REAL ESTATE IS THE BASIS OF WEALTH

EAST

Kelvin Park

Within city limits. Includes beautiful Toronto Golf Club Grounds and large acreage toward the bay. Surrounded by settled and rapidly growing section. Closeby properties selling $45 to $125 per foot. Kelvin Park lots $35 foot up, on easy terms. Natural beauties will be enhanced by boulevards, crescents, trees, improvements, and every convenience of home life. Gerrard street car line runs right through the property.

Lowther Park

Best remaining land in this district. In heart of the new industrial East End; within walking distance of Leaside Junction; 25 minutes from City Hall by new Danforth avenue car line. Property is level, wooded, well laid out. Will have every convenience. Prices $17 upward. Terms as low as $10 down and $10 a month. Property about ten minutes' walk on Danforth avenue is now selling as high as $150 a foot. Ask for booklet.

To reach Kelvin Park or Lowther Park, take King east cars to Woodbine, where motors will meet you at corner Queen and Kingston road. Or take Parliament cars to our East Office at Greenwood and Gerrard street. (Beach 677).

NORTH

Waverley Park

This restricted property, facing Yonge street on the west and Lawrence avenue on the south, is the most naturally beautiful and scenic property in North Toronto. Erection of residences worth over $10,000 already arranged for on the property. Fifteen houses recently built in this neighborhood sold at $12,000 to $15,000. Lawrence avenue already has water pipes laid ready for use. Sewers are about to be laid—pipe now on ground. Schools, churches, stores, nearby. Mail delivered twice daily. Big city stores make two daily deliveries. Property will have beautiful boulevards, driveways, crescents, etc. Every convenience for homes. Ravine and panorama of beautiful Don Valley from property. Prices $24 a foot upward. Easy terms.

Melrose Park

When you see Waverley, see Melrose Park, too. It lies opposite to Waverley, on the west side of Yonge street. It is similar in many respects.

Prices $18 per foot, upwards.

Let us show you both of these properties to-day.

If you want a home of your own, and want to live in North Toronto, see these two properties without fail.

Roslin Estate

Here is a great opportunity for those desiring a half-acre country homesite, where you can raise plenty of vegetables, chickens, etc., and have plenty of room for everybody; 20 minutes' walk from Metropolitan cars on Yonge street. Prices $300 for each half-acre and upwards—$25 down and $10 a month.

To reach Waverley Park or Melrose Park, take Metropolitan cars on Yonge street to Glen Grove Station, where you will find our North Office. (North 5432).

The Greatest and Most Permanent Fortunes Have Been Made in Land

EVERY MAN SHOULD OWN A HOME

Here is the Opportunity

Prices as Low as $10 a Foot. Easy Terms

In these days of rapid transit the whole tendency is to live away from business turmoil. Whether for home building, or investment, or both, our properties are unequaled for location, natural beauty, convenience, advantages. If you think of purchasing anywhere you will find it to your lasting profit to see what we have to offer before you make decision.

Don't Wait Till Others Have Bought the Choicest Lots
We Invite You to Spend

DOMINION DAY

on our properties. Our automobiles and our representatives will be at your disposal during the day and evening. Our main office and our branch offices will be open from nine o'clock in the morning. Telephone us and make arrangements. Bring your wife or whoever is interested with you along that you may definitely decide.

Properties to Suit Every Taste and Every Purse

You can buy these properties now at lower prices than will ever again be possible. A comparison of values of near-by properties will convince you of the truth of this.

WEST

West Point, The Pines, and Pine Beach

The last of the beautiful Lake Shore properties left.

Come out and choose a homesite on the lake. Live where the clear breezes blow, and where you have the city, lake and country all right at your door.

This is going to be a high-class home-like district. Land here will go up in value every year. Your investment here will earn enormous profits.

Every needed improvement is being made in this property. Streets, trees, entrance gates and California bungalows of mission type for our own investment are included in the long list of things that are being done for the benefit of investors in these properties.

