

## Closing-Out Sale

### 25 Lots in Lakeview Annex

THE OWNERS of the Lakeview Annex estate have authorized a closing-out sale of the remaining 25 lots to-day. Prices have been placed so low—and terms so easy—that these 25 land bargains are sure to go quickly. Investors, this is your opportunity. Come early. Prices start as low as \$9 Per Foot. Terms for to-day only: \$10 Down, Balance \$5 Monthly on each 50 feet. This choice property is at the head of Lakeview Avenue, on the G. T. R. belt line, in the renowned St. Clair Avenue district that has made much money for Toronto investors.

REASONS why this property must advance in value are very evident. Several beautiful modern homes are now building on the property. There is brisk home-building in every direction. Surrounding land is selling from \$12 to \$18 per foot. Lakeview Annex land values are bound to increase accordingly; therefore, buy to-day and realize on the increase—very soon. This is the last chance, for these 25 lots at present prices can't remain unsold. Our motor cars will meet visitors to the property, at the end of the Avenue Road car line, from 1.30 to 5 p.m. to-day. Offices open all day.

## ROBINS LIMITED

22 Adelaide St. East. Phone Main 7171  
Branch at Davenport and Dufferin. Phone Junction 1368

### TRULY A LAST DITCHER

J. B. Mackenzie Carries Appeal Against Judges to British Government.

J. B. Mackenzie, a Toronto lawyer, alleging in a memorial to the secretary of state for the colonies, that he has been unduly interfered with in the practice of his profession by members of the judiciary, namely, Sir William Ralph Meredith, chief justice of the common pleas division; Hon. James Vernal Tietzel, and Hon. Wm. Edward Middleton, puisne judges, begs that a reference be directed by His Majesty's secretary of state for the colonies of the subject in controversy to His Majesty's privy council for their determination of and report upon, and that he be given the right to carry on his profession freely and without undue preference from members of the judiciary.

Navigation Season Warning.  
Large crowds left the city wharves yesterday, but after to-day the navigation companies expect very few passengers. The Turbina, Mordvin, Garden City and Cayuga will make their last trip of the season to-day.

The big freighters, Saginaw of the Canadian Lake Line; the City of Montreal of the Merchants' Mutual Line, and the Dunelm of the Inland Lines, departed, left last night for Port Arthur.

Not Room for All.  
KINGSTON, Sept. 8.—(Special.)—Forty pupils from outside Kingston have made application for entrance to the collegiate, but there will not be room for them all, owing to the large attendance. Those living nearest to the city may be accommodated, but the others will have to go elsewhere.

## LAST OFFER

As nearly all the lots in the Parsons Estate have been sold, and as all the remaining lots can easily be sold by the natural demand during the fall and winter, this is the last advertisement we shall make of lots in

## PARSONS ESTATE

Some very desirable lots remain, about 85, being mostly 25 x 125, and at prices ranging from

**\$5 TO \$15 PER FOOT**

On all these lots we offer easy terms—

**\$10 DOWN AND \$5 MONTHLY**

Go and look at the property at north end of Dufferin street, close to the great factory district; over 1000 families already settled there and living in their own homes. If you want one

**COME SATURDAY AFTERNOON.**

Motor cars will meet Lansdowne Avenue and Carlton cars at terminus, and take visitors to the property from 2.30 p.m. to 5 p.m.

**Dovercourt Land, Building and Saving Co., LIMITED**  
24 ADELAIDE ST. E. TEL. M. 7280.

### PROPERTIES FOR SALE

The Union Trust Company's List.  
THE UNION TRUST COMPANY, LTD.,  
114 Bay Street, Toronto.

Vacant Land.  
\$5 FOOT—Dearborn street, Mimico.

\$10 FOOT—Albani avenue, Mimico.

\$10 FOOT—Fairview avenue, North York.

\$12 FOOT—Dufferin street, Parsons estate.

\$14 FOOT—Soudan ave., Davisville.

\$14 FOOT—Brownlow ave., Danville.

\$15 FOOT—Rehmanpton ave., Eglinton.

\$16 FOOT—Smith ave., Eglinton.

\$18 FOOT—Bailiol street, Davisville.

