

Real Estate

LAND SALES SHOWING A BIG IMPROVEMENT
Considerable activity in Saturday's Trading Looks as if Better Times Were Not Far Ahead.
REAL ESTATE MEN OPTIMISTIC
Over a Quarter of a Million Dollars Were Involved in Sales of Vacant Land or Saturday.

For some time past there has been practically nothing doing in the market for vacant land. Real estate men stated that they had a demand for property for investment purposes, but speculative purchasing of vacant property was very dead. Saturday saw a big improvement in this respect and over a quarter of a million dollars changed hands in vacant land transfers.

Amongst the well-known local real estate men who view the market in an optimistic way, and expect to see an improvement, are Mr. G. W. Badley and Mr. Fitz-James, E. Brown. Mr. Brown states that if there is a good crop of wheat this year, he expects to see things booming by the fall.

REAL ESTATE TRANSACTIONS.
There were thirty-six real estate transfers formally registered on Saturday last.
Amongst these was the purchase by the Montreal Terra Company, Ltd., of the Montreal Terra Cotta Lumber Co., Ltd. of part of lot 49 parish of Pointe Claire, containing a superficial area of 48 acres abutting on the Ontario to Quebec branch of the Grand Trunk Railway. The amount involved totalled \$150,000.

Greater Montreal Land and Investment Company, Ltd. sold to the City of Montreal lots 95-33, 66, 97, 122, 163, 222, 328, 335 and 98-16 Cote des Neiges containing 360,890 square feet, situated on Desmet Boulevard for \$72,180, or equal to 20 cents per foot.

Arthur St. Charles sold to Miss E. Kelly lot 298 St. Louis Ward, together with No. 6 St. Justin street, for \$22,000.

Guillaume Lecours sold to Joseph M. Groulx lots 4656-24 and 25 parish of Montreal, measuring 24 feet by 122 feet, with the building thereon known as Nos. 89 to 101, Rockland street, Verdun, for \$75,000.

Joseph S. Plouffe sold to John Honnery lots 175, 242 and 247 parish of Montreal, No. 22 Dame de Genes ward, containing a superficial area of 27,800 feet, with frontage to Wilson avenue, for \$15,380.

Napoleon Serio sold to Joseph M. Groulx lots 4-848 and 850 Hochelaga measuring 20 feet by 100 feet with the buildings thereon on William David street for \$14,000.

Alphonse Lalonde sold to Dame A. Graveland, lots 10-1227 and 1295 Cote St. Louis with Nos. 2838 to 2891 St. Dominique street, for \$14,200.

Harry Albert sold to Charles Samson and others, lot 32-5-8, parish of Montreal, together with Nos. 2560 to 2564, Hutchison street, Outremont, for \$11,000 and 41 and other considerations.

EQUITABLE LIFE WRITES LARGE GROUP POLICY
(By Leased Wire to the Journal of Commerce.)
New York, June 1.—In celebration of its 15th anniversary, the Methodist Book Concern is insuring the lives of all its employees. This insurance became effective to-day for the amount of one year's salary. The insurance aggregates more than \$1,000,000, and covers over 10,000 men. The policy is written by the Equitable Life Insurance Society, upon its new group plan, covering employees so long as they remain in the service of the company. Under this plan the employees are all accepted of June 1, from New York to San Francisco, without requiring medical examination. Included in the plan are the two largest publishing houses, the oldest in America, De Witt and Cincinnatus, and the branches at Detroit, Chicago, Pittsburg, New Orleans, Boston, Kansas City, San Francisco, and Portland, Oregon.

PERSONALS
Col. W. H. Schneider leaves to-day for Hudson Heights, where he will open his summer residence, Maplewood.
Mr. F. W. Heubach is in town from Winnipeg.
Mr. William Debarats leaves to-day for a short visit in New York.
Hon. Mr. Clifford Sifton has left Ottawa for his summer home at Assiniboia Lodge on the St. Lawrence.
Mr. H. Daverger is spending a week at the Chateau Club, in the Laurentians.
Mr. Neville Lindsay, of Calgary, is in town, a guest of Dr. P. W. Gilday, Bishop street.Mr. John Pibledo spent the weekend at his summer residence at Lake Manitowish.

FRED W. G. JOHNSON
INSURANCE AND REAL ESTATE
811 Board of Trade Building
Tel. Main 7422

COTTON WAREHOUSE FIRE CAUSES MUCH DAMAGE.

Firemen Succumb to Smoke in Fighting Flames in Warehouse of Montreal Cotton and Wool Waste Company.

