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Doc# 2402413040 Fee: \$64.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2024 10:07 AM Pg: 1 of 4

MAIL TO:
Bernard J. Michna
3100 Durfee Rd, Ste 506
Northbrook, IL 60062

[The Above Space For Recorder's Use Only]

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
)
) ss.
COUNTY OF COOK)

THE CLAIMANT, **ISAK FIRE PROTECTION INC**, of the City of Chicago, County of COOK, State of ILLINOIS, hereby files notice and claim for lien against **WILLOW GLEN LLC, Hinsdale, IL (Owner) APEX CONSTRUCTION GROUP INC., Oakbrook Ter, IL (Contractor), KPI Repo Holdco, LLC, Aventura, FL (Lender) and LYNDY LIVING, San Antonio, TX (Party in Interest), and ARCHER AVENUE DEVELOPMENT LLC, Hinsdale, IL (Previous Owner)**, and any persons claiming an interest in the premises herein and states:

THAT on or about August 17, 2021, the Previous Owner owned the following described land and that on August 24, 2021, conveyed said described land to Current Owner under document no. 2123615022, recorded in the County of COOK, State of Illinois, to wit: Willow Glen Apartment Complex, Buildings 1, 2, 3, 4 & 6, 8690 Archer Ave, Willow Springs, IL and legally described as follows:

SEE ATTACHED LEGAL DESCRIPTION

THAT on August 17, 2021 Apex Construction Group, Inc., on behalf of the owner made a contract with the claimant to provide FIRE PROTECTION WET SYSTEM THROUGH ENTIRE APARTMENT BUILDINGS 1 THROUGH 4 AND CLUBHOUSE for the buildings erected on said land, and that on OCTOBER 14, 2023, the claimant had completed its work.

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THAT said owner is entitled to credits on account thereof as follows:

Original Contract Amount	\$ 535,500.00
Change Orders/Extras	165,690.00
Credits	0.00
Work not performed	0.00
<u>Payments</u>	<u>(610,393.50)</u>
Total Balance Due	90,796.50

leaving due, unpaid and owing to the claimant, after allowing all credits, the sum of AMOUNT DUE \$90,796.50 Dollars, for which, with interest, the claimant claims a lien on said land and improvements and on the monies or other considerations due or to become due from the owner under said contract against said owner.

ISAK FIRE PROTECTION INC

BY: 
OGNJEN ISAK, PRESIDENT

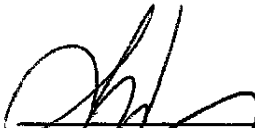
VERIFICATION

STATE OF ILLINOIS, COUNTY OF COOK, ss.

THE AFFIANT, OGNJEN ISAK, being first duly sworn on oath deposes and says, that he is the PRESIDENT of ISAK FIRE PROTECTION INC, the claimant, that he has read the foregoing notice and Claim for Lien, knows the contents thereof, and that all the statements therein contained are true.

By: 
OGNJEN ISAK, PRESIDENT

Given under my hand and official seal, this 22nd day of January, 2024.


Notary Public

My commission expires: 12/19/26



This instrument was prepared by Bernard J. Michna, 3100 Dundee Rd, Suite 506, Northbrook, IL 60062.

