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RECORDATION REQUESTED BY:
THE NORTHERN TRUST
COMPANY
MAIN BANKING OFFICE
50 S. LASALLE STREET
CHICAGO, IL 60603

Doc#: 1616556012 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/13/2016 09:11 AM Pg: 1 of 5

WHEN RECORDED MAIL TO:
THE NORTHERN TRUST
COMPANY
MAIN BANKING OFFICE
50 S. LASALLE STREET
CHICAGO, IL 60603

H25371901

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This Modification of Mortgage prepared by:
Scherry Williams
THE NORTHERN TRUST COMPANY
50 S. LASALLE STREET
CHICAGO, IL 60603

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 1, 2016, is made and executed between Kimberly Cannon, An Unmarried Woman, whose address is 9133 S Saginaw Avenue, Chicago, IL 60617 (referred to below as "Grantor") and THE NORTHERN TRUST COMPANY, whose address is 50 S. LASALLE STREET, CHICAGO, IL 60603 (referred to below as "Lender"):

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 1, 2010 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded March 14, 2011 as Document No. 1107308235 with the Cook County Recorder of Deeds.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Cook County, State of Illinois:

See See Exhibit A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 9133 S Saginaw Avenue, Chicago, IL 60617. The Real Property tax identification number is 26-06-305-030-0000 Vol. 0296.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

WHEREAS, Lender has made a mortgage loan (the "Loan") to Kimberly Cannon ("Borrower") in the principal amount of \$102,051.53, reduced by payments to a current principal balance of \$38,682.30, and Borrower has executed and delivered to Lender a note evidencing the Loan (the note, together with any and all riders and attachments thereto, as and if previously modified or amended, the "Existing Note") dated as of November 1, 2010.

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE**

Loan No: 52360591

(Continued)

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WHEREAS, Lender represents that it is the owner and holder of the Existing Note, and Grantor represents that it is the owner of the Property and that there are no liens (except for taxes not yet due) or mortgages on the property, except any in favor of Lender and any junior mortgage subordinated to the Mortgage of which Lender has knowledge; and

WHEREAS, the parties hereto wish to modify the terms of the Loan so that the terms of the Existing Note, as previously documented and disclosed by Lender, are replaced with the terms of that note (together with the terms of any and all riders and attachments thereto) dated the date of this Agreement, attached hereto as Exhibit B which provides for monthly payments, with the full debt, if not paid earlier, due and payable on October 1, 2020, and such note incorporated herein by reference (such note together with all such riders and attachments, the "Replacement Note"), as such terms have been disclosed in the disclosures given to Borrower by Lender in contemplation of this modification;

NOW, THEREFORE, in consideration of the foregoing and the covenants herein and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. The whereas clauses above are hereby incorporated herein by reference.
2. As a condition of Lender modifying the terms of the Loan, Borrower and/or Grantor agree to execute this Agreement, the Replacement Note, relevant riders, attachments and disclosures, and such other documents and instruments as Lender may request from time to time (collectively, the "Replacement Documents").
3. The Existing Note is hereby amended, restated, renewed and replaced in its entirety by the Replacement Note, which Replacement Note shall be in the amount of the unpaid principal balance stated above. Any and all accrued unpaid interest and other amounts owing under the Existing Note shall be deemed outstanding and payable under the Replacement Note.
4. References in the Mortgage and in any related documents to the "Note" and riders and attachments thereto shall, from and after the date hereof, be deemed references to the Replacement Note.
5. Upon receipt of the Replacement Note, the Lender shall return the Existing Note to Borrower marked "Renewed by Note dated April 1, 2016" (date of Replacement Note).
6. Borrower hereby agrees and confirms that (i) the Replacement Note, as an amendment, restatement, renewal and replacement of the Existing Note, is and shall be a continuing obligation of Borrower to Lender, (ii) the lien of the Mortgage shall secure the Replacement Note to the same extent as if the Replacement Note were set forth and described in the Mortgage.
7. The parties hereto further agree that all of the provisions, stipulations, powers and covenants in the Mortgage shall stand and remain unchanged and in full force and effect and shall be binding upon them except as modified herein, and no present or future rights, remedies or powers belonging or accruing to Lender shall be affected, limited or restricted hereby.
8. This Agreement and any document or instrument executed in connection herewith shall be governed by and construed in accordance with the internal laws of the state where the Mortgage was recorded and shall be deemed to have been executed in such state. Unless the context requires otherwise, wherever used herein the singular shall include the plural and vice versa, and the use of one gender shall also denote the others. This Agreement shall inure to the benefit of and be binding upon the parties hereto, their heirs, executors, personal representatives, successors and assigns, except that Grantor may not transfer or assign its rights or interest hereunder without the prior written consent of Lender. Terms not otherwise defined herein shall have the meaning given to them in the Replacement Documents and Mortgage.
9. A land trustee executing this Agreement does not make the representations and warranties above relating to the balance of the Loan or the presence or absence of liens on the Property. The land

