

## The shame of the CHA



The Chicago Housing Authority and its operating partners Related Midwest, Heartland Housing and Bickerdicke Redevelopment are now pointing fingers at each other over who is to blame for the lack of security and current state of the Lathrop Homes property along Clybourn Ave.

### Redevelopment of 83-year-old Lathrop Homes stalls; graffiti artists, squatters take over

STORY AND PHOTOS  
BY PETER VON BUOL

In Oct. 2019, the Chicago Housing Authority [CHA], along with its operating partners Related Midwest, Heartland Housing and Bickerdicke Redevelopment, celebrated the grand reopening of the first phase of the newly renovated Julia C. Lathrop Homes.

Operating as Lathrop Community Partners, the CHA and its partners reopened Lathrop as a mixed-income rental community with three tiers of tenants (market-rate; affordable and subsidized public housing). In addition, a boutique coffee shop opened on the corner of Damen, Clybourn and Diversey. The first phase included a complete renovation of all units north of Diversey Pkwy. and restoration of the original landscaping created by Jens Jensen, Chicago's most significant landscape architect of the late 19th and early 20th century.

Back in 2019, many expected redevelopment would continue south of Diversey.

Sadly what has actually continued at the site since then is neglect of a national landmark, and the shame of the CHA.

While a new apartment building was added, work on the rest of the campus has stalled. All unoccupied residential units remain surrounded by eight-foot-tall chain-link fences. While entry is prohibited, signs of frequent trespassing and illegal activity are everywhere. Broken windows are visible on all buildings and



CHA fencing has not stopped taggers or squatters.

doors have been pried open. All buildings are marred by graffiti, none more visibly than its original power station, the site's most prominent architectural feature.

The power station has two patches of graffiti on the side of the rooftop tower. It seems the vandal[s] did not climb up the side of the building to get to the roof but rather may have broken in on ground level to get access to the top, or gotten keys from somewhere.

A Chicago police officer who wishes to be unnamed has told this newspaper squatters have had to be removed from the complex on numerous occasions.

Among those disappointed by the current state of the southern portion of the Lathrop campus is Ald. Scott Waguespack [32nd]. The northern portion of Lathrop is part of the 32nd Ward and the southern portion is part of the

1st Ward.

"The north side was going well, and now they're sitting on vacant south properties with windows wide open and letting the buildings deteriorate more. We did push the CHA to get more security on site and looks like they finally put more boards on the powerplant, but this is after the vandals did all the graffiti work. The graffiti is a serious problem," said Waguespack.

"We have asked them to get it cleaned off, but we have not seen any removed, yet. My staff reached out to Related Midwest and the CHA to get some cleanup done as soon as possible. It looks horrendous for our community. Last time they had a run of graffiti, they called us, even though it was on their property. This must be done quickly. I'm not sure how their security didn't see anyone in/on the [powerhouse] building," he said.

When contacted by this newspaper, a spokesperson for the CHA said his agency has been working with its development partners to continue the work on the campus.

"Lathrop remains slated for comprehensive redevelopment. The initial phase (1A) included more than 400 units. The CHA is working with the developers to get the next stage (1B), [which is] the complete rehabilitation of two buildings, underway this year. CHA is working to move forward with subsequent phases, including the eventual demolition of some

CHA see p. 8



### Nordstrom break-in video released as city cancels days off for cops out of "abundance of caution"

Photo courtesy Brandon Ison, via Twitter

### 911 callers see looting crew on Facebook Live

BY CWBCHICAGO

Surveillance video released by Chicago police Monday night shows seven people breaking into a Magnificent Mile department store and stealing armloads of purses early Monday. The burglary at Nordstrom, 55 E. Grand, came shortly after a series of 911 callers reported seeing a group of people on Facebook Live saying they were going to loot stores in

the area.

Police on Monday morning announced that they apprehended one suspect, Kendrick Adams, 27, on the 400 block of N. Wabash shortly after the break-in. Prosecutors charged him with burglary, CPD said. But seven more people remain at large, and investigators hope the store's surveillance video will help them identify the rest

NORDSTROM see p. 8



The owners of the 1,136'-tall Aon Center are back at work on the building's main entrance and plaza.

### Work resumes at AON Building

The aggressive \$185 million plans to remake one of downtown Chicago's signature skyscrapers is back on after being delayed during the pandemic lockdown.

The owners of the 1,136'-tall Aon Center are back at work remaking the building's main entrance and plaza, and also adding a giant glass elevator to the southwest corner of the tower, leading to the rooftop observation deck.

The construction plans for Chicago's third-tallest skyscraper were called off in June, 2020, due to the pandemic-driven economic lockdown. BEAR Construction is serving as the general contractor on the \$6.5 million effort, with a completion date penned for late

this summer.

Owned by 601W Companies, demolition is now wrapping up at 200 E. Randolph St., at the foot of the iconic 83-story tower. Additions to the half-acre space include a mix of soft seating, gardens, fire pits, an outdoor bar, open grass areas, and accessible ramps. Purchased for \$712 million in 2015, 601W plans to build an observatory overlooking the lakefront and Millennium Park. The developer estimates the project will generate annual revenue of \$30 million to \$40 million. The upgraded space is meant to serve as a public space for both building visitors and tenants.



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# Do you smell that too? It's eau de fish



By Thomas J. O'Gorman

It's strange to live beside a great inland sea. "Great Lake" is such an inadequate euphemism.

Ontario, Superior, Erie, Huron and Michigan are all fresh water natural wonders. America's great network of inland seas. The sheer dimensions of the lakes tell you these are no motorboat waterways.

Panorama at every level. Opposite shores seldom visible with the naked eye.

Such 'sea power' controls our environment. The details of weather, temperature, snow levels and severe electrical storms far off shore.

Though you might not always have the waterway in your field of vision, you always feel its presence. Sometimes you can even smell it. "Eau de fish." We all know that smell.

At least I think that smell is coming from the lake... or is it City Hall? Either way it's pure eau de fish.

For me, the great drama of the lakes makes up for some of our Prairie insufficiencies. For all its geographical boldness and contorting of the water. Ice-capping in winter. Temperature quenching in summer. Climatic conditions on the fresh water lakes are its own national barometer. The dusty climates on the nation's tabletop Prairie landscape carry specifics unheard of at sea.

