

COURSOL STREET—A comfortable brick cottage with extension kitchen, all newly done over this spring, 10 rooms. Price \$2,800. (198-B)

OHOMEDY STREET—Stone front cottage, ten rooms, hot water furnace, in good order. Price only \$4,250 (880-B).

COURSOL STREET—A block of solid brick tenements on stone foundation, containing twelve dwellings, all in good order; easily rented, is a good investment property. (40-B).

COURSOL STREET—A brick encased building containing shop and three dwellings in good order; good renting locality. (40-B).

CRESCENT STREET, NO. 116—One of those red stone houses near Sherbrooke Street. Modern in every respect with good accommodation for a small family. Everything on two floors. (250B).

DORCHESTER STREET. — Corner of Labelle St., a pressed brick double tenement, newly done over, also 2½ storey brick house adjoining. Would sell separately. (202-B.)

DORCHESTER STREET—A modern stone front cottage with deep extension; specially built for present owner, and containing ten rooms, five on each flat, with high roomy cellar, basement entrance, etc. Price, \$9,250. (288-B)

DORCHESTER STREET—A large terrace house west of St. Matthew st., with a good stable and lane in the rear. Lot 26 x 158, outlook and surroundings the very best. House in perfect order and recently decorated. Has handsome library or dining room extension. (188-B)

DORCHESTER ST. — A handsome red stone front house near Crescent Street, built by owner for his own occupation; extension kitchen, all wood work in hall of quartered oak—every convenience—up to date in every respect. Suitable for a physician. (898-B).

DROLET STREET. — A desirable stone front cottage, near St. Louis Square, containing eleven rooms, in good order. Price \$3,350. (285-B).

DRUMMOND STREET—A good brick terrace house, near Osborne street, in good order, centrally situated. Price only \$6,750. (155-B)

DRUMMOND STREET.—Residence and grounds on the upper part of the street. One of the finest sites in the city. Grounds have a frontage of 87 feet, by 110 feet deep, with fine trees and beautiful surroundings. The house is comfortable, convenient and homelike, with good accommodation for amoderate sized family. Further particulars at office. 284-B.

DUFFERIN STREET. — Three neat brick-encased cottages, within fifty yards of Logan's Park, six rooms, bath and w. c., cellar, etc. Price only \$4,500 for the three, or would be sold separately on easy terms. (128-B)

The lenders were:

Estate and Trust Funds.....	\$8,150
Local Institutions	600
Insurance Companies.....	28,000
Building & Loan Companies.	20,000
Individuals.....	51,000
	\$102,750

Notes.

The report of the delegation to Toronto regarding the comparative taxes of that city and Montreal, affords very little real consolation to the tax payers of the City of Montreal. We are not aware of any modern or well managed municipality desirous of following the lead of Toronto in such matters. Our condition might appear even better if the comparison were made with Chicago, but Chicago is not the place any more than Toronto to which we look for civic purity and good government. Give us some comparative figures of Boston, Philadelphia, Birmingham, Glasgow, or even London, and we will know better where we stand.

The members of the Council who have been devoting so much time to the consideration of the new charter deserve the warmest thanks of all good citizens for their arduous labor, and we trust that some workable and beneficial document may be evolved out of all their conferences, but we must bear in mind the weighty words of Dr. Albert Shaw, who, perhaps more than any other man in America, has studied the municipal question, and who stated at a conference the other day that "it was possible to have the most perfect municipal machinery in the form of charters and by-laws and yet have very bad municipal government unless the right men were in the right place." In other words, that a bad charter honestly and vigorously enforced by good men behind it would produce better results than a perfect charter handled by a corrupt majority. We are sincerely in hopes that

DUROCHER STREET—An attractive cottage, near Sherbrooke. Nine rooms, heated by hot water furnace. Price \$5,000. (28-B)

DUROCHER STREET—Close to Sherbrooke. A handsome modern cottage home, with wide lights, specially built for present owner and comprising all modern approved features. Living rooms specially fine. Tiled bathroom and vestibule. Excellent stable, coach house and man's house attached. Offers so limited. (888-3)

HERMINE STREET — A block of wooden tenements, and shop on lot 85 x 75 ft., rented for \$780 per annum.

HUTCHISON STREET, MONTREAL Annex. — A stone front cottage of seven rooms, almost new. Would exchange for building lots. Price, \$8,000. (892b-3).

HUTCHISON STREET—A handsome well built and conveniently arranged cottage, with all modern improvements, in thorough order. First-class opportunity for anyone wanting a good house for their own occupation. Price \$6,500. (152-B)

HUTCHISON STREET—A handsome stone front house, stone steps, tile vestibule, marble mantels, heated by Daisy furnace, in first class repair throughout. Price \$7,700. (880B-3.)

HUTCHISON STREET—A two storey stone front cottage, extension kitchen, cellar basement, with servants w. c., stationary wash tubs, coal room and pantry, basement entrance, five bedrooms on one floor. Built and occupied by owner. (828-3)

LAVAL AVENUE.—Two brick cottages with high basement. Stone foundation, solid brick and in good order. Prices \$2,800 and \$2,900. (255B).

LATOUR STREET—A four-story brick tenement on stone foundation, two dwellings, strong and substantially built. Property in this locality is rapidly being utilized for business purposes. (154-B)

LINCOLN AVE.—A handsome stone front cottage, in first-class order and with all modern improvements. Price only \$5,000. (170-B)

LORNE AVE.—A stone front tenement containing two dwellings, heated by hot water furnace, in good order throughout. Price \$4,800 (875-8)

MACGREGOR STREET, No. 20. — The handsome detached residence of the late Mr. Fairman, occupying one of the finest sites in the city. The house was built by Mr. Dunlop, architect, and is admittedly one of the finest designs both for exterior and interior. The main floor is finished in polished oak, and the house throughout is in keeping with its design and requirements. Lot 75 x 220. Please call at our office for price and particulars. (881-3)

MCGILL COLLEGE AVE.—A stone front terrace house, in good order, very roomy, close to St. Catherine street. Price only \$7000. (188-B)

MCGILL COLLEGE AVENUE—A three storey front house, near Burnside Place, heated by furnace; 1½ storey brick shed in rear. (171½-B)

MCGILL COLLEGE AVE. — A stone front three story house, adjoining above, rented for \$800, heated by furnace. (171a-B)