

REAL ESTATE

Jules Ratto sold to P. Brouillette, a lot of land situated in Boulevard St. Joseph, Laurier ward, known as lot No. 198-17, Cote St. Louis, with buildings, measuring 23 x 80 feet for \$11,000.

James Joseph Jackson sold to Mrs. John L. Day, a property in the city of Westmount, comprising lots Nos. 371-1-83 and 84, Parish of Montreal, having an area of 5,258 square feet with a dwelling house at 455 Mount Pleasant Avenue, for \$13,500.

Samuel Collins sold to Corinne Sicotte and others, two emplacements, known as lots Nos. 3-287 and 288, Hochelaga ward, with buildings fronting on Alrd avenue, in the town of Maisonneuve, Nos. 97 to 107, each containing 25 x 115 feet for \$15,000.

Antonio Prevost sold to J. Victor Boudrais, a lot of land situated in Ahuntic ward, known as lot No. 393-1, Parish of Saint Paul Recollet, having a superficial area of 25,014 square feet, fronting on Gouin Boulevard with all buildings, for \$22,000.

Mrs. J. F. A. Turcot sold to Narcisse Lalonde, two emplacements bearing lot Nos. 18-485 and 18-486, Hochelaga ward, with buildings fronting on Bourbonniere street, Nos. 527 to 539 in the town of Maisonneuve for \$8,700.

Telephone A. Primeau sold to Joseph Arthur Bertrand, an emplacement under lot No. 325-247, St. Denis ward, Cote St. Louis, with buildings measuring 35 x 42 feet for \$8,400.

There was rather more activity in the local real estate market yesterday, thirty-six transfers being registered. The largest involved an amount of \$76,556, Antonio Prevost for this amount selling to J. Victor Boudrais, an emplacement situated in the town of Outremont, on Bloomfield avenue, measuring 45 x 100 feet, composed of lots Nos. 34a-152 and 34a-153-1, Parish of Montreal, and Nos. 34a-154 and 34a-153-1, same place, with buildings containing eight tenements; another emplacement situated on Bloomfield avenue, measuring 45 x 100 feet composed of lots Nos. 34a-154, 34a-154-1 and 34a-154-2, Parish of Montreal, with buildings; another lot fronting on Selby street with buildings, composed of lots Nos. 941, 24 x 112 feet, 941-396, 18 x 127 feet, 941-394, and 148-1954 to 1958, Hochelaga ward with buildings; another emplacement known as lot No. 643-96-70, St. Lawrence ward, measuring 24 x 70 feet with buildings fronting on Alice street; also two emplacements situated on Seventh avenue, Ville St. Pierre, under lot No. 119-57 and 58, Parish of Montreal.

NEW BUILDING BURNED.

The first story of a new building in process of construction at 3182 Clarke street was destroyed at 10 o'clock last night by a fire which originated from some unknown cause. The fire, when discovered by a passer-by, had already gained a good start, and when Chief Dagenais and his men arrived the structure was enveloped in flames. Two streams were used, and the fire was confined to the building, which was a total loss.

IMPROVEMENT SHOWN IN PRICES OF BRITISH SHARES

General Advance Has Taken Place in Insurance Share Market Owing to Large Number of Companies Which Have Issued Reports.

London, April 17.—A review of the position and prospects of the insurance share market discloses an important improvement in the prices of the leading offices, which gives evidence both of the confidence felt and of the careful and successful management of British insurance offices. The improvement is principally notable in the composite offices whose trading profits approximate closely upon 10 per cent. of the premium income, and apart from exceptional years, such as 1906, it is very likely this ratio of profit will be found to hold good.

That the premium incomes will rise seems practically certain, as the public are bound, by recent legislation, to seek protection by insurance in many ways. The great financial strength of the offices is realized when it is seen that many of the companies are able to meet the dividends on their shares' out of interest on their funds. There has been a general advance in the prices of shares owing to the large number of companies which have issued their reports, and it is found that dividends are all maintained by the leading offices.

