

City files “nuisance” complaint against downtown hotel, alleging guns, crime, and packed elevators

BY CWBCHICAGO

A downtown hotel faces public nuisance charges after the city launched an investigation following a series of incidents involving the hotel and its guests. Ald. Brendan Reilly [42nd] said in an email to constituents Friday evening.

Police and politicians have blamed rock-bottom hotel rates during the COVID pandemic for a surge in violent crime, gun-related incidents, and disturbances over the past year.

“These low rates, coupled with the limited hours and capacity of downtown entertainment venues, have transformed hotels into convenient alternatives to bars and restaurants,” Reilly said.

Now, the Eurostars Magnificent Mile Hotel, 660 N. State St., is in the city’s cross-hairs. The hotel formerly operated as the



The Eurostars Magnificent Mile Hotel, 660 N. State St., is in the city’s cross-hairs over bad behavior by their guests.

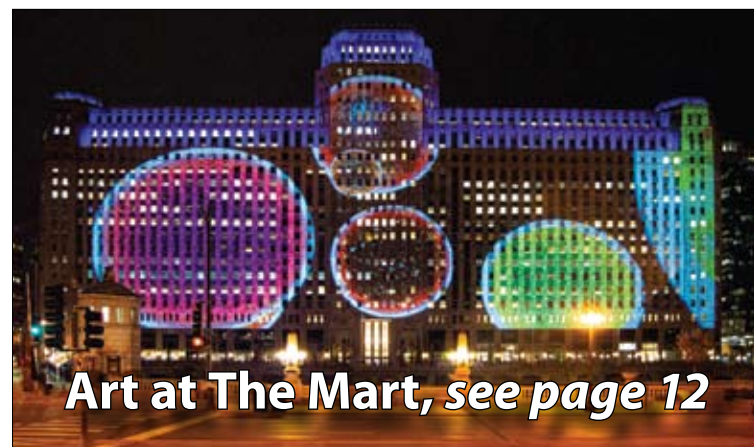
Dana Hotel. Reilly said residents began contacting his office about hotel problems last summer, but he identified Eurostars as a “hotspot.”

“Large gatherings, guests throwing bottles from balconies, lighting fires on balconies, and not enforcing proper safety protocols or other COVID-19 restrictions,” were all reported, he said. “Most alarming was a recent media report that a CPD traffic stop in River North led to the arrests of six individuals for handgun possession; these individuals were all guests of the Eurostar Hotel.” We published that story on March 17.

The alderman said he asked CPD and the Dept. of Business Affairs and Consumer Protection to conduct task force investigations of the hotel “because of the deleterious impact the business has had on the River North community.”

City inspectors carried out 11 inspections at Eurostars between March 2020 and March 2021, re-

NUISANCE see p. 12



Art at The Mart, see page 12



Ruben Roman in CPD custody on March 29th, 2021.

Image courtesy CPD/COPA

Recovery for downtown hotels may still be a long ways out

BY AJ LATRACE
REjournals

The April 19 national deadline to open vaccination eligibility to all U.S. residents 18 years and older did not come soon enough for Chicago hoteliers and those employed by the hospitality business.

For more than a year, Chicago hotels have had to weather an unrelenting storm that has seen room bookings and earnings plummet.

However, some hotels have fared better than others. But the storm is expected to continue well into 2021, and possibly even longer.

A recent report from DBRS Morningstar offers a comprehensive perspective on local Chicago hotel debt and delinquency. The key takeaway? The city’s hotels are “out of ‘The Loop’ for a quick recovery,” the report’s title declares ominously.

By the end of 2020, Chicago hotel occupancy stood at a meager 27% — a major contrast from the 57% occupancy during Dec. 2019, helping contribute to a loan delinquency rate that is outpacing the national average.

And by the new year, the damage had been done. According to the report, 13 Chicago hotel loans were delinquent by Feb. 2021, with an additional 11 loans being transferred to the special servicer. The balance of the delinquent loans amounts to a whopping \$891.3 million while those trans-



Located in the Streeterville, the 1,218-room Sheraton Grand overlooks the Chicago River. This 1.3 million-square-foot convention hotel now has \$115 in outstanding debt. Image courtesy Tishman Real Estate Services

ferred to the special servicer stood at an additional \$836.3 million. Only 29% of Chicago area hotel loans were performing.

This drastic shift comes after a steady period of beating year-over-year tourism records and a downtown Chicago hotel boom which saw the adaptive reuse of numerous vintage office high-rises.

But Chicago is also a major convention destination, and cancellations at McCormick Place

during 2020 led to the loss of hundreds of thousands of hotel room bookings. However, the DBRS Morningstar report indicates that currently scheduled conferences and events at McCormick Place for 2021 could provide a much-needed 880,000 nights booked at Chicago hotels through the end of the year.

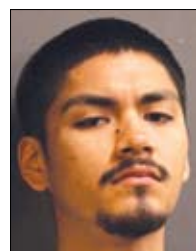
The hotel in the biggest trouble is one of Chicago’s largest and

HOTELS see p. 12

Toledo’s relationship with Roman linked to North Side area gun, drug arrests

BY BOB ZULEY

Inside Publications has learned that the tragic death of 13-year old Adam Toledo on March 29 in Chicago’s Little Village neighborhood is linked to the Edgewater community and nearby environs.



Ruben Roman mugshot photo, 2019. Image courtesy Evanston Police Dept.

address on N. Claremont.

Toledo’s death has now transfixed Chicago, casting blame on parenting and policing, and suggesting that Mayor Lori Lightfoot resign even as Roman has largely escaped responsibility.

Toledo was killed after Chicago police responded to reports of multiple gunshots shortly after 2:30 a.m. in the vicinity of Sawyer Ave. near 24th Street as reported by at least two neighbors and the city’s Shotspotter gunshot locator devices. Nearby video surveillance recordings released by Chicago’s Civilian Office of Police Accountability [COPA] show

Toledo accompanying a man now known as Ruben Roman as Roman fired a handgun multiple times at a passing vehicle.

After firing the weapon, Roman and Toledo fled on foot with a responding CPD patrol unit from the 10th District observing the two males in a nearby alley. One officer immediately subdued Roman as another pursued Toledo who was carrying a handgun in his right hand. We all now know how this event ended.

A Ruger 9mm handgun with ammunition expended was recovered at the scene. Ballistic testing linked the weapon to shell casings recovered from where Roman shot at the passing vehicle and gunshot residue was recovered from Roman’s gloves.

The practice of handing off a handgun to a minor is common in gang related shootings. Former Chicago Police Supt. Garry McCarthy told WBBM News that the blame for Toledo’s death should be laid squarely on street gangs -- not police. McCarthy said gangs use “shorties” or underage minors who are paired with adult gang members as minors can face less serious consequences in juvenile court.

“They have the ‘shorties’ who they give the gun to,” McCarthy said. “This is very clearly that dy-

ROMAN see p. 12

We can still save our friend, and vanquish the terror



By Thomas J. O'Gorman

Terror is a strange commodity. The unbridled forces of emotion stretching fear and anxiety beyond human reason.

Internal psychic vulnerability that reaches far beyond the familiar boundaries of personal safety or predictable cautions.

I don't mean a loss at Wrigley Field, being tossed out of Gibson's or Butch McGuire's for bad behavior at the bar.

No, indeed. I'm talking flames beneath your wings while landing at O'Hare. Or a plunge off the "L" tracks downtown, a free fall in a Sear's Tower elevator, smell of smoke in your Hancock Building condo, or a 3 a.m. knock on the door from federal agents who have a warrant for your arrest.

Of course these are classic Chicago terrors, the type that get brewed in the cauldron of our worst fears and anxieties over a lifetime of living in this city.

Some of Chicago's worst disasters may have inspired some of our late night appreciation of terror. You know, for the kind of things we put stars on our city's flag. Like the battle and burning of Fort Dearborn in 1812. Or the searing flames of the Great Fire of 1871 when 3/5 of the metropolis went up in flames.

Some disasters may carry the recollection of other moments of fear and terror. Valentines Day 1929 is a good example. When gun fire in a Lincoln Park garage underscored the reality of gangland bootlegging muscle and massacre on our neighborhood streets.

Shoot-outs and hooliganism certainly have been a part of our

Chicago past. Rivalries and robberies often went hand and hand through the streets. Mayhem had the time to incubate along the thoroughfares.

Creepy-eyed murderers acting alone have also been the source of a lot of Chicago's appreciation of terror. Who could forget Dr. Henry Howard Holmes? "Dr. Death," as he was known, remember him? The man who went on a killing spree coinciding with the World's Columbian Exhibition of 1893. He had nine confirmed murders and 27 confessed. But he was only tried and convicted of one. All said to have taken place at his "murder castle" on the South Side.

He was executed in 1896 at 35 years of age.

There are still lots of Chicagoans alive today who can remember the terror that spread across the city in 1966 after the murders of eight student nurses in a townhouse on the South Side by loner, drifter Richard Speck. From July 13 to July 17, when he was arrested, Speck cast a veil of horror across our city that discovered a fear it had never quite known before.

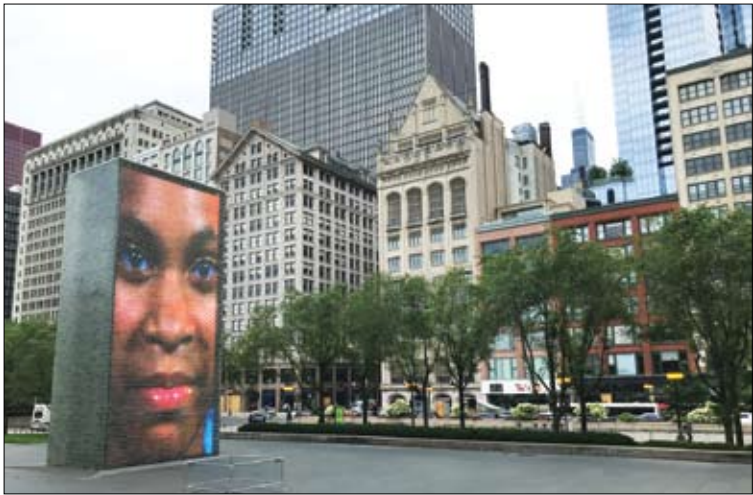
The city's municipal understanding of terror widened. You see, spine-tingling terror has been a cumulative emotion. One that had been nourished by history, urban evolution, political fermentation, human cruelty and psychological madness.