There is now a 20-minute car service to the city. This will be further improved before long by a double track and more frequent service. The new C. N. R. radial will only be five minutes' walk from these properties. Prices $14 a foot upwards. Terms may be arranged as low as $10 down and $10 a month for each 25-foot lot.

To reach West Point, The Pines, or Pine Beach, take Queen or King cars to our West Office at Sunnyside and Queen (Parkdale 4025), where our motors will meet you and take you right to the property.

NORTH-WEST

Duffield Estate

$25 Down and $10 Monthly

for half-acre lots equal in size to seven city lots. Here is your chance for a country bungalow, with plenty of land about it. Situated on Dufferin street, on the edge of the city, where land will soon jump in value.

Prices from $300 to $600 a half-acre on easy terms.

To reach Cedar Vale or Duffield Estate, take Bathurst or Dupont cars to corner Dupont and Bathurst streets, where our motors will meet you. Or go to Northwest Office, corner St. Clair avenue and Vaughan road (Hillcrest 2997).

NORTH-EAST

Rosemount and Rosedale Heights

These two properties adjoin each other, and lie to the north on the hills overlooking Rosedale and the city. They provide the most beautiful homesites, so far as location and view are concerned, in this district.

The new Government House, residence of Lieut.-Governor Sir John Gibson, is now being built in this neighborhood, and will be less than five minutes' walk from Rosemount, which overlooks the beautiful grounds of this official residence.

It is impossible for you to judge of the value of a homesite in either of these properties unless you see them for yourself. Prices from $33 a foot upwards.

To reach Rosemount or Rosedale Heights, call or phone to our Head Office (Main 7171) and we will arrange to motor you out.

ROBINS LIMITED

Main 7171
22 Adelaide Street East

NORTH OFFICE
Yonge and Glen Grove. North 5432.

EAST OFFICE
Greenwood and Gerrard. Beach 677.

WEST OFFICE
Sunnyside and Queen W. Parkdale 4025.

NORTH-WEST OFFICE
St. Clair Ave. and Vaughan Rd. Hillcrest 2997

KOLTS VICTORS IN ELEVEN INNINGS

The Game Was Full of Excitement and Spectacular Plays Featured—Great Batting of Killilea and Lane—Furssedonn Weakened Toward the End.

(By Staff Correspondents.)

HAMILTON, Monday, July 1.—The Kolts made it an even break with the Cockneys by taking Sunday's game after an eleven-innings struggle, the score of 7 to 5. The game was a most exciting one, and was won and lost by both teams during the play. In the second innings the visitors got three runs, and in the sixth they forced another over, but the Kolts had tied the score with one in the first, two in the fourth and one in the fifth. In the eighth the Kolts apparently won the game, when they put two more counters over the pan, but the first half of the ninth saw the Cockneys tie up the score. In the ninth and tenth the Kolts did nothing, but the lucky run came in the eleventh. Killilea was walked, and Lane got a lucky double to centre field. Murphy and Maguire, the next two men up, struck out. Fisher hit a pop fly to centre, and both Cocash and Blake tore after it. Cocash got under the ball, but let it drop and Marty tore in from third, and the game was won.

Walter Teed was Lee's selection for mound duty, and at times the big fellow pitched great ball, only to spoil his work by occasional let-ups, of which the visitors were not slow to take advantage.

The home team worked fairly well together, but seemed to lack the fighting spirit which is usually exhibited. Marty Killilea and Bill Lane did most of the hitting. Marty appeared six times at the plate, was given free transportation three times, and got a triple and two singles, for a perfect average. Lane sacrificed once, walked once and got a double and two singles in six visits to the batter's box.

Furssedonn was on the firing line for Londoners, and the boy did not work nearly as well as on his former trials at Britannia Park. In the ninth innings Silcox relieved the former Toronto boy, and his work was good. In the three innings that he pitched he only allowed one hit, and was unlucky to lose out.

The Game.

In the Kolts' half of the first innings Cameron went out, Fussy to Powell. Cunningham's new man scored from Guelph, batted second and was walked. Keenan filed out to Blake. Killilea singled into left field. Lane hit to third, and on Nichols' fumble Cunningham scored. Murphy popped to the pitcher for the third out.