In the case of the British General Company, the distribution is raised from 8 per cent. to 10 per cent. The British Law Fire is, however, by way of precaution, not paying any bonus on this occasion. The principal alterations in the prices of shares include advances of £3 15s. on London and Lancashire Fire; £3 10s. on North British and Mercantile; £2 15s. on Commercial Union; £2 on Caledonian and London; 25s. on Norwich Union; 13s. 9d. on Atlas and Royal; 12s. 6d. on Fire Arts and Liverpool and London and Globe 11s.; 3d. on Law Union and Rock; and 10s. on Northern.

As regards life offices, a considerable number have now issued their reports of new assurances for last year, and these must generally be described as very satisfactory. The increased business of the Eagle life office is very encouraging. The decrease in the case of the Equity and Law is probably due to not competing for policies with war risks. Increases have been shown by the Century, Hearts of Oak, Law Union and Rock, Legal and General, Profits and Income, Pearl, Prudential, and Sun Life, while a few reported reduced amounts, such as the Britannic, Equity and Law, London, Provident Association, Spectre and Scottish Insurance Corporation.

Altogether, but for the war, the year would have been an outstanding one. The principal alterations in the prices of shares have been declines of 30s. on Sun Life, 20s. on Life Association of Scotland and 5s. on Prudential.

FIRE IN A GARAGE.

Fire originating in the oil about the machinery of an automobile in the garage of Alfred Mercure, at 258 McDougall avenue, Outremont, occasioned the Outremont fire brigade under Sergeant Willis a run last night. The blaze was extinguished with two barrels, considerable damage having been done.



COL. W. C. MACDONALD, Of the Confederation Life, who is to have charge of the Officers' Training Camp at Niagara this summer.

EQUITABLE LIFE HAS LARGEST OFFICE BUILDING IN WORLD

New York, April 29.—The Equitable Life Assurance Society takes up its new quarters to-day in the new Equitable building at 120 Broadway, its former home. The Equitable occupies the entire 6th, 7th, and the Broadway front of the 8th and 9th floors. The business of the Equitable now represents outstanding insurance of a billion and a half covered by assets of more than \$500,000,000.

The old Equitable building was destroyed by fire January 9, 1912. The new building covers the block bounded by Broadway, Nassau, Pine and Cedar streets. It is the largest office building in the world. There are 38 stories above ground and three below. The height of the building is 38 feet. Its floor area covers nearly 45 acres, and it will have daily 15,000 people at work within its walls. The cost has been almost \$30,000,000. The building will have its own police, fire, health and street cleaning departments. Its ice and electric plants and its elevator system represent the highest development in these respects. There will be a large restaurant and the Equitable in business population and industries will be the equivalent of a fair-sized city.

MAJOR NORSWORTHY WAS INSURED FOR \$112,000.

Major E. C. Norsworthy, of the 5th Royal Highlanders, who was amongst the killed in the recent severe engagement taken part in by the Canadian Contingent in Flanders, had an insurance policy for \$112,000 in the Travellers' Insurance Co., of Hartford, Conn.

WAS COMMITTED FOR TRIAL ON INGENUITY CHARGE

Originator of Cadieux Street Blaze Will Come Before June Term of Court—Eid Case Continued and Three New Inquiries Opened.

In addition to hearing further evidence in the case of Samuel Eid, accused of having started a fire in the premises on St. Lawrence boulevard used by him as a billiard and pool room, and committing for trial Telephone Bureau, Fire Commissioner Latulippe made a beginning on no less than three other inquiries yesterday afternoon. Bureau, who confesses starting a fire at 463 Cadieux street, on April 18, will be tried at the June term of the criminal court. The case against Eid did not proceed very far before another adjournment was necessary. Lieut. Renaud, of No. 6 station, repeated the evidence he had given at a previous hearing, and was submitted to cross-examination by Mr. Arthur Vallee, who appeared on behalf of the accused. When he gave his first testimony, the lieutenant had said that he had passed his hand over one of the billiard tables, and had brought it away with evidences of coal oil, and a distinct smell of the oil. He was asked yesterday whether he had made this test on more than one table, and replied that he had not. He thought that it had taken something less than two minutes for the firemen to reach the scene of the blaze. As soon as they left the station, they could see the smoke, and he could only account for the headway which had been made by the flames by the fact that inflammable material must have been burning.