A fire which started in the warehouse of the Montreal Cotton and Wool Waste Company at the corner of Dalhousie and Ottawa streets yesterday afternoon caused considerable damage and was only extinguished after the firemen had struggled for about three hours. Two firemen were overcome by the smoke and were taken to the General Hospital.
The burned warehouse extend about one hundred feet on Ottawa street, and about three hundred on Dalhousie street, one of them being an old church. Only the walls of the latter are now standing; the rest of the building is being played on the burning wood of the collapsed roof. One wall had fallen outwards into a lane, and a part of the front wall was scattered over Dalhousie street. The falling stones of the front wall nearly struck firemen and spectators although these latter were being kept back by the police.
The stable of the Canadian Transfer Company adjoined a disused office separated from it by a double wall. To that it attributed the saving of the water, from fire although so much water was poured into it that the stairs were flooded. Twenty-five horses were taken out by the stable hands in a matter of minutes.
Chief Frembay, Deputy Chief Mann, and district chiefs with their brigades, were turned out by a second alarm to the fire which broke out at 2:55 o'clock, and was burning strongly at the close of the afternoon. Jammed with cotton as the warehouses were, the bare fact of the fire was that solid pile of cotton, raw wool and waste, 300 by 100 feet and fifteen feet or more high was burning. The fire worked its way to the heart of the bales, and as the force of the streams went away the surface of the cotton a glowing mass was exposed, requiring long wadding to be extinguished.

WHY NOT THIS IN MONTREAL TOO?
Safety First Society in New York Lays Recommendations Before Police Commissioner to Prevent Street Accidents.

The Safety First Society, of 501 Fifth Avenue, has submitted suggestions, intended to reduce street accidents, to the Police Commissioner, the Board of Commissioners, the Superintendent of United States Mails of this city, and to independently companies that assume risk on motor vehicles.
To the Police Commissioner it is recommended that he order the arrest of any driver whose vehicle causes a fatal injury; that he appoint a board of examiners, consisting of five experts of the Safety First Society, to examine motor vehicles involved in a fatal accident; that any motor vehicle, seriously injuring a person, be held with the driver, pending investigation of the accident; that the police enforce the ordinance prohibiting persons under the age of sixteen to drive automobiles; and that a general order be issued for a rigid enforcement of the speed regulations against United States mail trucks.

PROPERTY LOSS ON CLEVELAND LUMBER FIRE WAS \$1,250,000.
Much of the Property was not Insured. Water Pressure Depended Upon Aid of Fire Trucks.

(By Leased Wire to the Journal of Commerce.)
Cleveland, June 1.—The property loss on the Cleveland lumber fire is estimated at \$1,250,000, with insurance loss of about \$690,000. The central viaduct, the city, was not insured, as was much of the other property destroyed. The chief loss was on the Fisher and Wilson Lumber Company amounting to \$700,000. Over 15,000,000 feet of lumber were burned. While the lumber district is piped for high pressure service, it is not connected with high pressure pumping station being dependent upon fire trucks. The fire trucks were needed at one time of the fight to protect other property, and so could not furnish the pressure in those mains. With this warning it is expected that the high pressure main in the state will be connected with the independent pumping station.

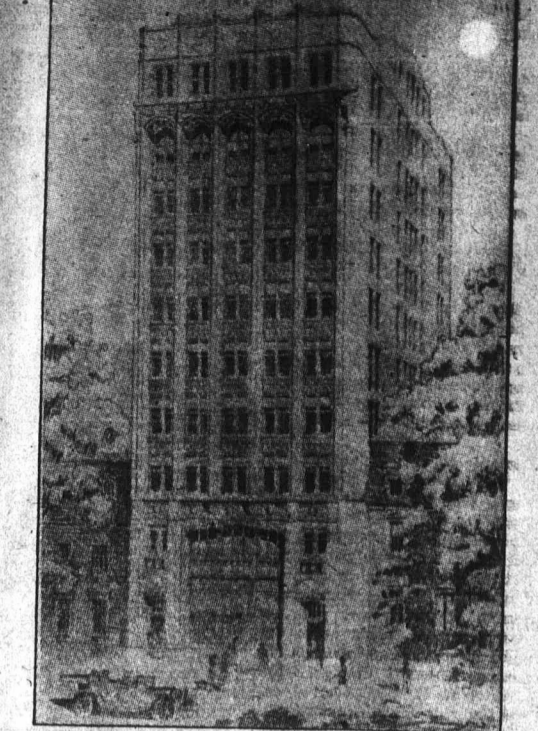
HARTFORD COMPANY INTERESTED IN DISASTER.
(By Special Correspondent.)
Hartford, Conn., June 1.—Of the fire of the Travelers' Insurance Company the Hartford company carried on the Empress of Ireland, but probably have at least a few for small amounts and may have a dozen or more. No other Hartford companies are believed to be interested in the disaster.