In the second innings the visitors got busy and put three runs over. Nichols started off with a triple to left field. Cocash was walked, and both men came over when Brant tripled to centre field. Greenhalgh, a new catcher for London, struck out. Furssedonn hit a sacrifice fly to Murphy, and Brant came across with the third run. Linderburn singled thru second, but Blake filed out to Cameron.

The Kolts were the next to score, in the fourth innings, when two counters came over. Maguire started off with a single to centre. Fisher doubled to left field and Maguire scored while Brant held the ball, which had been returned to him from the outfield. Teed got on when Brant fumbled his grounder. Cameron sacrificed Teed to second, and Cunningham hit to Brant, scoring Fisher. Keenan went out on a fly to Cocash.

In the fifth the Kolts got another tally. Killilea started with a hit to right, which Bierbauer could not hold, Marty taking third before the ball was returned. Lane put one down the third-base line, and Marty scored. This ended the activities for the fifth innings, as the next batters were easy outs.

The Cockneys put one over in the sixth innings. Cocash started off with a double to left field. Brant struck out. Greenhalgh hit a hard one to left field, which Murphy failed to hold, but his quick recovery and throw in caught Cocash at third. It was a great throw, and Connie deserved his applause. Furssedonn hit to Cameron, who let the ball get away from him and Greenhalgh scored on the error. Linderburn was out, Killilea to Lane.

In the last half of the eighth the Kolts put two more runs over the plate. Fisher hit thru shortstop and Teed sacrificed, the catcher to second. Cameron drove one thru the pitcher's box for a single, and Fisher landed on third. Cunningham struck out. At this stage the excitement was intense, there were two men on the sacks, two out and a hit apparently meant the game, as it was sure to score two runs. Keenan was the next batter, and the old boy responded with a beautiful two base drive to centre. Fisher and Cameron crossed the plate amid the wildest excitement. The hit seemed to unnerve Furssedonn, for he passed the next two batters, Killilea and Lane, but Murphy filed out to Nichols, leaving his team mates stranded.

The Cockneys did not give up, however, but came right back in their half of the ninth with two runs that tied the score. Fox, batting for Furssedonn, drew a charity, and scored on Linderburn's triple to right field. Blake singled past Lane and the second baseman came across with the run that tied the score. The next batters were easy victims.

Nothing happened in the tenth innings, and the Kolts won the game in their half of the eleventh. Score:

Hamilton—	A.B.	R.	H.	O.	A.	E.
Cameron, ss.	5	1	1	5	0	2
Cunningham, rf.	4	1	0	0	0	0
Keenan, 3b.	6	0	1	2	3	0
Killilea, 2b.	3	2	3	5	3	1
Lane, lb.	4	0	2	7	0	0
Murphy, lf.	5	0	0	4	1	1
Maguire, cf.	6	1	1	1	0	0
Fisher, c.	4	2	2	9	4	1
Teed, p.	4	0	0	0	10	0
Totals	41	7	11	33	21	5

London—	A.B.	R.	H.	O.	A.	E.
Linderburn, 2b.	6	1	3	1	3	0
Blake, lf.	6	0	1	4	0	0
Bierbauer, rf.	3	0	2	0	0	0
Powell, 1b.	5	0	0	12	0	0
Nichols, 3b.	4	1	1	3	2	1
Cocash, rf.	3	1	1	3	2	1
Brant, ss.	4	1	1	1	3	3
Greenhalgh, c.	5	1	1	8	1	0
Furssedon, p.	2	0	0	1	7	0
Silcox, p.	1	0	0	0	4	0
Fox, x	0	1	0	0	0	0
Totals	39	6	10	*22	20	5

xBatted for Furssedonn in 9th.
*Two out when winning run was scored.

