A. M. GAMPBELL.

can you. For full particulars apply to

12 Richmond Street East.

Telephone Main 2351.

REAL ESTATE INTELLIGENCE

Lists of Town and County Property Transfers—Record of Building Permits Issued-A Decided Improvement in the Local Real Estate Market-Sales of Property- Big Prices Obtained.

Two prominent characteristics of this present busy erecting a building on control provided corner of King and Duncan-streets, for

The majority of the Toronto real estate

WILL ERECT APARTMENT HOUSES

A Montreal man who was in town thru

Walking atong Bast King-street, one cannot help noticing, and, at the same time, admiring, the extraordinary progress being mande in the work connected with the New Palace Hotel," especially so during the past week. Acting on the advice or the architect, Mr. Lennox, the contractors have commenced all-night work, and, should the present fine atmospherical conditions remain for a little longer, the building will be ready for the roof before the end of the present year. The big heating boilers have now arriverly, and will immediate to them. No trouble is now being experienced in reference to the receiving of supplies of steel and other building materials, Altogether, should the present favorable state of affairs continue, the building, notwithstanding its largeness, will, it is given on good authority, be the quickest built-structure in the Dominion of Canada, While this may be the case, and the work is being pushed along in such a rapid manner, let it be understood that every detail connected in the least degree with the building operations is being most carefully looked after by a large staff of capable men, lest any mistake would happen to occur and be disregarded at the proper menen.

It is interesting to note that the directors of the new hotel are considering the building by two storeys. The plans, as they now stand, are only for six storeys, and, consequently, would give less than three hundred rooms of works of the new hotel are considering the building by two storeys. The plans, as they now stand, are only for six storeys, and, consequently, would give less than three hundred rooms of works of the new hotel are considering the building by two storeys. The plans, as they now stand, are only for six storeys, and, consequently, would give less than three hundred rooms of works of the new hotel are considering the building by two storeys. The plans, as they now stand, are only for six storeys, and, consequently, would give less than three hundred rooms of the proper six and the building will be ready for occu

TORONTO PROPERTY TRANSFERS. The following is a list of Toronto and unity property transfers recorded during tree days, Nov. 6th 7th and 8th:

A real estate broker says that the kind of touse he could sell every day is one that would fetch from \$2500 to \$3000. It does not need to have more than 20 feet frontiage, and there is no objection to them in rows, provided the locality is convenient and desirable. Builders, he said, would make money out of this kind of houses.

Toronto is steadily increasing in population, absolute scarcity of houses and the extensive building operations, either on of projected.

A WORD FOR VICTORIA-STREET.

A gentleman well posted in real estate matters said yesterday: "Few streets will be opened to the Esplanade in the early spring, and will then have a continuous asphalted pavement up to Ouenesstreet, and will be the ment and continuous asphalted pavement up to Ouenesstreet, and will be the widely-known city architect, has been

Owing to increasing business, Mr.Lennox, the widely-known city architect, has been obliged to take over a larger building for his offices. As a result, a splendid new suite of offices for Mr. Lennox will shortly be completed on the west side of Baystreet. The interior of the building is fitted in an up-to-date style, while the exterior is being most artistically finished.

The work in connection with the new building for the Toronto Foundry Company is being quickly pushed forward, under the direction of the architect. Mr. Lennox, and it is anticipated that the building will be ready for the roof by the end of the present month.

For the new West End Catholic Church, which has been receiving considerable attention of late, a site has now been chosen. The new edifice will be located at the corner of Arthur and Grace-streets. PERSONAL.

Mr. McIlwain, real estate agent, Victoria-street, has just returned from Ottawa, where he has been for the past three weeks, indulging in the pleasant pastime of wild duck shooting.

OBSERVATIONS. The three dwelling houses being built in the Queen's Park for Mr. Flavelle, Mr. E. R. Wood and Mr. E. T. Malone, B.L., re-

Security Co to Frederick Harrington, for
PERTH-AV, e s, lot 46, on plan M
23; Minnie E England to Annie
Black, for
PRESTON-AV, e s, one-haif interest
in lots 25, 26, 28, 20 and 30, s 34½
feet, lot 27, and n 23, lot 31, plan
M 60; Thomas Jenkins to Mary
G Bell, for
RATHNNELLY-AV, lots 125 and 126,
on plan M 18; Levi J Clark to spectively, are nearing completion. Mr. Alexander T. Reid of the Canada Mr. Alexander T. Beid of the Canada
Featherbone Company is building a twelveroomed house on Park-road, Rosedale. Mr.
A. Frank Wickson is the architect, and
Mr. William Murray is the contractor.
On the west side of University-avenue,
Mr. C. A. Burns is building a three-storey
brick dwelling, 37x145 feet. Those holding
contracts for the carrying-out of the work
are Davidge & Lunn, Keith & Fitzsilmons.
About fifteen thousand dollars will be the
cost of the new dwelling house, to be
erected on Markham-street, for Mr. J. C.

