

MONTHLY REALTY TRANSFERS SHOWED 54 PER CENT DECLINE

Little Was Expected, However, and Reduction Not Disappointing—The Renting Situation—Individual Circumstances Bring Lower Rents.

Very little was expected of the real estate market in January so that the reduction in the number and amount of the month's transactions was not disappointing, says the Craddock Simpson Real Estate Record in its monthly review, even although the total amount of recorded transfers of Montreal real estate last month was only about fifty-four per cent. of the transfers in January, 1914.

The business of buying and selling real estate was not about as restricted as other kinds of business dependent upon investors, but in spite of the scarcity of buyers and the prevailing dullness there has been such a depreciation in values or prices as one would expect from the existing war conditions, and there are evidences of a more hopeful feeling than there even a few months ago.

The speculative activity of 1912 was the evidence of an abnormal condition which may not occur again for a long time, and the smaller volume of activity must be accepted as the probable characteristic of the real estate market for some years to come. The best interests of real estate demand a steady advance in values rather than an enormous volume of business, and it is encouraging to note that the diminution in activity has not been accompanied by any general pronounced diminution in prices.

The renting situation this year is rather a peculiar one inasmuch as the war introduces a disturbing factor in this year's renting problem. Many tenants are renewing their leases without change. In other cases owing to individual circumstances a reduction of ten per cent. to fifteen per cent. has been made. There is no scarcity of dwelling houses, apartments or flats, nor of shops and offices, so that prospective tenants can get what he wants if he is willing to pay the price. As regards dwelling house accommodation there is always the country to fall back upon for four or five months, and a more accurate estimate of vacancies can better be made after the first of November than before the first of May.

The current rate of interest on the best class of mortgage loans of from five thousand to twenty thousand dollars still continues to be seven per cent. Large amounts from outside sources may be obtained at slightly lower rates but lenders generally are very particular as to the margin of security. Vacant land even when well situated is not popular with lenders and applications for loans on vacant land outside of the city are almost invariably declined.

There were 73 building permits issued in January and the stated aggregate cost of the work is \$203,261. There were 27 permits issued for repairs and alterations, the cost amounting to \$86,981.

There were 610 real estate transfers in the Montreal city wards and in the municipalities of Maisonneuve, Verdun, Westmount and Outremont recorded at the registry offices during the month of January, amounting to \$4,447,053.

During the corresponding month of last year 786 transfers were recorded, amounting to \$8,282,187.

WAY DIVIDEND.

Like the Great North of Montreal Railway has reduced the dividend recommended to 4 per cent., as compared with a diminution of 2.58 per cent. among the stockholders.

WAY AND LIGHT.

The Columbus Railway declared a dividend of 7 per cent. payable February 13th.

RAIL ELECTRIC.

Up-State Public Service Buffalo General Electric five per cent. 30 year first mortgage bonds at not less than 95 and 7,000.

STERN ILLINOIS.

It is learned that more than 500,000 shares of the outstanding five per cent. bonds of the Chicago and North Western Railway Company had been tendered for protective agreement.

R MAP.

Interfered rains in the east. Generally clear. No moisture. 20 to 26.

SHIPS.

Manchester Citizen said that the ship was due at Quebec on February 14th.

D LINE.

Service to Liverpool:—March 8th, 1915. March 15th, 1915. March 22nd, 1915. April 5th, 1915. April 19th, 1915.

CO. LIMITED.

General Manager, 30 St. Catherine Street, Montreal. Agency, 530 St. Catherine Street, Montreal.

ADDS.

N PACIFIC. WA. \$7.35 p.m. \$9.45 p.m. for Ottawa. Sun. \$20.00 only.

CHANGES IN OFFICIALS OF BELDING-PAUL-CORTICELLI.

Mr. A. O. Dawson, managing director of Canadian Belding-Paul-Corticelli, Limited, has been elected president of Belding-Paul-Corticelli, Limited. Mr. Dawson only re-elected to the Board of this company.

