

WARRANTY DEED
Statutory Form

Return Document to:



KNOW ALL PERSONS BY THESE PRESENTS:

THAT Net Lease Income & Growth Fund 84-A Limited Partnership, a Minnesota Limited Partnership

conveys and warrants to:

Maricopa Land & Cattle Company, Inc.

an undivided 3.1462% interest in the following described real estate in Cook County, Illinois:


See attached "Exhibit A".

See also "Exhibit B" attached hereto and incorporated herein.


Grantee's interest is subject to the Co-Tenancy Agreement of even date herewith between Grantor and Grantee and the Net Lease Agreement between Grantor and Champps Americana, Inc., dated April 21, 1997.

Exceptions to warranties: easement, covenants, conditions, agreements, and restrictions of record, municipal and zoning ordinances, current taxes and assessments not yet made.

(Affidavit and/or survey may be required for legal description to comply with the Plat Act or SSCPO)
If additional space is needed to complete legal description, attach separate 8-1/2" x 11" sheet

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	 SEP. 25.00	0020000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP326669

0000018875

COUNTY TAX	COOK COUNTY	REAL ESTATE TRANSACTION TAX
	 SEP. 25.00	0010000
	REVENUE STAMP	FP326670

0000036696

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold said premises forever.

Permantent Index Number(s) _____

Property Address: 955 East Golf Road, Schaumburg, IL

Dated this 6th day of September, 2000.

Net Lease Income & Growth Fund 84-A Limited Partnership
By: Net Lease Management 84-A, Inc., its corporate general partner

By: [Signature]
Robert P. Johnson, President

53314
VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE AND ADMINISTRATION
REAL ESTATE TRANSFER TAX
DATE 9/15/00
AMT. PAID 200.00

State of Minnesota)

) ss.

County of Ramsey)

I, a Notary Public in and for the state and county of aforesaid, hereby certify there appeared before me this 6th day of September, 2000, Robert P. Johnson, President of Net Lease Management 84-A, Inc., corporate general partner of Net Lease Income & Growth Fund 84-A Limited Partnership, who executed the foregoing instrument in said capacity and on behalf of the corporation in its capacity as corporate general partner, on behalf of said limited partnership.



[Signature]
Notary Public

Conveyance must contain the name and address of the Grantee for tax billing purposes (Chapter 55 ILCS 5/3-5020), and the name and address of the person preparing the instrument (Chapter 55 ILCS 5/3-5022).

INSTRUMENT PREPARED BY:

Net Lease Income & Growth Fund 84-A
Limited Partnership
30 E. Seventh Street, Suite 1300
St. Paul, MN 55101

MAIL TAX BILL TO:

Net Lease Income & Growth Fund 84-A
Limited Partnership
30 E. Seventh Street, Suite 1300
St. Paul, MN 55101

This form is available at the _____ County Recorder. It should be noted that a deed may affect legal rights and responsibilities. Deed preparation is a specialized task which may demand legal knowledge or advice.

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Exhibit A

Legal Description

Parcel 1

Lot 2 in American-Commons Subdivision, a Resubdivision of Lots 1 and 2 in Anderson's Woodfield Common West, a subdivision of part of the Northeast quarter of Section 14, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2

Non-exclusive easement for ingress, egress, and parking as established by reciprocal easement agreement made by Chi-Chi's, Inc., a Minnesota corporation, and Bob Evan Farm, Inc., an Ohio corporation, dated May 10, 1983, and recorded May 13, 1983, as Document 26604303.

07-14-200-053

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EXHIBIT "B"

After giving effect to the transfer by Grantor under the attached deed, the following entities own the following undivided interests as tenants in common in the real estate described on Exhibit "A":

1. AEI Net Lease Income & Growth Fund XX Limited Partnership: 37%
2. AEI Income & Growth Fund XXI Limited Partnership: 49.6%
3. Net Lease Income & Growth Fund 84-A Limited Partnership: 10.2538%
4. Maricopa Land & Cattle Company, Inc.: 3.1462%

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Exempt under provisions of 35 ILCS 200/ Sec. 31-45,
Para. _____ Real Estate Transfer Tax Law.

Date

Buyer, Seller, or Representative

OR DOCUMENTARY STAMPS



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