The Prairie provides us with a longitudinal view of life. Flat. Panoramic. Short glimpses at sea level. Sweeping vistas in perspective. They add to our crusty character and unique American persona.

Chicago has always been the "gateway" to the Prairie. That fished doormat of everyday welcome from one region to the other. From elegant elite east coast city life to the more plain western reserves with their regions of a rougher-hewed living.

In this America, you shoot the meat you eat, as it were.

From its earliest days, Chicago was the place this recipe was tested and enjoyed. It fueled our sense of dramatic adventure. Inventive commerce and creative technological necessity.

This is why Chicago was the fastest growing city on earth between 1850 and 1900. An immigrant's dream.

But beyond all the natural discoveries, developments and cultural enrichments to unfold on the front steps of Chicago, the most critical was that blend of power from our inland sea, Lake Michigan, and the great flatland field upon which we sat, the Prairie. We are the people who thrived here as nowhere else, especially at that spot where the Prairie meets the lake.

No wonder that, today, everything most "American" can trace its origins to the unbridled living of this most American metropolis. From all-beef kosher hot dogs and Cracker-Jacks, to the first soaring American skyscraper. From cotton candy, and the Ferris Wheel to the slaughter houses of the Union Stockyards where they used everything but the "oink," to the bleachers of Stagg Field at the Univ. of Chicago under which scientists later split the "oink," to make the first atomic bomb. Chicago seems to have been in a race with itself. Speeding faster than any locomotive out of Union Station or Pullman railroad sleeper car.

Unlike the cities of the eastern seaboard, Chicago always had extra leg room in which to grow. Plenty of space on that flatland beside the lake.

New York, Boston, Philadelphia and points east had long before filled the land upon which their cities futures depended. Beside the lake, Chicago had all the land it needed.

The crusty land of the prairie gave Chicago a dynamic sense of confidence in what was possible to accomplish.

When it comes to the future of



Wise leadership can harness the sea, and neighborhood by neighborhood harvest the bounty of the Prairie.

Chicago, it is important for all of us to recognize what a great city can still accomplish under the reason and intelligence of wise leadership. In the end, wise leadership can harness the sea, and neighborhood by neighborhood harvest the bounty of the Prairie.

Some Chicago mayors and aldermen have enjoyed decades in elective office. There was rarely a rush to create the achievement of responsible goals. Most only had one goal. Get elected.

Then they became part of a team with real power. With compensation for their efforts. If your alderman was a dud, without a patron or a muscular supporter, your ward may not have much to offer.

But if your alderman was a real player, your community could get a bigger slice of the municipal pie.

My political drones have been taking some "up-close" images of what is currently passing for Chicago politics. Mayor "Light-fingers" is currently fighting like she's commanding Russian troops at the Siege of Stalingrad. She perfectly fits the Stalinist ideal of the tough comrade Commando. Down to her everyday Stalinist uniform. Her Stalinist sense of authority and dry sense of party humor. Every confrontation a presumption of a palace coup. Each embattled City Council meeting a mad imbroglio of ancient origins. Each antagonistic enemy by her politburo removed.



JoAnn Rooney

Every disgruntled foe shipped to a gulag of federal punishment. The gray dust of quixotic history falling like snowflakes around her in a Vermont December.

But Stalin lived in an era before the truth telling of modern body language and lives well-lived. When the state did not command the soul, and the cruelty of human existence was only outmatched by its meaninglessness.

It is important to recognize the parallels of history when they rear their head again. As a way to avoid repeating. And as a sign of terrified warning and vigilant protest.

Few emotions can galvanize our humanity from the falsehood of self-obsessive prefabrication. Psychic honesty can dissolve the political passion for acting like Premier Stalin. And once reigned in by the truth, it is easier to actually say what is real rather than to repeat the comforting half-truths. Remember, like the great elements of nature that surround us, Lake Michigan and the Great Prairie, you might not always have them centered in your field of vision, but you always feel their presence. Sometimes so strong you can smell them. And it's pure eau de fish.

**LOYOLABLUES:** Rambler fans and treasured alum now have to cope with the sad news that head basketball coach **Porter Moser** has left for the Univ. of Oklahoma. Moser lifted the hearts and hopes of Chicago, plodding away with good old-fashioned dreams. Too bad those dreams are not shared by **President JoAnn Rooney**. Insiders say that she wasn't comfortable paying Coach Moser what he's now worth. And that's just one of many problems the hard-headed president has created out of the decades of harmony and smooth sailing. Loyola deserves better. Less harangues. More old-fashioned Catholic style and aspirations. Less dirty laundry aired in public. Rooney better get more "bendy." The loss of Coach Moser may suck the morale out of Rambler young folk in no time.

**CLIFF DWELLERS:** No one has brought more refinement or hard working Chicago elan to the revered Cliff Dwellers than the

esteemed man of architecture, **Zurich Esposito**. A member for the past 24 years of the witty, brainy, erudite Michigan Ave. club, Esposito has always added a unique charm and grace to the affairs of Chicago's architectural design and ground breaking beauty. The Cliff Dwellers now elevates Esposito to the rare honor of Member Emeritus, rank and privilege worthy of the man who has become Chicago's unofficial ambassador of architecture.

**HALF PAST:** Half Past is a new hard seltzer brand. New to the 312. Exotic. Flavorful. The waft of turmeric. The lingering aroma of fresh rosemary. All due to the twins, **Mike and Caleigh Tully's**, new start up available at Fox Trot and Binny's, must be 21 to purchase. Parents **Ellen and Tom Tully** most proud and joy-filled, especially with the arrival, recently, of their first grandchild.

**SERVICE CLUB OF CHICAGO:** Snows melt and the city's finest milliners ready their finest fashions for the Service Clubs Annual Hat Luncheon and competition. You do not want to miss this coveted event. **Sherrill Bodine** and her fashion army are ready. So dust off grandmama's old hat boxes from Field's, Saks or Bonwitt's and get your ticket for Hat Lunch 2021. Friday, May 21, Women's Athletic Club.