BELIEVES EMPRESS BEYOND ALL HOPE OF SALVAGE.
Well-known Marine Authority Believes There is No Hope of Raising Vessel. Other Steamship Men Believe Much Can Be Done by Divers.

Quebec, June 1.—Commander Tweedie, of H.M.S. Essex, is of the opinion that the Empress of Ireland is beyond all hope of salvage. This opinion is, of course, based on conjecture from a description of the damage to the liner by the Collier. He thinks that the hull will have to be blown up by dynamite so that it may not become a danger to navigation. The divers of Essex have been offered by the Canadian Pacific officials if their services are required.

Steamship men in Montreal in discussing the position of the wreck, state that much can be done by means of divers and no doubt efforts will be made to save the valuable mails the ship was carrying. Already buoys have been placed warning other vessels away from the wreck.

THE BUSINESS SECTION OF THE CITY EXTENDING TO UPTOWN DISTRICT



NEW BUILDING OF GUARANTEE COMPANY OF NORTH AMERICA ON BEAVER HALL HILL MARKS THE TREND OF FUTURE BUILDING DEVELOPMENTS.
SIGHT OF BUILDING MOST CENTRAL.
Many Insurance Companies Will Probably Build Offices Uptown—Sun Life Building Leads the Way.

The new building of the Guarantee Company of North America on Beaver Hall Hill is another building which tends to improve the value of the city's real estate, and indicates clearly the course the business section of the city is likely to follow in the future. This building is ten stories high and of the most modern freest construction, enclosed in granite and unglazed buff terra cotta, with suitable ornamental iron panelling. The interior of the building is thoroughly up-to-date in its construction.
The old building on Beaver Hall Hill previously occupied by the company, whose offices were previously in the Liverpool London and Globe Building on St. James street.

CANADIAN RAILWAY ACCIDENT INSURANCE CO. THRIVING.

Company's Statement for Last Year Showed it to Be in An Excellent Position—\$656,843 Actually Received for Premiums, Claims of \$244,945 Were Paid.

Amount.		Premiums.	
Accident	\$82,825.34	\$262,342.70	
Re-insurance	1,022,108	14,033.91	
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Sickness	\$91,808.43	\$248,208.79	
Re-insurance		45,884.79	
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Employers' Liability	\$6,785,000	\$148,384.53	
Re-insurance	17,143	\$98,314.95	
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Automobile	\$6,787,867	\$88,267.09	
Re-insurance	2,509,200	\$2,539,515	
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Total	\$24,909,496	\$517,294.52	

An examination of the income and expenditure account shows that besides the net cash of \$566,843 actually received for premiums, \$4,273 was received for interest, making a total income of \$579,916. Claims of \$244,945 were paid and commission of \$148,033. Salaries, taxes and all other payments amounted to \$335,565, making total expenditure of \$472,991.
The company's ledger assets on December 31st, 1913, were \$314,353. The cash income was \$579,916, making a total of \$894,270. The company's total assets are \$567,675. This is after allowing \$22,118 as the difference between book value and market value of bonds at the end of the year. The company has a surplus of \$168,442.
The authorized capital of the Canadian Railway Accident Insurance Company is \$500,000, of which \$250,000 is subscribed and \$62,500 paid. The company has been doing an excellent business under the energetic and progressive direction of Mr. John Ems, the general manager and secretary.

FRATERNAL SOCIETY ELECTS ITS OFFICERS.

Insurance Institute of Toronto Holds Meeting and Elects Officers For the Coming Year.
At the annual meeting of the Insurance Institute of Toronto, the following officers for the session of 1914-1915 were elected: Honorary President, Alfred Wright, Manager London & Lancashire Fire Insurance Co.; President, W. H. Hall, General Manager the Canadian Surety Company; Vice-President, C. B. Woods, Managing Director Continental Life Insurance Co.; Secretary, A. W. Goddard, Canadian Fire Underwriters' Association; Treasurer, C. Elvie, Imperial Life Assurance Company; Curator, V. H. Smith, Confederation Life Association; Council, C. E. Fuller, Continental Life; W. Williams, Imperial Guarantee & Accident Co.; J. B. McKee, Manufacturers' Life; A. H. Rodgers, Norwich Union Fire Insurance Society; H. A. Sheridan, Western Assurance Company; C. P. Muckle, Excelsior Life; D. E. Kilgour, North American Life; W. A. P. Wood, Canadian Life; R. W. Crossin, Employers' Liability Assurance Corporation; A. E. Blong, London & Lancashire Fire Insurance Co., Ltd.; J. G. Parker, Imperial Life; E. F. Garrow, British America Assurance Co.

