

UNOFFICIAL COPY

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2002-0124 21 001 Page 1 of 5

2002-03-21 13:51:35

Cook County Recorder

29.50

WARRANTY DEED

Statutory Form

01-01827 141

Return Document to:



0020319933

When recorded mail to:  
LandAmerica Financial Group, Inc.  
attn: Anne  
3636 N. Central Ave, Suite 350  
Phoenix, AZ 85012  
Escrow No. X02-25022

This space reserved for recording data.



KNOW ALL PERSONS BY THESE PRESENTS:

THAT AEI Net Lease Income & Growth Fund XX Limited Partnership

conveys and warrants to:

Bernard E. Meierjohan, a married man, an undivided 2.1199% interest in the following described real estate in Cook County, Illinois:

See attached "Exhibit A".

See also "Exhibit B" attached here to and incorporated herein.

Grantee's interest 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, AEI Income & Growth Fund XXI Limited Partnership, Net Lease Income & Growth Fund 84-A Limited Partnership 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 SSCPC)  
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.

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

Property Address: 955 East Golf Road, Schaumburg, IL

Dated this 8th day of March 2002.

Lawyers Title Insurance Corporation

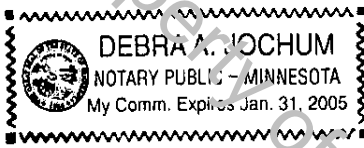
AEI Net Lease Income & Growth Fund XX Limited Partnership, By: AEI Fund Management XX, Inc., its corporate general partner.

By: Robert P. Johnson  
Robert P. Johnson, President

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 8th day of March 2002, Robert P. Johnson, President of AEI Fund Management XX, Inc., corporate general partner of AEI Net Lease Income & Growth Fund XX 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.

Debra A. Jochem  
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:**

**MAIL TAX BILL TO:**

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

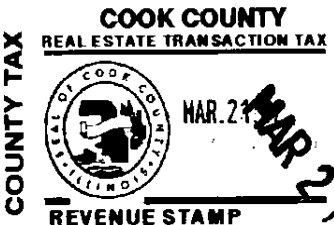
AEI Net Lease Income & Growth Fund  
Limited Partnership  
30 E. Seventh Street, Suite 1300  
St. Paul, MN 55101

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.

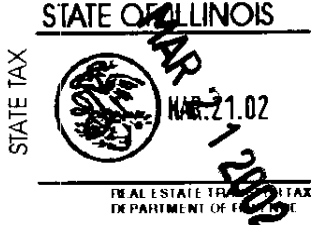
Exempt under provisions of 35 ILCS 200/, Sec. 31-45,  
Para. \_\_\_\_\_ Real Estate Transfer Tax Law.

\_\_\_\_\_  
Date Buyer, Seller, or Representative

OR DOCUMENTARY STAMPS



REAL ESTATE TRANSFER TAX
0007000
FP326670



REAL ESTATE TRANSFER TAX
0014000
FP326669

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 13, 1983, as Document 26604305.

5 71665 JD  
 VILLAGE OF SCHAUMBURG  
 DEPT. OF FINANCE REAL ESTATE  
 AND ADMINISTRATION TRANSFER TAX  
 DATE 3-20-02  
 AMT. PAID 140.

## 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: 27.4740%
2. Maricopa Land & Cattle Company, Inc.: 3.1462%
3. Norma LaRue: 3.9327%
4. Darrel Dobbs, Trustee of the Darrel Dobbs Living Trust, dated December 21, 1990: 4.5305%
5. Garden Ridge Development LLC: 5.1125%
6. Neal Goldman, Trustee of the Neal Goldman Revocable Trust dated 5/26/82: 2.9495%
7. Charles M. Westfahl and Judith K. Westfahl, Trustees, or their successors in trust, under the Charles M. and Judith K. Westfahl Community Trust dated June 2, 1994: 3.1261%
8. Michael J. Rush: 3.3762%
9. David Louis Cruickshank, Trustee under the Trust created by the will of Louis William Achenbach, deceased: 3.3434%
10. Charles M. Westfahl and Judith K. Westfahl, Trustees, or their successors in trust, Under the Charles M. and Judith K. Community Trust dated June 2, 1994: 2.5009%
11. The White Family Living Trust dated August 5, 1996 Larry Zane White and Mary Joy White, Trustors and/or Trustees: 3.3919%
12. Munkberg Farms, Inc.: 3.9077%
13. The Hoang/Do Family Living Trust dated 8/19/97, Truong Hoang and Thanh Do, Trustors and/or Trustees: 3.1261%
14. Barbara A. Bou-Sliman, Trustee of the First Amended and Restated Trust Agreement of Barbara A. Bou-Sliman, dated July 8, 1992: 12.3951%
15. Kenneth Robert Mayne Properties, L.C., Kenneth R. Mayne, managing member: 3.3313%
16. The Patricia A. Struif Trust dated August 21, 2000, Patricia A. Struif, trustee: 3.9077%
17. Shelley S. Kung: 3.7856%

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18. The David and Nancy Reed Family Trust dated March 29, 1999, David M. Reed and Nancy N. Reed, trustees: 4.5427%

19. Bernard E. Meierjohan, a married man: 2.1199%

Property of Cook County Clerk's Office