But make no mistake about it, it ain't over yet.

The recent 1 a.m. shopping spree by a rampaging mob on Michigan Ave. is a great example of the evolution of urban terror. Pillaging a prominent fashion center is a classic tactic by modern urban war mongers. One that sends a message that is crystal clear in a nanosecond, that leaves little room for misunderstanding. It grabs the attention of every urban high-rise dweller and lakefront liberal.

When there are midnight panty raids afoot along the avenue of everyday Chi-town chic nothing is off the table. That would be the negotiating table where urban terrorism is reborn as urban culture war, thanks to Mayor "Lightfingers." She's quick to make sure nobody gets the wrong impression. Ransacking mobs appear simply as deeply inquisitive students lost in their study of urban hurt.

Swarming mobs, as we saw last summer, are a healthy sign for the mayor of urban attentiveness and commitment by young people, sealed in the highest accolades of looting, rioting and wholesale mayhem.



Chicago is our friend. Our beautiful pal from childhood, with us every step of the way.

The maor is surrounded by minefields of gross error and costly pillaging, herself. Her commitment to erasing our national history and cultural achievement is full steam ahead. Building her list of monuments and statues to be erased, destroyed, in the finest dystopian terror.

She is fast becoming the vanguard of urban science fiction, disconnected from rational perspectives of history. Relying on outside forces to fan the flames of her failures and distrust with the blind vision of isolation and rancor. Is there any city employee or emergency personnel she hasn't broken faith with?

Police and Fire have become her personal "persona non grata," while the Chicago Teachers Union flips her the finger and lets everyone know who's really in charge.

Finally now in the days of early spring we stumble upon her ranks of urban allies. As they pull apart Nordstrom looking for shoes and frocks in the wee hours. Maybe the pillagers were looking for something to wear to a Lake Shore Dr. shooting, a Grant Park drive-by, rape on the Red Line, Lincoln Square carjacking or a lakefront "road rage."

Are you scared yet? Are you frightened out of your socks? Are you weeping into your hands?

Well you should be. Because nothing we have done deserves the sad, sorry treatment that Mayor "Lightfingers" is presently laying down on Chicago. Does she think we're all stupid?

Chicago is our friend. Our beautiful pal from childhood, with us every step of the way. Are you willing to surrender our friend to the madness and mayhem of what passes now for civil government? Will you abandon this fine city to the euphemisms and falsehoods

of new violence and plunder? Will anything remain on Michigan Ave. after she is gone?

Can we not join together and stop this killing of Chicago's spirit?

Standing with each other we can defeat the violence. We can end the pillaging. We can put an end to the midnight plunder of our neighborhoods. We can save our friend. We can vanquish the terror. Once and for all. It's as easy as eviction from a Rush St. bar. Ready for a place on our flag.

ART INSTITUTE: Denise Gardner is the new Board Chair at the Art Institute of Chicago. Her long track record for artistic refinement and management makes her an ideal fit for the museum, as well as the School of the Art Institute. She is the first woman and first African American to chair the institution's governing body. She has an extensive record of service to corporate America, including at Soft Sheen Products, founded by her husband's parents.



Denise Gardner

She has served the boards of the Chicago Humanities Festival, the Chicago Public Library and the Chicago Community Trust. She currently sits on the boards of the Arts Club and the Donnelley Foundation.

LOU MITCHELL'S AT 98: Many Chicagoans believe that Lou Mitchell invented the American breakfast. All those double-yolked eggs, skillet sausage patty, hash browns and thick cut Greek toast. Plus strong coffee of substance long before anyone ever heard of Starbucks. Well, the pandemic shut them down in October. But now the doors to Lou Mitchell's are open once again. Donut holes galore and Milk Duds at the ready. Everyday at 6 a.m. Lou's has always been one of those eateries with lines around the block and a crowded interior. Some changes will be made by the pandemic, but otherwise it's back to normal with the fresh squeezed O.J. and best waffles in town. And an old-fashioned wait staff like nowhere else in town. 565 W. Jackson Blvd.

ITALIAN VILLAGE: The Capitanini family has served up Italian cuisine to Chicagoans for generations. For 94 years. Congratulations on the swell WGN feature last week. Al and Pam Santoro Capitanini are column friends and a true force for good.

AMBASSADOR TO THE HOLY SEE: The White House is finalizing its short list of diplomatic appointments. One key post, to the Vatican, has the name of some interesting Americans surfacing. Elizabeth Frawley Bagley has worked with the State Dept. for more than two decades. She served as President Clinton's Ambassador to Portugal and was well-liked in Lisbon. She was there with her young family, including her late husband Smith Bagley, the R.J. Reynolds Tobacco heir. Also on the short list is former Univ. of Notre Dame professor and Illinois Congressman Daniel Lipinski of the 3rd Congressional District. Former Maryland Governor and Baltimore Mayor Martin O'Malley is also a leading candidate.



Elizabeth Frawley Bagley

I'M DONE: The Crown will start filming its hotly-anticipated fifth series in July - with a new cast taking over as the royals with Imelda Staunton portraying the Queen. I am afraid that at this juncture I will be taking my leave of the Netflix show. I am disappointed in the elongated production timetable. And I am no longer in tune with it. The characters

TERROR see p. 6

Ronald Roenigk	Publisher & Editor
Katie Fritz	Copy Editor
Sheila Swann	Art Director & Production Mgr
Cindy Amadio	Account Executive
Kathleen Guy	Account Executive

INSIDE is published every Wednesday by Inside Publications

6221 N. Clark St., rear
Chicago, IL 60660
Tel: (773) 465-9700
Fax: (773) 465-9800

E: insidepublicationschicago@gmail.com



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First of four webinars asks 'What is Affordable Housing?'

The first of four Uptown United webinars focusing on real estate development issues will take place 6-7 p.m. Tuesday.

"What is Affordable Housing?" features a panel of experts who will provide an overview on the topic, answer frequently asked questions, and "debunk some common misconceptions," the local economic development group said in a press release.

"Affordable housing is an important topic that comes up a lot around real estate development projects in Uptown and Chicago," Uptown United said. "But do you know what affordable housing really is?"

Panelists are identified as "professionals who provide, build, study, and manage policy around affordable housing." The group includes Rafael Leon, executive director of the Chicago Metropolitan Housing Development Corporation and an Uptown United board member; David Brint with Brinshore Development; Megan Oswald with Fulton Grace Realty and the 2021 Chair for the Illinois Realtors Affordable Housing Committee; and Geoff Smith with the Institute for Housing Studies at DePaul University.

Attorney Antonia Mills will serve as moderator for the discussion. Participants can submit questions ahead of time by visiting bit.ly/uptownwebinar. The event is free, with registration available at zoom.us/webinar/register/WN_aJXPY3eTzaPZnepVTqDpA.

For more information call 773-878-1064.

Home buyers can still lock in low rates



The Home Front
By Don DeBat

Chicago home buyers and homeowners seeking to refinance this spring still may have a chance to lock in a

near rock-bottom interest rate and save money, experts say.

On April 15, benchmark 30-year fixed mortgage rates nationwide fell to an average of 3.04% from 3.13% a week earlier, reported Freddie Mac's Primary Mortgage Market Survey.

On April 1st, 30-year fixed rates hit an average of 3.18% nationwide, a rise of more than a half of 1 percentage point—since setting a modern-day record low of 2.65% on Jan. 7.

The bargain 2.65% benchmark is the lowest rate in the Freddie Mac survey's history which dates back to 1971. A year ago, lenders were charging an average of 3.31% for 30-year fixed loans.

"Mortgage rates took a dip on April 15 when the 30-year fixed-rate mortgage decreased by almost 10 basis points, week over week," said Sam Khater, Freddie Mac's chief economist.

"The economy is improving on the demand side and on the supply side, a variety of goods and materials remain scarce," Khater said. "As a result of this imbalance, pricing pressures are building and causing inflation to rise."

Despite the recent dip in mortgage rates, Freddie Mac's economists expect interest charges to increase modestly for the remainder of this year, so Khater urged home buyers to act quickly if they want to lock in a mortgage in the low-3% range.

The Freddie Mac survey reported that 15-year fixed-rate mortgages nationwide averaged 2.35% down from 2.42% a week earlier. A year ago, the 15-year fixed home loan averaged 2.80%.

In Chicago, Gateway Capital Mortgage was quoting 2.877% on 30-year fixed loans, and 2.125% on 15-year fixed mortgages on April 15, according to rateSeeker.com.

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

In 2020, mortgage interest rates set new record lows an amazing 16 times, and thousands of first-

We all know that the Loop and general downtown area has taken a big hit the last year. Vacancy rates are up and there are questions as to how many people will care to return to working downtown now that we've all figured out how to work from home.

But now the vaccine campaigns are out and Illinois and Chicago are loosening their COVID restrictions.

To get a feel for what's happening now in downtown Chicago, REJournals' Dan Rafter spoke with three commercial real estate professionals from the Chicago office of JLL, Christian Beaudoin, managing director of research and strategy; and Keith Largay and Jeff Bramson, who are both senior managing directors and co-heads of the Chicago and Columbus, OH, offices of JLL. Beaudoin had the statistics that showed just hard the last 14 months have been on downtown Chicago. He said that office buildings in downtown are now about 20% full.

Here's the meat of their report:

The good news? That figure is on the rise. Beaudoin said that as the distribution of vaccines increases, it's expected that the office occupancy rate in downtown Chicago should rise to 4% to 50% by Memorial Day. The larger occupiers should follow, too, with the expectation being that office buildings in downtown Chicago will be at 70% to 75% capacity after Labor Day.

Bramson said that he only has to look out his office window to see that downtown Chicago is waking up again. There are cars driving down Wacker Dr. People are milling about the River Walk. That wasn't happening in the fall and winter of this year.

"We've been back in the office since late June, early July. Things looked a lot different back then," Bramson said. "Back then, you didn't have to look before crossing the street. Now we have to stop at the crosswalks and look both ways. I drive from the suburbs. The parking garage I use is full again."