**CUSTOM VITTLES:** Just heard that Fox Trot, the elite, quick gourmet carry-out grocer, is moving into a space at Milwaukee, North and Damen. Should change the cultural climate to have a high-end vittles on six corners. Will the "Crusties" be

FISH see p. 6

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# Chicago's accessory dwelling units plan starts May 1

**Test zones: Lake View, North Center, Lincoln Square, Uptown, Edgewater, West Ridge**



## The Home Front

By Don DeBat

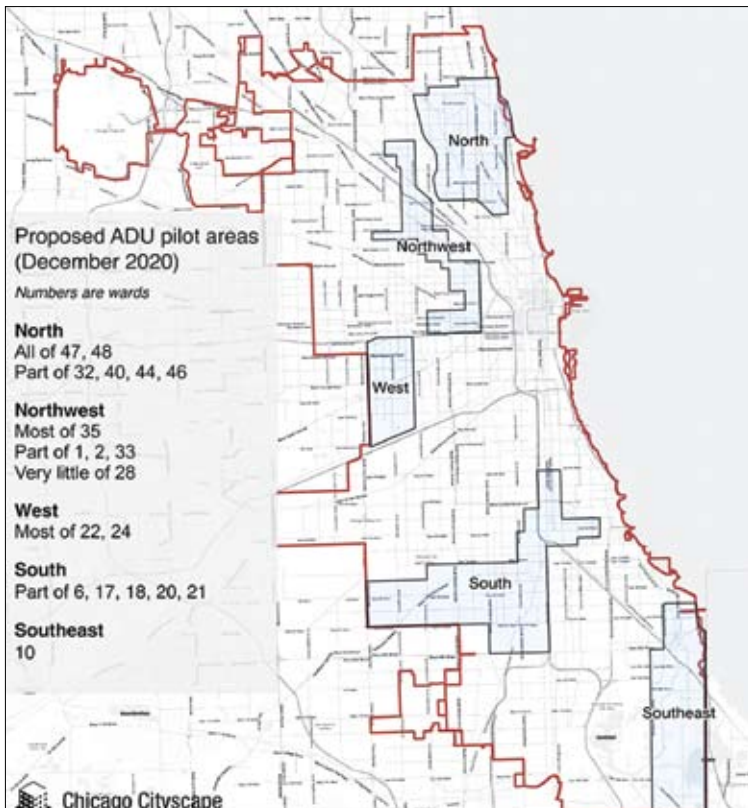
Affordable housing opportunities in the Windy City should get a boost on May 1 when the Accessory Dwelling

Units (ADU) ordinance pilot program goes into effect in five Chicago target areas.

The ordinance, pushed by Mayor Lori E. Lightfoot and approved by the City Council in December, allows construction of additional housing units in coach houses, basement and attic apartments. The gerrymandered pilot zones include parts of Lake View, North Center, Lincoln Square, Uptown, Edgewater and West Ridge neighborhoods.

The ADU ordinance essentially repeals Chicago's 63-year ban on illegal over-the-garage coach houses, or "carriage houses," so-called basement "garden" apartments and attic units, allows owners to add moderate-cost rental units in those spaces under the three-year limited pilot program.

"It is exciting and encouraging that the City has finally come around to the idea that accessory units can be beneficial to Chicago," said Michael Glasser, president of the Rogers Park Builders Group [RBPBG].



City Hall's 63-year ban on over-the-garage coach houses, or "carriage houses," attic units, and basement "garden" apartments is over. Property owners within the designated zone may now add moderate-cost rental units in those spaces under the three-year pilot program.

go," said Michael Glasser, president of the Rogers Park Builders Group [RBPBG].

"The ordinance will increase the supply of housing in neighborhoods across the city at a far lower cost than equivalent new-construction units, and at rents that are almost always less than adjacent units in the primary residential building," Glasser said.

Under the ADU ordinance, if units are added to an existing

apartment building, a percentage of the new residences must include rent restrictions to make them affordable.

However, the RBPBG also believes the affordable housing pilot program is too restrictive, especially to owners who have the space to build two or more conversion units.

The new ordinance requires that 50% of the newly created units be restricted to households earning

no more than 60% of area median income (AMI). That's \$54,600 per year for a family of four.

"These restrictions must be recorded and enforced for a minimum period of 30-years," Glasser said. "This three-decade restriction is unprecedented and completely outrageous."

A 1957 rewrite of the Chicago building and zoning codes "grandfathered" such existing dwelling units built prior to 1948 due to the after-effects of the 1930s Great Depression and the severe post World-War II 1940s housing shortages.

Since then, thousands of existing, but officially unauthorized apartments, were affordably rented in ethnic and gentrified neighborhoods alike.

After the war, some North Side three-flats were split into six rental apartments often with a seventh unit in the basement, and that was legal. These small, 500-square-foot apartments rented for as little as \$20 a month, and included shared bathrooms, ingress and egress. Of course, most blue-collar tenants were earning \$50 a week during that era, but those apartments were truly affordable housing by today's standards.

The 1957 ban on construction of accessory housing units was a "not-so-subtle reaction to the rapid demographic change that was occurring in Chicago," Glasser said. "The ban was enacted as a rapidly expanding African-American population was moving into previously all-white neighborhoods. The ban was a bad idea then, and it remains a bad idea today."

Here are details on the city's gerrymandered map covering neighborhood pilot zones allowing affordable accessory units under the ordinance:

- **North Side.** The zone covers parts of the Lake View, North Center, Lincoln Square, Uptown, Edgewater and West Ridge neighborhood. Rough boundaries of the district run from Halsted St., north of Diversey and Belmont, and Lake Michigan north of Lawrence, up to Devon, and west to the North Shore Channel.

The North Side target area includes most of the 40th, 44th, 46th, 47th and 48th Wards, and part of the 32nd Ward.

- **Northwest Side.** This narrow, gerrymandered district west of the North Shore Channel covers sections of West Town, Logan Square, Hermosa, Avondale, Albany Park and Irving Park. It also includes parts of the Near West Side and East Garfield Park neighborhoods.

- **West Side.** The Far West Side district covers parts of East Garfield Park and West Garfield Park, North Lawndale and South Lawndale neighborhoods.