CHILI NEEDS LOCOMOTIVES.

Chili will open bids for the Government of Chile for the following:—The construction of type locomotives, 127 assorted and 16,625 tons of coal. On March 6th it will open bids on 380,000 pounds of corrugated galvanized iron for roofing.

REAL ESTATE

Of the thirty-three transfers registered yesterday, the most important was that of William G. Scott, who sold to John P. Severs, lot No. 12-11-14, Cote St. Louis, with houses Nos. 2322 to 2340 Park Avenue, for \$28,000.

Park Dorion Company sold to J. N. Dorion, 110 lots, Parish of Longue Pointe, being Nos. 17-9 to 13, 15 to 19, 21 to 26, 41 to 45, 48, 50 to 52, 58, 60 to 62, 64 to 66, 70 to 72, 75, 79, 80, 82 to 107, 109, 111, 141 to 143, 145, 146, 149 to 153, 156, 188, 221, 223, 224, 226 to 228, 231, 264, 265, 308, 329 to 654, for \$26,682.

The Land & Loan Company sold to Honore Robert lots Nos. 4996-540, 541, Parish of Montreal, with buildings on 2nd Avenue, Verdun, for \$7,250.

Geo. E. Blackwell sold to Isadore Elkin lots Nos. 208-110, 214-104, Parish of Montreal, with buildings No. 45 Chesterfield Avenue, Westmount, for \$7,500.

Louis Mason sold to Gargard Archambault lot No. 41-12, Parish of Montreal, on St. Catherine road, Outremont, having an area of 5,733 feet, for \$8,600.

Wm. G. Scott and others sold to J. P. Severs lots Nos. 12-57 and 58, Cote St. Louis, with buildings Nos. 1526 to 1528 Park Avenue, for \$20,000.

Raoul Brieux sold to L. O. Sauriol lots Nos. 161-1040 and 1041, Cote de la Visitation, with buildings Nos. 2275 to 2289 Bordeaux street, for \$13,400.

J. A. Gunn sold to Gunn, Langlois & Company, Ltd. lots Nos. 254-1, 253-1 and 2, 252-2, Parish of Sault au Recollet, on the southwest side of Florence Avenue, containing 124 by 115 feet and lots 252-2, 54-2, and lot 253-3 in the same parish, containing 74 by 115 feet, and lot 253-4 in the same parish, for \$13,000.

J. W. Simard sold to J. H. David and B. Damins lots Nos. 9-153-154-155, Cote de la Visitation, corner of Mount Royal Avenue east and Messier street, for \$12,413.

Max Doubilet sold to Mrs. B. Rabinovitch lots Nos. 10-1358 and 1359, Cote St. Louis, with buildings Nos. 34 to 48, St. Zolique street, for \$11,800.

REAL ESTATE AND TRUST COMPANIES

Quotations for to-day on the Montreal Real Estate Exchange, Inc., were as follows:

Aberdeen Estates	125
Belding Ltd.	137
Bellevue Land Co.	70
Bleury Inv. Co.	97
Caledonian Realty (com.)	104
Canadian Consolidated Land, Limited	15
Canter Realty	3
Central Park, Lachine	100
City Central Real Estate (com.)	107
City Estates, Limited	8
Corporation Estates	15
Cote St. Luc & R. Inv.	50
C. C. Cottrell, 7% (pfd.)	52
Credit National	17
Crystal Spring Land Co.	119
Daoust Realty Co., Limited	45
Denis Land Co., Limited	75
Dorval Land Co.	15
Drummond Realities, Limited	100
Eastmount Land Co.	98
Fort Realty Co., Limited	90
Greater Montreal Land Inv. (com.)	174
Greater Montreal Land Inv. (pfd.)	100
Highland Factory Sites, Limited	25
Improved Realities Limited (pfd.)	383
Improved Realities Limited (com.)	50
K. & R. Realty Co.	78
Kenmore Realty Co.	100
La Compagnie D'Immeubles Union, Ltd.	55
La Compagnie Immobiliere du Can. Ltd.	40
La Compagnie Immobiliere Ouest de N. D. de Grace	91
La Compagnie Industrielle D'Immeubles, Ltd.	90
La Compagnie Montreal Est.	90
La Compagnie Nationale de L'Est	80
Lachine Land Co.	125
Landholders Co., Limited	97
Land of Montreal	100
La Salle Realty	97
La Societe Blvd. Pie IX	80
Lauzon Dry Dock Land, Limited	100
Longueuil Realty Co.	100
L'Union de l'Est	101
Model City Annex	44
Montmartre Realty Co.	40
Montreal Deb. Corporation (pfd.)	34
Montreal Deb. Corporation (com.)	34
Montreal Extension Land Co., Limited	89
Montreal Factory Lands	55
Montreal Lachine Land	95
Montreal Land & Imp. Co., Limited	40
Montreal South Land Co., Ltd. (pfd.)	10
Montreal South Land Co., Ltd. (com.)	10
Montreal Welland Land, Ltd. (pfd.)	10
Montreal Welland Land, Ltd. (com.)	10
Montreal Welland Land Co.	10
Montreal Western Land, Limited	75
Mountain Sights, Limited	94
Mutual Bond & Realities Corporation	76
Nesbitt Height	50
North Montreal Centre, Limited	123
North Montreal Land, Limited	150
Notre Dame de Grace Realty	100
Orchard Land, Limited	100
Ottawa South Property Co., Limited	100
Pointe Claire Land	100
Quebec Land Co.	175
Rivera Estates	70
Riverview Land Co.	100
Rockfield Land Co.	27
Roskill Park Realities Co., Limited	16
St. Andrew's Land Co.	75
St. Catherine Road Co.	75
Security Land Reg.	75
St. Denis Realty Co.	90
St. Lawrence Blvd. Land of Canada	117
St. Lawrence Heights, Limited	55
St. Lawrence Inv. & Trust Co.	95
St. Regis Park	102
South Shore Realty Co.	45
St. Paul Land Co.	650
Union Land Co.	80
Union Land Co.	80
Viewbank Realities, Limited	130
Westmount Realty Co.	140
Westbourne Realty Co.	75
West End Land Co., Limited	80
Windsor Arcade Ltd., 7% with 100% bonus	79

GOVERNMENT BILL FORBIDS RETENTION OF PART OF WAGES

Will Put a Stop to Practice of Employers Keeping Workmen's Money For Premiums on Insurance.

Quebec, February 16.—Details of the Government bill regarding the retention of sums of money out of workmen's wages for insurance charges are obtainable to-day by the text of the bill. The preamble declares: whereas certain employers retain out of the wages of their workmen amounts intended to pay premiums on insurance policies issued against accidents happening by reason of or in the course of their work and serious inconvenience results therefrom.

The bill then proceeds with a proposed amendment to the revised statutes to the following effect: "It is forbidden for any employer to make any retention of any part of the salary or wages of his workmen or employees for purposes of insurance against accidents happening by reason of or in the course of their work, even with the consent of such workmen or employees."

"Any agreement under which such a retention is made or authorized shall be null and of no effect."

"In any case where such retention is made, the workman or employee, in the three months following the end of his contract of work, may recover, before any court of competent jurisdiction, the amount so irregularly withheld from his salary or wages."

This act shall not apply to any retentions which may have been legally made before its coming into force.

PERSONALS

Mr. W. B. Dixon left last night for New York en route to San Francisco and San Diego.

Mr. Renis Murphy, of Ottawa, is at the Windsor.

Mr. F. P. Gutelius, of Moncton, is at the Windsor.

Mr. J. A. Riordan, of Toronto, is in town and is staying at the Windsor.

Mr. F. Orr Lewis is sailing for Canada this week on the Lusitania.

Mr. J. Clarke Reid was at Caledonia Springs Hotel for the week-end.

Mr. H. Rolland, of St. Jerome, is at the Place Viger Hotel.

