

REAL ESTATE

Out of forty-two sales made yesterday the following were the most important:

Wm. Leslie Adams sold to F. Blonde part of lot 1841, St. Antoine Ward, on Shuter street, measuring 25 x 93 feet, for \$11,500.

A. Vallancourt sold to Mrs. A. Lehoullier lots Nos. 1639-74, St. Antoine Ward, 388-217, parish of Montreal, measuring 24 x 110 feet, at 1034 Dorchester street, for \$18,000.

V. H. Herard sold to Charles Villard, solicitor, lots Nos. 54 and 55, St. Ann's Ward, the lots having respective areas of 5,111 and 4,590 square feet, and situated at the corner of Bourgeois and Leber streets, for \$31,000.

S. Litner and others sold to O. Limoges lot No. 1211-24, St. James Ward, at 500 and 502 Roy street, and 69 and 71 Metana street, for \$8,800.

R. Desserres sold to G. Fainchaud lots Nos. 168-758 and 759, parish of Montreal, in Notre Dame de Grace Ward, forming the southeast corner of Sherbrooke street and Hingston avenue, with a total area of 8,426 square feet, for \$19,532.50.

J. R. Lefebvre sold to G. B. St. Pierre, lot No. 79-241, parish of Montreal, on Plateau avenue, now Girouard avenue, on Westmount Plateau, in Notre-Dame de Grace Ward, measuring 25 x 90 feet; with buildings 243 and 245 Girouard avenue, for \$9,500.

A. Panneton sold to Joseph Lalonde and others lot No. 8-238, St. Jean Baptiste village, on the southwest side of St. Christophe-Columbe street, measuring 25 x 100 feet, for \$8,400.

Jean Puyanne, constructor, sold to Joseph Bernier, parts of lots Nos. 4669-507 and 508, parish of Montreal with buildings Nos. 296 to 304 First avenue, Verdun measuring 35 x 73 1/2 feet, for \$8,000.

G. Lecours, manager, sold to Joseph Ethier lot No. 15-22, Cote St. Louis village, on Boulevard St. Joseph in Laurier Ward, measuring 23 x 100 feet, for \$8,400.

Joseph Ethier sold to G. Lecons, store manager, lots Nos. 1703-109 and 110, parish of Montreal, with buildings at 2071 to 2079, Notre-Dame street west measuring 20 1/2 x 89 feet, for \$22,500.

PERSONALS

Sir Thomas Tait arrived in the city and is staying at the Ritz-Carlton Hotel.

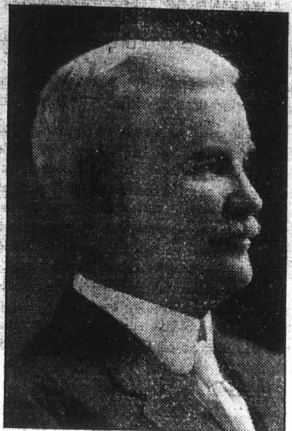
Mr. J. P. Ferguson, of Ottawa, is staying at the Windsor Hotel.

Mr. W. McBain, of Toronto, is staying at the Ritz-Carlton for a few days.

Mr. J. M. Gibbon, of the C. P. R. Publicity Department, left yesterday for San Francisco.

Mr. Chas. Hare, who has been visiting relatives in

Attends Halifax Convention



MR. T. B. MACAULAY, managing director of the Sun Life Assurance Company, who is a speaker at the eighth annual convention of the Canadian Life Underwriters' Association at Halifax.

NAUMKEAG MILL WAS LARGEST SINGLE LOSS IN MANY YEARS

Breaks Record in the History of Mutual—Claim Full Insurance Will, However, be Paid Companies in Strong Position.

(Exclusive Leased Wire to The Journal of Commerce.)