Hamilton	1	0	0	2	1	0	0	2	0	0	1	—7
London	0	3	0	0	0	1	0	0	2	0	0	—6

Three base hits—Nichols, Brant, Killilea, Linderburn. Two base hits—Fisher, Cocash, Keenan, Lane. Struck out—By Teed 7, by Furssedonn 5, by Silcox 3, Hit by pitcher—Furssedon 1. Bases on balls—Off Teed 6, off Furssedonn 5, off Silcox 1. Stolen bases—Cunningham, Linderburn, Maguire. Sacrifice hits—Bierbauer, Cocash, Brant, Furssedonn, Teed, Cameron, Cunningham, Lane, Murphy. Left on bases—Hamilton 13, London 10. Time of game 2.40. Umpire—B. Phyle.

OTIS FENSOM AND ZION WIN

All Intermediate Games Will Hereafter Be Played at North-end Parks— Saturday Contests.

(By Staff Correspondents.)

HAMILTON, Monday, July 1.—At the last meeting of the Intermediate City Baseball League, it was decided that North End Park should be the ball grounds of all the intermediate games. The opinion is expressed that the games there are as fast as Victoria Park.

On Saturday Otis Fensom battled against M. Brennens, taking the big end of a 10 to 4 score. The superb twirling of Otis Fensom's pitcher, and the heavy hitting by his backers, featured. Zion also defeated St. Patricks by a score of 9 to 3. The fast fielding of Zion was largely responsible for St. Patrick's two lone tallies. An exciting tussle took place with Westminster and St. Lawrence as opponents.

Altho Westminster is low in the club standing, they made St. Lawrence go the limit. Both pitchers were in fine form and were given air-tight support. The game ended with a 3 to 2 victory for St. Lawrence. The race is an exciting one, with ample indications of a close finish. The following is the standing of the clubs:

Clubs.	Won.	Lost.	Pct.
Maple Leafs	6	1	.856
St. Lawrence	5	2	.714
tOis Fensom	4	2	.666
Zion A.	4	2	.666
Brennens	3	3	.500
Holy Name	2	4	.333
Westminster	1	5	.166
St. Patricks	0	6	.000

SATURDAY'S SOCCER

Westinghouse Defeat Lancashires 2 to 1—Asylum and Royal Guardians Also Win.

(By Staff Correspondents.)

HAMILTON, Monday, July 1.—The Westinghouse defeated the Lancashires by 2 goals to 1 in the senior soccer league Saturday. It was one of the most exciting games yet played. The speedy combination work on both sides made it anybody's game until the final blast of the referee's whistle.

At the Asylum grounds, the Asylum see-sawed with Labor Party intermediate team, taking the big end of a 2 to 1 score. The play was fast and clean thruout, and was not decided until the last second of play.

At Victoria Park, the Royal Guardians showed their superiority over Westminster by whitewashing them and scoring five times. The speed of the Royal Guardians featured.

PILES Do not suffer another day with Itching, Bleeding, or Protruding Piles. No surgical operation required. Dr. Chase's Ointment will relieve you at once and as certainly cure you. 60c. a box; all dealers, or Edmanson, Bates & Co., Limited, Toronto. Sample box free if you mention this paper and enclose 2c. stamp to pay postage.

GRACADA WINS IN GOOD RACE

Roy Anderson's Craft Captured Wrenshall Shield in Skiff Race at the Regatta Saturday—Other Events.

(By Staff Correspondents.)

HAMILTON, Monday, July 1.—The Lake Sailing Skiff Association's annual regatta, under the auspices of the Royal Hamilton Yacht Club, was opened at the Beach on Saturday afternoon. The conditions were ideal, the water was calm, and a light northeast wind was blowing across the bay.

The course was a five-mile triangle, starting at the pier and running towards Hamilton, then back along the bay shore and then across to the piers.

The first race for the 16-foot class and for the Wrenshall shield was twice over the course. There were 14 entries, all fast boats. The starting gun was fired at 2.30 p.m., and all the boats got off well. They were bunched until the first buoy was reached, when the Gracada, owned by Roy L. Anderson of the R. H. Y. C., took the lead, which it held thruout the rest of the race, and won out by a nice margin, being about 200 yards in front at the Velvet, which got second money.