Public transportation, though, is a different story. Bramson said that most people who are working in downtown Chicago are driving into the city today, preferring to avoid the "L" or Metra trains. This, too, will change, though, Bramson said. As vehicle traffic into the city increases, many of the people who are driving today

Filling those downtown buildings



Skyline view.

Photo by Don Garbarino

will grow frustrated and will return to public transportation.

And as far as office occupancy goes, Bramson said that the company managing the building that houses JLL's downtown Chicago office provides a good indicator: That manager expects most of the other tenants in that building to return to the office starting this summer. And by Sept. 1? That's when the building manager predicted that most companies will have at least the majority of their workforces back in their offices.

Largay said that the downtown multifamily market provides a good indicator, too, of what will follow in the office sector. And the news in the downtown multifamily market is good right now.

"Apartment leasing velocity was exceptionally slow during the fall and winter," Largay said. "Starting in the middle of February and continuing now, leasing velocity has picked up tremendously."

This isn't a surprise to Largay. During the earlier days of the pandemic, and during the winter surge, most everything that is fun about living in downtown Chicago was shut down. Restaurants were only providing carry-out or pick-up service. Bars weren't open. Theaters were closed. Museums weren't allowing visitors.

"Living in a dense urban city in the north in the winter, when you have small average units, and everyone is stuck at home, that's really hard," Largay said. "Everything the city had to offer didn't exist. All that was left was the higher cost of living in the units."

And because most office workers were working remotely, there was little reason for many people, especially younger people, to continue renting in downtown Chicago. That's why so many young people left their apartments and moved back home during the pandemic.

That is starting to change now that people are getting vaccinated in higher numbers, Largay said. Those young people who moved out are now tired of living with their parents. Restaurants and bars are reopening. The city's museums and cultural centers have opened their doors again.

And what about the future of office work in downtown Chicago? Will companies provide employees more flexibility? Will some workers come into the office three days a week and work from home the other two?

Beaudoin said that this flexibility seems to be a key for office workers. He said that recent research from JLL found that 74% of employee respondents wanted to return to the office but also wanted flexibility in their work schedules. Some, for example, said they wanted to work three to four days in the office but also wanted the opportunity to work remotely on the other days.

But fully remote workforces? That won't happen for most companies, Beaudoin said.

"Most offices will come back close to normal. That's what we are forecasting," Beaudoin said. "But flexibility will remain important. Even pre-pandemic, many companies were moving toward a more flexible work model of people coming into the office three to four days a week and working remotely the rest of the week. The pandemic has only accelerated that trend."

As Bramson says, employees want flexibility while employers want accountability. Employees proved that they could be accountable when working from home. This has earned them some flexibility from their employers.

But this doesn't mean that most companies will want their employees working from home full-

BUILDINGS see p. 10

time home buyers moved across the threshold into new and existing housing. There may be a brief window of opportunity for locking in a near record low interest rate this spring for buyers who move quickly.

Analysts said long-term mortgage rates moved higher because of rising interest rates on 10-year Treasury notes. Recently, they rose to 1.74% from a shockingly low 0.54% during the depths of the pandemic. On April 15, the 10-year Treasury-note yield

slipped to 1.53% from 1.63% a week earlier.

The window to save money also may still be open for homeowners seeking to refinance, since mortgage rates still are lower than last spring when the pandemic began.

Looking back even further, today's average rate is 1.27% lower than the 4.31% lenders were quoting in March of 2019. For the last five to 10 years, the average 30-year fixed mortgage rate has floated in the 4% range.

Homeowners who refinanced

their mortgage as recently as two years ago are still likely to cut their monthly payment if they refinance again this spring. For example, the monthly payment on a \$350,000 loan two years ago would be about \$240 less on average today.

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.

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Giving Mother Earth some TLC to celebrate her day



Heart of the 'Hood

By Felicia Dechter

Earth Day is tomorrow, April 22, and we should all try and do something -- however great or small -- to make our planet a cleaner, healthier, and better place to live. Not sure yet how I'll honor Mother Earth, but what the Rogers Park Business Alliance [RPBA] is doing in my neighborhood is awesome.

To welcome spring and in an effort to make the community more pollinator-friendly and biodiverse, RPBA will give out free seed packets on Earth Day. They'll be available

at the following businesses during their regular business hours, while supplies last:

Bark Place, 1775 W. Greenleaf Ave.; Charmers Café, 1500 W. Jarvis Ave.; ChiTown Magpie, 6443 N. Sheridan Rd.; Handsome Bastard Barber Shoppe, 7044 N. Clark St.;

Honeybear Café, 7036 N. Clark St.; Rogers Park Florist, 1415 W. Morse Ave.; Rogers Park Social, 6920 N. Glenwood Ave.; Sol Café, 1615 W. Howard St.; Third Coast Comics, 6443 N. Sheridan Rd.

It's not just the seed giveaway that I'm sending a shout out thanks to RPBA about. The organization is also responsible for the fun artwork by muralist Natalia Virafuentes, who is brightening things up around here by painting the windows of all the abovementioned participating businesses, to add to the Spring theme. And I further admire this endeavor because the really cute plant seed envelopes are made from recycled paper by students at Gale Academy and Kilmer Elementary.

Talk about a joint community effort!

Last Friday, Virafuentes started her painting and so far, we have butterflies, hummingbirds and flowers gracing our streets, with more to come. Her plan is to have all the windows finished by tonight. Virafuentes said she became involved in the project after being informed by RPBA about the greenness of the effort.

"When they reached out to me they told me about their Earth Day event where they will be giving out pollinator seeds in envelopes made from recycled paper by students at

Gale Academy and Kilmer Elementary... this would help Rogers Park become more pollinator friendly and biodiverse," said Virafuentes, who lives in Albany Park. "They want to spread environmental consciousness and educate the community about the different ways they can give back to Earth and help restore our natural habitat.

"After hearing this, how could I say no?" said Virafuentes, who has been drawing and painting since she was a little girl, encouraged by her dad. "I was happy to create welcoming signs that would catch people's attention from afar. I was inspired by Mexican embroidery and Alebrijes because of their bright colors, patterns and the relation to nature."

A Mexican-American muralist/interdisciplinary artist, Virafuentes' philosophy is that art is a form of self-expression that gives you "a bigger sense of self."

"I've always enjoyed expressing myself through art," said Virafuentes. "It's therapeutic and an amazing sense of freedom. My artwork varies and changes as I change, but for the most part I've always enjoyed playing with colors and transforming an empty canvas into something amazing."

When asked how it feels to be lively-ing up the streets of East Rogers Park, she said she hopes the colorful images "will help lift the neighborhood's spirit." (I have no doubt that they will.)

"I have been having a great time adding life and color to help community members start strong and fresh this Spring!" exclaimed Virafuentes. "I enjoyed talking with the owners and pedestrians walking by.

"So many people openly showing their appreciation and love for the beautification of their neighborhood made me want to work even harder," she added. "I want to give the community something that will make them smile as they go by."

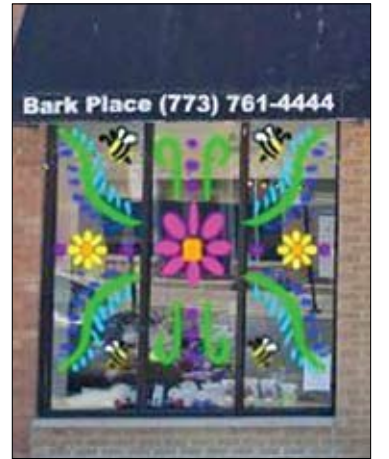
Come on out to Rogers Park on Earth Day and see Virafuentes' eye-catching work. And while you're there, pick up your free seeds, have a hearty breakfast or lunch at the delightful Honeybear Café, find a cool, locally-made gift or two at ChiTown Magpie and some Spring flowers at Rogers Park Florist, and grab a savory treat for Fefe or Fido at Bark Place.

Sigh...I love my neighborhood. What an amazing place I've had to live for the last 45 years.

Here are a few other Earth Day



We've got color! Muralist Natalia Virafuentes is brightening up East Rogers Park businesses with her vibrant painting, including at Honeybear Cafe, Bark Place and Handsome Bastard Barber Shoppe.



events/clean-ups:

- At 10:30 a.m. Saturday, Lincoln Square North Neighbors Clean Up and Tree Count for Earth Day will launch at the Ainslie Arts Plaza, 4844 N. Lincoln Ave.

The city will provide tools and garbage bags to clean between Lawrence and Foster avenues, Western and Francisco avenues. Hand sanitizer, gloves, and masks for those needing them will be provided.

During the event, the group will also mark where Ash trees are, as they are in danger. The Emerald Ash Borer bug is decimating the ash tree population, and it could succeed in killing all the city's ash trees within the next three years if nothing is done. Help locate all the Ash trees that already have markers on them for future fundraising to try and save them.

- From 10:30 a.m. to 12:30 p.m. May 2 (and select Sundays after that) will be the Edgewater Beach Stewardship for Earth Day. Help clean up and restore the natural area at Kathy Osterman Beach. Meet at the beach house, 5800 N. Lake Shore Dr. Tools, gloves, water refills, snacks and instruction will be provided but bring your own water and wear closed-toe shoes. All ages/experience levels welcome. For more info contact Renee Patten at ostermanbeach-naturalarea@gmail.com.

- From 10:30 a.m. to 12:30 p.m. Saturday, the Edgewater Environmental Coalition will host

neighborhood clean-ups. Meet at the Edgewater Community Garden at Rosemont and Broadway. Materials will be provided but if you have personal gloves, pickers, bags, etc., bring your own for increased safety.

- From 10 a.m. to noon Saturday, Rotary Districts around the Great Lakes, in partnership with Grant Park Advisory Council, will be spending the morning cleaning up Grant Park.

Participants will be assigned to identified sectors within the park. The first emphasis will be south of Ida B. Wells to Roosevelt Rd. Additional sectors north of Ida B. Wells will be assigned if there are enough helpers. Trash bags and gloves will be provided.