New York, July 28.—President J. P. Murray, of Boston Manufacturers Insurance Company, in his report on Naumkeag Mills, which were destroyed in the Salem conflagration, remarks that the loss sustained is the largest single loss that has occurred in the seventy-nine years' experience of factory mutual companies, and it involves the largest single payment ever made to a single corporation in fire damages. It will absorb, however, but one-fifth of value of securities of the companies interested.

He observes that it affords an excellent example of the strength and efficiency of the mutual system. Full insurance will be paid in the Naumkeag case. The corporation has been insured in factory mutual companies continuously since 1848.

St. John, N.B., has returned to the city.

Sir Donald Mann has been spending a few days at the Ritz-Carlton.

Senator MacKay is at his summer residence in St. John, for the rest of the summer.

Mr. Theodore Heney is spending the summer with his mother, Mrs. E. N. Heney, at St. Andrews, N.B.

Mr. Edwin Brice has returned from Foster, where he was spending the week-end.

Mr. Eric Wainwright has returned to the city from a trip down the lower St. Lawrence.

WAR RISKS ARE BEING QUOTED IN LONDON AT HIGH RATES

Many Risks Have Already Been Taken Out at Lloyds—Premium Against Outbreak of War 40 Guinea per Cent.

London, July 28.—Many war risks have been taken out at Lloyds. The premium to insure against the outbreak of war between Austria and Servia is 40 guinea per cent. The quotations against one of the four powers, Russia, Germany, France or Great Britain, being involved within six months is 15 guinea per cent. Twenty guinea per cent. was paid for six powers—Great Britain, France, Germany, Austria, Italy—for three months, and the same rate for three months covering eight powers, the additions being Japan and the United States. The rates are generally well in advance of those paid during or before the recent Balkan wars, or during the Moroccan crisis. To cover British vessels making the homeward voyage from Australia or the Far East, five shillings per cent. was paid, while in one case, for a vessel loading a cargo in India, ten shillings per cent. was paid.

NOTES OF INTEREST

The will of the late Mr. E. W. Cox, president of the Canada Life Insurance Company, was filed for probate in the Surrogate Court on Saturday. The estate is inventoried at worth \$199,939.72, principally in stock holdings. This amount will be augmented at a later date, when the value of his share of his late father's estate is ascertained.

There was a considerable improvement in the health conditions of Montreal last week, largely owing to the better weather conditions. There was a decrease in the number of deaths of children.

The deaths during the week numbered 274, which was a lesser number than during the previous week. Of the total deaths 146 were of children under five years of age, also a decrease from the previous week.

The Equitable Assurance Society celebrates its 50th anniversary yesterday.

During its career, according to a birthday announcement made by President Day, the Equitable has paid to policy holders or holds for their benefit some \$90,000,000 more than it has received in premiums. It has paid to date \$1,000,000,000, fully one-half of which has gone to living policy holders in the form of dividends and dividends. The Equitable now has on hand some \$50,000,000 in reserves belonging to policyholders, covering outstanding contracts of \$1,500,000,000.

Captain Lindsay, superintendent of pilots, has submitted a report to the Department of Marine at Ottawa favorable to the recommendation of the Morsy Commission, that pilots be taken on and put off at different points on the St. Lawrence, thus obviating the crossing to coiffers. The exact points where this will be done will be determined when the Shipping Federation meets.

The move to increase the cost of licences to second-hand dealers to \$200 from \$50 is welcomed by companies writing burglar insurance in the city. The increase in the cost of licence will drive out the lower class of dealer, where much of the stolen goods often finds its way.

SITUATION UNPRECEDENTED.

New York, July 28.—Marine insurance underwriters have found themselves in a situation never before known owing to the Austro-Serbian war. Yesterday there was little demand for insurance rates on shipments of merchandise. Underwriters find it almost impossible to make a rate until matters have settled down. For the last 15 or 20 years, in case of a war, shippers have been able to send goods in neutral bottoms. However, owing to the complications accompanying present war, there are practically no neutral vessels, excepting those of the United States and Norway. These would be of little consequence when it came to carrying of commerce of Europe and the world.