The result was:

	Time.
Gracada, R.H.Y.C.	1.45.50
Velvet, R.H.Y.C.	1.47.45
Mildred, R.H.Y.C.	1.52.10
Stroller, Nat. Y.C.	1.53.15
Ferita, Nat. Y.C.	1.58.45

Dinghy Races.

The second race, once over the course, was for the 14-foot dinghy class, for with the Buley Cup was given and was won by F. Turrall's boat of the National Yacht Club, Toronto, in 1.10.35.

J. Alexander's boat, from the same club, got second money in 1.11.42. W. J. Reilly, from the Toronto Canoe Club, got third place in 1.11.59, with his club mate, J. Douglas, in fourth place, in 1.12.30. A. H. Bennyworth of the Nat. Y. C., captured fifth place in 1.13.45.

The third race, once over the course, for the 16-foot dinghy class, was won by Miptu, owned by Allan Weir of the Victoria Yacht Club, in 1.08.40. Geo. Weir's boat, the Crest, of the same club, in 1.09.30. The third place was captured by George Cornell of the Q. C. Y. C., in 1.09.40. H. Balfour, Q. C. Y. C., for fourth place in 1.09.50, and R. Fawcett's boat, the Sparkle, from the U. Y. C., got fifth place in 1.10.20.

The remaining three races will be sailed off to-day. They are the 14-foot dinghy class, for the Commeford Cup; the 16-foot skiff class, for the Walker Cup, and the 16-foot dinghy class for the Goederham Cup. As each of these races has a large enery of Toronto and Hamilton boats, some fast races may be expected.

BIBLE CLASS PICNIC

Crowd of 300 Go to the Beach and Enjoy Program of Sports.

(By Staff Correspondents.)

HAMILTON, Monday, July 1.—Ald. Lalond's Young Men's Bible Class of the Barton Street Methodist Church, to the number of 300, journeyed down to the Beach on Saturday afternoon to hold their third annual picnic. The picnickers took the 2.15 boat and arrived at the Beach at 2.45. Music was supplied by the Sunday school orchestra on the boat, and a very pleasant trip was enjoyed by all.

When they arrived at the Beach sports and a baseball game were indulged in for the rest of the afternoon. There were races for all ages and sizes. The entries were so numerous that most of the races were run in heats. The results were:

Events.

Boys' race, under 10 years—1, Allan Goodman; 2, Bertram Bell; 3, Basil Moore.

Girls' race, under 10 years—1, Isa Barry; 2, Edith Pillon; 3, Phyllis Parry.

Single men's race, 100 yards—1, G. B. Ellington; 2, Thomas Foster; 3, Herbert Widdup.

Single ladies' race, 50 yards—1, Miss Cooper; 2, Anna Goodman; 3, Edith Widdup.

Pop race, for men over 35 years—1, T. Williamson; 2, George Pearson; 3, W. Jones.

Married couples' race, 50 yards—1, Mr. and Mrs. Joseph Moore; 2, Mr. and Mrs. Edward Markland; 3, Mr. and Mrs. Fred Roberts.

Hoop race—1, Fred Fortel; 2, Ernest Thompson; 3, James Bryers.

Maried men's race—1, A. MacDonald; 2, Joe Moore.

Ladies' potato race—1, Mrs. Joe Roberts; 2, Mrs. Charles Streek; 3, Mrs. Joe Moore.

150 yards race, open—1, E. Wigle; 2, Clifford Elkington.

Married ladies' race—1, Mrs. Fred Roberts; 2, Mrs. Joe Moore.

Fat men's race—1, John E. Wright; 2, George Roberts.

Sack race, for men—1, H. Widdup; 2, E. Pilkey.

Egg and spoon race—1, Ernest Sutcliffe; 2, John Woodworth.

The soft baseball game between the single and married men was won by the married men by a score of 6 to 5.

About 6 o'clock refreshments were served, while music was supplied by the orchestra, after which the prizes were presented and the photograph of the class taken. The class returned to the city on the last boat.

$500,000 FIRE IN SASKATOON.

SASKATOON, Sask., June 30.—(Can. Press.)—The J. F. Cairns departmental store is on fire and there is no hope of saving the building. Loss will be over $500,000. Other structures in the vicinity may go.

