ART.

J. W. L. FORSTER — PORTRAIT Painting Rooms. 24 West King-street, Toronto.

AUTOMOBILES.

FORD MODEL "C"—$600, WITH TONneau, cost $1150; 3½ inch tires, in good condition; overhauled by factory this spring. Write quick. Campbell, Box 103, Windsor. d7

DOGS WANTED.

DOGS—WANTED, TEN SPANIELS and fox terriers, puppies, cheap. 177 Simcoe-street, Toronto.

HOTELS.

"ALEXANDRA ROYAL," PRIVATE hotel, 190 Simcoe-street, Toronto. One and one fifty-per day. Special weekly rates. d7

COMMERCIAL HOTEL, 54 AND 56 Jarvis-street, recently remodeled and decorated throughout; now ranks among the best hotels in Toronto. Terms, $1.00 and $1.50. P. Langley, proprietor. ed7

DALY HOUSE—CORNER FRONT AND Simcoe, remodelled and enlarged, new management; rates $1.50 and $2 per day. E. R. Hurst, Prop.

DOMINION HOTEL, QUEEN STREET East, Toronto; rates, one dollar up. D. Taylor, Proprietor.

GROSVENOR HOUSE, YONGE AND Alexander-streets. Rates two dollars. Campbell & Kerwin Proprietors.

GIBSON HOUSE, TORONTO, QUEEN and George-streets, first-class service, newly-furnished rooms (with baths), parlors, etc.; dollar fifty and two dollars a day. Phone Main 3331.

HOTEL VENDOME, YONGE AND Wilton, central, electric light, steam heated. Rates moderate. J. C. Brady.

HOTEL GLADSTONE — QUEEN-ST. west, opposite G.T.R. and C.P.R. stations; electric cars pass door. Turnbull Smith, Proprietor.

McCARRON HOUSE, QUEEN AND Victoria-streets; rates $1.50 and $2 per day. Centrally located.

MUSKOKA— LAKEVIEW HOUSE. Terms, $6 to $8 a week; bathing, fishing good in Sparrow Lake. Address Tony Miller, Hamlet P.O.

ROSEDALE HOTEL, 1145 YONGE-ST. terminal of the Metropolitan Railway. Rates $1.50 up. Special rates for winter. G. B. Leslie Manager.

WHEN IN TORONTO STOP AT THE New Hotel Municipal, 67 Queen-street West, opposite City Hall; up-to-date in every respect. Dell Prentis, Proprietor.

WHEN IN TORONTO STOP AT THE Royal Oak Hotel; homelike. Terms $1.50 and $2 per day. Burns Bros., Proprietors, corner Yonge and Trinity-streets. Phone M. 5119.

MECHANICS WANTED.

HARNESSMAKERS — FIRST-CLASS fitters, light and heavy work; steady work, highest wages. Samuel Trees & Co., Toronto.

TO RENT.

TO RENT—A LARGE, WELL-LIGHTed flat over 25 King-street East, 75 $25; entrance from street, heated from below. Suitable for dental parlors, millinery show and work room, wholesale sample room, tailor shop or dress making apartments. All modern conveniences. Apply to John F. Shea, shoe store, King-street East, Hamilton.

THE BIRDS ON SCHEDULE TIME.

Migrants Fly to Their Old Haunts Undeterred by the Cold.

Unseasonable cold and rainy weather compels man to put off his sowing and planting, and often delays his crops a month or more. But, tho thousands of birds may have perished in the storms of late May and early July; though untold others have been pushed to their wits' end to find food, there is a strange regularity about their nest-building and home-making, which seems to defy the weather and elements.

In spite of the recent cold rains, young woodcock were running about in the middle of May, and the screech owls seem to have had no trouble in bringing up their broods on time. Thru all the gales of cold and wet, hundreds of robins were clinging to their nests, for now we may see the parents already flying nestward overhead, with beakfuls of worms for the newly-hatched young.

When there is such a late spring we are apt to think that everything will be backward, but somehow, some way, most of the birds are always on time. And even the migrants, altho hard put to it for food, far from giving up and returning to the land of warmth and plenty from which they came, push onward slowly in the teeth of the storm. Now, when the sudden warmth reminds of how cold May really has been, we find the last of the migrating birds passing over on time, while their forerunners which nest in the north have mostly vanished. We heard of snow in the Catskills a few nights ago, but we saw no returning birds; the instinct to press on to home is dependent neither on the weather nor the temperature, but on something far more subtle, to which as yet we have no clue.

With the last days of May and the first of June came the marsh wrens, the mourning warblers and the gray-checked and olive-backed thrushes, and thus ended the spring migration on time. The few birds which still appear are the stragglers, who, from weak or injured wings, or other causes, are behind time. Little hope for these laggards that a mate will be waiting when they reach their breeding haunts. These are of the unfit, which nature, with her terrible justice, will eliminate in the summer.