Mr. W. P. Francis, of Quebec, is staying at the Place Viger.

The visiting governors to the Montreal General Hospital for this week are: Messrs. Jas. A. Cantile, Allen K. Starke, J. B. Pillow and Theo. Heney.

The following were introduced on 'Change yesterday at the Board of Trade: George Goldie, Ayr. Ont., by H. W. Raphael, and E. Lefebvre, Quebec, by G. A. Beaulieu.

LARGE PORTION OF ROCK ISLAND WAS DESTROYED.

Rock Island, Que. February 16.—A large portion of the business section of this town was destroyed by fire which broke out in the Rock Island Hotel yesterday. The following buildings were destroyed:

Rock Island Hotel Duval block; occupied by E. Lanciot, barber; J. Begun, tailor; P. Girard, The J. Gilmore harness shop, occupied by J. W. Downing, harness-maker; P. Follows, restaurant.

Caldwell block, occupied by J. Brunette, shoemaker; the Sherbrooke Railway and Power Company's office; J. Brunette, pool room; J. Brunette's residence, two tenement houses, occupied by Charles Beaupre, S. Couture and P. A. Pobe; two barns belonging to Mrs. Gilmore and J. Brunette.

ST. PAUL STREET FIRE.

The central division of the fire fighting force, with Chief Tremblay in charge, was called out to a fire on the top floor of the four-story building at 528 St. Paul street, yesterday afternoon. The flat is occupied by the Ideal S. and F. Manufacturing Co., manufacturers of sherrings and muff bedding. The blaze was amongst a large quantity of wadding, and the firemen had great difficulty in combating the outbreak, many having narrow escapes from suffocation. The damage will not exceed \$100.

FUNERAL OF MR. LAURIN.

The funeral of the late Mr. Joseph A. Laurin, ex-Mayor of St. Eustache, and a well-known Montreal insurance man, was held at 8 a.m. to-day from the residence of the deceased's father, 453 Mance street. The cortege proceeded to the Cote des Neiges Cemetery.

Lindon W. Bates, vice-chairman of commission for relief in Belgium says that Belgian bread line is now 600 miles long and that soon it will be 2,500 miles long.

CLASSIFIED ADVERTISEMENTS

2c. Per Word for the First Insertion 1c. Per Word for Each Subsequent Insertion

FOR SALE OR EXCHANGE.

SOUTH SHORE—A FARM COMPRISING 125 acres, with buildings, very suitable for subdivision, not far from the Armstrong-Whitworth Mammoth Plant, now in operation, for cash, or will trade equity for built property and some cash. Apply for particulars to Post Office Box 2445, Montreal.

WANTED TO PURCHASE A SECOND HAND safe, inside size about 19 x 15 x 12. State maker and price. M. S. Journal of Commerce, 35 St. Alexander Street.

PROPERTY FOR SALE.

CLARKE STREET, ABOVE (EAST), central property, 75x148, at bargain price. Will take vacant lots or second mortgages for equity, a snap. C. Withycomb.

NOTRE DAME DE GRACE—Beautiful nine room house for sale at 25 Royal Ave. above Sherbrooke St. Apply to W. A. Hayman, 225 Notre Dame St. W. Telephone Main 4825 or West 5267.

BUSINESS OPPORTUNITIES.

THE MANAGER OF A STRONG CANADIAN LIFE Company wishes to obtain the services of two or three good business men, salesmen or other. Life insurance underwriters now form a respected profession, beneficial in its workings and well-paid in its results. To men who wish to make a move to an independent position and who are without capital this opening should appeal strongly. Write stating previous business to Manager, P.O. Box 2015.

BUSINESS PREMISES TO LET.

I HAVE some very fine offices, show rooms, in the Windsor Arcade Building, corner of Peel and St. Catherine Streets, and Southern Building, 128 Bleury street. For further particulars and book-let, apply The Crown Trust Company, 145 St. James street. Main 7990.

ROOMS TO LET.