- **South Side.** This expansive district covers parts of Ashburn, Auburn Gresham, West Lawn, Chicago Lawn, Washington Heights, Roseland, Chatham, Greater Grand Crossing, Englewood, West Englewood, Washington Park and Woodlawn

**DWELLING** see p. 5

## Court order expands legal protections for tenants

**Delinquent tenants get more time**

BY SARAH MANSUR  
Capitol News Illinois

The Illinois Supreme Court [ISC] issued an order this week creating stronger safeguards for tenants seeking rent relief under the governor's eviction moratorium.

The court's revised order makes clear that landlords challenging a tenant's eviction moratorium protections have to state the legal and factual basis for such a challenge, said Chief Judge Eugene G. Doherty, of the 17th Judicial Circuit.

Doherty is vice chair of the ISC's Court Operations During COVID-19 Task Force, which was created in June 2020 and makes recommendations to the ISC.

"It was feared by some that (the Supreme Court's previous order) would effectively allow all the cases that the moratorium is keeping out of court to get back into court because if the landlord were to just file a challenge, vaguely worded, to the declaration, the case is now in court," Doherty said. "And that seems to undercut the purpose of the moratorium."

The ISC issued an order in Dec. 2020 relating to the eviction moratorium that outlines the process for landlords to challenge a ten-

### Mom-and-pop landlords hardest hit

Mom-and-pop landlords own approximately 77% of small building units, which are often more affordable than single-family rental homes or large apartment complexes. These small investors and their tenants are likely to be more vulnerable to economic downturns, according to an analysis by the Urban Institute.

Many of these small investors (around 34%) are retired, and their rental units are their only source of income, which imperils them if they can't collect rent or receive federal aid. Mom-and-pop landlords also earn around 17% less than owners of single-family homes or large complexes and have the largest share of Black (15%) and Hispanic (13%) owners.

Some have called the governor's eviction ban unconstitutional, accusing lawmakers of holding

property hostage and forcing landlords to house people who would otherwise be homeless (which is typically the job of the cities and states) while still being responsible for mortgages and property taxes. This burden has caused many landlords to suffer severe financial distress.

There are some government loans and grants available for beleaguered mom-and-pop landlords, as long as they operate as a business and report their earnings. In January, the U.S. Dept. of the Treasury announced its \$25 billion Emergency Rental Assistance Program (ERAP) under the Consolidated Appropriations Act, 2021. The funds are used to help struggling households pay rent and utilities.

But the truth is many small landlords do not report the income.

ant's declaration under the order. It amended the order in February and again April 6.

Gov. JB Pritzker reissued his eviction moratorium executive order last week, extending rent relief to tenants who are unable to pay due to economic hardship caused by the pandemic through May 1.

The National Multifamily Housing Council [NMHC]'s Rent Payment Tracker found 79.8% of

apartment households made a full or partial rent payment by April 6 in its survey of 11.6 million units of professionally managed apartment units across the country. This marks one year of tracking rent payment data following the onset of the pandemic. This is a 1.9% increase from the share who paid rent through April 6, 2020 and compares to 82.9% that had

**PROTECTION** see p. 5

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# Police Beat...

### Robberies, vehicle thefts

Police are warning residents of Lincoln Park, Lakeview and Rogers Park of recent robberies and vehicle thefts. In the robberies, one or two offenders approach the victim on foot, on the street or alley, forcefully removing property. In one of the robberies, the offenders pinned the victim to the wall.

The offenders take cellphones, backpacks, and wallets from the victim. Additional offenders are waiting in a getaway vehicle.

Incidents include one on the 2500 block of N. Clark St. 8:26 p.m. March 27; 6500 block of N. Glenwood Ave. 2:10 p.m. March 30; 1400 block of W. Albion Ave. 2:26 p.m. March 30; 1400 block of W. Albion Ave. 12:53 p.m. March 31, and on the 6600 block of N. Ashland Ave. 1 p.m. March 31.

The offenders are described as one male, African American, 18-25 years old, 6'-0" to 6'-2" tall, wearing a black mask and dark hoodie; second a male, African American, 18-25 years old 5'-10" to 6'-0" tall, wearing a blue mask and dark hoodie, and third a male, African American, 18-25 years old.

### Cops finally snare catalytic converter theft crew

Police frequently warn Chicagoans about catalytic converter thieves, but the elusive, night crawling auto part snatchers are rarely caught.

That changed when police responded to a call of someone sawing parts off a car with another man acting as lookout on the 6500 block of N. McLeod around 1:50 a.m. April 6.

The witness told police that the crew fled in a black Cadillac. Minutes later, cops spotted a black Cadillac driving around the area with its headlights off and pulled it over.

A drill and saw were lying in plain view on the car's back seat and two catalytic converters were inside the trunk. Cops also allegedly found a loaded handgun with a defaced serial number in the glove box.

Police took the Cadillac's occupants into custody. The arrests came less than a day after police were hunting for catalytic converter theft crews on the Northwest Side and in Lakeview.

Prosecutors charged the driver, Adisa Bowling, 33, with possessing a firearm with a defaced serial number, unlawful use of a weapon, theft, and driving on a suspended license.

It was the second time Bowling had been arrested in four days. April 2, prosecutors charged him with

manufacture-delivery of narcotics. He got out of jail on a recognizance bond April 3. Bowling has seven previous felony convictions — five for narcotics, one for gun possession, and one for escape, prosecutors said.

His defense attorney said he lives with his wife and has 12 children.

After hearing the state's allegations, Judge Charles Beach said the scenario of stealing car parts in a residential area while armed with a handgun is "a recipe for disaster, quite frankly." Beach then ordered Bowling held without bail for violating the terms of bond in the narcotics case. The judge set bail for the new allegations at \$45,000 and ordered Bowling to go onto electronic monitoring if he posts the required 10% deposit.

Another man in the car, Brian Hill, is charged with misdemeanor criminal damage to property. Police also cited the 20-year-old for possession of burglary tools and attempted theft, according to a CPD spokesperson.

### Burglar targeting Lakeview apartments while victims sleep inside

Police are warning Wrigleyville and Boystown residents about a burglar who is breaking into homes while people are sleeping inside. The prowler has struck three times this month, according to a community alert from Area Three detectives.

They did not provide any description of the offender, who enters apartments while victims are asleep for the night and leaves with small, valuable items that are easily carried.