- From 9 to 11 a.m. Saturday, the Horner Park Advisory Council and Friends of the Parks are hosting a clean up. Stop by the back of the Horner Park Fieldhouse, 2741 W. Montrose Ave., to sign in and collect supplies. Due to Covid, you'll need to register

through Eventbrite.

- Starting at 9:30 a.m. Saturday at the Lincoln Park Conservancy, 2391 N. Stockton Dr., volunteers will meet in groups of no more than 30 people every half-hour. They will fan out from North Ave. to Barry to give as much of the park as possible some TLC. There will be clean-up of existing prairies and natural areas, rejuvenating planting and seeding, mulching park trees, and park cleanups. Anyone interested please email Aaron Hammond at ahammond@lincolnparkconservancy.org, ASAP. (And just an FYI, the always-amazing Alfred Caldwell Lily Pool opened for the season last Saturday).

- At 10 a.m. Sunday, Ald. Debra Silverstein's 50th Ward Volunteer Clean Up will be held at Kedzie Ave. near Howard St. The grassy area to the west of the street is apparently desperately in need of attention. Meet at the corner of Kedzie and Jerome. Sign up at bit.ly/50thWardClean.

Art Walk returns for 2021

After being cancelled in 2020, the local Art Walk neighborhood collaboration is returning to Edgewater this year and will remain in place from Thursday – Earth Day – until Memorial Day along four blocks of Sheridan Road.

Participating artists will be available in person at each Art Walk location 4-6 p.m. Thursday. Visitors are invited to celebrate Earth Day by learning about the way each artist group interpreted the phrase "Love The Earth."

Masks and social distancing are required.

Six buildings are participating by hosting art installations this year: Edgewater Presbyterian Church, 1020 W. Bryn Mawr Ave.; Edgewater Beach Apartments, 5555 N. Sheridan Rd.; The Renaissance, 5510 N. Sheridan Rd.; Care for Real, 5339 N. Sheridan Rd.; The Breakers at Edgewater Beach, 5333 N. Sheridan Rd.; and The Admiral at the Lake 929 W. Foster Ave.

Art Walk 2021 also serves as a fundraiser for the local food pantry Care for Real, with a QR code included on the posters at each Art Walk site taking visitors to a dedicated donation page.

Care for Real is facing an increased need for services due to the COVID-19 pandemic. In 2020, Care for Real served 143% more new first-time guests than in 2019. For more information call 773-769-6182.

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April Schwartz



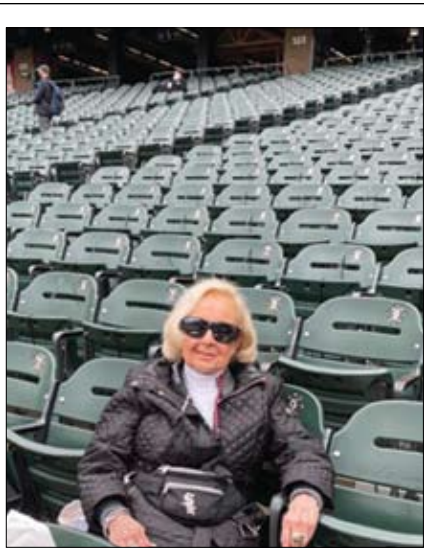
Bonnie Spurlock and Annie Leibovitz.



Dan, Anthony and Phil Ponce.



Sugar Rautbord, Maria Tallchief Paschen and Rene Crown.



Mickey Norton with Southpaw, the White Sox mascot.



Lou Mitchell open again.



The Goggin Family brothers and sisters on Sibling Day.

TERROR from p. 2

in real life and in the show are no longer of serious value to me. Reprehensible. Dysfunctional. Cruel. I do not want this family to continue in the governmental life of Britain or Europe. And will double my energies working for a united Ireland.

LUNCHING WITH THE DOCTOR:

Christ the King Jesuit College Prep's virtual Spring Luncheon Thursday, May 13, will feature **Khalilah Gates-Hill, MD.**, a pulmonary specialist at Northwestern, who will share her experience working on the front lines during the COVID-19 pandemic. As a partner in the luncheon, Gibsons will donate a portion of the proceeds for meals ordered on May 13 through their CTK DoorDash link. The event is free (donations are welcome), but you need to register to receive the links for the luncheon and the Gibsons meal. For more information, or to sponsor, contact **Maureen Kelly** at mkelly@ctkjesuit.org or 773-413-3513.

FAMILY SCRAMBLE: Pablo Picasso's 1932 painting depicts his mistress and muse, the 17-year-old French teen **Marie-Thérèse Walter**. She was the mother of his daughter, **Maya Picasso**. The painting will be offered at Christie's on May 11. "Femme assise près d'une fenêtre" (Marie-Thérèse), it is expected to fetch a price of \$55 million.



Dr. Gates-Hill

GO BUY A BOOK: Independent Bookstore Day is Saturday, April 24. Go buy a book and support your local independent bookstores.

LIFTING THE VEIL: **Sugar Rautbord**, reminisces on Chicago's storied past that restores some of our energy for what lies ahead. Three larger than life Chicago grandees: writer, **Sugar Rautbord**, ballet prima donna, **Maria Tallchief Paschen** and Lyric Opera Ballet's **Rene Crown**.

WHO'S WHERE: First some bubbly at Ralph Lauren Bar & Grill and then a nightcap at Gibson's Steakhouse for **Melissa Babcock**, **Wynnis Mackie**, **Sherrill Bodine**, **Bobbi Panter** and **Denise Tomasello**...

Musical night **Tina Gravel**, **Barb Bailey** and **Lauren Lein Cavanaugh** joined later by **Kathy Wolter Mondelli**, **Anne Schwartz Sherrill** and **Bethany Florek** at ground zero for Chicago jazz, Le Piano, the place to be in Rogers Park... The **Goggins Brothers and Sisters** out making fun and celebrating National Siblings Day ... former Chicagoan **Patrick M. Murphy**, 70, of Charleston, SC, was the #1 caddie at Beverly Country Club in 1967 when he caddied for **Arnold Palmer** in the Western Open... **Peggy Snorff** in Nantucket, MA... Birthday surprise bash with jonquils at Marchesea for lovely pal **Toni DiMeola**

with **Paul Iacono**, **Julie Barrish**, **April Schwartz**, **Jennifer Sutton Brieva**, and **Kathy O'Malley Piccone**... Ashraming it in style, **Mark Schimmelpfennig**... Wild-card Wednesday for **Shelley Howard** with **Dr. Glenn** and **Mary Constable** ... **Gordon Sinclair** in the cool, sunny mountain air of San Miguel de Allende, Mexico, with longtime Chicago friend and modern home builder/owner, **Louise Gilman**... **Karin Carlson** cruising around Denver with son, **Mason**... **Eileen Howard Weinberg** and **Dianne Hawkins** at Carmine's on Rush... longtime WTTW newsman **Phil Ponce** and sons, WGN's **Dan Ponce** and Fox32's **Anthony Ponce**, once sang the National Anthem at the White Sox home opener back in 2013... **Nikki Friar** eating up the sun in Palm Desert, CA... **April Schwartz** cutting into the world's most beautiful birthday cake ... **Bonnie Spurlock** making time to meet and greet the great American photographer **Annie Liebovitz** ... Counting another year, Choate alum **Sarah Q. Crane** brightening the evening with Gold Coasters **Jim Kinney**, **Brian White**, **James Staples** at a Japanese feast.

AUCTION HOUSE SALE: Estate sale, online only, Sophie's Room in Wilmette is conducting the sale of lots of small collectibles, China, figurines, art, furniture and Judaica. Call 773-729-0638.

Stupidity is the same as evil if you judge by the results. - Margaret Atwood tog515@gmail.com

GLASS CEILINGS: **Carol "Mickey" Norton** was the first woman trader on the Chicago Mercantile Exchange's (CME) International Monetary Market (IMM) trading floor, and perhaps in the world, and counts ownership interests in the Chicago Bulls and the Chicago White Sox and attends every single home game. She turns 90 on Thursday. She's a caring, generous woman and her life is indeed a blessing. A real Chicagoan. Woman of grace and muscle, she has abided in the strange world of financial maneuvering that has been the making of Chicago. A pioneer for women in the male-dominated Chicago trading of the 1970s, she would be the first to admit it was a card game (bridge) with the legendary **Leo Melamed**, Exchange chairman emeritus, that got her hooked on trading.

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What's Ald. Martin hiding?

Alderman refuses to talk about secret Lincoln Square parking lot plan hidden in redacted documents

BY PETER VON BUOL

Ald. Matt Martin [47th] refuses to release - or even talk about - heavily redacted emails and letters obtained by this newspaper through a Freedom of Information Act [FOIA] request that include interactions which took place in August and September 2019 between Ald. Martin's office, a high-ranking executive with the non-profit housing developer The Community Builders [TCB], and high-ranking officials in the administration of Mayor Lori Lightfoot.

These interactions more-than-likely are the details of a preliminary deal in which a non-for-profit developer, Boston-based TCB, would have been given a city-owned parking lot at 4715 N. Western Ave. for a nominal fee to build what would initially have been a federally funded affordable housing Transit Oriented Development [TOD] apartment building.

After being rejected in 2020, that effort is now underway again, and this time Ald. Martin refuses to share a great number of significant details with the community.

While we do not have the specific wording of what was discussed, it is possible to infer from what is left exposed in those heavily redacted letters.

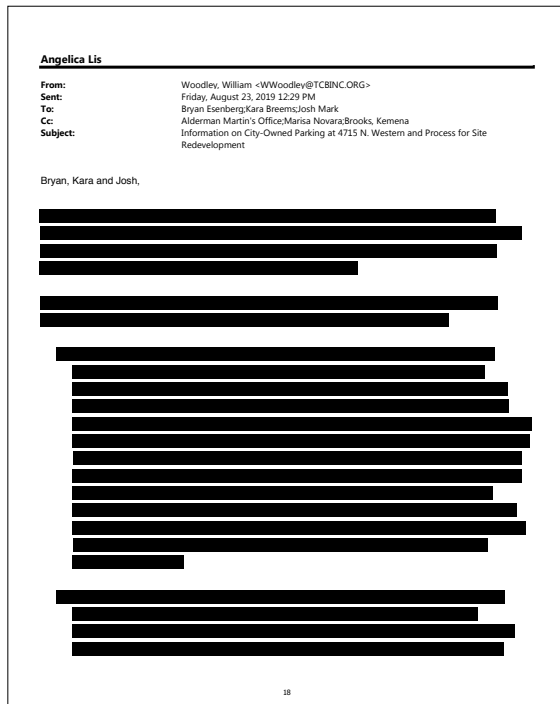
Federally funded affordable housing units are these days built mostly through a byzantine instrument known as Low-Income Housing Tax Credits [LIHTC]. Pitched to the public to avoid the failures associated with the high-rise public housing developments of the past, the LIHTC program was positioned to have private developers build housing for low-income tenants.

