

GREY NUN STREET—A block of land having a frontage of 144½ feet on Grey Nun street by a depth of 98 feet, with the stone buildings thereon, suitable for warehouse or manufacturing purposes. Wanted exchange. (44-4)

GREY NUN STREET — A large substantial stone property comprising four warehouses. Would be sold at less than corporation valuation, to close an estate. Particulars at office. (76-3)

GUY STREET — Three good building lots, above Dorchester street, each 25 feet 3 inches front; very few vacant lots left in this section. (207-A)

McGILL STREET—That fine block of land having four frontages, McGill, Grey Nun, Common and Youville streets, and containing an area of over 10,000 feet. Suitable for warehouses, cold storage, or public buildings. Reasonable offers solicited. (12-B)

HUTCHISON STREET, MONTREAL ANNEX.—Building lot, 50 ft. x 100 ft. Price \$600. (201-B)

MILTON STREET—A choice piece of land near University street having a frontage of 110 feet by a depth of 12½ feet. Will be sold free of special tax at a reasonable price. (32-B)

NOTRE DAME STREET.—Nos. 792 to 800, a lot of land 107 ft. front by about 145 ft. deep, to the river front, area 15,425 ft., with three brick and two frame houses; nearly opposite Fullum St., and running back to the Harbor Commissioners' wharves. We believe this property has a good future, being situated in the neighborhood of the proposed harbor improvements. Low price to prompt buyer. (25-B)

NOTRE DAME STREET (East) — A large block of land with harbor frontage as well, containing 22,000 feet of land, with substantial building thereon. Owner anxious to sell. (241-3)

NOTRE DAME STREET — A good stone front warehouse, near McGill street, 30 feet front, splendid situation for any kind of wholesale business. (68-3)

NOTRE DAME STREET.—Nos. 792 to 800, three brick houses of three stories, and two frame houses, valued by the city at \$10,000, would be sold on easy terms. We believe this property has a good future. (358B)

ONTARIO STREET. — A piece of land in rear of Ontario street, near Bleury, 44 ft. x 64 ft., with lane on three sides. A good opportunity for a contractor to get site for a shop or yard at a low price, in a good central locality. Only 35 cents per foot. (274-B).

PAPINEAU AVENUE — A block of land with a frontage of about 200 feet by a depth of 155 feet on Lafontaine street. Splendid manufacturing site. (441-A)

THE MORALS OF MUNICIPAL CORRUPTION.

Miss Jane Addams of Hull House, Chicago, makes in the *Journal of Ethics* an important contribution to our knowledge of the sources of municipal corruption. Living for eight years in a Chicago ward where one of the most corrupt politicians of the city had his stronghold, and brought into daily contact, through her charitable and reformatory work, with the classes of population that gave the local boss his invariable triumph at the polls, Miss Addams has observed him and them with the eye of an alert woman, and has written a most instructive paper on what may be called the natural history of municipal corruption.

Her quiet study of the actual facts, and that patiently from the inside, is the needed corrective to much hasty theorizing. There is, as we all know, a sort of apocalyptic theory of rotten politics in our cities. They are Satan's seat. Their vice, their coarseness, their indifference to political purity, their hasty return to the mire after one experience of what it is to be washed—all this is but the inherent vileness of mankind, displayed on a large scale as the opportunity for displaying it is large. Until the devil is chained or the world burned up, there will be no such thing as effective municipal reform. But what Miss Addams has shown, in opposition to this millenarian school, is that the bad political conditions which we all so much deplore in our cities are intimately connected with rudimentary notions of morals; that it is not pure love of evil which makes the majority of voters in a ward steadily support a proved corruptionist, but the same instinctive and undeveloped code of morality which they follow in all their life.

In fact, as Miss Addams demonstrates, the desire of the Italian and Polish and Hungarian voters in an American city to be represented by "a good man," is not a whit less strenuous than that of the best native stock. Only their idea of the good man is somewhat different. He must be good according to their highest standards of goodness. He must be a man kind to the poor—not only in a general way, but with particular and unflinching attention to their every want and misfortune. Their joys he must brighten and their sorrows he must alleviate. In emergency, in catastrophe, in misunderstandings with employers and with the law, he must be their strong tower of help. Let him in all these things fill up their ideal of the "good man," and he has their votes at his absolute disposal.

How the corrupt Alderman of the Nineteenth Ward in Chicago built up his power on the primitive virtues of his constituents—not their vices—is shown in most enlightening detail by Miss Addams. He paid the rent of poor families in a pinch and threatened with eviction. He went bail for their sons when arrested. He buried their dead, having a standing account at the undertakers sometimes amounting to a thousand or two a year. The funeral of his humblest constituent was provided by this big-hearted friend with its requisite "flowerpiece" and its string of carriages. The chances that

PINE AVENUE.—To close an estate a specially good lot on the south side near Oxenden avenue, with a masonry wall available.

REDPATH STREET.—One of the finest building sites in the market above Sherbrooke street. Frontage 40 feet, depth 145 feet, surroundings the very best. (257-B)

ROBEVAL STREET, HOCHELAGA.—A number of fine lots immediately adjoining the bridge works and the Canadian Pacific Railway. Suitable for workmen's dwellings or a factory site. A low price will be taken. (99-3)

RICHMOND STREET, corner of Basin Street—A large property with two street frontages and lanes on the other two sides containing an area of 14,000 feet, including a corner building suitable for office, dwelling or tenements. Splendid factory property with light on four sides. Will be sold to close out a mortgage. Call for particulars. (255-3)

SEIGNEURS STREET—A block of land just below St. Antoine street, about 75 feet by 116 feet, with the old brick and wooden buildings thereon. Splendid site for a block of tenements. (12-B)

SHAW AND GAIN STREETS.—A block of lots on to 80 feet deep, very valuable of lots only 52 to 80 feet deep, very favourable for building, will be sold cheap en bloc or separately. Price 30c per foot upwards. (241-B).

SHERBROOKE STREET AND LAVAL AVE. — A fine block of land forming the corner of above streets, having an area of 43,000 ft. with handsome stone residence and stable. House and stable with 10,000 ft. of land would be sold separately. (277-B).

SHERBROOKE, Corner ST. ANDRE STREET.—A first-class block of land, 110 feet frontage on Sherbrooke St. Plan in office. (135-B)

ST. AMBROISE, ST. JOHN, HARRISON STREETS AND LACHINE CANAL.—This valuable manufacturing site, having an area of 27,555 feet, could be easily subdivided, having four frontages. Plan and particulars at office. (293-A)

ST. CATHERINE STREET, MAISON-NEUVE.—A vacant lot, 35 ft. x 110 ft., will be sold for \$825, cash to a prompt buyer. (260-B)

ST. CATHERINE STREET, Corner Marlborough street.—A fine lot with a frontage of 100 feet on St. Catherine Street, by a depth of 40 feet on Marlborough. (117-B)

ST. CATHERINE, corner St. Matthew Street.—One of the best situated corner lots in the street, 25 feet 4 inches in front, by 120 feet deep, with a brick house on St. Matthew St. No waste ground, just the right size for a shop, lane in rear. (307-A)

ST. CATHERINE STREET.—A lot of land in vicinity of Peel Street, 53 feet by 102 feet 6 inches with two-story brick cased building in rear and two brick shops in front, rented for \$1450 per annum. A choice speculative property. (469-3)

ST. CATHERINE STREET — Three choice lots on the north side of the street, near Chomedey street, 25 feet by 102 feet. (417-A)