NOTES OF INTEREST

Canada's fire loss for the month of May is very encouraging; there were fewer fires, and fewer deaths caused by fire.
The Montreal fire department was kept busy last night, not fighting fire, but fighting water, and they did good service in saving buildings from being flooded owing to the overflowing of drains due to the heavy rains.
It has been suggested to the commission in charge of the World Insurance Congress events that a slogan for use on all our literature, and on each letter written by every insurance man in America for the next two years, should be: "Send your suggestions to the world's insurance Congress, 418 Exposition Building, San Francisco, California."
Thomas R. Murphy, chairman of the Fire Protection Committee of the World Insurance Congress, has nominated the following appointments to his committee, which will be confirmed by the commission in charge of the World Insurance Congress events: W. H. Loller, a member of the International Association of Fire Engineers, Youngstown, Ohio, and H. F. Marace, Chief of the Fire Department of Dallas, Texas, and ex-President of the International Association of Fire Engineers.

How to Find an Energetic Producing Partner

Why Not Have an Able, Aggressive Business-Getting Partner?

WOULDN'T your business develop more rapidly if you had a competent partner with whom you could share the burden of management and responsibility? Don't you need a keen-minded business associate to put additional capital, new ideas, fresh viewpoints, renewed vigor and vim into your organization? Haven't you often thought how the help of a man upon whom you could rely—a man who would put his heart and soul into the work—would leave your mind free for the highly important creative work—the work of increasing sales, finding new customers, reducing costs, etc.? If you are looking for such a man you can find him most quickly—at trivial expense—through our Want Ads. Just write out your requirements in a few definite, concise sentences and insert in this paper. Do it now. The results will delight you.

(Suggestions for You to Adopt)

USE "The Want Ad Way"

Rate: Two Cents a Word First Insertion; One Cent each Succeeding Issue

BUSINESS CHANCES.
WANTED—POSITION, BY AN ACCOUNTANT, with thorough British training, having had, in addition, a University course in Dublin. Would prefer electrical railway work, having served some time with a large company of this kind. Address: C. M. T. Journal of Commerce Office.

BUSINESS MEN AND MANUFACTURERS—Do you want a live ad writer? No wage your circular letters? Are they stale, commonplace and not getting you results? I am not an advertising genius but I have selling gumption and can help you save money as well as make money. Drop a note to Allan West, Journal of Commerce, today.

MIRROR FRAMING.
MIRRORS and FRAMES, OLD MIRRORS and picture frames repaired like new a specialty. Pictures framing to order. Manufacture of mirrors and mouldings, wholesale and retail. The Wainwright Co., 58 St. Lawrence Blvd.

WANTED—Interested in a Retail Business in this city. Prefer the Clothing business. Have various retail stores can preserve the weaknesses in my organization and suggest methods of correction. Must be prepared to invest from \$5000 to \$10,000. To such a partner will make a most attractive partnership proposition. Address: [Redacted]

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FOR SALE—WATER POWER SITE.
1,000 h.p. capacity. First 500 could be developed cheap. Situation, Madawaska, New Brunswick, three miles from Transcontinental and C. P. R. R. For details apply J. A. Guy, Edmundston, N.B.

MANUFACTURER WANTS PARTY to sell one of the fastest-selling articles on the market. Every merchant a customer. Position pays from \$3,000 to \$5,000 annually. Investment of \$500 to \$1,000 required as deposit on goods, which is fully secured. Don't answer unless you can bring good references. See A. H. Shields, Gen. Sales Manager, after 5 p.m., each day at Windsor Hotel.

SANTARIUM, DOING A GOOD BUSINESS, which can be largely increased. Liberal terms offered. An ideal refined business. Only those possessing business ability and who can furnish unquestionable references considered. This proposition will bear the most searching investigation, in first instance. Apply to Box C, 45, Journal of Commerce.

AGENTS FOR AMERICAN OLIVER Typewriters. Expert repairs on all makes. American Typewriter Co., 324 Craig W. Main 1616.

TUNGSTEN LAMPS.
EVERYTHING ELECTRICAL FOR lighting heating and wiring. Phone for quick service. Star Electric Co., 808 St. Catherine W. Up 1575.