Non-for-profit developers like TCB personally profit from these LIHTC deals through their own high annual salaries and also, in later renting the properties at market rates, or selling the properties - or even their selling the entire non-for-profit organization - at high prices sometime in the future.

Being classified as a "non-for-profit" does not mean profit is not achieved. And as long as the backers of a non-for-profit pay their taxes on the sale proceeds, they are legally allowed to sell their organizations and keep the net proceeds.

In this case, Ald. Martin appears to be aiding in the transfer of the city-owned property (the parking lot) into private hands at no real cost to a potential developer, earning the winning bidder large profits without them ever putting much of their own capital at risk. The parking lot property was purchased in 1975 using tax dollars through an eminent domain action against the former property owners.

Included in the completely redacted discussions is an email communication between TCB executive William Woodley and Josh Mark, Ald. Matt Martin's



This newspaper received heavily-redacted emails and letters through a Freedom of Information Act request that include interactions which took place in August and September 2019 between Ald. Martin's office, a high-ranking city official and an executive with the non-profit housing developer The Community Builder. Ald. Matt Martin now refuses to release these documents and will not speak to the media about what they may contain.

Director of Development and Infrastructure. There is also an email from Woodley to Samir Mayekar, deputy mayor to Lightfoot. More than likely, these notes discussed acquisition of the parking lot (for a nominal fee) by TCB but contingent upon the company obtaining the LIHTCs. Without those tax credits in place, Marks assured this newspaper in 2020 that an acquisition could not proceed.

Non-for-profit developers like TCB personally profit from these LIHTC deals through their own high annual salaries and also, in later renting the properties at market rates, or selling the properties - or even their selling the entire non-for-profit organization - at high prices sometime in the future.

Developers who succeed in getting the LIHTC credits typically auction them off to wealthy investors, who then use those credits to lower their own taxes. The developer then takes the auction proceeds and uses it as collateral to borrow money against to use for construction costs.

It is highly unlikely a developer would have applied for the tax credits without first getting Martin's approval.

This newspaper also reached out to TCB's Woodley, and asked if he would release the redacted letters, or speak on the record about the deal. As of publication, he has not responded.

Over the last few months, Ald. Martin has refused numerous attempts to be interviewed by this newspaper or share those redacted documents with the community. Staffers claim this newspaper is misleading the community about

a deal that started up shortly after he took office in May 2019. That deal was mostly kept secret from the community until Nov. 2019, when a tip from a city worker was passed along to others in a local tavern and which is how this newspaper finally heard about it.

We have confirmed that at least two other Lincoln Square organizations were brought in earlier on the secret negotiations, the Lincoln Square Ravenswood Chamber of Commerce and their SSA board, and the Heart of Lincoln Square [HOLS] community organization. HOLS is a community organization which counts Matt Martin as one of its founders, and remains closely tied to the 47th Ward alderman's office.

In a recent online poll, Martin asked his constituents about the future use of what today is a parking lot. Based on his questions, it was clear the poll had a pre-determined outcome. While the poll sought input on the exterior of a future apartment building on the site, there was no way for a participant to say they wanted to keep the parking lot.

There were also no other alternative uses such as a park or a flexible space to serve as a park and festival grounds.

The alderman's chief of staff, Laura Reimers, disputes that a deal had been reached in 2019 between Martin's office and TCB and said he has consistently communicated community meetings in his newsletters. But the dates on city documents released in the FOIA request prove there were communications back and forth during the summer of 2019.

"We have not received a specific proposal for development at 4715 N. Western Ave. and if we do receive a proposal, it will be subjected to our regular community development process," Reimers said.

Martin's community meeting process includes use of virtual meetings via Zoom, which shut out some older constituents, and which allows the meeting host to

mute people, suppressing open debate. Ald. Martin also said he held a "No Press Allowed" meeting of local Lincoln Square businesses. While some local businesses have indeed been supportive of Martin's plans, most businesses and residents have gone on the record against the plan, and this newspaper has seen copies of dozens of letters from local retailers opposing the plan. And right now, a petition which supports keeping the parking lot has more than 3,000 signatures to date. These names include most of the recognizable area businesses and neighborhood residents known to this newspaper.

Outside of the HOLS organization, after reporting on this proposal now for over a year, this newspaper has heard from few people in the 47th Ward who actually support giving away the parking lot to a private developer for an affordable housing TOD project.

TODs typically include only a few parking spaces for its residents. Ostensibly, TODs are meant to encourage the use of bikes and public transportation. However, neighbors of TODs at other locations throughout the city have frequently remarked to this newspaper how many TOD residents do have cars which are

either parked on the street or in an off-site garage. TODs also create a large amount of other vehicular traffic too through shared car services, Amazon, Fed Ex, UPS, USPS and food delivery services. Having those vehicles double parked on Western and Leland avenues would exacerbate what is an already overly congested area.

Used daily by the patrons of the local businesses and cultural institutions, the parking lot at 4715 N. Western Ave. also serves as part of the festival grounds for the city's annual German American Day and Maifest celebrations, and as parking for vendors and customers of the nearby Farmers' Market and annual Applefest. The German American Festival is celebrating its 100th anniversary this year, and is one of the oldest ethnic cultural festivals in Chicago. Losing that lot would not only put at risk many of the local retailers, but also the festivals and a few cultural institutions.

In the 1970s, the city of Chicago had acquired the parking lots' six parcels through eminent domain. At the time, the businesses of the Lincoln Square Mall had a difficult time competing with their suburban competitors and adding a nearby parking lot enabled them to survive.

The proposals to add more density while removing parking spaces in Lincoln Square seems to ignore the findings of a 1998 Master Plan undertaken by The Lakota Group and DLK Architecture, at the behest of the 47th Ward Office, Lincoln Square Chamber of Commerce and Chicago Dept. of Planning and Development. That plan stated that the 45-acre Lincoln Square commercial district had a parking deficit of "approximately 1,519 parking space." The plan noted the "limited availability of land in Lincoln Square makes it unlikely that the parking deficit will ever be completely eliminated. Improvements should be focused on optimizing available spaces, ensuring new parking is provided as part of all new developments, and where possible, adding small [parking] lots." The plan actually called for building an expanded four-level, 220-space parking deck at Leland

HIDING see p. 8



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Letter to the Editor

In over his head?

Aldermen Andre Vasquez [40th] and Matt Martin [47th] are quickly becoming the Tweedle Dumb and Tweedle Dumber of the Chicago City Council.

And they have a lot of competition.

They are not fighting to reopen Chicago Public Schools, are they?

NO!

They are not pushing the Cook County States Attorney to fight for harsher sentences for criminals, are they?

NO!

They are not looking for ways to cut spending and give property tax relief to Chicago homeowners, are they?

NO!

What are they doing besides yelling at the mayor, prancing around, flaunting their “wokeness” and coming up with new ideas to spend money? To quote the late, great U.S. Rep Patricia Schroeder, “They just can’t say no. Thank God they’re not women. Otherwise, they’d always be pregnant!” You can look it up.

Then why are they pushing to steal a great City asset like the parking lot at 4715 N. Western Ave. and give it away to a developer for one dollar? What is in those letters City Hall has blacked

out and now hides from the Lincoln Square community? What has been promised to Martin?

Will the developers “reward them” with political donations or jobs and contracts for friends and family? Well, we don’t know do we? Not since the aldermen won’t talk and won’t share documents.

They hide behind zoom meetings and refuse to appear in public - what a bunch of marshmallows. Martin lies and says the Dank Haus is in favor of the secretive, nefarious plans. They are not. The Dank Haus has said, “No, nein, nicht!”

All the while Martin’s only community support is his own organization, the Heart of Lincoln Square, who swoon over Martin, calling him the next Obama and talking about his plans to run for U.S. Congressman or Mayor.

He is in over his head as alderman. It takes more than appearing on Chicago Tonight, chasing headlines and posting on Facebook to be an effective public official.

Stop hiding from the community. And stop giving away City assets like the Lincoln Square parking lot. It isn’t yours to give away.

Michael Sullivan

Safety meeting with 18th/19th Dist. commanders

The Lincoln Park Chamber of Commerce [LPCC] is hosting a Meet the Commanders safety update 1 p.m., Tuesday, April 27.

Guests may join the LPCC for a special virtual event to meet 18th District Police Commander Jill Stevens and 19th District Police Commander Chris Papaioanou. Learn tips from the Chicago Police Dept. and local leaders about how to keep your business,

employees and neighborhood safe.

Attendees will also, hear from aldermen Brian Hopkins [2nd] and Michele Smith [43rd] as they share efforts they’re taking to keep the local business community and neighborhood safe. To reserve a spot, call 773-880-5200. Those with questions may submit them in advance to events@lincolnparkchamber.com

Andersonville Market needs workers

The Andersonville Farmers Market is hiring people for a part-time work for at least 4-6 hours per week, as seasonal market assistants. This person will work in tandem with the Market Manager to assist with the setup and break down of the weekly market beginning May 5 through Oct. 20 with standing hours on Wednesdays.

Those interested may email Joan Oberndorf at market@andersonville.org.

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HIDING from p. 7

and Lincoln avenues adjacent to the Western Ave. Brown Line CTA station to help support the commercial district.

Interestingly, pre-COVID, the parking lot received such heavy usage from patrons spending a lot of time in Lincoln Square that its meter boxes rent spaces in increments of three hours, rather than only two hours. The parking lot is also heavily used by DANK Haus German Cultural Center for nearly 100 public and private events held annually.