Horrors of Dark Ages.

The horror of horrors in all Italy is found at Padua, known as the torture rooms of that demoniacal monster of cruelty, Ecelino, a thirteenth century ruler of Verona, Padua, Vicenza and Brescia. His cruelties finally became so intolerable that the church proclaimed a crusade against him. The peasantry rose and a farmer killed the brute with a scythe. In a dreary dungeon I was shown an upright box in which was the skeleton of a victim. Two apertures enabled the condemned to see a table, just out of reach, crowded with food and drink. To-day it is stage food and the wine is colored water, but the realism is intense. The climax of shudders was reached when I came to a block in the centre of a small square room. Nailed to the chopping block, severed midway between the wrist and elbow, lay the dainty hand of a woman, just as it had been chopped from the living arm! The instant my eyes saw this sight the cell seemed to resound with the shrieks of the terrified woman, and altho the hand I gazed upon was of wax, the mental shock produced was dreadful beyond conception.—Brooklyn Eagle.

BUSINESS CHANCES.

John New's List.

$4200—STORE AND DWELLing, elegantly decorated, new brick building, splendid business corner, stable. John New, 156 Bay.

$3000—GROCERY, PROMINent business corner, principal street, one of Toronto's best. John New.

$3500—HARDWARE, LONG established, large trade. John New.

$2000—BOOTS AND SHOES, clean, up-to-date stock. John New.

$1600—MANUFACTURING business, staple article. John New.

$1500—RESTAURANT, CENtrally situated. John New.

$1400—GROCERY, SPLENDID corner stand, excellent store and dwelling, a money-maker. John New.

$800—GROCERY, QUEEN WEST district. John New.

$700—CONTENTS OF LARGE, centrally situated rooming and boarding house, showing large returns. John New.

BRICK BLACKSMITH, WAGON AND paint shop on Yonge St., about 200 yards from city limits, lot 40x120. Price $2000. Waddington & Grundy, 86 King St. East, Main 6395.

ROLLER FLOUR AND FEED MILL for sale, well situated for doing large and profitable business. Box 165, Guelph.

WANTED—WEEKLY PAPER IN Calgary, requires man and money for development. First-class prospects. Five hundred to one thousand dollars required. Partnership offered. Apply Box 350, Herald Office, Calgary.

LEGAL CARDS.

COOK & BOND, BARRISTERS, SOlicitors, Notaries, Temple Building, Toronto. Branch offices at Cobalt and Haileybury.

FRANK W. MACLEAN, BARRISTER, Solicitor, Notary Public, 34 Victoria-street. Money to Loan at 4 1-2 per cent.

JAMES BAIRD, BARRISTER, SOLICItor, Patent Attorney, etc., 9 Quebec Bank Chambers, East King-street, corner Toronto-street, Toronto. Money to loan.

J. BOGERT BARTRAM, BARRISTER, etc., Solicitor, Traders' Bank, Spadina Branch. Money to loan; 18 King West.

J. BOGERT BARTRAM, BARRISTER, solicitor, etc. Money to loan. 18 King West.

N. MURPHY, K. C., BARRISTER, 103 Yonge-street, 3 doors south of Adelaide-street, Toronto.

MINING ENGINEERS.

MINING ENGINEERS — EVANS & Laidlaw, Consulting Mining Engineers. Offices: 209 Board of Trade Building, Toronto; Latchford, Larder Lake and Cobalt, Ont. ed 7.

ROOFING.

GALVANIZED IRON SKYLIGHTS, metal ceilings, cornices, etc. Douglas Bros., 124 Adelaide-street West.

OSTEOPATHY.

REDUCED RATES FOR TREATMENT during summer months. Hunt & Hunt, 16 Bloor West.

ARTICLES FOR SALE.

LADY LEAVING CITY WILL SELL saddle and habit; bargain. 72 Wellesley.

HELP WANTED.

WANTED AT ONCE—A FIRST-class man for a tea room and ice cream parlor in connection with the Queen's Hotel, Midland. Prominent position at a good salary guaranteed to the right man. Apply to O. J. Apsey, care of City Dairy, Toronto.

PERSONAL.

WOULD YOU MARRY IF SUITED? Matrimonial paper containing advertisements marriageable people, many rich, from all sections of the United States and Canada, mailed free. R. Gunnels, Toledo, Ohio.

INSURANCE APPRAISER.

WILLIAM ADAMS, INSURANCE APpraiser for the assured only; 20 years' experience. No insurance companies' work taken. Best of references. Office 101 Victoria-street; residence 119 Bleecker-street, Toronto. 26

MEDICAL.

DR. W. E. STRUTHERS OF 558 BATHurst-street, Physician and Surgeon, has opened a down town office in the Bank of Montreal, Room 6, first floor, corner Queen and Yonge-streets. Hours, 11—2 and 5—6.

OFFICES TO LET.

