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2002-01-11 13:00:02

Cook County Recorder 51.50

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 yet made.

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

re recording to correct double doc # A-06976

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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., and Ohio corporation, dated May 10, 1983, and recorded May 134, 1983 as Document 26604303.

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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: 36.8263%
3. Maricopa 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: 2.9491%
8. Charles M. Westfahl and Judith K. Westfahl: 3.1261%
9. Michael J. Rush: 3.3762%

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Trustees

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