\$18 FOOT—Woodward ave., Eglinton.

\$20 FOOT—Stewart street, Eglinton.

\$20 FOOT—Pape avenue, north of Danforth.

\$25 FOOT—Eglinton ave., near Yonge.

\$27.50 FOOT—Hawthorne avenue, Eglinton.

\$28 FOOT—Erskine avenue, near Yonge, Eglinton.

\$30 FOOT—Yonge street, near Bedford Park.

\$35 FOOT—Huron street, near Forest Hill.

\$35 FOOT—Dufferin street, north of Davenport.

\$40 FOOT—Gothic avenue, High Park district.

\$40 FOOT—McLean ave., Kew Beach.

\$40 FOOT—Glenview avenue, Glen Grove Park.

\$40 FOOT—Yonge street, Glen Grove.

\$45 FOOT—Ridley Gardens, High Park.

\$50 FOOT—Clinton avenue, Near Davenport.

\$50 FOOT—Lake Shore road, water front.

\$50 FOOT—Oakwood drive, Rosedale Heights.

\$50 FOOT—Rosehill avenue.

\$55 FOOT—Ashley avenue.

\$60 FOOT—Castle Frank crescent.

\$60 FOOT—Broadview avenue; fine corner lot.

\$80 FOOT—Broadview avenue; fine corner lot.

\$1000 CORNER lot in Edgemoor.

\$2200 CORNER lot, 153 ft. Edgemoor.

\$5000 BEAUTIFUL plot, about three acres, Edgemoor.

Stores.

\$5500 COLLEGE ST., leased to good tenants.

\$7500 TWO STORES, Yonge street, Eglinton.

\$9000 YONGE ST. store and dwelling, with all conveniences.

\$11000 YONGE ST., two stores, with dwelling; one a good location for business.

\$4200 STORE in eastern part of city, well rented; might exchange for vacant lot.

House.

\$1500 COTTAGE, near Yonge street, Eglinton.

\$2000 COTTAGE, with large lot, Eglinton.

\$2900 BUNGALOW, seven rooms, Davisville.

\$3500 SIX rooms, all conveniences, Eglinton.

\$4500 GOOD dwelling on Yonge st., near city limits; would exchange for smaller property.

\$5000 NINE-ROOMED dwelling, well located, all conveniences, close to Avenue road cars.

\$9500 NEW detached house, in Glen Grove Park; six bedrooms, two baths, hardwood floors; first-class surroundings.

\$12500 DOUBLE fronted residence on North Toronto; up-to-date in every respect and convenient to Glen Grove Park. Might accept city home in part exchange.

\$2300 LAUGHTON AVE., neat brick house, six rooms and bath, veranda.

\$2600 EMERSON AVE., six rooms and bath, furnace; good view.

\$3500 CLOVE AVE., solid brick, with bath and modern kitchen, contains eight rooms, full-sized cellar, slate roof, terms arranged.

\$4400 BELLEVUE AVE., 10 rooms and bath, a modern brick and stone house, and in good locality.

\$5500 SUMMERHILL AVENUE, all water heating, gas and electric light; developments.

\$6500 SOUTH PARKDALE, a beautiful 10-roomed residence, h. w. heating, gas and electric light; best value in the city.

\$7000 CENTRAL location, solid brick house, in excellent repair, well decorated and very bright, contains nine rooms and bath; good view.

\$8200 INDIAN ROAD, excellent situation, close to car line, well built, and in good condition, detached, full cellar, h. w. heating, tub, veranda, 10 rooms and bath and fully modern; this is worth seeing.

\$9000 THE HILL, pretty house, close to car line, eight large rooms, well decorated and fully modern; reasonable terms.

\$9500 THE ANNEX, a detached, solid brick and stone residence, containing 10 rooms and bath, two bedrooms, h. w., tub, veranda and balcony, corner bay window on two floors, all rooms are bright and airy.

For Exchange.

\$10000 OVER four hundred acres of good bush land, a few miles from North Railway; would take city property in part payment.

\$10000 To twenty thousand—Several first-class houses, for which smaller properties would be accepted as part payment.

THE UNION TRUST COMPANY, LTD.,  
114 Bay Street, Toronto.