RECENT FIRES

Ottawa, July 8.—Damage to the extent of half a million dollars was done by a fire which broke out in Gilmore & Houghton's lumber yard, just east of Brewery Creek, Hull, shortly before ten o'clock last night. Three million feet of valuable lumber was destroyed and the flames fanned by a strong wind threatened the destruction of the residential section of the city.

The fire is supposed to have originated somewhere in the rear of the Simon Dupuis residence. It had made considerable headway before it was discovered and spread rapidly. The Hull fire department were utterly unable to check the advance of the flames and a call for aid was sent to the Ottawa fire department.

There were only two houses in the immediate vicinity of the lumber yards and both were badly scorched.

Montreal, July 28.—Considerable damage was done last evening by a fire which originated in the factory of the Fashion Brand Clothing Company on the third floor of the building at 948 St. Lawrence Boulevard. The blaze was discovered before it had gained a good start, and the firemen under District Chief Marin had little trouble in controlling it. Considerable damage was done on the lower floors by smoke and water.

Montreal, July 28.—Firewood and the shed in which it was stored at the rear of 17 Drolet street, was destroyed by fire at midnight, with a loss of about \$200. One stream was used by the fire brigade, mainly to save the residence owned and occupied by J. S. Rosen, member of a tailoring firm. Investigation by the police of the City Hall avenue station did not discover the cause of the fire, which had made great headway before the alarm was given.

Montreal, July 28.—Fire originating from some cause as yet unknown destroyed the sheds in the rear of a vacant house at 1775 St. Denis street last evening. The blaze started in the sheds and was swept toward the house by the wind. When the firemen arrived under District Chiefs Hooper and Dagenais the roof of the house itself had ignited and the fire-fighters had a hard fight to save the building. The house is the property of J. Prudhomme, of 746 Rivard St.

Attends Halifax Convention



MR. GEORGE WILLIAMS, manager of the Montreal office of the North American Life Assurance Company, who is attending the eighth annual convention of the Life Underwriters' Association at Halifax.

HALIFAX CONVENTION OPENS WITH GREAT ENTHUSIASM

Life Underwriters Hold First Session of Convention This Morning—Hotels Are Crowded With Delegates.

The eighth annual convention of the Life Underwriters Association of Canada opened this morning at 9 o'clock in the Technical College Building, which the Nova Scotia Government has placed at the disposal of the delegates. The attendance was over 150 insurance agents and representatives of every leading life insurance company in Canada and with several of the foremost underwriters from the United States. There will be five sessions, two to-day, two Wednesday and one on Thursday. Many subjects not only of interests to the delegates but of public concern are to be discussed. The list of speakers both at the sessions and at the banquet include many men prominent both in state affairs and the insurance world. The Dominion Government is to be represented by Sir Geo. E. Foster, the Provincial Government by Premier Murray, both of whom are slated as speakers at Thursday night's banquet. Mr. Justice Russell is to speak before the convention on Policy Loans, Mr. J. F. Weston, manager of the Imperial Life Insurance Company of Toronto, Robert Linn Cox, Counsel and General Manager of the Life Insurance Presidents of

CONSTITUTIONALITY OF ACT TO BE TESTED IN THE COURTS

Workmen's Compensation Act is Not Fair to All—General Opinion is that Commission in its Ruling Exceeds Authority.

(Exclusive Leased Wire to The Journal of Commerce.)

New York, July 28.—That the constitutionality of the Workmen's Compensation Act, as modified, will be tested in the courts is the belief entertained by many students of this new legislation. Underwriters and casualty insurance lawyers maintain that the commission in its rulings to date has shown a disposition to exceed the authority vested in it. Lack of business methods and an arbitrary attitude are among the things most widely criticized. The commission recently ordered that all stock insurance companies transacting workmen's compensation insurance deposit with it the sum of \$10,000 and that mutual companies deposit \$5,000 to provide funds out of which the commission may pay claims against insurance carriers. The Justice of such a demand is demonstrated when it is considered that some companies have written probably \$2,000,000 in workmen's compensation premiums in this state whereas some have only written a few thousand dollars in premiums. The Justice of such an arbitrary demand will be appreciated from the fact that in the case of a company writing \$5,000,000 in premiums on which it anticipates a loss ratio of at least 70 per cent., or \$1,500,000, its monthly loss would be \$125,000, and on this \$10,000 deposit would be ridiculously small, whereas in the case of a small mutual company writing \$5,000 or \$7,000 in premiums the \$5,000 deposit would be prohibitive.