TWO NEW OFFICES, LODGE AND public hall; will let on the Sabbath for Gospel meetings. Apply 964 Bloor West.

MACHINERY FOR SALE.

ONE ARMINGTON & SIMS STEAM engine, about 40 h.p., with all steam connections in engine house. Can be seen in operation at 75 Front-street East. Price $400 cash.

FOR SALE.

FOR SALE — AMERICAN MAKE power punch and shears, new, a bargain. Address Box 198, St. George, Ont. 67

FOR SALE—FACTORY, EAST END, near water front; can be got at once. A. O. Andrews, M. 5170.

FOR SALE—FACTORY, WEST END, R. R. track, water, near city limits. A. O. Andrews, 103 Victoria-street. M. 5170.

TEN OR 20 ACRES ON YONGE ST., of choice garden land, twenty-five minutes' run outside of Toronto, or 1 hour's drive from St. Lawrence Market; of choice garden land; also 70 acres adjoining.

ALSO ONE HUNDRED ACRES NEAR Hamilton—Good buildings, the best soil in Ontario, with neither stone nor stump; 8 acres of choice hardwood timber. Apply Post Box 171, General Postoffice, Toronto.

$1900—INCANDESCENT GAS mantle plant and supplies. J. H. Thompson, 180 Adelaide W.

AT OSHAWA — A BRICK RESIdence and five acres of land, well situated, with stable, good selection fruit trees; $6000. Apply Box 472, Oshawa, Ont.

PROPERTIES FOR SALE.

Canadian Business Exchange List

CANADIAN BUSINESS EXCHANGE, Real Estate and Business Brokers, 43 Victoria-street.

$2800—BRAND NEW SOLID brick, six rooms, well built, near Bathurst and Bloor-street, every modern convenience, large verandah, small cash payment, balance easy.

$2500—SIX ROOMS, BRICK front, convenient to Yonge and Queen-streets, five hundred cash, balance easy.

$3000—METCALFE ST., SEVEN rooms, two verandahs, beautifully decorated.

$3200—COWAN AVE., EIGHT rooms, solid brick, modern.

$4500—WALKER AVE., BRAND new, seven rooms, modern, large lot.

$6500—WOODLAWN AVENUE nine rooms, hot water heating, large lot.

$9000—SOUTH PARKDALE, stone front, ten rooms, modern, large corner lot, beautiful situation. Canadian Business Exchange, 43 Victoria-street, Toronto. 36

Falconer's List.

FALCONER, 21½ DUNDAS STREET, Junction.

$3700—SOLID BRICK, 9 rooms, new, every convenience, gas, electric light, very central, detached.

$3600—SOLID BRICK, 9 rooms, every convenience, new, detached.

$2400—SOLID BRICK, DEtached, 6 rooms, every convenience, splendid condition.

$2400—SOLID BRICK, DEtached, 6 rooms, conveniences, lot 60 feet by 180, nice stable and driving shed.

$1900—SOLID BRICK, 6 rooms, every convenience, splendid home, $300 cash.

$1800—DETACHED, 7 ROOMS, new, concrete cellar, full size, furnace, $100 cash.

FALCONER, 21½ DUNDAS STREET, Junction. 46

Geo. H. Webb's List.

JUNCTION SPECIALS:

$3600—NEW, DETACHED, solid brick, 9 rooms and bath, all conveniences, choice central location.

$3500—DETACHED, BRICK, 9 rooms and bath, all modern conveniences, choice home, west end.

$3400—SEMI - DETACHED, 9 rooms, bath and w.c., separate, all conveniences.

$3200—NEW, DETACHED, 7 rooms and bath, west end.

$3200—HIGH PARK AVENUE, 8 rooms, bath, detached, brick, all conveniences.

$3000—PACIFIC AVE., NEW, detached, 8 rooms, bath, nice location; only $400 cash required.

$2800—HERE IS A SNAP — New, detached, solid brick, 8 rooms, bath, modern conveniences, good location. Do not fail to see this.

$2500—QUEBEC AVENUE, 7 rooms, bath, large verandah, good investment.

$2200—NEW, BRICK, 6 ROOMS, bath, near Dundas cars.

$1800—CITY SIDE, SOLID brick, six rooms, gas, water; $500 cash.

$1500—DETACHED, FRAME, six rooms, in good location.

$1400—BRICK COTTAGE, FIVE rooms, manufacturing district; this is a bargain.

$1200—BRICK FRONT, 6 rooms, stone foundation, manufacturing district; $300 cash, balance very easy terms.

$1150—ROYCE AV., 6 ROOMS, brick front, deep lot, good investment; $500 cash, balance easy.

CHOICE BUILDING LOTS IN ALL parts—Junction and City and Township.

MONEY ADVANCED TO BUILD.

ASK FOR EXTENDED LIST OF Junction and City properties.

