2002-01-11 13 Cook County Recorder

13:00:02

CORRECTIVE WARRANTY DEED

0020047841

This deed is being re-recorded to correct typographical errors in that certain warranty deed dated October 16, 2000, recorded on April 4, 2001, as document no. 0010270063. This deed corrects references to the co-tenancy agreement to name the correct parties and correct name of the Grantor. The language in the signature block has also been changed to correct the name of the Grantor and its signatory. The parties involved have not been changed nor will their interests be affected by this amendment.

KNOW ALL PERSONS BY THESE PRESENTS:

THAT AEI Income & Growth Fund XXI Limited Partnership, AEI Fund Management XXI, Inc., a Minnesota Limited Partnership

Conveys and warrants to:

Michael J. Rush, an undivided 3.3762% 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 interests is subject to the Co-Tenancy Agreement of even date herewith between AEI Net Lease Income & Growth Fund XX Limited Partnership 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 assessment not yearnade.

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.

Permanent Index Number(s) 07-14-200-053

Property Address: 955 East Golf Road, Schaumburg, IL

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Property of Cook County Clerk's Office

UNOFFICIAL COPY 1 Page 2 of 4

Dated this 3 day of December, 2001.

AEI Income & Growth Fund XXI Limited Partnership

By: AEI Fund Management XXI, Inc., its corporate general partner

Ву:

State of Minnesota)

) ss.

County of Ramsey)

I, a Notary Republic in and for the state and county aforesaid, hereby certify there appeared before me this _____ day of December, 2001, Robert P. Johnson of AEI Fund Management XXI, Jac, corporate general partner of AEI Income & Growth Fund XXI 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.

Notary Public

MICHAEL B. DAUGHERTY
NOTARY PUBLIC - MINNESOTA
MY COMMISSION
EXPIRES JAN. 31, 2005

INSTRUMENT PREPARED BY:

Michael B. Daugherty 1300 Minnesota World Trade Center 30 E. Seventh Street St. Paul, MN 55101 MAIL TAX BILL TO:
Net Lease Income & Growth Fund
XXI Limited Partnership
30 E. Seventh Street, Suite 1300
St. Paul, MN 55105

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, Illiacis.

Parcel 2

Non-exclusive easement for ingress, egress, and parking as established by reciprocal easement agreened made by Chi-Chi's, Inc., a Minnesota corporation, and Bob Evan Farm, Inc., and Ohio corporation, dated May 10, 1983, and recorded May 134, 1983 as Document 26604303.

UNOFFICIAL C

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: 36.8263%

3 Maricona Land & Cattle Company, Inc.: 3.1462%

4. Norma Lakue: 3.9327%

5. Darrel Dobbs, Trustee: 4.5305%

6. Garden Ridge Development LLC: 5.1125%

7. Neal Goldman, Trustee: 2.9495%

8. Charles M. Westfahl and Judith K. Westfahl: 3.1261% Ollnin Clark's Office

9. Michael J. Rush: 3.3762%