### PROPERTIES FOR SALE

INVESTMENT—One choice building lot, 25 x 125 feet, within 200 feet of business centre Golden City, Porcupine; will sacrifice for quick cash price, \$100. Apply Thomas W. Foster, care of Wilcox & Warr Co., Porcupine, Ont.

### C. W. Laker's List.

C. W. LAKER, "One" Macpherson avenue, near Union Station; one hundred North 3071. Residence, N. 538.

VACANT LOTS, residences, from \$400 up, just as advertised. Farms, large and small, Summer cottages. Some good investments.

WANTED—Small store on car line, not over three thousand.

FOR SALE—\$1000 cash takes pair of brick-fronted, roughcast houses, six large rooms and bathroom; great rent; property never idle; dozen factories within one thousand yards; near Bloor and McCaul cars; northwest part of city; least worth sixteen hundred of the money; side entrance and lane; this is only \$800 each for houses; opportunity to invest in cheap home; move quick.

### Vacant.

44 x 170—CHOICE, west side Alvin avenue, near Union Station; would sell before finished; also two fifty-foot lots.

100 FEET—Highest, best and healthiest location; west side Ferndale avenue; eight thousand dollar residence; also two fifty-foot lots; nothing like this for sale; just north of St. Clair, close to Yonge.

100 x 120—INCLUDING large brick cottage, St. Clair; investment, if you have the cash.

50 x 120—NORTH side, Davisville avenue, close to Yonge street; \$25 per foot, if sold now.

50 x 120—CHOICEST lot on Eglinton avenue, corner; nothing like this can be secured.

50 x 120—CLOSE to this, also corner, 100 x 120; highest altitude on the city; cannot duplicate them; splendid for home or investment if you have some cash; could have sold many times, but cash is needed.

FOUR 30-foot lots, 150 deep, close to Yonge; just south from St. Clair; secure one of these for your home.

100 x 120—HIGHEST corner on Eglinton avenue, east from Yonge; nothing like this at price can be secured; water, drain and gas; good investment.

50 x 120—ST. CLAIR AVE., east from Alice street, Moore Park; \$25 per foot; close to the adding factory.

Forty per foot, 100 x 120, Rose Hill drive; choice lot; Moore Park.

\$22.50 PER FOOT—One of the best avenues in Davisville; 300 x 300; double frontage; can soon be secured. If you have the cash, here is an investment.

40 FOOT lot, south side Pleasant avenue, \$50 per foot; close to Yonge; not in Moore Park.

45 FEET—Deer Park, near Upper Canada College; chance.

50 x 120—SPADINA ROAD, north from St. Clair; fifty per foot.

DAVISVILLE—High altitude, close to Yonge; chance for someone; \$32 x 120; sixteen per foot will purchase this now. You will only have to wait a short time to secure \$25 per foot. Purchasers will be glad to secure it; street not given; will show you.

### Business Property.

\$4000—FOR a store and dwelling; good investment, on one of main streets, with stock or without.

Immediate Sale, Summer Resort.  
SUMMER RESORT, Muskoka, for sale.

### Homes.

SOME beautiful, large residences.

IT WILL repay you to let me show you good homes.

\$6750—WILL leave four thousand at 5-1-2, balance cash; suitable, only cause for disposing of this beautiful, up-to-date, nine-roomed house; no better built in the suburbs; highly finished; the view over lake and city is a perfect panorama; two hundred feet above lake; hot water heating; gas, as near a perfect home as one can find; Woodlawn avenue, handsome electric fixtures; price will be right.

\$3100—NORTH side avenue; parlor, dining room, kitchen, four bedrooms on second floor; only an immediate sale at price; splendid location; close to cars and Yonge street; could be sold this many times with full cash payment; price \$1800.

\$2400—FOUR hundred down, new, water and furnace, Davisville, close to Yonge.

\$4500—SQUARE plan, rooms very bright and large, concrete cellar full size, large stable, lot 65x120, nearly new, frame, plumbing is all new, part of city, decorated, 1200 down, good opportunity for someone; land is worth more than half the price.

\$7500—POSSESSION; bright, detached, on Hill, new, well built; I ask you to let me show you over and over.