DIGBY—NOVA SCOTIA.
LOUR LODGE AND COTTAGES. Apply to Dr. Klock, Shawville, Que.

FOR SALE—NEW THREE STORY brick hotel, fine stables and yard, fine summer resort, four thousand population. Sickness cause of sale. For particulars apply to Box 156, Lachute, P.Q.

DRUG BUSINESS FOR SALE AND medical practice for sale. Apply to Dr. Klock, Shawville, Que.

RESTAURANT AT 514 ST. JAMES street for sale. Very nice good condition; fine chance for a prompt buyer. Cause for selling illness.

ELECTRIC STORM DOES ENORMOUS DAMAGE IN CITY

Dorval Race Track Shuts Wrecked and Much Damage Done—Church Struck by Lightning.
Rain and wind together with a sharp electric storm swept over the island of Montreal yesterday afternoon and evening, doing serious damage in the city and suburbs. Dorval race track, with many horses in the stables, was devastated, and Lachine suffered from an interruption of the water and light supply. St. Andrew's Anglican church, at the corner of Beaver Hall Hill and Lacanachere Street was struck and suffered a fire ten minutes after the Highland Cadets had left the building.
So heavy was the rainfall between 7:45 and 8 o'clock that 75 inches of rain fell, while the total registered fall was 7.8 inches.
The terrific rain and thunder storm last night, at between 7 and 8 o'clock did severe damage at Dorval race track. For a time it was feared that a number of lives had been lost at the track, and Police Chief Robert and Alderman Lacombe, of Lachine, rushed to the scene, together with a staff of salvagers, together with a staff of men. The greater portion of the five hundred stalls were completely wrecked. The stalls were scattered all over the surrounding country like paper, leaving the horses and stablemen tangled in the wreckage. Nearly a hundred head of horses were unhoused and plunging about in wild terror, many of them were injured.

EMPRESS OF IRELAND INSURED AT LLOYD'S FOR £280,000.

On Receipt of the First Rumors of the Disaster the Underwriters Reinsured at 4 Per Cent. Later 30 Per Cent. Was Charged.
Latest reports from London state that the Canadian Pacific liner Empress of Ireland was insured at Lloyd's for £280,000 whilst her cargo was insured for about £200,000. On the receipt of the first rumors of the disaster the underwriters re-insured at 4 per cent. Later 20 per cent. was charged, and immediately thereafter the full details became known. The underwriters charged for the Canadian route. The steamer Storstad is insured for £7,140, mainly on the continent.
Underwriters Believe Disaster Will Do Good (Special to Journal of Commerce.)
London, June 1.—Underwriters had \$2,906,000 involved in the loss of the Canadian Pacific steamer Empress of Ireland. What the effects of the sinking of the ship on Marine Underwriters will be, The Times says: "Heavy" as the financial loss of the Empress of Ireland is, many underwriters, as under no loss of life, they would have been thoroughly pleased to read of the disaster. "The truth is, maritime disasters this year have been comparatively few and inconsiderable. The marine insurance market has always a short memory, and is easily influenced by ephemeral conditions. Therefore the comparative freedom from serious accidents has led to the cutting of rates in all directions to an extent which many of the best authorities believe is absolutely unjustified. Those who cut the rates argued that the market had passed through an extraordinary bad cycle of years, and that in view of all the attention that was now being focused on safety at sea, a good time was in store.
"A loss such as the Empress of Ireland would affect all the insurance markets of the world more or less, and cause underwriters to stop and think. There are those, though, who maintain that before an end can be put to the disaster would be required. That there is real justification for all the optimism that has existed lately they are convinced."

SMOKE VAFIADIS Celebrated Egyptian Cigarettes "Bulak," 10 for 15c

EMPRESS ACCIDENT NOT TO BE BLAMED ON ROUTE.
Marine underwriters in London consider that the recent accident to the Empress of Ireland is another proof of the dangerous St. Lawrence route. Such an accident as that which occurred to the Empress, might happen to any vessel on other routes. There was plenty of room for steamers to pass each other at this point, and certainly such other as that which occurred to the Empress, had nothing to do with this accident.

DAMAGE TO PLATE GLASS WINDOWS.
Yesterday's big wind storm caused the breaking of several plate glass windows in the city, but the extent of the damage has not yet been ascertained. No doubt the greater part of the loss was covered by insurance.

AUTOMOBILE BUSINESS SLOW.
Motor car insurance business is very quiet in Montreal at the present time. No doubt the greater part of the loss was covered by insurance.