G. H. WEBB, 26 DUNDAS ST. WEST. City phone Junction 454. 46

G. H. Webb's List.

CITY PROPERTIES:

$1800—SOLID BRICK, 6 ROOMS, gas, water, near Canada Foundry.

$1200—BRICK FRONT, 6 rooms, well rented, near Wilkinson Plow Company.

$3200—DETACHED, BRICK, 8 rooms, bath, easy terms, near Dundas cars.

$3500—OSSINGTON AV., NEAR College, solid brick, 9 rooms, bath, all conveniences, wide side entrance, large verandah, choice location, half cash, balance easy.

$4500—GRACE ST., SOLID brick, 9 rooms, all conveniences, hardwood finish and hardwood floors, terms arranged to suit purchaser.

$2900—PARKDALE, SOLID brick, 8 rooms, bath, good investment.

$6705—WALMER RD., SOMEthing choice, S.B., 9 rooms, bath, all modern conveniences, hardwood finish. Do not fail to see this.

GREAT VARIETY OF VACANT land. Money advanced to build.

ASK FOR EXTENDED LIST OF City and Junction properties.

GEO. H. WEBB, 26 DUNDAS ST. West. City phone Junction 454. 46

SUMMER RESORTS.

BOARDERS TAKEN AT MODERATE rates. Mrs. John Maguire, Sparrow Lake, Severn Bridge P.O., Ont.

LORNE PARK—HOTEL LOUISE, PICnic and grounds, open 1st June. D. Grant, proprietor. ed7

ELDORADO PARK — BEAUTIFUL grounds, special rates by C.P.R. Fifteen boats for hire. Only twenty miles from Toronto. Address Walter Ward, Churchville, Ont. ed7

FURNISHED COTTAGES — BRANT Park, Burlington, sanitary plumbing, electric light. A. Coleman, Burlington.

PROPERTIES FOR SALE.

BARGAIN, 27 HOMEWOOD AVE., eleven rooms, steam heating, etc.; terms. Key Martin, 166 Bay street.

GLEN GROVE, EGLINTON, LARGE brick and stone residence with well-appointed stable, extensive grounds with lawn, garden and fruit. House contains about fourteen rooms, heated with hot water and finished in oak on first floor. The owner of this desirable property would accept one or two smaller dwellings, ranging in price from five to seven thousand, as part payment. For further particulars and card to inspect, apply to Waddington & Grundy, 86 King street east, Main 6395.

QUARTER SECTION, eight miles from Portage La Prairie, half a mile from Assiniboine river, and three miles from Burnside. Good water available. It is estimated that about one thousand loads of wood could be taken off the place. About 150 acres first-class land. This is a good opportunity for the right man. Price $2000. Terms half cash. Waddington & Grundy, 86 King street east, Main 6395.

$300 CASH, BALANCE IN EASY payments, must be sold to-day to close estate, contents of best located, fully equipped restaurant in Toronto, about four hundred meals daily, 142 and 144 Victoria-street. E. B. Metcalf, Assignee.

$3900—WELLESLEY STREET, 10 rooms, open plumbing, all conveniences, large lot, good stable. Owner, Box 74, World Office.

F. N. Tennant's List.

$4500—DETACHED, 8 ROOMS, Beatrice, every convenience.

$4300—DETACHED, 8 ROOMS, solid brick, Grace.

$4100—DETACHED, 8 ROOMS, cross hall plan, Shaw.

$4200—DETACHED, 8 ROOMS, brick, slate roof, Avenue road.

$4300—DETACHED, SQUARE plan, 7 rooms, every convenience, Crawford.

$4500—DETACHED, HOT WATer heated, three grates, modern, Gore Vale.

$4500—DETACHED, ABOVE Bloor, pressed brick, verandah, balcony, hardwood finish, Brunswick.

$4750—DETACHED, 9 ROOMS, brick, four verandahs, lot 50x150.

$4850—DETACHED, 8 NICE rooms, cross hall, nearly new, McPherson.

$5000—DETACHED, TEN rooms, oak finish and floors, square plan, Howland.

$5200—DETACHED, ELEVEN rooms, four grates, hot water heated, and decorated, with stable, above College, east of Bathurst.

F. N. TENNANT, 18 KING WEST. Main 4994.

A. O. Andrews & Co.'s List.

BY A. O. ANDREWS & CO., ESTATE Brokers, etc., 103 Victoria-street.

$2400—JONES AVE., NEW, 6 rooms, up to date every way. A. O. Andrews, 103 Victoria.

$20,000—CENTRAL RESIdence, detached, one of the handsomest places in the city. A. O. Andrews, 103 Victoria.

$2500—SUSSEX AV., 6 ROOMS, a perfect home, detached, solid brick. A. O. Andrews, 103 Victoria.

$5000 $20,000, $40,000, $3500 — Stores on Yonge or Queen street, en bloc or single. A. O. Andrews, 103 Victoria.