Asked by Mr. Vallee when he had discovered that there were rags behind the counter, the witness replied that he had found these rags when the fire was partially extinguished. In answer to another question in cross-examination, he said that he had touched the billiard table on which he had found the traces of oil before he had handled the rags behind the counter.

At this point the case was adjourned until Wednesday next at 2 o'clock.

The inquiry into the fire at the home of Gustavo Sulpizo, 292 Levis street, occupied the attention of the court for a considerable time. According to the story told by witnesses, Sulpizo and his whole family had spent all the evening and part of the night at the home of a step-son, Raphael Rogi, where there was a sick child. This child was seriously ill, and had since died.

Rogi, who was very uncertain as to time, could only say that his mother, his step-father and their five children had arrived at his home some time during the evening, but did not know whether they came at seven o'clock or at ten o'clock. He was quite confident, however, that they left, with the exception of two of the younger children, about 2:30 o'clock, although the clock in the house was out of order, and might have been half an hour slow or half an hour fast. He estimated that it would take Sulpizo more than three-quarters of an hour to reach home, at the very least, and probably longer. The fire occurred at 2:15 o'clock in the morning.

Evidence by lieutenants of the fire department was given in the cases of fires at the home of Theophile Venditch, 1489 Garnier street, at 1:44 a.m. on April 7, and at the home of Benjamin Fishman, 281 Marquette street, one hour later on the same date.

GERMANY WILL BE COMPELLED TO ACKNOWLEDGE HER DEFEAT

New York, April 29.—Mr. E. J. Kopelman, European representative of the New York Life Insurance company, who has just returned from Europe, says that in his opinion the war will end before June 30. The strategic points of the entire European war are the Dardanelles and the Caucasians, according to Mr. Kopelman.

He said: "The Allies are determined to take the Dardanelles, and as soon as that is accomplished, Roumania and Bulgaria will join forces with the Allies. At present these countries are, as might be said, 'on the fence.' If the Allies win in taking the Dardanelles and these countries do not enter the war, they would be taken possession of by the Russians. On the other hand, if the Germans are successful, and they hold aloof from participation in the war, their countries will be taken possession of by the Germans. Therefore, they are just waiting for the first point of success by either side in the bombardment of the Dardanelles and in the taking of the Carpathian passes to join forces with the successful army. This will be the practical end, although not the actual end, of the war.

"In France and England the feeling is that of determined confidence. Every man and boy in both of those countries is ready to give up his life in order to conquer Germany. Those countries do not want the utter overthrow of the German nation which would be a futile ambition, as it would be a matter impossible to stamp out nation of 70,000,000 souls. The idea is to hold Germany intact in order that by her commerce she may be enabled to pay the heavy indemnity which will be levied against her. Prior to the beginning of this war German commerce was the commerce of the world, and it will take at least two generations before that position can be again attained. No Englishman or Frenchman or Russian, for the next forty years will purchase any goods manufactured in Germany. I predict that the war will come to an end and that Germany will sue for terms of peace before July of this year."

HAD ONLY 27 WAR CLAIMS. In the three months ending March 31 New York Life Insurance Co. paid only 27 death claims, for which war was responsible.

Solid Growth

At December 31st, 1914, Assets of the Sun Life of Canada totaled over \$64,187,000, an increase for the year of over \$8,461,000—the largest annual increase in the Company's forty-four years' history.

Sun Life of Canada Policies are SAFE Policies to buy.

SUN LIFE ASSURANCE COMPANY OF CANADA HEAD OFFICE—MONTREAL

PERSONALS

Mr. Justice McCorkill is at the Ritz-Carlton.

Mr. E. Linton, of Ottawa, is at the Ritz-Carlton.