A heavy impairment of the capital of the Florida Fire & Casualty of Jacksonville, Fla., was found by examiners of the state commission. The resignation of all directors is requested. Gerald E. Hart, secretary and general manager, says that the impairment will be made good on August 15.

New York, and President MacKenzie of Dalhousie University will be among the speakers.

The subjects under discussion will be those generally affecting life insurance. Several of the most important being Taxation of Life Insurance Premiums; which is a very acute question at present, and the Licensing of agents by different governments.

The Halifax Hotel, headquarters of the Convention, is now crowded with delegates. The local committee who have made all the arrangements for this convention are Chairman A. J. Dove, manager of the Equitable Life Insurance Company, president of the Halifax Underwriters' Association; A. W. Durant, of the Metropolitan Life; J. T. Wilson, Canada Life; H. S. Crosby, North American Life; F. D. Freeman, Crown Life; R. P. Brown, Prudential Life.

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

Real Estate and Trust Companies

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

Table with columns for Bid and Asked prices for various real estate and trust companies like Argeden Estates, Benoit, Ltd., etc.

Table with columns for Bid and Asked prices for various real estate and trust companies like Montreal South Land Co., Com., etc.

Table with columns for Bid and Asked prices for various real estate and trust companies like Crown, Eastern, Financial, etc.

FOR SALE.

KINDLING WOOD FOR THE MILLION. Kindling, 2 1/2 x 2 1/2 Cut Hardwood, \$2.25. Mill Blocks \$2.00 per 1000. "Mohawk" for horses. J. C. McDermid, 402 William Street, Tel. Main 432.

TUCKWELL BROS., 750 DORCHESTER WEST. Open evening 8 to 10 o'clock. Have special inducements to offer in a limited number of Lee-Pumtree-proof, also tires for Ford cars.

NEW BRUNSWICK. Well located in prosperous district, 20 acre dairy farm, 100 acres cultivated cuts 20 tons hay, large 2-story house, 3 rooms, barn, 20x35 and 12x30, water land on cement floor, 3/4 miles from town and railway station, possession at once, price \$1,000 in cash and \$5,000 mortgage at 6 per cent. Write S. E. T. Harrison, Moncton, N.B., Canada.

LEADER OF THE 20 H.P. Ford with 3 h.p. motor, new and ready for the water. Specially fitted for campers who cannot use it this season. Its other are to sacrifice for \$120, also the following bargains: 60 volt, 60 amp storage battery; 1/2 volt apple dynamo; electric automatic cut-out; one deck control pulsed beam searchlight. The lot for \$200, or will sell separately, also one motor for \$10, all in perfect order. Harrington, M. J. O'Hara, 1299 DeMontigny Street.

MISCELLANEOUS. EXCAVATIONS OF DRAINS, CELLARS AND CONCRETE work. All work guaranteed to be satisfactory. Dominko Voichans, 329 Centre St., Victoria 234.

WANTED TO BORROW. \$50,000 WANTED on good, well built and occupied property. Address P. O. Box 2204, Montreal.

MONEY TO LOAN, on first and second mortgages; city property only; balance of sale purchased. Land Realty Co., 1911 St. Lawrence Boulevard, Tel. St. Louis 8299.

WE HAVE A CLIENT who wishes to borrow \$2,500 on first mortgage; on a revenue producing property worth \$5,500. Will pay 6 1/2 per cent. interest. Home Limited, 357 St. Catherine St. West, Tel. Up. 668.