$7000—SHUTER ST., BRICK, 12 rooms, splendid rooming house. A. O. Andrews, 103 Victoria-street.

$3450—COTTAGES AND LOT, 60 feet, near Carlton and Church, good building site. A. O. Andrews, 103 Victoria.

$5500—ROSE, NEAR WELLesley, brick, 11 rooms, all conveniences. A. O. Andrews, 103 Victoria.

$7000—DUNDONALD STREET, very desirable, up-to-date, first-class residence. A. O. Andrews, 103 Victoria.

$5300—WEST MARION, VERY handsome, detached, solid brick house, 9 rooms, hot water heating, etc. A. O. Andrews, 103 Victoria.

$1650—BARTLETT AV., NICE home, 6 rooms, bath, w.c., etc. A. O. Andrews, 103 Victoria.

$5000—BLOCK 4 HOUSES, west end, good investment. A. O. Andrews, 103 Victoria.

$2800—BRICK, 7 ROOMS, every convenience, verandah, 7-foot side drive, a very nice home in North Parkdale. A. O. Andrews, 103 Victoria.

$3000—GORE VALE, SOLID brick, 8 rooms, combination heating, laundry tubs, etc.; extra lot goes with this. A. O. Andrews, 103 Victoria.

$2050—PAPE AVE., PRETTY home, 6 rooms, verandah, side entrance, etc. A. O. Andrews, 103 Victoria.

$3200—GRACE STREET, SOLID brick, 8 rooms, verandah, side entrance, etc. A. O. Andrews, 103 Victoria.

$3500—GERRARD EAST, 12 rooms, lot 50 x 200, stable, etc. A. O. Andrews, 103 Victoria.

$7500—CHURCH ST., WHITE brick, detached, 11 rooms, first-class, perfect residence. A. O. Andrews, 103 Victoria.

BUILDING LOTS—BADGEROW AVE., Dupont, Pape, Bloor, Bedford-road, etc., $12 per foot up. A. O. Andrews, 103 Victoria.

$2600—BADGEROW AVE., 7 rooms and conveniences, concrete, good cellar, etc. A. O. Andrews, 103 Victoria-street.

$26,000 TO LOAN — TERMS, from $1000 up on real estate at 5½ per cent., trust funds. Andrews, 103 Victoria.

A. O. ANDREWS & CO., AUCTIONeers. Take sales at private residences of general stocks, or real estate. All sales personally conducted by A. O. Andrews, Auctioneer, 103 Victoria-street, M. 5170. Business established 1888.

TO RENT.

STORE TO RENT—IN THE THRIVing town of Acton, best stand. James Matthews, Acton, Ont. d7

TO RENT—MANUFACTURERS, 1 OR 2 flats of 5000 feet floor space each, power if required, very central. A. O. Andrews, 103 Victoria-street.

PROPERTIES FOR SALE.

John New's List.

$12,000—BUYS THREE LARGE brick stores, good business location, rented to pay handsome returns. John New, 156 Bay-street.

$4750—TWELVE ROOM BRICK house, three handsome mantels, grates, separate lavatory, slate roof, large lot, surrounded by trees, rented fifty monthly, special bargain. John New.

$3400—EIGHT ROOM BRICK house, recently built, handsome verandah, electric light, side entrance, large yard. John New.

$2700—TWELVE ROOM BRICK house, King west, close to Spadina, suitable for rooming house, or can be turned into store. John New.

$2000—SIX ROOM BRICK house, furnace, all conveniences, close to Canada Foundry. John New.

$1350—LARGE COTTAGE AND fine corner lot at Niagara-on-the-Lake, splendid position, immediate possession. John New.

McConkey & Goddard's List.

MCCONKEY & GODDARD, REAL ESTate. Head office, 20 Toronto-street, M. 3220. Branch, 291 Arthur-street, P. 443.

$16,000—EAST END, 9 DWELLings, all well rented. This is a paying investment.

$12,300—JOHN- ST., BLOCK OF three solid brick dwellings, $3300 cash.

$12,000—MUTUAL-ST., BLOCK of three nine-roomed solid brick dwellings.

$7000—DUNDONALD-ST., NINE rooms and bath, detached, hot water heating.

$6000—JAMESON AVE., TEN rooms and bath, solid brick, detached.

$6200—CHURCH-ST., ELEVEN rooms and bath, solid brick.

$5300—RUSHOLME RD., SEVEN rooms and unfinished attic, solid brick, hot water heating.

$5000—O'HARA-AVE. NINE rooms and bath, solid brick, detached, lot 56 x 125.

$5000—CLOSE-AVENUE, TEN rooms and bath, solid brick, detached.

$4500—CARLAW AVE., FACtory, good building, two storey, 36 x 120, terms arranged.

$4000—KENSINGTON AVE., 9 rooms and bath, solid brick.

$4000 COWAN-AVENUE, NINE rooms, solid brick, gas and electric.

