2000-09-27 11:27:04

Cook County Recorder

29.50

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.

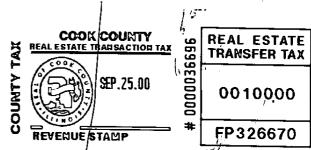
Exceptions to warranties: easement, covenants, conditions, agreements, and restrictions of record, municipal and zoning ordinances, current taxes and assessments not yet made.

(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







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	533/4/ VILLAGE OF SOURCE
By: 11 10 ma	VILLAGE OF SCHAUMBURG
Robert P. Johnson, President	AND ADMINISTRATION TRANSFER TA DATE 9 15100  AMT. PAID 2000
State of Minnesota)	
) ss.	
County of Ramsey )	
I, a Notary Public in and for the state and county of aforesaid, hereby	
day of <u>Seplember</u> , 2000, Robert P. Johnson, Pre 84-A, Inc., corporate general partner of New Yease Income & Growth	sident of Net Lease Management
who executed the foregoing instrument in said capacity and on behalf	
corporate general partner, on behalf of said limited partnership.	
LINDA A. 5/5CORF NOTARY PUBLIC MIMESON MY COMMISSION NOTARY EXPIRES JAN. 31, 274	La A. Busdon
<i>y</i>	

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 BY L TO:

Net Lease Income & Grow's 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.

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 1

r ingress, egree.
1-Chi's, Inc., a Min.
d May 10, 1983, and n.

07-14-200-053 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

#### **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 Leuse Income & Growth Fund 84-A Limited Partnership: 10.2538%
- and & Ca.

  Cook County Clark's Office 4. Maricopa Lend & Cattle Company, Inc.: 3.1462%

ara	Real Estate Transfer Tax Law.	
Date	Buyer, Seller, or Representative	
OR	DOCUMENTARY STAMPS	
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