\$3500—TERMS easy, eight rooms, home, close to Yonge, each room above the ordinary size; would take lot in North Toronto as part; possession.

\$4650—CHEAPEST brick eight-roomed house on Macpherson ave., decorated throughout; been occupied by owner, who is now away; great opportunity for anyone who has three thousand cash, mortgage balance, close to Yonge; only for immediate sale; key at office; possession.

\$3500—NORTH TORONTO, \$500 down, high altitude, good frame house, lot 50 feet, with fruit trees, all conveniences, splendid view.

\$3500—JUST built for owner, now on lot in North Toronto; excellent square plan, all conveniences, lot 65x120; cannot be duplicated; close to Yonge street.

ELEVEN thousand, no better built home in North Toronto, location all one can desire; ten beautiful rooms; to go over this is to secure it; lot 45 feet, room for garage.

SIX thousand, one of the best built eight-roomed homes in Deer Park, room for garage, sun room, no brighter spot; hot water heating.

\$6500—WHOEVER secures these two brick, detached residences for their homes, they will stay in them; nine of the brightest rooms, well built; location all you can desire; one thousand down will take this; new, up-to-date in every way; hot water heating.

### Farm.

ONE of the best on Yonge street, price and terms are right, all city conveniences; chance for any resident who wishes to auto into city. C. W. Laker.

## --WANTED-- ELECTRICIANS

Experienced in conduit work, highest wages. Apply

**GEO. J. BEATTIE**  
72 Victoria Street

## FOR SALE OR TO RENT.

FOR SALE or to rent for ten years, two hundred acres, together or separately, near Union Station; one hundred acres in grass, intended for dairy farm; security or rent in advance; R. G. Phillips, 61 Yorkville Ave., Toronto.

TWO HUNDRED ACRES, together or separate; best grain and dairy farm; ten miles from Toronto. Can fall plow. R. G. Phillips, 61 Yorkville Avenue.

## NOTICE TO PUBLIC.

TAKE NOTICE that I have ceased to carry on business at No. 35 Ontario street, Toronto, under the name Toronto Steam Bakery, and am not interested in any business which may hereafter be carried on under that name. Dated Aug. 1911. Behr Manischewitz.

## FREEDOM PULP AND MINERAL LANDS.

320 ACRES—\$3 (discount for cash); no shipping restrictions; convenient for shipping, Lake Superior and Canadian Pacific Railway; Heron Bay; in rich mineral belt of great promise; bargain to close an estate. Williamson, 11 Yorkville street, Toronto.

## FARM TO RENT.

ABOUT six miles from Toronto—Excellent for dairy. J. J. Macdonald, 235 Rushmore Road, Toronto.

## HOUSE FOR SALE.

HERE is a complete home, \$2000; \$900 cash will buy it. 31 Blundry avenue, 8 rooms, on cement wall, cement cellar; floor; exit into back yard.

Passive furnace, gas, soft water in kitchen; lot 60x200 feet; number of pine trees. Ground for another dwelling; drive for auto. A. Wilson, Room 31, 10 Toronto street.

## BUSINESS CHANCES.

PORT ALBERT, B.C., will be a railway terminal by the middle of October. The opening of the line will send real estate values up. Pick your buy to-day and you will make profits. L. W. Bick, 302 Kent Building, Toronto, or Broad street, Victoria, B.C.

## HOTELS.

HOTEL VENDOME, Yonge and Wm. street—Central; electric light; modern heat; rates moderate. J. J. Brady.

## ART.

J. W. L. FORSTER, Portrait Painting. Rooms 4 West King street, Toronto.

## SUMMER RESORTS

HOTEL BRANT, Burlington—Canada's leading resort; open throughout the year; magnificent and European plan. Spectacular low fall and winter rates. Furnished steam-heated bungalows for rent. One steam-heated bungalow for rent. Write for particulars. J. J. Brady.

VANCOUVER ISLAND, British Columbia, offers sunny, mild climate; good for fruit and small capital in fruit-growing, poultry, mixed farming, timber, manufacturing, etc. New investments safe at 6 per cent. For reliable information, free booklet, write Vancouver Island Development League, Room 21 Broughton street, Victoria, British Columbia.