McCONKEY & GODDARD, REAL ESTate. Head office, 20 Toronto-street, M. 3220. Branch, 291 Arthur-street, P. 443.

W. G. Cooper's List.

W. G. COOPER, 60½ ADELAIDE East. M. 5592.

$1200—LAPPIN AVENUE, SIX rooms, roughcast, gas and water, small payment, rent $14 month.

$1750—LAPPIN AVENUE, SIX rooms, brick front, water, gas, furnace, easy payments, new house.

$2200—DUFFERIN ST., SIX rooms, brick front, new, pair of these; rent $20 per month.

$2200—MONTROSE AVENUE, 6 rooms, brick front, bath, gas, furnace, pair of these.

$2800—CONCORD AVENUE, 8 rooms and bath, brick, new house, modern in every particular.

$3500—WELLESLEY STREET, 8 rooms and bath, solid brick, furnace, bath, gas, nicely decorated; must be sold at once.

W. G. COOPER, 60½ ADELAIDE East. Phone Main 5592.

Frederick Tanner's List.

$2350—DETACHED, BRICK house, all conveniences, nicely decorated, splendid value. See this before you buy elsewhere.

$4500—TEN ROOMED HOUSE in South Parkdale, square plan, modern.

JARVIS STREET—HAVE A LARGE house here, containing 15 rooms, which will exchange for smaller house, balance arranged; great snap for rooming house; will also sell contents; see this.

FACTORY SITE — SPLENDID LARGE area on King-street; excellently situated for shipping convenience.

BINSCARTH ROAD — HAVE ONE hundred feet, will divide, exclusive locality.

FREDERICK TANNER, ROOM 116, Stair Building, Adelaide and Bay.

S. W. Black & Co.'s List.

$43—BINSCARTH ROAD, VERY choice fifty foot lot. S. W. Black & Co., 25 Toronto-street.

$2100—GIVENS STREET, FOR quick sale, neat, six-roomed house, good order; will rent at $20 per month.

$2250—MANNING AVE., NEW, six roomed dwelling, with bath, furnace, gas, mantel, etc.; nice lot; about $500 cash.

$4500—PARKDALE, DETACHed, solid brick, nine rooms and bath, excellent order, special value. S. W. Black & Co., 25 Toronto-street.

$5250—DOWLING AV., SPLENdid detached, solid brick, 9-roomed dwelling, open plumbing, hardwood finish downstairs, two mantels and grates; nice lot, with fruit trees; immediate possession. S. W. Black & Co., 25 Toronto-street.

A. Coleman's List.

$7500—NEW, 12 ROOMED RESidence, specially suitable for physician.

$3200—NEW, 9 ROOMED brick, 317 Brock-avenue.

FOR SALE OR RENT.

FOR SALE OR TO RENT—THE SNOWden House. Apply to Wm. Snowden, proprietor, Peterboro.

114 ACRES, 6 MILES FROM TOronto, on Yonge-street. For particulars apply owner, A. Montgomery, 2 Givens-street, Toronto.

WANTED TO RENT.

WANTED—TO RENT, STORE WITH dwelling, suitable for small general stock. Box 20, Goldstone Station. 5671

PROPERTIES FOR SALE.

Thomas Edwards & Co.'s List.

$12 PER FOOT—EAST END, BEtween Queen and Gerrard.

$15—WOODBINE AVE., SOUTH of Queen, 230 feet deep.

$25 PER FOOT, WEST MARION street, near Roncesvalles-ave., choice lot.

$45 PER FOOT—BLOOR WEST, valuable corner, in a rapidly growing locality.

$1850—MARGUERETTA ST., detached, seven rooms, furnace and best plumbing, verandah, side entrance.

$2000—EAST END—WE HAVE several at this price, in pleasant, prosperous, healthy and convenient localities.

$2500—SUSSEX AVE., NEW, detached, solid brick, all improvements.

$2600—GIVENS ST., NEAR College, seven rooms and bath, all improvements, side entrance, up-to-date.

$2600—NORTHWEST, NEAR College, new, detached, eight rooms, best plumbing, all conveniences.

$2750—VICTOR AVE., DEtached, seven rooms, up-to-date plumbing, furnace, side entrance.

$4000—LANGLEY AVE., NEW, detached, solid brick, nine rooms, hot water heating, everything up-to-date, choice lot, immediate possession. The Riverdale district is growing in popularity every day as a place of residence for city business men; extensive building operations are now going on in this delightful residential and healthy eastern section of the city.

$5000—COTTINGHAM STREET, close Avenue-road, extra well built, ten rooms, hot water heating, hardwood finish, everything up to date.

THOMAS EDWARDS & CO., 96 VICtoria-street. Marriage Licenses Issued. Evenings, 135 Victor-avenue.

The McArthur-Smith Co.'s List.