Discussed in these redacted emails was TCB’s planned use of LIHTCs. These tax credits are highly sought after by developers. Their stated purpose is to subsidize construction of housing with strict income limits for those who participate in the program. While this federal program may seem easy to understand, it is not. Each year, the federal Internal Revenue Service sends tax credits to state and local housing agencies which grant them on to developers. These tax credits are then monetized through their sale to banks and other investors. To complicate matters, their sale is brokered using a person known as a “syndicator.” This byzantine arrangement makes it difficult for a layperson to see where the tax credits end up. Banks and investors are happy with this opaque arrangement because it allows them to claim tax deductions.

Flush with cash from the sale of the tax credits, developers can proceed with their projects.

In 2017, Mike Daniel, a civil rights attorney who has spent years investigating the LITCs, told the PBS program Frontline he questions the effectiveness of the federal program.

The Frontline documentary (titled “Poverty, Politics and Profit”) discovered that the annual number of housing units dropped by 16% through the tax-incentive program, while the cost of the program to taxpayers had increased by 66%. The program’s producers contended that the major reason for the discrepancy between the decrease in housing units and rising costs was fraud. The documentary focused on two high-profile frauds in Florida involving low-income housing tax credits and inflated construction costs.

The Government Accountability Office released a report in Sept. 2018 showing that the program lacks proper oversight and standards for collecting data, making it a high risk for fraud. And in Aug. 2018, the U.S. Dept. of Justice confirmed that it was investigating how banks have negotiated and purchased low-income housing tax credits. The banks might have conspired with developers on bids for the tax credits and thus, unfairly benefited from their tax-credit purchases.

Meanwhile, in 2017 National Public Radio explained that since the taxpayers are footing the bill, rents can be much lower than other apartments, and developers get to earn millions of dollars. The tax-incentive program is the now the largest source of affordable housing in the U.S., support-



Losing the parking lot would not only put at risk many of the local retailers, but also the festivals and a few cultural institutions.

ing 90% of all affordable rental housing developments. There are over 2.7 million tax credit units nationwide today and this number continues to grow by an estimated 100,000 annually.

“It’s a frightfully expensive way to provide low-income housing and it’s got layers of profit built into it that we think we have to provide in order to get people to do something for poor people,” Daniel says.

Due to corporate tax reforms put in place in 2016, “the LIHTC

project would not work financially.

And indeed, the per-unit cost of TCB’s proposed ‘affordable’ housing for Lincoln Square is well over \$400,000 per unit. A cost that in the current market could afford to provide potential renters their own single-family home in many Chicago neighborhoods. At that rate, the city could have afforded to let potential tenants buy their properties outright over time, similar to having a mortgage, allowing those people

The Frontline documentary (titled “Poverty, Politics and Profit”) discovered that the annual number of housing units dropped by 16% through the tax-incentive program, while the cost of the program to taxpayers had increased by 66%. The program’s producers contended that the major reason for the discrepancy between the decrease in housing units and rising costs was fraud. The documentary focused on two high-profile frauds in Florida involving low-income housing tax credits and inflated construction costs.

market experienced the most dramatic change this industry has ever seen,” says Mark McDaniel, president and CEO of Cinnaire, a non-profit Community Development Financial Institution headquartered in Lansing, MI. “Investors reacted immediately to the possibility of tax reform that would result in significantly lower corporate tax rates.”

The lower tax rates meant wealthy investors and corporations had less need to shelter their income behind the LIHTC tax credits.

“Developers need to be cautious about acquisition prices of properties intended for LIHTC development,” says Todd Crow, executive vice president at PNC Real Estate, in a 2017 interview with Affordable Housing Finance Magazine. “With LIHTC prices decreasing, larger gaps in financing will be created and therefore some developments will have gaps too big to fill. Lowering acquisition prices of land and or existing properties will help to fill some of the gap.”

Those reforms meant that all new projects needed sweeteners to lower costs and remain viable. In Lincoln Square, the only way the project would work would be if the developer got the real estate for free.

In early 2020, before going silent, the alderman’s office told this newspaper that without providing the real estate for free, this

to then build their own wealth, rather than enriching a private developer like TCB.

Incredibly, the promised “affordability” requirement lasts for only a period of 15 years, at which time some units can be changed to market rate. At 30 years, all affordable units can convert to market-rate or even be sold outright as condominiums. Under Ald. Martin’s proposal, the value of giving that parking lot away for free to TCB, or any other private developer, would help create incredible new wealth for that developer down the road.

When first elected in 2019, Ald. Martin described his governing philosophy to a reporter from Forbes magazine. At the time, he stressed communication and openness.

“I saw how the Alderperson’s office can play a critical role in creating and maintaining community structures that provide a space for people to come together to voice their opposition to something or come together in support of something or come together just to meet one another,” Martin said.

Ironically, in 2021, when it comes to the matter of having a city-owned parking lot given away for nearly nothing to a private developer, it appears Martin only seems comfortable putting out statements via press release and will not respond to any direct questions from the media.

Police Beat...

Gunmen carjack woman at Lincoln Square gas station

Carjackers took a woman's car at gunpoint from a Lincoln Square service station April 13, police said.

The 28-year-old woman was at the Shell station, 5201 N. Western, when two men forced her out of her white 2009 Nissan Murano at gunpoint and struck her in the head around 2:01 a.m., according to a CPD report.

One carjacker drove off with her SUV while another followed behind in a black Jeep Renegade that the crew arrived in, the report said. The vehicles were last seen heading north on Western Ave. Police described the suspects only as two Black males, one of whom wore a black hoodie.

An ambulance crew treated the woman for her injuries at the scene, police said.

Later CPD license plate readers detected the stolen Murano near 51st and Dan Ryan at 2:32 a.m.; near the Dan Ryan and 31st around 8:20 a.m.; and in the 1100 block of W. Van Buren at 8:25 a.m.

Area Three detectives are investigating the crime.

Man on parole for running phony Uber scam is charged again with running a phony Uber scam

Readers may remember Lance and Marlon Baymon, the brothers who've both been sent to prison for posing as ride-share drivers and then emptying the bank accounts of unwitting passengers who give them debit cards to pay for rides.

On April 12, prosecutors charged Marlon Baymon with pulling the same scam to steal more than \$13,000 from the bank accounts of six victims since March 1. He's still on parole from the last time he got convicted of running the ruse.

During previous court appearances, prosecutors said the Baymon brothers' victims get into their car thinking they are ride-share drivers. When they get to their destination, the brothers claim the app is malfunctioning and insist on getting a debit card from their victims, according to past allegations.

They allegedly swipe the cards on a phone and make victims enter their PINs — information they later used to access the victims' money, according to prosecutors. Most often, the brothers allegedly return a card that looks like the victims' while keeping their actual card to make withdrawals.

On April 12, prosecutors laid out new allegations of operating a continuing financial crimes enterprise against Marlon Baymon. They said all of the alleged victims rode in Baymon's car thinking he was a ride-share driver.

On March 2, he allegedly withdrew \$800 from one account, and the victim notified police. Detectives obtained surveillance images of the person who conducted the transaction and immediately recognized Baymon, prosecutors said.

A judge gave police permission to install a tracker on Baymon's car as they continued their investigation.

Using the tracker, bank surveillance images, and other techniques, detectives connected him to at least 24 fraudulent withdrawals from six victims during April, prosecutors told Judge David Navarro.

In addition to being on parole for his previous ride-share scam, Baymon is also on probation for identity theft. He's been to prison repeatedly since 2001 for theft, robbery, misuse of credit cards, and operating a continuing financial crime enterprise, according to state records.

Judge Navarro ordered Baymon held without bail for violating the terms of probation. If Baymon becomes eligible to post bond, he'll need to pay a \$5,000 deposit to get out of jail on the new charges, Navarro said.

His brother, Lance, is already in Cook County jail. Lance is being held without bail after a judge sentenced him to four years in prison for scamming four people out of \$24,000 after picking them up in his phony Uber around downtown nightlife districts.

Man robbed on Loop CTA platform

Police are working to track down the offender who put a knife to a CTA passenger's neck and robbed him on the Monroe Blue Line platform April 14.

The victim, a 45-year-old man, told police he was sitting on a bench at the station when the offender approached him from behind around 6:17 a.m., CPD spokesperson Kellie Bartoli said. The offender pulled out a knife and went through the victim's pockets.

An officer at the scene said the robber put the knife to the victim's neck. The man was not injured, however. After the robbery, the offender escaped by boarding an O'Hare-bound train, Bartoli said. The victim said he's a Black male who's about 50-years-old with salt and pepper facial hair. He stands about 5'-9" tall, weighs about 150 lbs, and wore a gray hoodie with black pants, according to a CPD report.

Violent crime continues to rise on the CTA's train system this year even as ridership remains suppressed due to COVID. But Chicago police have also been making arrests in some recent cases downtown.

On April 12, prosecutors charged a five-time convicted robber with violently attacking two women in separate robberies on the Blue Line over the weekend. He was arrested after his second alleged attack at the LaSalle station downtown.

April 13, a 29-year-old man was charged with robbing two women as they sat on a bench at the Roosevelt Red Line station on April 11. Prosecutors say Darrell Wyatt pointed a gun at one victim's chest while three juveniles, including a 13-year-old boy, helped him rob the women. The victims, a 31-year-old woman from Kazakhstan in Chicago to get her medical license and her roommate, were sitting on a bench on the train platform when the robbers moved in from behind around 5:30 p.m., according to prosecutor Brian Burkhardt and a CPD spokesperson. Wyatt approached the victims from the side and pointed a gun at the medical student's chest while the juveniles surrounded the women.

Wyatt ordered the women to empty their pockets, then took a phone from one woman's pocket and her Christian Dior handbag, according to Burkhardt. One of the juveniles went through the other woman's pockets.

All four robbers boarded a southbound train. Burkhardt said CTA surveillance cameras recorded the robbery "start to finish."

Police tracked the group to the 47th Street station and eventually found them running into a back yard and up the rear porch of a home. But they couldn't get into the home, and police arrested the foursome, all of whom were wearing the same clothing that the robbers were seen wearing on CTA video, according to Burkhardt.