## ARCHITECTS.

A. DENISON & STEPHENSON, Architects, Star Building, Toronto. Phone Main 72.

GEORGE W. GOODLOCK, Architect, Temple Building, Toronto. Main 529.

## LEGAL CARDS.

DAIRD, MONAHAN & MACKENZIE, Barristers and Solicitors, James D. Daird, K. C., Crown Attorney, County of York; F. Louis Monahan, Kenneth E. Daird, Toronto-St. Toronto.

CURRY, O'CONNOR, WALLACE & Macdonald, 35 Queen Street, East.

FRANK W. MACLENNAN, Barrister, Solicitor, Notary Public, 24 Victoria street. Private funds to loan. Phone M. 304.

JENNINGS & LENNOX, Barristers, Solicitors, Money to loan. Continental Life Building, corner Bay and Richmond streets. T. Herbert Jennings, K. C. John F. Lennox. Telephone Main 523.

## HORSES AND CARRIAGES.

FOR SALE—A pair of geldings, bay, well matched, 3000 lbs; good walkers, 4 years old. Apply John Lyons, Box 45, Markdale.

## MACHINERY FOR SALE.

The A. R. Williams Co.'s List.  
THE A. R. WILLIAMS MACHINERY Company's daily list, in stock for immediate shipment:

15, 20 AND 30 H.P. new and second-hand vertical boilers.

25, 30 AND 40 H.P. second-hand locomotive boilers.

14, 18, 22 AND 26 H.P. portable engines and boilers, new and second-hand.

3 AND 8 IN. new and second-hand centrifugal pumps, belt and steam-driven.

3, 3-1/2 AND 4 IN. pulsometers, new.

NEW and second-hand rock-drilling machines.

RUBBER and flexible metallic hose.

WELL and oil drilling outfit, complete, with tools.

3-1/2 x 5 AND 7 x 10 and 12 in. hoisting 6 engines, with or without boilers.

14 AND 1-2 yard new concrete mixers.

9 FT. SMITH mixer, with engine and boiler, on trucks.

1-4 YARD nearly new Hayward Orange 1 peal bucket.

8 x 15 STURTEVANT second-hand rock crusher.

12 x 23 CLIMAX rock crusher.

EXHIBITION visitors interested in machinery are invited to inspect our exhibit at Machinery Hall, and also to see our large and varied stock of new and second-hand iron and wood-working machinery, engines, boilers, saw and shingle saw machinery, etc., at our warehouse, 267 Front-street W., Toronto (opp. Queen's Hotel).

THE A. R. WILLIAMS MACHINERY Company, Ltd., Toronto, Ont.

### HELP WANTED.

CAPABLE young girl for light housework. Four in family. References. 29 Roxborough West.

EXPERIENCED paper box makers wanted for new factory starting. Interview Mr. W. R. Hewitt at Queen's Hotel, Toronto, between 8 and 10 a.m., Monday, Sept. 4 and Sept. 5.

PERMANENT positions for telegraphers and station agents waiting. Good salaries to start. Free Book & Explains work and wages. Postage secured. Day, evening and mail courses. Dominion School Telegraphy, 21 Queen East, Toronto.

THE Scarborough Company, Hamilton, Ontario, wants several experienced and experienced young men for high-class solicitors; splendid opening; permanent.

WANTED—Two bright energetic salesmen to sell stationery and office supplies through Ontario; must be over thirty and hustlers. Apply Mr. Matthei, The R. J. Lovell Co., corner Simcoe and Richmond streets, Toronto.

WANTED—Two experienced specialty salesmen to handle a fast selling line in the city; good money to men with experience and ability; samples sent by Mr. Matthei, The R. J. Lovell Co., corner Simcoe and Richmond streets, Toronto.

WANTED—Good broom-maker at once. Apply Geo. Brandon, 67 Beachwood Avenue, Hamilton, Ont.

WANTED—Plasterer. Apply J. Moore, 15 McNab-street N., Hamilton.

WE REQUIRE the services of two or three first-class Salesmen. No experience necessary. To the right man a splendid opening is assured. Apply between nine and