LOTS FOR SALE. LOTS FOR SALE AT POINT CLAIRE—Frontage 120 feet by 115 feet deep. The chance of a lifetime, going at 7 1/2 cents per foot. Cash required \$25,000; balance easy installments spread over four years. High location, near both stations and Lake St. Louis. Apply P. O. Box 2914, City.

SIX HOUSE LOTS, centrally located, in Southampton, Long Island, \$600; or will exchange for "plano." 2284 Waverley street.

AUTOMOBILES TO RENT. AUTOMOBILE OWNERS' EXCHANGE, 231 Berri St. —Autos to rent by day or hour, for all occasions, drives, weddings, etc. Seven passengers. Careful chauffeurs. E. 4196.

AUTOMOBILES FOR SALE. AUTOMOBILES FOR SALE.—A Eargain. E. M. F., 30 h.p. runabout, new tires, cost \$1,250, for \$650. Money accepted only. Apply L. P. Prairie, 240 Christopher Columbus, St. Louis 2717.

SITUATIONS WANTED.

WANTED. Any honest person with a little cash can borrow a simple loan at next 25 cent that will mean wealth in a very short time. Only people in earnest need write. C. D. C. Journal of Commerce, Local Building, Montreal.

QUALIFIED ACCOUNTANT (C.A.) offers his services as secretary, treasurer or controller to soundly established concern. Highest references. Box 211, Journal of Commerce.

SUBSTANTIAL CORPORATION wants reliable party to establish office and manage salesmen. Should pay \$2,000 to \$1,000 annually; \$200 to \$1,500 will finance business; you handle own money. References: Chairman of S. B. Manager, 406 Fisher Building, Chicago, Ill.

WANTED. \$2,000 capital, manufacture hand soap and liquid soap in Canada; also other specialties; exportation. Address: C. A. General Delivery, Hartford, Conn. U.S.A.

SUMMER RESORTS.

DIGBY—NOVA SCOTIA. LODGE ROOM AND COTTAGES. Write Aubrey Brown for illustrated booklet.

SUMMER BOARD. Fairmount House has a few vacancies; good room and board, plenty of shade, convenient to Post Office and Lake; young ladies and gentlemen preferred. Apply Mrs. M. McClay, Bonville, P. Que.

LAURENTIAN MOUNTAINS.—Torquay House.—Good board, bathing, driving free; convenience to and from station; long distance telephone. Terms, \$7 and \$9 per week. S. H. Sobey, Arundel, Que.

BUSINESS PREMISES TO LET.

TWO MANUFACTURING FLATS, 2,000 feet each. Two manufacturing flats, 1,100 feet each. Best lighted flats in city. Corner of Little Craig and St. James streets. Apply Mitchell Realty, Limited, 82 Bank of Ottawa Building, Phone Main 6629, 222 St. James St., City.

MANUFACTURING FLATS, WAREHOUSES AND Garages, all heated, to let, in several locations. Will divide to suit tenant. Very advantageous. Apply 259 St. Denis. E. 891.

FACTORY CONSTRUCTION BUILDING of 4 flats and basement (new) for manufacturing or storage. Lighted on two sides elevator, floors about 1,000 square feet each. Just off Victoria Square on Fortification Lane. Apply P. O. Box 940.

WE 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 booklet, apply The Crown Trust Company, 145 St. James street. Main 7999.

STORES TO RENT at 275 and 278 Bleury street. Apply F. A. Scroggie, St. Catherine and Bleury.

FOREIGN.

FRUIT, TRUCK AND POULTRY FARMS in famous Houston district of Texas Country, only \$5 monthly; no interest, no taxes and share in extensive oil development; crops pay \$50 to \$250 an acre; fine climate; good water, ample rainfall; splendid cash markets and best of railroad facilities. Write for free maps and literature. South Texas Farm Land Company, 529 First National Bank Bldg., Houston, Texas.