OVERDALE AVENUE, No. 6.—To let, bright large room, with hot and cold water, gas, and all home comforts, use of phone and piano; very reasonable, central to both stations, suitable for two gentlemen or married couple.

OFFICES TO LET.

BRIGHT OUTSIDE OFFICE OR DESK ROOM TO let by the month, with light, taxes paid; telephone. G. J. Goddard, 52 Cartier Building, 212 McGill St.

PART OF BEAUTIFUL CORNER OFFICE TO LET.

Desk, chair, telephone, light and two stenographers included in rental. \$12 per month, 31 C. P. R. Telegraph Bldg. Tel. Main 592.

PART OF OFFICE IN EASTERN TOWNSHIPS.

Bank Building to rent, with desk typewriter, telephone, etc. Post Office Box 2812.

APARTMENT TO LET.

CLAREMOUNT APARTMENTS. Claremont Ave., just below Sherbrooke. Beautiful location, all new; finished inside with modern appointments, different colors; tiled bathrooms, elaborate papering and novelties; electric fixtures; blinds and gas stoves with each; janitor's service; everything up to date; low rental to suit hard times to good tenants. Apply on the premises, to Mr. Farber. All cars go to Westmount.

MACHINERY.

THE FOSS & HILL MACHINERY CO., 244 ST. JAMES, sells Tungenstun Hack Saw Blades. They cost no more than common blades, cut faster and keep sharper longer.

EXCELLENT RESULTS SHOWN BY TWO MARINE COMPANIES

London, February 16.—The reports from two marine insurance companies were issued last week, and both show excellent results. The Sea Insurance Company closes the underwriting account of 1913 by a transfer of £47,500, and after deducting income tax, shows a profit of £34,928 19s. 2d. The premium income in 1914 was £468,795 6s. 3d., and the first year settlements and expenses work out at 31.03 per cent., which is exceptionally low.

Previous settlements have been as follows:—1913 account, 37.58 per cent. and 1913 account, 38.06 per cent. The premium income shows an advance on 1913 account of rather over £80,000.

The premium income of the Reliance Marine Company in 1914 was £137,479 10s. 7d., which is practically the same as in 1913. The first year settlements and expenses work out at 23.45 per cent., which compares with 31.73 per cent. in 1913, and 37.14 per cent. in 1912. The underwriting account of 1913 is wound up by the transfer of £13,000, which, after deducting income tax, shows a profit of £20,394 18s. 7d. The dividend has been increased from 15 per cent. to 17 1/2 per cent.

CANADA ACCIDENT ANNUAL.

The annual meeting of the shareholders of the Canada Accident Assurance Company will be held at the head office, 232 St. James street, at noon tomorrow.

NOTICES OF BIRTHS, MARRIAGES AND DEATHS, 25c each Insertion.

BIRTHS.

SHAW—On February 14th, 1915, at 23 Holton Avenue, Westmount, to Mr. and Mrs. J. William Shaw, a son.

MARRIAGE.

CRAIG-HARTE—On Thursday, February 11th, at the home of the bride's parents, 18 Summerhill Avenue, Montreal, by the Rev. R. W. Dickie, of Crescent St. Presbyterian Church, Mr. John J. Craig, son of the late George Butt Craig, of Thornly-on-Tees, England, to George Beatrice, daughter of Mr. and Mrs. J. A. Harte.

DEATHS.

COLLINS—In this city, February 15th, 1915, Maud Elizabeth Theriault, beloved wife of Patrick J. Collins, and mother of Austin and Norman Collins, and eldest daughter of Joseph T. Theriault, aged 58 years. Funeral will take place from her late residence, 83 Marin Avenue, on Thursday, at 7.30 a.m., February 18th, 1915, to St. Thomas Aquinas Church. Relatives and friends kindly invited to attend. Kingston, Ont., Boston and New York papers please copy.

PROUDFOOT—At 2439 St. Urbain Street, City, on 15th inst., Agnes Laird Webster, wife of B. Proudfoot, aged 47.