Detectives linked three burglaries to crime pattern including one in the 3900 block of N. Sheridan between 9:30 p.m. on April 1 and 9:30 a.m. on April 2; in the 800 block of W. Buckingham between 11:30 p.m. on April 6 and 6:30 a.m. on April 7, and a third in the 3300 block of N. Clark between 12:30 a.m. and 5 a.m. on April 7

Police did not say how the intruder is entering the apartments.

Anyone with information about the crimes can contact detectives at 312-744-8263 regarding community alert #P21-3-051.

### Man who live-streamed his arson, rioting, bomb-throwing pleads guilty

A downstate man who streamed dozens of Facebook Live sessions as he allegedly incited riots and set fires in Chicago and Minneapolis following the killing of George Floyd last year pleaded guilty to one count of arson in a Minnesota federal court April 8.

Matthew Rupert was ordered held in custody until sentencing by U.S. District Judge Nancy Brasel during a video hearing in St. Paul. Prosecutors dropped charges of civil disorder and rioting in exchange for his plea.

The arson charge stems from the burning of a Sprint store in Minneapolis on May 29, 2020. Rupert live-streamed his actions as he and some friends entered a looted cellular store and started a fire.

"Should we torch it? Should we torch it?" Rupert asked a friend who joined him inside the store, which had already been stripped bare by rioters.

"We lit it on fire," he later announces while walking away from the building. "It's on fire. It's on fire. I lit it on fire."

## Man who set fire to police vehicle pleads guilty

A Rogers Park man admitted in federal court April 8 that he threw a lit firework into a Chicago Police vehicle during rioting in downtown Chicago last May.

Jacob Michael Fagundo, 23, of Chicago, pleaded guilty to one count of interfering with a law enforcement officer during the commission of a civil disorder. The charge is punishable by up to five years in federal prison. U.S. District Judge Robert W. Gettleman set sentencing for 10 a.m. July 14.

Fagundo admitted in a plea agreement that on the evening of May 30, 2020, he and other individuals approached the unoccupied CPD vehicle in a garage at 30 E. Kinzie St. in the city's River North neighborhood. After Fagundo and the other individuals shattered the vehicle's rear windshield, Fagundo lit a firework and threw it through the open window, the plea agreement states. The vehicle became engulfed in flames and



(Inset) Jacob Michael Fagundo. Charred police car from May 2020.

the Chicago Fire Dept. was called to extinguish the blaze.

CPD officers had parked the vehicle in the garage while engaged in battling the rioting and looting that was occurring that day.

In addition to setting fire to the vehicle, Fagundo spray-painted another Chicago Police vehicle earlier in the day, the plea agreement states.

Fagundo admitted that he bought

the fireworks, lighter fluid, and other products a day earlier at a department store in Chicago so that he could bring them to the mostly violent protests downtown.

According to a Nov. 2019 Facebook post, Fagundo is an artist who "makes paintings that address intimacy and domesticity through careful consideration and manipulation of the composition."

## Parolee robbed and tried to sexually assault tourist on CTA train



CTA Surveillance video image of assault.

A man who's on parole for three felonies boarded a Green Line CTA train at the Roosevelt station and then robbed and tried to sexually assault a female tourist who was on the same train car this month, prosecutors said April 9.

Darren Jones, 21, is charged with robbery, aggravated battery, and attempted criminal sexual assault. Judge Arthur Willis ordered him held without bail.

Surveillance video shows Jones walking along Michigan Ave. in the Loop and then entering the Roosevelt CTA station around 11 a.m. April 1, according to Assistant State's Attorney James Murphy and police records. There, he allegedly boarded a southbound Green Line train car with one other rider — a woman from out of town who was traveling with her suitcase.

As the train moved along, Jones walked across the car and asked the

woman to perform oral sex, Murphy said. The woman told him to leave her alone.

According to Murphy, Jones returned to his seat for a moment and then approached the woman again with his penis exposed as he pleased himself. Jones leaned into the woman as she pulled herself away and told him to leave, he said.

At that point, Jones allegedly grabbed her by the shoulders and pulled her toward his penis, and slapped her by pulling his arm "all the way back" and swinging it into her face, Murphy continued.

The woman tried to run away, but Jones allegedly grabbed her from behind, and the two began fighting on the train. He took her purse from her jacket and ran out the door when the train pulled into the next station, Murphy said. The victim also got off the train and called police.

CTA surveillance cameras recorded

robbery and four years for possession of a stolen motor vehicle worth more than \$25,000. Prosecutors dropped several other felony charges in the agreement.

Police arrested Davis for driving a stolen Audi SUV that investigators connected with a string of 10 robberies, nearly all of which unfolded within a block of the Magnificent Mile. Cops said they found proceeds from three of the robberies in the car with Davis.

Prosecutors initially charged him with three of the robberies and possessing a stolen motor vehicle.

In one of those cases, a woman was attacked by two men as she stood in the 200 block of Superior shortly after midnight on March 12, 2019. They knocked her to the ground and fought with her to gain control of her purse, Northwestern University police said at the time. The men escaped in an Audi SUV that was

driven by a third man.

About four hours later, a Northwestern Univ. student was robbed as he wore headphones and watched a movie on his iPad while walking in Lakeshore Park. Two men got out of a car, punched the man in his face, took his iPad, searched him for other valuables, and then fled in the vehicle, the school's police department said at the time.

The third robbery was reported on March 1, 2019, in the first block of E. Oak. No further information was immediately available about that case.

Davis will receive a 50% sentence reduction for good behavior and credit for time he spent in jail before trial. He is scheduled to be paroled in March 2024, according to state records.

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# Alleged rapists go missing after judges let them out on electronic monitoring

BY CWBCHICAGO

When news broke last week that a man who allegedly robbed and raped a woman in a Lakeview alley was supposed to be on electronic monitoring as part of his probation for allegedly robbing and sexually abusing a woman last year, a lot of people asked, "How can that happen?"

But we've discovered something else that's quite troubling: Other accused rapists have gone missing after getting out of jail on electronic monitoring. And they're still at large.

In Jan. 2020, we wrote about the allegations against Klevontaye White. Police arrested him in Old Town after he was allegedly identified as the man who threatened a woman at knifepoint, then robbed and sexually assaulted her in his car on the 1600 block of W. Congress.

