

UNOFFICIAL COPY 00800548

08/13/0073 21 001 Page 1 of 4
2000-10-13 15:18:13
Cook County Recorder 27.50

**WARRANTY DEED
Statutory Form**



Return Document to:

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KNOW ALL PERSONS BY THESE PRESENTS:

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

conveys and warrants to:

Garden Ridge Development LLC, a corporation an undivided 1.7906% interest in the following described real estate in Cook County, Illinois:

See attached "Exhibit A".

See also "Exhibit B" and Exhibit "C" 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*

FP326660
0011400
REAL ESTATE TRANSFER TAX

00000719352

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
OCT. 13.00
STATE TAX

COOK COUNTY
REAL ESTATE TRANSFER TAX
OCT. 13.00
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0005700
FP326670

UNOFFICIAL COPY

00800548

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) 07-14-200-053

Property Address: 955 East Golf Road, Schaumburg, IL

Dated this 26th 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

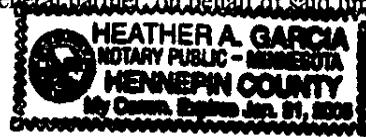
53502 50
VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE AND ADMINISTRATION REAL ESTATE TRANSFER TAX
DATE 10-9-00
AMT. PAID 134.00

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 26 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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Property of Cook County Clerk's Office

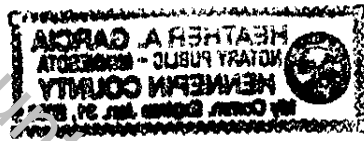


EXHIBIT "A"

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 26607303.

Property of Cook County Clerk's Office

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. Maricopa Land & Cattle Company, Inc.: 3.1462%
4. Norma LaRue: 3.9327%
5. Darrel Dobbs, Trustee: 4.5305%
6. Garden Ridge Development LLC: 1.7906%

Property of Cook County Clerk's Office