In addition to Wyatt, a 13-year-old boy, a 16-year-old boy, and a 16-year-old girl were taken into custody.

Rogers Park police station struck by gunfire Sunday morning

Gunshots were fired outside the Chicago police station in Rogers Park on Sunday morning. No one was injured, but the station was struck by bullets, according to a CPD report.

A vehicle pulled up to the 24th District station at 6464 N. Clark at 10:21 a.m. and someone in the car fired shots toward the building, according to Officer Jessica Rocco. The vehicle then sped northbound on Clark St.

Bullets struck the building's brickwork, but neither officers nor people waiting at a nearby CTA bus shelter were injured. Surveillance video shows a black Mazda 3 with silver wheels and tinted windows leaving the scene after the shots were fired.

Area Three detectives are investigating.

Man charged with fatally stabbing 75-year-old man in Rogers Park gangway

Prosecutors filed murder charges April 13 against a man who allegedly stabbed a 75-year-old man to death in a Rogers Park gangway last month. The victim, Nanda Bhattacharai, initially survived the March 19 attack but died twelve days later, prosecutor James Murphy said during a bond court hearing for the accused man, Cash Johnson, 26.

Footage from a string of surveillance cameras showed Johnson walking from his home to a nearby McDonalds where he bought food with a credit card and began walking home shortly before the attack, Murphy said. More footage shows Johnson walking back toward his home with Bhattacharai walking along the same route behind him, according to Murphy.

At some point, Johnson makes a gesture toward Bhattacharai who gestures back, Murphy said, without describing what kind of gestures were made.

Johnson is seen turning into a gangway on the 1600 block of W. Morse and Bhattacharai, walking with a cane, following behind him around 5:40 p.m., Murphy continued. About a minute later, Bhattacharai walks out of the gangway holding his stomach and bleeding, he said. Bhattacharai walked about two blocks to his home and called 911.

He suffered eight stab wounds, Murphy said: five to the stomach, one to the back hip, and two to his back.

Camera footage allegedly shows Johnson fleeing out the opposite end of the gangway after the stabbing and then jogging to his own apartment.

Police initially said in a community alert last month that the stabbing was part of an armed robbery pattern involving a group of offenders in the Rogers Park neighborhood, but Murphy gave no motive for the attack during Tuesday's court hearing. The police alert and initial information from officers who responded to the 911 call



Police arrested Demon Robinson (inset) after he allegedly attacked the second woman in the Loop on April 11.

Five-time convicted robber beat and robbed two women on the CTA

A five-time convicted felon who was released early from prison less than three months ago violently attacked two women in separate robberies on the CTA train system last week, prosecutors said. According to the allegations, one woman was knocked unconscious, and he dragged the other down a flight of stairs by her leg, leaving her with two black eyes.

Police arrested Demon Robinson, 30, after he allegedly attacked the second woman in the Loop on April 11. Judge David Navarro ordered him held without bail on two counts of robbery.

Around 2:50 a.m. April 10, a woman was returning home from work when Robinson followed her from a Blue Line train at the Racine station and punched her in the head from behind on a staircase, Assistant State's Attorney Kevin Meehan said.

The woman's head struck a handrail as she fell, knocking her unconscious, Meehan said. Robinson allegedly punched the fallen woman two more times in her face and stole her purse. Meehan said CTA surveillance cameras recorded the entire incident.

When the woman regained consciousness, she flagged down a passing CPD unit for help. Chicago police

indicated that three people were involved in the attack.

Police arrested Johnson at his home this week and recovered the shoes and jacket he was seen wearing on the video footage, Murphy said. Johnson allegedly gave various explanations for what transpired in the gangway, including that some men who were armed with a knife tried to rob him. He later claimed that he called the elderly man into the gangway because he thought the 75-year-old wanted to buy weed from him, Murphy said.

Johnson has been wanted on a probation violation in a narcotics case since Jan. 2020, according to Murphy.

A public defender said Johnson is being treated for mental health conditions including schizophrenia.

Judge Susana Ortiz ordered Johnson held without bail.

Near North Side man entered apartment, spooned and fondled two women

A Near North Side man is charged for entering another unit in his high-rise apartment to fondle and spoon two women earlier this month, according to prosecutors.

Ian Edgerle, 28, is charged with home invasion involving a sex of-

released a picture of the suspect in a community alert April 10. But Robinson was on the prowl again on April 11, according to the accusations.

At 11:20 a.m., he followed a woman up the stairs at the LaSalle Blue Line CTA station in the Loop and struck her in the back of the head, Meehan said. When she turned around, Robinson punched her in the face, grabbed her leg, and pulled her down the stairs, Meehan continued.

Then, he allegedly took her phone and ran out of the station. Cops found him walking nearby with the victim's phone in his hand, Meehan said. Both victims allegedly identified him as the man who attacked and robbed them.

Both victims were treated at local hospitals for injuries suffered in the attacks.

Illinois Dept. of Corrections records show Robinson was paroled on Jan. 27 after serving half of two concurrent ten-year terms he received for robberies in 2015. He was sentenced to two concurrent five-year terms for two more robberies in 2012 and received three years for a robbery in 2009.

During a bond hearing on Saturday, Judge John Lyke said he could go home on electronic monitoring by posting a \$1,000 deposit.

The alleged victims, women ages 23 and 25, were visiting Chicago for Easter weekend and stayed with relatives in the same building where Edgerle lives in the 1100 block of N. Wells, Assistant State's Attorney Calvin Estrella said.

Both women went out for dinner and drinks in Old Town with their hosts on the evening before Easter. Around 3 a.m., one of the alleged victims and one of their hosts had to ask a front desk attendant to let them into their unit because they didn't have keys.

Edgerle saw and overheard their conversation with the desk worker and then made his way to the women's floor via the stairs, Estrella said. He was allegedly able to enter the women's apartment because the door was not closed properly.

When he entered, the 25-year-old woman was sleeping on an air mattress in the living room, and the 23-year-old was asleep on a nearby couch, Estrella said.

Edgerle got on the air mattress

POLICE BEAT see p. 10

SUPER CAR WASH

BEST KEPT SECRET

OPEN 7 DAYS A WEEK / 24 HOURS A DAY

8 BAY SELF-SERVICE

2 TOUCHLESS AUTOMATIC

5450 N. DAMEN (at Rascher)

POLICE BEAT *from p. 9*

and began spooning and groping the woman, according to Estrella. The woman repeatedly asked Edgerle to stop, but he declined and told her to turn around so he could see her face as he kissed her, Estrella said.

At one point, Edgerle allegedly told the woman that his name is Ian and the floor he lives on.

Edgerle then moved to the couch where he spooned with the other woman and touched her leg, Estrella said. The first victim told him to leave her alone, and he returned to the air mattress and continued touching her, according to Estrella.

When Edgerle left around 6 a.m., the first victim told her hosts about what happened, and they called police. Estrella said no one in the apartment knew Edgerle or saw him while they were out earlier in the evening.

Police asked building managers if anyone named Ian lives in the building, and they directed him to Edgerle, Estrella said. Police created a photo line-up that included Edgerle's picture, but the woman who was on the air mattress did not pick him out of the line-up, according to Estrella.

Edgerle "made admissions" during an interview with police, Estrella said.

In 2016, Estrella was arrested in Michigan after he went into a house and got into bed with a woman and rubbed her back and arm, accord-

ing to Estrella. That woman allegedly said she had never seen him before. The case resulted in deferred prosecution, according to Estrella.

Edgerle's defense attorney said he has lived in the building with a roommate for seven months and has no criminal convictions.

Man injured in Old Town shooting

A 21-year-old man was grazed during a shooting in Old Town on April 12, police said. No arrests have been made.

The man told police he was walking in the 1300 block of N. Hudson when shots were fired just after 10:30 p.m. A police officer who was in the area reported hearing at least rounds fired around the same time.

One round grazed the man's right leg, police said. Cops found shell casings from two different calibers littering the area around Hudson and Evergreen. A car window was also shattered by gunfire. The presence of two calibers may indicate that more than one person fired shots during the incident.

The injured man was taken to Northwestern Memorial Hospital in good condition, according to police. Police did not release any suspect descriptions. Area Three detectives are investigating.

According to court records, the man who was shot posted \$100 bail to get out of jail after being accused of robbing a woman in Lincoln Park in 2019. That robber case is still pending.

—Compiled by CWBChicago.com

BUILDINGS *from p. 4*

time. There's just too much of the office experience that can't be replicated when employees are working from home, Bramson said.

But many workers have also realized that while they might not want to go into the office every day of the week, they do miss some of the benefits that come with that environment. Because of this, it's unlikely that most employees will want to work remotely full time either, Bramson said.

What remains uncertain, though, is how much downtown office space companies will need. As employees look for flexibility, will companies lower the amount of office space they use once post-pandemic life arrives?

The answer? It depends. "In major markets, the real estate occupancy cost is a small percentage of doing business," Largay said. "You can't let the tail wag the dog. The fundamental purpose of the office is to get people together to collaborate. So companies won't be reducing their space so much that they'll need an 'A' team of employees that come in on certain days and a 'B' team that comes in on others. The purpose of the office is to have everyone there sharing ideas at the same time. If someone needs the flexibility to work from home on a Friday, that doesn't lessen the need dramatically for space."

Beaudoin said that according to their research, many companies, when you factor in the need for social distancing, are planning to reduce their office space by about five percent. That's not a dramatic number, and shouldn't be overly disruptive to the office markets in major cities.

Beaudoin said that many companies are now making long-term plans. This is important: During the worst days of the pandemic, most companies put their long-term

planning for expansion and growth on hold. They instead focused on the day-to-day of getting through the pandemic.

In the last quarter, though, office leasing activity has picked up in downtown Chicago, Beaudoin said. Touring activity has

“There is a reason why cities have existed for hundreds of years and why the GDP concentrates in cities,” Keith Largay said. “There is a concentration of people, talent, culture, activities and amenities in the cities. That’s why people come to Chicago. There’s the lakefront, the river, the nightlife, the theaters and the bars.

risen, too. "Tenants are starting to get back to evaluating what they really need for office space," Beaudoin said. "Essentially, the market was frozen for a year, from March of 2020 to March of 2021. Now we are getting signals that things are unlocking."