Prosecutors charged him with aggravated criminal sexual assault with a weapon and armed robbery, and Judge Susana Ortiz ordered him held without bail.

About six months later, White asked for a bail reduction and Judge Charles Burns agreed to let him go home on electronic monitoring if he posted a \$10,000

deposit. One month later, White's mother posted the payment and White went home to Old Town, according to court records.

On Dec. 4, 2020, prosecutors filed a violation of bail bond petition because White removed his GPS ankle monitor and went missing, they said. White hasn't been seen since.

According to Illinois Dept. of Corrections records, White was sentenced to five years in prison for carjacking in 2015 and six years for shooting someone in 2005.

Then there's the incredible case of Rene Chandler.

Chandler went on electronic monitoring while facing charges of sexually assaulting two women — then got accused of robbing another woman while he was on bail. Then, a judge let him out on electronic monitoring again. For \$500. He has disappeared.

In Aug. 2018, prosecutors charged Chandler with sexually assaulting and battering two different women that he met separately on dating apps.

In one case, he invited a 26-year-old woman to a condo in the 800 block of N. LaSalle and then tried to sleep with her, prosecutors said. When the woman

started to walk out, Chandler allegedly grabbed her from behind, threw her on the couch, and sexually assaulted her. She reported the incident a short time later.

During that investigation, police learned that Chandler was a person of interest in another sexual assault case reported in Streeterville earlier that year.

That alleged attack involved a 22-year-old woman who told police Chandler invited her to a high-rise party in the 400 block of E. Ohio via social media. When Chandler tried to have sex with the woman, she began "kicking and screaming and managed to knee [him] in the face," prosecutors said in a court filing.

Chandler "became very angry and slapped [her face]" after she kicked him, according to allegations. When she tried to leave, he grabbed her by her wig, threw her to the ground, kicked and punched her, and sexually assaulted her, prosecutors said.

Afterward, he followed the woman onto the elevator and continued to batter her as they rode down to lobby level, according to prosecutors. The woman flagged down police outside, but Chandler was no longer at the scene. Cops later arrested him.

A judge set Chandler's bail on the attacks at \$100,000 each, and he posted \$20,000 to get out of

jail on electronic monitoring.

A few months after Chandler went home to await trial, another woman accused him of battering and robbing her as they rode in an Uber.

The woman, 26, met Chandler through social media and had been dating him for a short time when they got into an argument in the Uber. When the driver pulled over because the argument was escalating, Chandler struck the woman in her face and took her new phone along with \$640 cash from her purse, prosecutors said. According to the state's allegations, he ran from the car and fled in a taxi cab.

A judge ordered him held without bail for violating the terms of bail in the sexual assault cases and set bail in the robbery matter at \$80,000, court records show.

Chandler remained in jail until COVID arrived a year ago.

On April 9, 2020, Chandler's defense attorney filed a motion to get him out of jail due to COVID concerns. The lawyer told Judge Thomas Hennelly that the sexual assault cases were "he-said-she-said" and claimed Chandler bought the phone for the alleged robbery victim.

Hennelly, who had not been

overseeing the case previously, repeatedly questioned why the judge assigned to the matters didn't take action for over a year if the lawyer's arguments had been presented to him. In court transcripts, Hennelly seems reluctant to take a major step when the trial judge had not done so.

Nonetheless, Hennelly struck Chandler's no-bail status and allowed him to get out of jail by posting a \$500 deposit bond, court records show.

Prosecutors, who presented minimal counter-arguments during the April 9 bond hearing, filed an emergency motion to reinstate Chandler's no-bail status.

Among other things, the state's attorney's office admitted that its lawyers did not tell Hennelly the facts of the sexual assault cases. And, prosecutors said, Chandler's alleged victims weren't even notified of the bond reduction hearing.

The state also revealed that Chandler was accused in 2013 of sexually assaulting a 19-year-old woman he met online. But a judge later dismissed the case finding no probable cause.

And, prosecutors accused Chandler of talking about paying off one of his alleged victims during a jailhouse phone call in March 2020. During the call, Chandler "details one of his cases and also discusses a previous attempt to tamper with a victim and pay her a sum of money to alter her story," attorneys for the state said.

After hearing the prosecution's objection and Chandler's defense, Judge Michael McHale ordered Chandler to return to jail and be held without bail. But the hearing was conducted via Zoom due to the COVID pandemic and Chandler could not be taken into custody immediately.

Instead, a warrant was issued for Chandler's arrest two days later. No one has seen Chandler since.



Klevontaye White



Rene Chandler

## PROTECTION from p. 3

been paid by April 6, 2019.

Moody's Analytics estimates that delinquent renters owe, on average, about \$5,586 each.

The governor's reissued order, released on April 9, contains new language that "the judicial branch has the authority to adopt appropriate procedural measures governing the order's application in judicial proceedings."

Pritzker's moratorium on residential evictions, first issued in late March 2020, applies to renters who submit a declaration saying they are unable to pay rent as a result of the pandemic and would be rendered homeless if they were evicted. His executive order in Nov. 2020, which created the declaration form, established that renters could be evicted if they were a threat to the safety of other tenants or a risk to property.

The ISC's latest order states that landlords must identify "with

specificity the legal or factual basis...for any such challenge."

It also states directly that the "burden to sustain such a challenge remains at all times with the plaintiff/landlord."

"The revisions, number one, made clear that if you're challenging (the tenant's declaration), you have to say what you're challenging legally and factually," Doherty said. "The judge has to review that and see if, on its face, there's a basis here for a hearing. And if there's a hearing, it's made clear that the burden is on the landlord."

"And we were hearing stories of landlords saying, 'I'm challenging the accuracy of the declaration,' and the tenants feeling as though it was kind of dumped in their laps to prove that it was accurate, rather than the landlord proving that it was inaccurate."

Michelle J. Gilbert, legal direc-

***Pritzker's moratorium on residential evictions, first issued in late March 2020, applies to renters who submit a declaration saying they are unable to pay rent as a result of the pandemic and would be rendered homeless if they were evicted. His executive order in Nov. 2020, established that renters could be evicted if they were a threat to the safety of other tenants or a risk to property.***

tor of the Lawyers' Committee for Better Housing, said her organization was one of more than 12 fair housing groups in the state that drafted a letter to the court's COVID-19 task force last month.

