

ST. ANNES—That unique property formerly known as Beckers Island, One of the most picturesque spots in the vicinity of Montreal, comprising a large island in a high state of cultivation completely walled, beautiful lawn shade trees, gardens, fruit trees, etc. A handsome residence completely furnished, wharf, boat, house and out-buildings. Splendid train service, satisfactory reasons for selling. Price only \$7000. (81-B)

ST. HUGHES—Domain of 159 arpents, with small wooden house and large barn; a beautiful situation for a country house, magnificently wooded, fencing in perfect order. Price only \$3200. (56-B).

NOTICE.

The publishers of the **REAL ESTATE RECORD** would like to get the correct address of any reader of the **REAL ESTATE RECORD** who has moved this spring.

SPECIAL.

Our bargain counter this month contains two properties which call for special mention and should attract the attention of bargain hunters.

One is a stone front-tenement property in the west end, only built a few years and situated in good street, within a block of the cars, this property is forced to sale for benefit of the mortgagees will be sold \$3000 under cost. Terms easy.

The other is a large and well built stone front house in the neighborhood of Dominion Square, with extra deep extension suitable for business or professional purposes or as a first class residence. We are prepared to convince the most skeptical that this a bargain.

LAKE ST. LOUIS.

Farm for Sale.

With good lake frontage, situated between Dorval and Pointe Claire. Would sell a part of the river front, which is one of the best point between Dorval and Pointe Claire. (32-B)

UNSELFISHNESS THE BASIS OF TACT.

Tact has its basis in unselfishness. It grows out of thinking of another while you are talking or dealing with him. Even though a man may be exercising tact for selfish purposes, he must give the other person the first place in his thoughts and plan for the time being, in order to enable him to be tactful. Tact grows out of and indicates consideration for the rights and feelings of others; a lack of tact shows a lack of consideration for their feelings and their rights. —S. S. Times.

GOV. TILDEN ON PARTY RASCALS AS CANDIDATES

Now, men of Buffalo, I ask you to-day to consider what is to be your part in this work. While about your various callings and industries, you leave the government to take care of itself, and men who mean to make money by plundering, you give their nights and days to study out the methods they are always at conventions, they go to the Legislature, and, while you are reposing in fancied safety, and plotting against your interests and rights.

If you will permit me to offer a suggestion—I do not assume to advise I only say that when bad men combine, good men should unite. And if you will be an earnest and determined and persistent in demanding that the right shall be done, politicians will court your favor, and not the favor of the canal ring or any other thing.

What concern have you by what name a man is called who goes to Albany to misrepresent your interests and duties? Is it any satisfaction for a Republican that the man is called a Republican, or a Democrat that he is called a Democrat? Does it make any difference what livery he wears to serve the devil in? I say you have but to assert your rights, and they will be respected, and when the parties to which you belong come to make their nominations, if there be on the tickets any one not true to you, you have but to exercise the reserved right of the American citizens—to vote for somebody else. —Speech of 1875, reproduced by the Buffalo Courier.

JOY OF LIFE.

"The real joy of life has little to do with comfort; it comes from the consciousness of strength to suffer and bear and achieve; it comes from the consciousness that one is doing a man's work and earning a man's wages in the world. The thrill of the mountain climber as he comes suddenly upon the vision of habit a continent spread out before him contains more real joy, more true life, than a year brings to the sluggish comfort-seeker in the valley below; the scholar, as he surveys fields of knowledge opening in broader vistas before him, forgets the day and nights of unbroken study behind him; the great leader in statesmanship, as he notes the steady movement of opinion toward him, feels a joyous sense of mastery which the memory of defeat and misconception does not embitter."

SPECIALS.

2 CHOICE corner lots, Westmount. One nearest to the city—small area, excellent surroundings—economical to build—owner anxious to sell. The other on the high land, corner of Cote St. Antoine road, commanding fine view.

3 HOUSES.—Must be sold. One semi-detached residence above Sherbrook street. One modern cottage house above Sherbrooke street—specially built. One terrace house in West end above St. Catherine st. Owners all leaving the city.

SPECIAL.

Opportunity for a Gentleman

RETIRED FROM BUSINESS.

Residence with 3 Acres of Grounds

Circumstances compel the sale of a fine property, comprising three acres of land beautifully wooded, with flower and kitchen garden, lawns, fruit trees, stone stable and outbuildings. The house is substantially built of stone and is fitted with the most modern hot water heating, plumbing, &c., with ample accommodation for a moderate sized family.

This property is not in the vicinity of Montreal.

J. CRADOCK SIMPSON & CO.

TO LET

We have a large list of desirable houses in our books to rent and intending tenants would do well to call for a printed list.

J. CRADOCK SIMPSON & Co
181 ST JAMES STREET.

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