FITTED FOR HOT WATER HEATing, neat detached house, near College-street, eight rooms, newly decorated, open plumbing, accept four hundred cash, balance quarterly.

RENTS WILL PAY FOR BALANCE of purchase money; splendid brick house, Sherbourne-street; central and commodious.

MUST SELL, SPLENDID BIG ROOMing house, overlooking Normal School ground; conveniences, etc. All cash not necessary.

SUBSTANTIAL BRICK HOUSE, RIVerdale district, eight rooms, slate roof, open plumbing, hot water heating; price twenty-five hundred.

BUILDERS' CHANCE—HOUSE PARtially finished; owner will sell for nine hundred dollars.

DEEP LOT AND MEDIUM SIZED house on car line, near College cars; take four hundred down, balance arranged suitably.

STABLE WITH THIS HOUSE: SUIT expressman or dairy, King and Sackville district; price seventeen hundred dollars.

LISTS FREE, INFORMATION FREE. Call. The McArthur, Smith Company, Bank Chambers, 34 Yonge.

Saunders & Jones' List.

SAUNDERS & JONES, 1350 QUEEN street West. Phone Park 501.

FRONT ST. WEST, CLOSE TO YONGE street—Warehouse, with every facility, to be sold this week, $35,000.

WANTED — PROPERTY, EITHER suburban, residential, market gardening or farming; exclusive agents for Parkdale and western suburbs.

SAUNDERS & JONES, 1350 QUEEN street West. Phone Park 501.

Rice, Kidney & Co.'s List.

$1650 WILL BUY A GOOD roughcast house, 6 rooms, near corner of Sumach and King-streets.

$2500—SUSSEX AV., DETACHed, brick, 6 rooms and bath, furnace, nice locality.

$2750—IN ONE OF THE nicest localities in the eastern part of city; nice residence, 7 rooms, everything complete; lot 35 feet frontage.

$2800—LANSDOWNE AVENUE, detached, brick, 8 rooms and bath, all modern conveniences; lot 27 x 130; house well built and finished, and a bargain at this price.

$3600—ONTARIO ST., NORTH of Wellesley, semi-detached, brick, 9 rooms and bath, all modern conveniences, nice central locality.

$4000—NEAR YONGE AND Bloor, semi - detached, brick, 10 rooms and bath, all modern conveniences, very central, excellent location for rooming house.

$6400—WALMER ROAD, EXcellent locality, new, 10 rooms, with all modern, up-to-date conveniences.

$6500—ADMIRAL ROAD, VERY convenient to Queen's Park, 10 rooms, every modern convenience.

$7800 WILL BUY ONE OF THE most complete and nicely arranged, detached houses in one of the best residential localities in Toronto; 11 rooms, every up-to-date convenience. If you want a nice home, see us about this property.

$14,500—WELLESLEY ST., detached, excellent residence, some 20 rooms, every up-to-date convenience; large, deep lot, about 70 x 170.

$16,500—BLOOR ST., EXcellent residence of 16 rooms, and large, deep lot, about 80 x 200, to lane, also splendid stable; buildings would cost more to build now than the whole price asked for this property. This is an ideal location for a ladies' seminary, private school, medical institute or any other public or private institution.

RICE, KIDNEY & CO., 16 VICTORIA street. Tel. Main 1345.

PROPERTIES FOR RENT.

A FIRST-CLASS BLACKSMITH SHOP, fully equipped, to rent, or will hire a good man on wages and commission; shop is on the Weston-road, opposite Brown's Hotel, in the middle of a district where from 150 to 200 brick teams work. Write or enquire, W. J. Brown, Carleton West P. O., or at hotel.

TO RENT—THIRTEEN ROOM STONE residence, overlooking the Credit River, beautiful grounds and shade trees, four miles north of Lorne Park, one mile from Erindale Station; wood, ice, spring and soft water. $150 for season. Apply to H. H. Schreiber, St. Clair-avenue, Deer Park, Ont.

FARMS FOR SALE.

$1600—BUYS BEAUTIFUL 25-acre farm with good frame house, stable and barns; good orchard, 3¼ miles west of Aurora; would make good market garden or poultry farm. Crop at valuation. Saunders & Jones, 1350 Queen-street West. 67

3 ACRES CHOICE LAND, 5 MILES west of Perkdale; $550. J. Bucksey, Summerville P.O. 236

Hurley & Lawson's List.

A WORD TO THE WISE IS SUFFIcient—Farm owners as well as farm buyers all over Ontario are fast getting to realize that we are the great central information station regarding Ontario farms that are for sale. If your farm is for sale, it pays to list it here. If you want to purchase a farm, we save you time in getting what you want, and time is money nowadays.

JUST DESCRIBE TO US YOUR wants in the farm line, and we will tell you where to get it. No charge to buyers.