The letter asked members of the task force to recommend additional language for the ISC's order that would provide standards and clarify the process for challenging a tenant's declaration.

Gilbert is also director of the Chicago COVID-19 Eviction Pre-

vention Project, which is a program created by the Lawyers' Committee for Better Housing through a Chicago Dept. of Housing grant.

Gilbert said the previous Supreme Court order resulted in legal cases where landlords filed challenges to tenants' declarations, with no supporting facts as to why the declaration was inaccurate.

In some cases, Gilbert said, the landlord requested substantial documentation of the tenant's financial situation, "pushing the burden immediately to the tenant."

Those who's options have been exhausted, there is still the question of how a landlord will collect on the remaining balance due once the moratorium is lifted. Certainly some will just cut their losses, costing them several months of unpaid rent, not an insignificant amount. Another issues facing landlords today are softening rental prices.

## DWELLING from p. 3

neighborhoods.

• Southeast Side. The district covers parts of South Chicago, East Side, South Deering and Hegewisch neighborhoods.

Every new accessory living unit would have to meet requirements of the current Chicago Building Code, contain at least two exits, have a kitchen and bathroom along with proper air ventilation and heating.

Also, accessory living units cannot be rented on AirBnB or other "vacation home" platforms unless they have city approval.

In the West, South and Southeast zones, the city placed a limit of two ADU permits per city block per year.

The City Dept. of Housing's Low-Income Housing Trust Fund also will be empowered to offer vouchers and establish grant programs to assist low- and moderate-income renters who occupy the new affordable units.

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

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Greg McFall, Joe Mulligan and Gordon Sinclair.



Jin Sol Lee and Caroline Lester.



Bobbi Panter, Sally Jo Morris Pfaff, Sherry Lea Fox and Rhonda Liesenfeldt.



Jimmy Legittino and Stanley Paul.

FISH from p. 2

back, I wonder?

**EXPO CHGO:** Held online this year, Stephen Daiter Gallery, 230 W. Superior St., presented landscapes by influential New Topographic photographers, **Lynne Cohen** and **Lewis Baltz**, and landscapes from **Dawoud Bey**’s recent project, “Night Coming Tenderly, Black” that re-imagines the journey of fugitive slaves traveling the Underground Railroad. Also from Bey were several early street portraits which are the subject of a forthcoming book, “Street Portraits.” My favorite, **Henri Cartier-Bresson**’s “Rue Mouffetard, Paris,” 1954.

**MILLER’S PUB:** Chicago’s long-time standard for old-fashioned BBQ has reopened, serving the city’s most savory faire. “Famous for ribs,” has no equal. The S. Wabash Ave. establishment is a piece of Chicago like no other. Stop by.

**MUSEE DE LOUVRE:** The Louvre museum in Paris has put nearly half a million items from its collection online for the public to visit free of charge. As part of a major revamp of its online presence, the world’s most-visited museum has created a new database of 482,000 items at collections.louvre.fr.

**ADAM HANDLER:** Cohle Gallery, Paris. “Twinkling Unknowns,” a solo exhibition of new works opened April 7 in Paris @cohlegallery. New York artist **Handler** is showing his “Shadow Girl and Sneaky Ghost in Love.” His work is intriguing and first class, 17 rue Victor Masse, Paris (Pagille).

**WHO’S WHERE:** U.S. Ambassador and **Mrs. Ron Gidwitz** have returned from Belgium but taking some Florida time first... Irish Consul General **Kevin Byrne**, husband, **Aristotle Byrne**, Concern’s **Do-lores Connelly**, Irish Fellowship Club’s

**Robert P. Flood** and yours truly, the Club Historian, were hosted by **Rose Marie O’Neill** for a diplomatic lunch at Ralph Lauren Bar & Grill... Easter dinner at Gibson’s Steakhouse included a Hollywood booth stuffed with **Lady Gaga**’s ex, Chicago Med/Chicago PD/Chicago Fire actor **Taylor Kinney** in a Hawaiian shirt with a bevy of beauties further filling the upholstery ... **Marius Morkvenas** and **Hector Gustavo Cardenas** above the clouds in Bogota, Colombia... **Brian White** and **Jim Kinney** dining with chic **Cynthia Olson** at Piccolo Sogno welcoming international adventurer **Bill Fox**, just returned from a grand African safari... Passover Seder Tavern on Rush style with men as brothers around the sacred table with **Shelley Howard**, **Jim Coston**, **Dennis Donn**, **Fernando Asturriaga**, **Ron March** and **Jay Barksdale**... and kudos to **Warner Boutin** and his mother, **Phoebe McMillan**, on hosting a home cooked dinner creating a convivial group to share the occasion with **William Parke** ... Congrats to **Caroline Lester** and **Jin Sol Lee** on their engagement, making **Edmund Lester** proud and happy pappy... **Kristin Doll Drutchas** and the family getting in some time on the slopes in Breckenridge, CO... **Linda Rob-**

**in** in Palm Springs, CA, remembering the pre-pandemic arts life there, while **Stanley Paul** seeks the desert sights with his nephew, **Jimmy Legittino**... **Greg McFall**, **Joe Mulligan** and famed restaurateur **Gordon Sinclair** lunching at Ralph Lauren Bar & Grill... **Julius DeBruhl Lewis** heading to Chicago in total style... **Bobbi Panter**, **Sally Jo Morris Pfaff**, **Sherry Lea Fox** and **Rhonda Liesenfeldt** out on the town.

**READERS SPEAK: Pam Santoro Capitanini:** Best column ever. Thanks. **Hansen Connery Murray Heritage:** As always, you hold us in thrall, reminding us of the long blue line of loss of officers who served and protected their Chicago communities as storied in your detailed book End of Watch, reminding me to again visit my copy of that fascinating tome.

