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TRUSTEE'S DEED

Leroy F. Collins, III, not individually, but solely as Trustee under the provisions of a declaration of trust known as the Leroy F. Collins, Jr. Trust Dated July 19, 2012, of Chicago, County of Cook, State of Illinois, hereinafter referred to as the "Grantor," for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, does hereby convey and quit claim unto:

Nakia Benson, hereinafter referred to as the "Grantee," whose address is 10043 S. Calumet, Chicago, Illinois 60628, all interest in the following described real estate situated in the County of Cook, State of Illinois, to-wit:

THE SOUTH 24 FEET OF LOT 12 AND THE NORTH 12 FEET OF LOT 13 IN BLOCK 20 IN CHATHAM FIELDS BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 8138 S. Champlain Ave., Chicago, Illinois 60619

PIN: 20-34-220-029-0000

together with the tenements and appurtenances thereto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which said Grantor now has in and to said real estate,

Subject only 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; and general real estate taxes not due and payable at the time of Closing.

THE TRUST created and existing under and by virtue of the terms and provisions of said trust declaration is in full force and effect as of the date hereof and this Deed is executed pursuant to and in the exercise of the power and authority herein granted to and vested in said Grantor.

THIS DOCUMENT PREPARED BY: Gael Morris, 2835 N. Sheffield Ave., Suite 232, Chicago, Illinois 60657

MAIL TAX BILLS TO: Nakia Benson, 8138 S. Champlain Ave., Chicago IL 60619

AFTER RECORDING, MAIL TO:

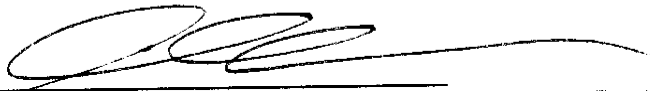
ERICA MINCHELLA 1538 S. LOUIS AVE SKOKIE IL 60076

10F 2
Mail To
PROPER TITLE, LLC
180 N. LaSalle Street
Ste. 2440
Chicago, IL 60601
PT15-02134

Doc#: 1528956064 Fee: \$44.00 ,
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/16/2015 03:43 PM Pg: 1 of 4

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IN WITNESS WHEREOF, Leroy F. Collins, III, not individually but solely as Successor Trustee under the provisions of a declaration of trust known as the Leroy F. Collins, Jr. Trust dated July 19, 2012, has hereunto set his hand and seal this 16th day of September, 2015.

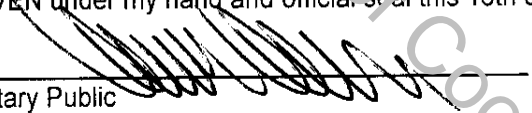
By: 

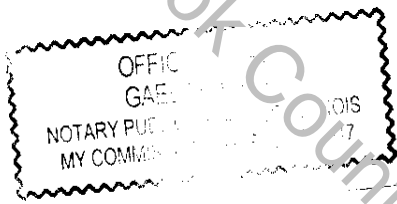
Leroy F. Collins, III, not individually but solely as Successor Trustee under the provisions of a declaration of trust known as the Leroy F. Collins, Jr. Trust dated July 19, 2012

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Leroy F. Collins, III, not individually but solely as Successor Trustee under the provisions of a declaration of trust known as the Leroy F. Collins, Jr. Trust dated July 19, 2012, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 16th day of September, 2015


Notary Public



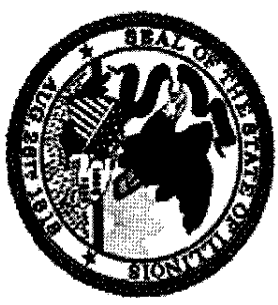
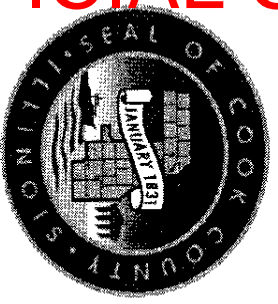
PROPERTY OF Cook County Clerk's Office

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Handwritten: 02/24/15

REAL ESTATE TRANSFER TAX

21-Sep-2015



COUNTY:	58.50
ILLINOIS:	117.00
TOTAL:	175.50

20-34-220-029-0000 | 20150901627335 | 1-363-451-776

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REAL ESTATE TRANSFER TAX

21-Sep-2015



CHICAGO:

877.50

CTA:

351.00

TOTAL:

1,228.50

20-34-220-029-0000

20150901627335

0-527-769-472

Property of Cook County Clerk's Office