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MODIFICATION OF MORTGAGE

Loan No: 52360591

(Continued)

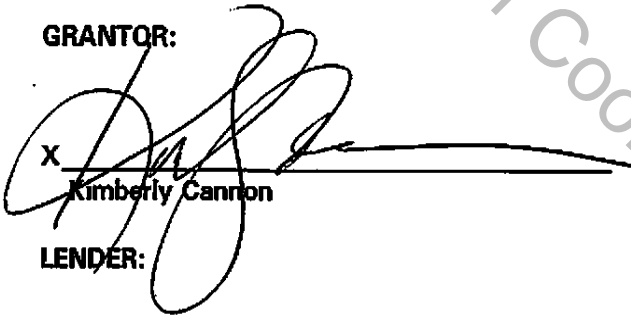
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trustee's waiver attached hereto (if applicable) is hereby incorporated herein by reference.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED APRIL 1, 2016.

GRANTOR:

X 

Kimberly Cannon

LENDER:

THE NORTHERN TRUST COMPANY

X 

Authorized Signer

CLERK OF COOK COUNTY Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 52360591

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

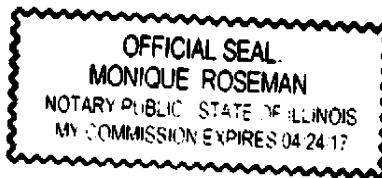
On this day before me, the undersigned Notary Public, personally appeared **Kimberly Cannon**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 22 day of April, 2016.

By Monique Roseman  Residing at 1000 E. 111th St. Chicago IL 60648

Notary Public in and for the State of Illinois

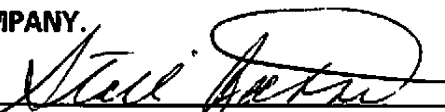
My commission expires 4/24/17



LENDER ACKNOWLEDGMENT

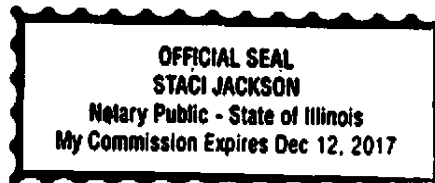
STATE OF Illinois)
) SS
 COUNTY OF COOK)

On this 27th day of April, 2016 before me, the undersigned Notary Public, personally appeared Dan L. Little and known to me to be the Branch President, authorized agent for **THE NORTHERN TRUST COMPANY** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **THE NORTHERN TRUST COMPANY**, duly authorized by **THE NORTHERN TRUST COMPANY** through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **THE NORTHERN TRUST COMPANY**.

By Staci Jackson  Residing at 508 S. Laramie St.

Notary Public in and for the State of Illinois

My commission expires 12/12/2017



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 66 (EXCEPT THE SOUTH 12 FEET THEREOF) AND THE SOUTH 18 FEET OF LOT 65 IN THE RESUBDIVISION OF ALL THAT PORTION OF FRACTIONAL SECTION 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, COMMENCING AT A POINT ON THE WEST LINE OF MARQUETTE AVENUE, 155 FEET NORTH OF THE NORTH LINE OF EAST 92ND STREET; THENCE WEST TO THE EAST LINE OF SAGINAW AVENUE; THENCE NORTH ALONG THE EAST LINE OF SAGINAW AVENUE, TO THE SOUTH LINE OF EAST 91ST STREET TO THE SOUTHWESTERLY LINE OF ANTHONY AVENUE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF ANTHONY AVENUE, TO THE WEST LINE OF MARQUETTE AVENUE, THENCE SOUTH ALONG THE WEST LINE OF MARQUETTE AVENUE, TO THE POINT OF BEGINNING. ALSO COMMENCING AT A POINT ON THE WEST LINE OF SAGINAW AVENUE, 155 FEET NORTH OF THE NORTH LINE OF EAST 92ND STREET; THENCE WEST TO THE EAST LINE OF COLFAX AVENUE; THENCE NORTH ALONG EAST LINE OF COLFAX AVENUE, THE SOUTH LINE OF EAST 91ST STREET; THENCE EAST ALONG THE SOUTH LINE OF EAST 91ST STREET TO THE WEST LINE OF SAGINAW AVENUE; THENCE SOUTH ALONG THE WEST LINE OF SAGINAW AVENUE, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 26-06-305-030-0000 Vol. 0296

Property Address: 9133 South Saginaw Avenue, Chicago, Illinois 60617

Property of Cook County Clerk's Office