The old brown thorn-trees break in two high over Cummen Strand, under a bitter black wind that blows from the left hand;

Our courage breaks like an old tree in a black wind and dies, but we have hidden in our hearts the flame out of the eyes of Cathleen, the daughter of Houlihan.

tog515@gmail.com

Lakeview Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2018-SP2 TRUST Plaintiff, -v- TIMOTHY YETZINA, DAMEN CONDOMINIUM ASSOCIATION A/K/A EASTWOOD MANOR CONDOMINIUM ASSOCIATION Defendants 19 CH 13871 7531 N. DAMEN AVENUE, UNIT S-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 February 18, 2021, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 20, 2021, at The Judicial Sales Corporation, One South Wacker Drive, CHICAGO, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 7531 N. DAMEN AVENUE, UNIT S-2, CHICAGO, IL 60645 Property Index No. 11-30-400-028-1043 (11-30-400-002, 11-30-400-003, 11-30-400-004, 11-30-400-005, 11-30-400-006, 11-30-400-007, 11-30-400-008 AND 11-30-400-009 UNDERLYING PINS) The real estate is improved with a condominium. The judgment amount was \$170,894.00. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/or wire transfer, is due within twenty-four

Real Estate For Sale

(24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts

Real Estate For Sale

foreclosure sales. For information, LAW OFFICES OF IRA T. NEVEL, LLC Plaintiff's Attorneys, 175 N. Franklin Street, Suite 201, CHICAGO, IL, 60606 (312) 357-1125 Please refer calls to the sales department. Please refer to file number 19-05241. 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. 19-05241 Attorney Code. 18837 Case Number: 19 CH 13871 TJSC#: 41-252 NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. Case # 19 CH 13871

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North Township Real Estate For Sale

Real Estate For Sale

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION DUPAC COMMUNITY CREDIT UNION Plaintiff, -v- JEFFREY M. KEMP, SHERON L. KEMP F/K/A SHERON L. WRIGHT, 2650 LAKEVIEW CONDOMINIUM ASSOCIATION, BANK OF AMERICA, NA Defendants 2020CH02922 2650 N LAKEVIEW AVE. UNIT # 4002 CHICAGO, IL 60614 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on February 18, 2021, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 20, 2021, at The Judicial Sales Corporation, One South Wacker Drive, CHICAGO, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 2650 N LAKEVIEW AVE. UNIT # 4002, CHICAGO, IL 60614 Property Index No. 14-28-318-077-1371 The real estate is improved with a condo/townhouse. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/or wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in

Real Estate For Sale

and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030

Real Estate For Sale

NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876 THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of pending sales. CODILIS & ASSOCIATES, P.C. 15W030 NORTH FRONTAGE ROAD, SUITE 100 BURR RIDGE IL, 60527 630-794-5300 E-Mail: pleadings@ilcslegal.com Attorney File No. 14-19-12051 Attorney ARDC No. 00468002 Attorney Code. 21762 Case Number: 2020CH02922 TJSC#: 41-302 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 # 2020CH02922 I3167202

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141414 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST B Plaintiff, -v- GIL A NARVAEZ Defendants 18 CH 10684 6635 NORTH WHIPPLE STREET 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 December 16, 2019, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 11, 2021, at The Judicial Sales Corporation, One South Wacker Drive, CHICAGO, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 6635 NORTH WHIPPLE STREET, CHICAGO, IL 60645 Property Index No. 10-36-307-008 The real estate is improved with a tan brick, one story single family home, detached two car garage. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/or wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the

foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiff's Attorneys, One North Dearborn Street, Suite 1200, Chicago, IL, 60602. Tel No. (312) 346-9088. THE JUDICIAL SALES CORPORATION One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE You can also visit The Judicial Sales Corporation at www.tjsc.com for a 7 day status report of 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. 20-05521L Attorney ARDC No. 61256 Attorney Code. 61256 Case Number: 18 CH 10684 TJSC#: 41-435 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 # 18 CH 10684 I3166617

Real Estate For Sale

foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. MCCALLA RAYMER LEIBERT PIERCE, LLC Plaintiff's Attorneys, One North Dearborn Street, Suite 1200, Chicago, IL, 60602. Tel No. (312) 346-9088. 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. 20-05521L Attorney ARDC No. 61256 Attorney Code. 61256 Case Number: 18 CH 10684 TJSC#: 41-435 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 # 18 CH 10684 I3166617

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-GEL1 Plaintiff, -v- 1427 W. JUNEWAY, LLC, INDUSTRY MORTGAGE CORPORATION Defendants 20 CH 4685 1427 WEST JUNEWAY TERRACE CHICAGO, IL 60626 NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on February 26, 2021, an agent for The Judicial Sales Corporation, will at 10:30 AM on May 4, 2021, at The Judicial Sales Corporation, One South Wacker Drive, CHICAGO, IL, 60606, sell at a public sale to the highest bidder, as set forth below, the following described real estate: Commonly known as 1427 WEST JUNEWAY TERRACE, CHICAGO, IL 60626 Property Index No. 11-29-102-016-0000 The real estate is improved with a single family residence. The judgment amount was \$879,673.67. Sale terms: 25% down of the highest bid by certified funds at the close of the sale payable to The Judicial Sales Corporation. No third party checks will be accepted. The balance, including the Judicial Sale fee for the Abandoned Residential Property Municipality Relief Fund, which is calculated on residential real estate at the rate of \$1 for each \$1,000 or fraction thereof of the amount paid by the purchaser not to exceed \$300, in certified funds/or wire transfer, is due within twenty-four (24) hours. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real

estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. If this property is a condominium unit, the purchaser of the unit at the foreclosure sale, other than a mortgagee, shall pay the assessments and the legal fees required by The Condominium Property Act, 765 ILCS 605/9(g)(1) and (g)(4). If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701(C) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW. You will need a photo identification issued by a government agency (driver's license, passport, etc.) in order to gain entry into our building and the foreclosure sale room in Cook County and the same identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales. For information, The sales clerk, LOGS Legal Group LLP Plaintiff's Attorneys, 2121 WAUKEGAN RD., SUITE 301, Bannockburn, IL, 60015 (847) 291-1717 For information call between the hours of 1pm - 3pm. Please refer to file number 19-092235. 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. LOGS Legal Group LLP 2121 WAUKEGAN RD., SUITE 301 Bannockburn IL, 60015 847-291-1717 E-Mail: ILNotices@logs.com Attorney File No. 19-092235 Attorney Code. 42168 Case Number: 20 CH 4685 TJSC#: 41-465 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 # 20 CH 4685 I3166718

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