PHILAN—At 3724 Garnier Street, on February 15th, 1915, Patrick Phelan, aged 67, dearly beloved husband of Mary Ann Christie, Funeral from the above address on Thursday, the 18th inst., at 8 a.m. sharp, to St. Dominic's Church, and thence to the Cote des Neiges Cemetery. Relatives and friends please accept this intimation. Kingston, Ont., and Toronto and Boston papers please copy.

SAVAGE—At Forest and Stream Club, Dorval, on February 14th, 1915, Albert Edward Savage, aged 34 years. Funeral from Jos. E. Wray & Bro's Chapel, 290 Mountain street, on Tuesday, 15th inst., at 3 p.m. Liverpool papers please copy.

SIGUIN—At 363 Drolet street, on Sunday, 14th inst., Louis Siguin, in his 79th year. Funeral on Wednesday morning at 9 o'clock, in St. Jean Baptiste Church, thence to Cote des Neiges Cemetery. Relatives and friends invited to attend.

PERSONAL.

THE REV. M. O. SMITH, M.A., Instructor in the Languages and Mathematics. After April at No. 544 Sherbrooke St. West. Or apply at Miss Poole's 45 McGill College Ave., Tel. Uptown 210.

SITUATIONS WANTED—FEMALE.

COMPETENT LADY STENOGRAPHER, (BOTH languages), experienced in Financial, Law and Commercial work, desires position; or would take temporary position. Good references. Address: A. M., 1290 Cartier street, City.

WANTED—AUTOMOBILE OWNERS TO ENQUIRE about our insurance policy for autos. Best in Canada. Phone M. 3487 or write London & Lancashire Guarantee and Accident Insurance Co., 184 St. James St., Montreal.

WANTED TO BORROW.

\$200,000. WANTED FOR RELIGIOUS CORPORATION, ample security, 6% interest. Apply East 6849.

WANTED TO BORROW \$7,000 AND \$10,000, or \$15,000 on first or third mortgage; will pay high interest. Write to Proprietor, P.O. Box 43, Station "C," Montreal.

\$15,000 FIRST MORTGAGE ON \$40,000 PROPERTY Well built, hot water heating, on commercial corner preferred; I will pay 8 to 9 per cent. interest. For particulars address M. Gagnon, Prop., 325 4th Ave. Rosemont.

BUSINESS CHANCES.

MANUFACTURERS' AGENT with office in Hamilton is open for first class line of merchandise; highest references. Reply in first instance, P. O. Box 3206, Montreal.

QUARRY FOR SALE—24 acres cut limestone quarry, with up-to-date machinery, crusher, derrick, etc., 20 miles from Montreal, on C. P. R. line. Private siding. Write Box 3796 Star Office, or phone St. Louis 2691.

AUTOMOBILES FOR HIRE.

AUTOS: 'PHONE EAST, 4262—Eight cars and Packard Limousine for hire. Montreal Auto Livery, 181 Berri. A. Goudron, Prop.

GARAGES TO LET.

FIRST-CLASS GARAGE FACILITIES FOR RENT—until May. Near Pierreford. Apartments (above Villeneuve street). Address enquiries to 559 St. Catherine St. W. Phone Up. 594, or call at 299 St. Joseph Boulevard West.

SOMERVILLE AVE., Adjacent — Gentleman's residence, with 3,500 feet of land. Fine large house, garden, beautiful shade trees and two beautiful lawns, also garage, to be sold at a very low figure. Full particulars 36 Dorchester W. Main 1764.

REST, RECREATION AND SOLID COMFORT — These are the attractions of Gray Rocks Inn. These strenuous times, business men and their families can live at the Inn with every home comfort at less cost than they can at home. This time of year the place is ideal; great big fireplace, running water in the house; own gas plant; best cuisine in the Laurentians. Rates \$2 a day. American plan. Phone or write for particulars, G. E. Wheeler, Proprietor, Ste. Joyette Station, Quebec.