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DEED IN TRUST

ILLINOIS

Doc#: 1629246003 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/18/2016 09:06 AM Pg: 1 of 3

Dec ID 20160901662587
ST/CO Stamp 1-548-318-528 ST Tax \$1,055.00 CO Tax \$527.50

103
SC16025852
FIDELITY NATIONAL TITLE

Above Space for Recorder's Use Only

THE GRANTOR(s) Richard C. Paden and Jennifer G. Paden, husband and wife of the City of Winnetka, County of Cook and State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) unto Jonathan S. Bilton as Trustee of the J.S.B. 2016 Revocable Trust dated September 21, 2016 as to an undivided 50% interest and Kristen T. Bilton as Trustee of the K.T.B. 2016 Revocable Trust dated September 21, 2016 as to an undivided 50% interest, as tenants in common, of 1849 N. Maud Ave, Chicago, Illinois, 60614 (hereinafter referred to as 'said trustee,' regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to Wit: *(see legal description rider attached as page 3 hereto).*

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; general real estate taxes not due and payable at the time of closing.

Permanent Real Estate Index Number: 05-21-300-059-0000
Address of Real Estate: 215 Ridge Ave., Winnetka, Illinois 60093-3810

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms, to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earning, avails and proceeds thereof as aforesaid.

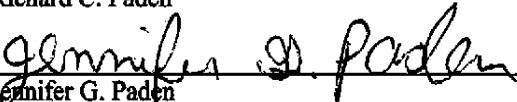
And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.



The date of this deed of conveyance is 10/11/2016.



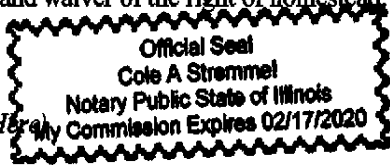
 Richard C. Paden



 Jennifer G. Paden

REAL ESTATE TRANSFER TAX		12-Oct-2016
	COUNTY:	527.50
	ILLINOIS:	1,055.00
	TOTAL:	1,582.50
05-21-200 359-0000 20160901662587 1-548-318-528		

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard C. Paden and Jennifer G. Paden are personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(Impress Seal Here)
 2/17/20
 (My Commission Expires _____)

Given under my hand and official seal 10/11/2016.



Notary Public

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as:

215 Ridge Ave
Winnetka, Illinois 60093-3840

Legal Description:

LOT 1 IN COYLE'S RESUBDIVISION OF PORTIONS OF LOTS 8 AND 9 IN BLOCK 2 IN JOHN C. GARLAND'S ADDITION TO WINNETKA IN SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT OF SAID SUBDIVISION RECORDED JUNE 1, 1976 AS DOCUMENT NUMBER 23504902 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk

This instrument was prepared by:

Cole Stremmel
Cole A. Stremmel, P.C.
410 Vista Drive
Wilmette, IL 60091

Send subsequent tax bills to:

Jonathan Bilton
1849 N. Maud Ave
Chicago, IL
60614

Recorder-mail recorded document to:

Rae M. Suerden
Madden, Illinois, Hood & Sued
190 South La Salle St
Chicago IL 60603