50 ACRES — NORTHUMBERLAND, Colborne 5 miles, close to school, church, cheese factory; good, strong land, four acres timbered, balance cultivated; seven and half acres apple orchard, choice fruits; good well water at house and small lake at south end of farm; fair fences; first-class frame house; bank barn, good size; three thousand.

90 ACRES — LINCOLN, ON LAKE front, between Port Dalhousie and Niagara-on-the-Lake; number one fruit land, nicely situated, all conveniences handy; land clean, no hills, three acres chestnuts, 25 acres fruit, first-class varieties; splendid water, good brick house, frame barn and drive house; owner old, wants to retire; thirteen thousand.

100 ACRES—NORFOLK, TWELVE miles Simcoe, close to school, church and postoffice; good black loam, forty cultivated, land level, sixty acres timbered, nice orchard, well watered and fenced, fair-sized frame house, fair outbuildings; worth looking after; two thousand.

100 ACRES — TORONTO GORE, Malton six miles; good land, grow anything you want to put in it; choice for wheat; no hills or stones; can run machinery over all of it; fair orchard, plenty of water, good fences; six-roomed frame house, rather old; large barn and stables; fifty-five hundred.

107 ACRES — KING, TWENTY-three miles Toronto; ninety cleared, ten timbered, small orchard, good water, fair fences; two-storey frame house; large barn, with stabling for ten head; only twenty-eight hundred; thousand cash.

125 ACRES — TRAFALGAR, ON Dundas-street, three miles Oakville station; clay loam, no stones; one hundred acres fit for machinery, balance pasture; four acres orchard, choice fruits; good water, spring creek; fair fences; ten roomed solid brick house, good condition; large barn and stables, piggery and drive house; six thousand; would consider city property in exchange.

200 ACRES — SIMCOE, MEDONTE Township, Barrie seventeen miles; convenient to school, cheese factory, church and railway depot; choice clay loam; twelve acres timbered, balance cultivated; good orchard, seventy-five trees; splendid water; fair fences; good-sized frame house; large drive house; two large bank barns, eleven foot stone walls, first-class repair; stabling for seventy head; root house under each barn; this is good value; ninety-five hundred.

200 ACRES — GREY, COLLINGwood seven miles, other conveniences close by; rich clay loam; thirteen acres hardwood timber, balance cultivated; nice orchard, good spring water, first-class fences; ten-roomed stone house; two large bank barns, nine foot walls, good repair; stabling for ninety head; piggery, drive house and hennery; another good farm for ten thousand.

WE HAVE SEVERAL ENQUIRIES for well improved farms. If yours is for sale, place it with us and get your money for it.

HURLEY & LAWSON, ONTARIO'S Farm-Selling Specialists, 48 Adelaide East, Toronto.

LOTS FOR SALE.

Rice, Kidney & Co.'s List.

FRONT ST. WEST—60 FT. FRONTage, suitable for warehouse or factory site.

KING ST. WEST—NOT FAR FROM York, a splendid factory or warehouse site, that we consider excellent value at the price we can offer it.

QUEEN ST. EAST—FACTORY SITE, with railway siding, which will not be in the market long at our selling price.

$2000—FOR FACTORY SITE, cast end, near Queen-st., about 24,000 square feet, right on a corner.

$100 PER FOOT—FOR CORNER on Queen West, 60 x 100 to lane.

$950 WILL BUY A LOT ABOUT 22 feet frontage, near Avenue-road and Davenport.

PETERBOROUGH — A GROWING city—Valuable lot on George-street, the principal business thoroughfare; excellent location for store or warehouse; can offer this at the right price. Rice, Kidney & Co., 16 Victoria-street. Tel. Main 1345.

FOR SALE — 215 ACRES, 8 MILES from Toronto, a mile and a half from Yonge-street, nearly all cleared and cultivable, good buildings, good soil, good water. Proudfoot, Duncan & Co., barristers, 12 Richmond East, Toronto. 63636

FOR SALE—FARM CONTAINING 95 acres, situated at Richmond Hill, about one-half mile from the Metropolitan Electric Railway. The farm is first-class in every particular and must be sold at once to close an estate. National Trust Company, Limited, 22 King-street East, Toronto.

FARMS WANTED.

WANTED—25 TO 50 ACRES OF LAND, with good buildings, soil deep, light loam, suitable for fruit and market gardening; must be situated within 20 miles of Toronto market, and convenient to railway or electric suburban line. Apply Box 79, World.

PROPERTY WANTED.

WANTED—A PAIR OF DWELLINGS in a good locality, about ten thousand dollars, and will give a very desirable building lot and cash in payment. S. W. Black & Co., 25 Toronto-street.

NOTICES OF REMOVAL.

CHAPMAN & HALLETT, REMOVED to 3 National Life Building, opposite postoffice. We have a large list of most desirable tenants looking for houses. Owners of properties for renting or for sale would do well to communicate without delay and place their properties for renting or for sale with undersigned. Chapman & Hallett.