses to enforce their established regulations and zoning code.

HATE from p. 1

other hate incidents" often act as a "precursor to more violent hate crimes. These changes are critical to allow the Chicago Commission on Human Relations and the police to have a more comprehensive data set to inform policies and strategies for preventing situations from escalating into

violence," according to a released statement.

To make these matters of legislating free speech even more dire, the ordinance compels the police to compile a monthly report of all incidents, including on a publicly available dashboard.

BAN from p. 1

bbery and theft incidents.

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personal accounts. These incidents include one on the 0-100 block of E. Elm St., Saturday Feb. 10, in the morning hours; another on the 0-100 block of W. Division St., Sunday Feb. 11, in the morning hours; the 1100 block of N. State St., Sunday Feb. 11, in the morning hours, and on the 0-100 block of W. Elm St, Sunday Feb. 18, in the morning hours.

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