Largay, for one, expects far brighter days ahead for downtown Chicago. "There is a reason why cities have existed for hundreds of years and why the GDP concentrates in cities," Largay said. "There is a concentration of people, talent, culture, activities and amenities in the cities. That's why people come to Chicago. There's the lakefront, the river, the nightlife, the theaters and the bars. There's the ability for people to socialize and be together. We have all been lacking that this past year. The need for all that will bring people back in."

Lakeview Township Real Estate For Sale

Real Estate For Sale

212121
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

Real Estate For Sale

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

Real Estate For Sale

identification for sales held at other county venues where The Judicial Sales Corporation conducts foreclosure sales.
For information, LAW OFFICES OF IRA T. NEVEL, LLC Plaintiff's Attorneys, 175 N. Franklin Street, Suite 201, CHICAGO, IL, 60606 (312) 357-1125
Please refer calls to the sales department. Please refer to file number 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.tjisc.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

141414

070707

North Township Real Estate For Sale

Real Estate For Sale

212121
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

Real Estate For Sale

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.

Real Estate For Sale

For information, examine the court file, CODILIS & ASSOCIATES, P.C. Plaintiff's Attorneys, 15W030 NORTH FRONTAGE ROAD, SUITE 100, BURR RIDGE, IL, 60527 (630) 794-9876
THE JUDICIAL SALES CORPORATION
One South Wacker Drive, 24th Floor, Chicago, IL 60606-4650 (312) 236-SALE
You can also visit The Judicial Sales Corporation at www.tjisc.com for a 7 day status report of pending sales.
CODILIS & ASSOCIATES, P.C.
15W030 NORTH FRONTAGE ROAD, SUITE 100
BURR RIDGE IL, 60527
630-794-5300
E-Mail: pleadings@il.cslegal.com
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
13167202

141414

070707

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Rogers Park Township Real Estate For Sale

Real Estate For Sale

212121

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

Real Estate For Sale

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.tjisc.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
13166617

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

Real Estate For Sale

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Art at The Mart now underway

Art on the Mart is again underway along the Chicago Riverwalk nightly at 8:30 and 9 p.m. Artwork includes the Adler Planetarium's Astrographics, and a reprise of The Art Institute of Chicago's projections from Monet and Bisa Butler. Shows run through Sept. 16.

"Advances in space exploration have provided many exciting images which are scientifically important and also visually beautiful," said Dr. Andrew K. Johnston, Adler's Vice President.

Captivating portraits by contemporary American artist Bisa Butler are also be-

ing presented in alignment with the Art Institute of Chicago's exhibition *Bisa Butler: Portraits* in addition to the Monet exhibition presents four iconic paintings by famed Impressionist Claude Monet. The projections are accompanied by the classical music composition "Clair de Lune" by Claude Debussy.

Art on the Mart is the largest permanent digital art projection in the world, projecting contemporary artwork across the 2.5-acre river-façade of theMART. Projections are visible to the public from Wacker Dr. and along the Chicago Riverwalk.

HOTELS from p. 1

most celebrated: the Palmer House Hilton. According to the report, the hotel faces an outstanding debt balance of \$328.9 million, which is being specially serviced.

Last year, the hotel's owner, Thor Equities, was sued by debt-holder Wells Fargo Bank for \$337 million in outstanding debt. Coincidentally, an appraisal of the hotel conducted last year concluded the value to be at \$305,000 million — an amount well below the outstanding debt owed on the property.

Other hotels with outstanding debt at, or higher than, \$100 million include the InterContinental Hotel Chicago with a balance of \$128.9 million, the Sheraton Grand Chicago which owes \$115 million, and the

Marriott Chicago River North Hotel, which has a debt of \$99.5 million.

Outstanding commercial mortgage-backed securities on Chicago-area hotels amounts to a staggering \$1.37 billion over 19 loans.

DBRS Morningstar does not anticipate that the Chicago metro region's hotel woes will end anytime soon, as the recovery is expected to extend into — and perhaps, beyond — 2022. Numerous factors, including depressed levels of tourism and business travel, Chicago's seasonality and cold winters, combined with general economic hardship among consumers and a burgeoning workforce that continues to work remotely, means that the region's hotels could be in for even more trouble in 2021.

NUISANCE from p. 1

sulting in "issued numerous citations for violations of Chicago Municipal Code and COVID-19 guidance," he said.

Now, the city is pursuing a public nuisance action against Eurostars for what Reilly called "continued disregard for public safety."

Many of the itemized complaints against the hotel are minor violations like allowing people to smoke cannabis on the premises and failure to enforce social distancing in elevators. But other allegations are more serious.

For example, the city's complaint lists 12 separate incidents involving firearms in the hotel or on adjacent property since Oct. 16. The six arrests in March are included as one item.

Other allegations include a Dec. 8 armed robbery on the premises and a criminal sexual assault in the hotel on Feb. 18.

The hotel's management has been ordered to appear at an online hearing April 28, Reilly said.

Plenty of other downtown hotels have had bad experiences as low rates brought trouble to their properties. Among the more recent incidents:

- A suburban man was charged with firing a gun outside the West Loop Hampton Inn two weekends ago. Police arrested a man who allegedly fired shots near Wabash and Lake streets on March 19. That incident was reportedly linked to a party at the nearby Virgin Hotel.
- On Feb. 28, a man was charged with a

gun violation after he fired a weapon into the air to break up a fight outside the LondonHouse.

- A man was shot with a rifle inside a room at the Hampton Inn River North, 33 W. Illinois, on Jan. 30.

- A shoot-out at the Swissotel, 323 E. Wacker, left a man injured on Nov. 7, 2020.

- On March 30, an 18-year-old man was shot during an argument among a group of people inside a Streeterville hotel.

Help for laid off restaurant workers seeking new jobs

Restaurant and hospitality workers who have lost their jobs due to the government-imposed economic lock down may seek new employment at the Chicago Cook Workforce Partnership. The Partnership is charged with helping people find a new jobs, using the skills they already have.

For more information about free career coaching, including resume writing, interview preparation, occupational training, and job placement services visit chiserves.com, call 800-720-2515, or text "ChiServes" to 474747.

ROMAN from p. 1

namic, and then something bad happens, and then we want to blame the police."

Roman was charged with resisting arrest and released on his own recognizance with a May court date. In explaining his presence in the alley, Roman told police that he resided in Maywood, had dropped off his girlfriend nearby, and was waiting for a train in the alley.

Any feeling of friendship and loyalty held by seventh grade student Toledo toward Roman, a convicted adult felon, was not reciprocated in kind. Roman denied knowing Toledo but furnished a fictitious name for the boy. The Toledo family claim no knowledge of Roman.

In explaining Roman's release from custody, Cook County State's Attorney Office said in a statement, "Misdemeanor charges, like the resisting charges here, are direct filed by the police department and the State's Attorney's Office is not alerted when someone is arrested on a misdemeanor charge and receives a bond from the police station."

Ruben Roman's past criminal history includes incidents far north of Little Village although his entire criminal history is unknown. On Aug. 19, 2017, Roman was arrested by 19th District police near the Burger King restaurant on the 2400 block of W. Lawrence Ave. and charged with two counts of possession of a controlled substance and one count of possession of cannabis. On Sep. 30, 2017, Roman, then residing on the 1400 block of W. Elmdale Ave., was arrested on the 1100 block of W. Winona St. by 20th District police on a cannabis charge.

Roman faced more serious charges after Evanston police observed a vehicle with multiple occupants commit a traffic violation at 815 Howard St. in Evanston at 3:00 a.m. on April 2, 2019. Evanston PD pursued the vehicle to the 2000 block of W.

Fargo Ave. in Rogers Park where the occupants fled.

One rear seat passenger, later identified as Ruben Roman, was seen clutching an object in his waistband that officers suspected might be a weapon. Officers pursued and captured Roman in the 7400 block of N. Hoyne and recovered a Jennings-Bryco 9mm handgun with nine rounds of ammunition in the weapon. At the time of this arrest, Roman resided in the 5900 block of N. Paulina St. He was charged with felony aggravated unlawful use of weapon, resisting police, and other misdemeanors and was held in Cook County Jail with bail set at \$2,500.

It's the Evanston arrest of Roman and subsequent judicial proceedings that contribute to the tragic outcomes of the Little Village shooting incidents.

Roman subsequently appeared in the Cook County Court's Skokie branch in July 2019 and pled guilty to one single count of unlawful use of a weapon and was placed on probation with all additional charges dropped. Five months later, in Dec. 2019, prosecutors filed their first petition alleging Roman had violated the terms of his probation. In March 2020 and again in Aug. 2020, prosecutors filed additional violations of Roman's probation but no intervening action was taken that may have precluded Roman's presence in Little Village at the time of the two shooting incidents.

Roman failed to appear for a scheduled court appearance in the Skokie branch on March 31 related to the 2019 weapon arrest in Rogers Park by Evanston police at which time an arrest warrant was issued. Roman was subsequently taken into custody by police after being discovered hiding in a closet in a residence in the 1600 block of S. 18th Avenue in Maywood. Roman now faces felony discharge of a firearm and unlawful use of a weapon by a felon, as well as child endangerment and violating probation.

It is as yet unknown if Roman will also face felony murder charges related to the killing of Toledo. Under Illinois law, a person may be charged with first degree murder even if they did not actually kill the victim or commit the murder. A conviction for this offense carries a minimum sentence of 20 years and a maximum sentence of natural life. The Cook County State's Attorney Office has not yet responded to an inquiry from this newspaper.

Of Toledo's death, Assistant State's Attorney James Murphy said, "If [Roman] does not bring [Adam] with him at 2:30 in the morning, if he doesn't bring his gun with him while on gun offender probation, if he doesn't shoot that gun seven or eight times on a city street with [Adam] standing right next to him ... and then fleeing with that gun, none of this would have happened."

Roman is unemployed and quit high school in the 11th grade. Roman's attorney, Assistant Public Defender Courtney Smallwood, said Roman has recently enrolled in a GED program and was waiting on several job opportunities.

A GoFundMe page set up by the Toledo family has raised \$52,000 for costs associated with Adam Toledo's burial on April 9.

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