Mr. H. J. Martin, of Quebec, is at the Ritz-Carlton.

Mr. James Morris, M.P., for Chateauguy, is at the Queen's.

Mr. F. Orr Lewis will sail on the Lusitania for Europe on Friday.

Mr. Hector McLanes, K.C., of Halifax, was at the Windsor yesterday.

The Hon. Rufus Pope arrived at the Windsor yesterday from Winnipeg.

The Hon. W. Dennis, of Halifax, was in town yesterday on his way home from Ottawa.

Mr. Arson McKim has been spending a few days in New York, a guest at the McAlpin.

Peter F. Martin has been elected mayor of Halifax by a majority of 210. His total vote was 1,445.

Among the Montrealers at the Chateau Laurier, Ottawa, yesterday were Messrs. Shirley Ogilvie, W. V. Matthews, M. Laporte, M. W. Cole, and James Davidson.

REMOVAL NOTICE.

Ross and Angers are removing from the Transportation Building to 121-123 Coristine Building, 20 St. Nicholas St., Montreal, at about 5:00 p.m.

PROVINCIAL TREASURER TO ADDRESS UNDERWRITERS.

The Hon. Walter G. Mitchell, Provincial Treasurer, will deliver an address on "Quebec, Past and Future" at the next meeting of the Life Underwriters' Association to be held May 10 at 5:45 p.m. in the dining-room of the National Club.

REAL ESTATE AND TRUST COMPANIES

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

Table listing various real estate and trust companies with columns for Bid, Asked, and other financial details. Includes entries like Aberdeen Estates, Baudin Ltd., Bellevue Land Co., etc.

CANADIAN LIFE OFFICES GAVE \$794,520,923 OUT OF TOTAL IN FORCE OF \$1,216,955,433

An abstract of life insurance in Canada during 1914, issued by the Insurance Department at Ottawa, shows that Canadian companies have a net amount of insurance in force of \$794,520,923. This is an increase of \$43,853,021 compared with 1913. British, and colonial companies had \$35,565,122 in force, and United States companies \$386,869,397 in force in Canada in 1914. The net total in force in the Dominion was accordingly \$1,216,955,432 in 1914, compared with \$1,168,590,027 in 1913, an increase of \$48,365,405. It will be noted that the increase in net amount in force is mainly on the part of Canadian companies. The total for British offices decreased from \$58,176,795 in 1913 to \$35,565,122 in 1914, while the American companies showed an increase of \$27,084,067 from \$359,775,330 in 1913 to \$386,869,397 in 1914. The statement of the Canadian companies' business follows, the date of return in each case being December 31, 1914.

Large table with multiple columns: Companies, Premiums for Year, Policies New and Taken up, Amount of Policies New and Taken up, Number of Policies in Force at Date, Net Amount in Force, Number of Policies become Claims, Net Amount of Policies become Claims, Claims Paid including Matured Endowments, Unsettled Claims (Not Registered, Registered).

Increase, x; decrease, z; x1,297,950; z 7,810; x 6,135,785; z34,515; z48,883,021; x 379; x1,398,579; x 799,700; x 246,649; x102,362

PACIFIC TORONTO

10:50 P.M. and Standard Sleepers. Chicago 8:45 a.m., 10:00 p.m., 5:40 p.m., 7:35 a.m., 7:45 a.m., 9:05 p.m. and Standard Sleeping-Parlor and Diner.

EXPOSITION. LOS ANGELES

All Routes. Tickets on application. Phone Main 3152. Windsor St. Station.

UNION RAILWAY SYSTEM

ALL THE WAY TO CHICAGO LIMITED. Superior service. 9:00 a.m. daily, 4:30 p.m. daily, 9:55 p.m. daily, 8:00 a.m. daily, 8:00 a.m. daily. Transportation Cars and Parlor.

CHANGES. Agents on May 2nd. Time tables and all information. Agents: St. Cor. St. Francois, Phone Main 6205. Uptown 1187. Main 522.