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LEGAL DESCRIPTION

THAT PART OF LOTS 10, 11, 12, 13, 1, 15, 16, 17, 18, 19 AND 20 IN S.T. COOPER'S ADDITION TO WILLOW SPRINGS, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, SAID CORNER LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD; THENCE SOUTH 51 DEGREES 57 MINUTES 23 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 10, A DISTANCE OF 426.92 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF SOUTH ARCHER AVENUE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, BEING AN ARC CONCAVE SOUTHEASTERLY WITH A RADIUS OF 4493.75 FEET AND A 65.48 FEET CHORD BEARING SOUTH 31 DEGREES 39 MINUTES 15 SECONDS WEST, AN ARC LENGTH OF 65.48 FEET; THENCE NORTHWESTERLY ON A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 21.50 FEET AND A 10.52 FEET CHORD BEARING NORTH 37 DEGREES 47 MINUTES 20 SECONDS WEST, AN ARC LENGTH OF 10.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 51 DEGREES 57 MINUTES 23 SECONDS WEST, A DISTANCE OF 36.64 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 103.50 FEET AND A 22.54 FEET CHORD BEARING NORTH 45 DEGREES 42 MINUTES 15 SECONDS WEST, AN ARC LENGTH OF 27.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 39 DEGREES 27 MINUTES 07 SECONDS WEST, A DISTANCE OF 87.15 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 70.50 FEET AND A 15.36 FEET CHORD BEARING NORTH 45 DEGREES 42 MINUTES 15 SECONDS WEST, AN ARC LENGTH OF 15.39 FEET TO A POINT OF TANGENCY; THENCE NORTH 51 DEGREES 57 MINUTES 23 SECONDS WEST, A DISTANCE OF 38.96 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 16.50 FEET AND A 11.42 FEET CHORD BEARING NORTH 72 DEGREES 12 MINUTES 03 SECONDS WEST, AN ARC LENGTH OF 11.66 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ON A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 111.99 FEET AND A 4358 FEET CHORD BEARING SOUTH 19 DEGREES 05 MINUTES 59 SECONDS WEST, AN ARC LENGTH OF 43.86 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ON A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 188.95 FEET AND A 63.60 FEET CHORD BEARING SOUTH 17 DEGREES 38 MINUTES 47 SECONDS WEST, AN ARC LENGTH OF 63.91 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ON A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 184.37 FEET AND A 33.42 FEET CHORD BEARING SOUTH 32 DEGREES 24 MINUTES 32 SECONDS WEST, AN ARC LENGTH OF 33.46 FEET; THENCE SOUTH 38 DEGREES 24 MINUTES 42 SECONDS WEST, A DISTANCE OF 5.52 FEET; THENCE SOUTH 40 DEGREES 09 MINUTES 13 SECONDS WEST, A DISTANCE OF 3.02 FEET; THENCE SOUTH 55 DEGREES 53 MINUTES 14 SECONDS EAST, A DISTANCE OF 9.89 FEET; THENCE SOUTH 33 DEGREES 56 MINUTES 13 SECONDS WEST, A DISTANCE OF 14.65 FEET; THENCE SOUTH 59 DEGREES 19 MINUTES 45 SECONDS EAST, A DISTANCE OF 56.09 FEET; THENCE SOUTH 08 DEGREES 49 MINUTES 06 SECONDS EAST, A DISTANCE OF 68.39 FEET;

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THENCE SOUTH 33 DEGREES 08 MINUTES 42 SECONDS EAST, A DISTANCE OF 32.60 FEET; THENCE SOUTH 57 DEGREES 43 MINUTES 20 SECONDS EAST, A DISTANCE OF 75.69 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH ARCHER AVENUE; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, BEING AN ARC CONCAVE SOUTHEASTERLY WITH A RADIUS OF 220030.50 FEET AND A 464.05 FEET CHORD BEARING SOUTH 28 DEGREES 07 MINUTES 39 SECONDS WEST, AN ARC LENGTH OF 464.05 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ON A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 54153.50 FEET AND A 391.21 FEET CHORD BEARING SOUTH 31 DEGREES 28 MINUTES 34 SECONDS WEST, AN ARC LENGTH OF 391.21 FEET TO TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE NORTH 51 DEGREES 42 MINUTES 27 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 20, A DISTANCE OF 590.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 20, SAID CORNER LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD; THENCE NORTH 38 DEGREES 17 MINUTES 05 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 1,098.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.093 ACRES, MORE OR LESS.

Commonly known as: 8900 Archer Ave, Willow Springs, IL 60480

PIN: 23-05-201-019-0000
23-05-201-020-0000
23-05-201-021-0000
23-05-201-022-0000
23-05-201-025-0000
23-05-201-026-0000
23-05-201-044-0000
23-05-201-045-0000
23-05-201-052-0000
23-05-201-053-0000
23-05-201-024-0000