1 kt. Absolutely Perfect Choice Diamond of fine color and brilliancy.

$160.00

Worth $185 Elsewhere.

ONTARIO DIAMOND CO.
99 Yonge Street, Toronto.

WE NEED LOYALTY OF PIONEER BRAND

In a Patriotic Sermon, Rev. W. E. Gilroy Said What Canada Needed To-day Was the Same Spirit as the Early Settlers.

(By Staff Correspondents.)

HAMILTON, Monday, July 1.—"A Sermon for Dominion Day," was the theme of Rev. W. E. Gilroy's sermon in First Congregational Church, yesterday morning. "We are accustomed," the preached said, "to think of confederation as the greatest fact in our history as a colony. There was considerable reason for this. Confederation had meant a solution of difficulties, a combining of factions and parties for the birth of the Dominion, and a nobler peace following a long period of racial, religious and political contention. We had to learn that a past event, however much it meant in its day, might not prove the solution for all present and future troubles, but in the story of the birth of the Dominion we could find displayed the courage, fairness and largeness of mind necessary for the performance of present day tasks. He compared the settlement of Central America with the settlement of Canada, and the spirit and methods of the Spaniards with the spirit and method of the French and English.

The same diversity of spirit and method is apparent in those coming to our shore to-day, and in the Canadians already here. It is said that the name Canada was derived from the scornful words of the Spaniard when he first visited our northern land—aka, nada, 'nothing here.' No gold, no silver, no easily won laurels or treasures without the effort! Not so came Jacques Cartier, not so Joliet and Marquette, not so La Salle, not so the Pilgrim Fathers of New England and the British settlers in Canada of a later date. These come prepared for heavy burdens and large responsibilities. They had accepted pioneer labors, and a pioneer glory was their reward. The selfishness and cruelty of the Spaniard has defeated itself. Only a few years ago the shells of the American navy shattering the Spanish ships of war in Santiago Bay had paved the last act in the drama of lust, rapine and tyranny of Spain's life in America. It was an ignominious ending, in strange contrast with the proud beginning and the wonderful opportunity in the days of early discovery.

"On the other hand, the labors of the true pioneer bore larger results every day. In self-sacrifice, courage and energy, they had laid the foundation of a lasting heritage. What is needed in Canada to-day is the same spirit. We needed men of great purpose, with the lust of large life and the spirit of indomitable tasks. These are the men with the true loyalty, which was far above that artificial loyalty which ever sought to throw the flag around hollow principles, and to defend by appeals to sentiment causes that were false. The true loyalty is the loyalty to progress, the loyalty of the pioneer spirit. It calls for devotion and courage, and as these have been the only sources of will achievement in the past, so they will constitute the only security for the future.

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HOTELS.

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cleaned by our new process, are good as new. M. 5900
FOUNTAIN, THE CLEANER, 30 Adelaide W.

ERSKINES' FIRST DEFEAT

(By Staff Correspondents.)

HAMILTON, Monday, July 1.—At Victoria Park in the senior city league on Saturday, the Erskines suffered their first defeat of the season at the hands of the St. Lawrence aggregation. The veteran Harry Muir had the Indian sign on the Erskine waylopers until the eighth innings, when they came to life and hit the ball for 4 tallies. They started again in the ninth and put another over, but the game ended 7 to 5. The superb heaving of Muir featured.

Water Trips to Montreal and Quebec.

The new steamer Geronia made her first trip of the season last Thursday from here to Quebec. The route taken, while a little longer than the regular one, is purposely arranged so that nothing of interest between the two cities will be missed.

From Toronto the Geronia proceeds to Charlotte, thence back to the Bay of Quinte, passing Trenton, Belleville, Picton, and on to Kingston, through the Thousand Islands, down the rapids to Montreal and Quebec.

The Geronia proposes leaving Toronto every Thursday during the season at 1 p.m. Tickets, stateroom berths and all information can be had from A. F. Webster & Co., northeast corner King and Yonge-streets.