Bigston.AV, e. s, one-half interest
in lots 25, 26, 28, 29 and 30, s 34½
feet, lot 27, and n 23, lot 31, plan
M 60: Thomas Jenkins to Mary
G Bell, for
IRATHINIZLIX-AV, lots 125 and 126,
on plan M 18; Levi J Clark to
Harriet E Sheppard, for exchange
of land and
M 6: Charles C L Cameron to
Ethel C Cozens, for
THE BEACH, n s, lots 114 to 118,
both inclusive), on plan M 37;

Since last Tuesday afternoon, the following building permits were issued by the City Commissioner:

To Joseph Collett, to erect a two-storey roughcast addition to dwelling rear of, 696
To Charles Norris, to build a two-storey and attle brick residence, No. 16 Crescentroad. Henry Simpson is the architect, and the builder William Balley. The cost of the work will be \$3500.

To A. McMordie, to erect a two-storey brick dwelling near Bloor-street, on west side of Gladstone-avenue, at a cost of \$32, 50x154 ft; Remigius Elmsley

PROPERTIES FOR SALE. Alexander & Russell's List.

\$4000 - PERFECT HO brand new, right ad ling Avenue-road, eight nice rooms, irroom, open plumbing, hot water head aundry, stone foundation, divided control.

\$4200 - SPLENDID - PAYING investment, very central, situated in choice locality, block six 2037 houses, rents aggregate forty-eight dollars monthly, light tax2s, investigate quickly.

S5000 - SPLENDID BUSINESS property, close to Yonge and Adelaide, exceptionally well-built, solid brick and stone building, great opportunity for printer or publisher. Full particulars, with Alexander & Russell, 160 Bay-street.

875 \$10 foot, BLOOR-ST., RIGHT adjoining Ossington, north side, any frontage, on terms to suit. H. S. FOOT, SULLY-ST., OR BEA-trice-st., close to College. H.

FOOT-CONCORD-AVE., SPEcial, close to College-street. H.

S. Mara.

\$\frac{23}{23}\$ FOOT, ALBANY-AYE, ONE of the choicest positions on the street. H. S. Mara.

\$\frac{25}{25}\$ FOOT, BISMARCK-AVENUE, very convenient to Belt Line, very convenient to Belt Line, bufferin-street and College-Street. George McLeish, 18 Toronto-street, Room 27. \$25 FOOT, BISMARCK-AVENUE, very convenient to Belt Line, any frontage, 120 feet deep. H. S. Mara. \$950) DETACHED COTTAGE ON lot with 55 feet frontage, Barton avenue, easy terms. H. S. Mara.

\$1300 -ALBANY-AVE., NEAT brick fronted house, six rooms and bathroom, good wide side entrance, \$350 cash. H. S. Mera.

-BATHURST-ST., AI-most new, brick house, eet, eight rooms and every vement, hot air furnace. \$23 month. H. S. Mara, 5 \$3000

\$1800 - CENTRAL, SOLID brick eight-roomed dwelling, improvements. S. W. Black, 41 Ade-

Description of the second of t

\$2700 -NEAR CARLTON AND College, brick, eight-roomed dwelling, all improvements rents \$264 per year, cash required \$700, pays afteen per cent. on money invested. \$3800 —SOUTH PARKDALE, nine-roomed brick and stone dwelling, exceptionally well built, good lot, possession at once. S. W. Black, 41 Adelaide east.

J. A. Mellwain & Co.'s List. \$4000 - HUNTLEY-ST., RESI-ronto, combination heating, ten rooms, close to Isabella.

\$5500 - CUT-STONE FRONT, detached, thirteen rooms, forced sale, all conveniences, well worth eight thousand, near Huntley and Isabella. \$3700 WELLESLEY; \$3500, Carlton; \$4900 Wood-st.; \$4000, Jarvis, near Carlton; \$4500, Albanyave., new; \$5000 Wilcox.

B UILDERS-WE HAVE CENTRAL building lots for sale; buy now and save money; loans guaranteed.

53400 - WELLESLEY, STORE property, with 8-roomed house thereon, near Bleeker-street. J. A. McIlwain & Co., Estate and Financial Brokers, 94 Victoria-street.

A. G. Clements' List. \$1000 -TRAFALGAR-AVENUE, neat brick-fronted dwelling, nine good rooms, newly decorated, easy terms. A. G. Clements.

1125

RECORDED AT OSGOODE HALL

The following is a list of property transfers recorded at Osgoode Hall for the week ending Friday, Nov. 8:
BROOKLYN-AV, w s, lot 94 and s, 10 feet lot 93, on plan M 8; James B Willmott to John Foley, for ... 210
MALVERN-AV, w s, lots 23 and 24, in block H, plan M 58: Land Security Co to Frederick Harrington, for ... 720

VILLAGE OF WESTON, w 1/4 of lot

402, on Registry Office plan 273; Catherine S Ward to Robert S Comben, for

TORONTO JUNCTION TOWN.

\$1650 -WINDSOR STREET, five minutes' from Union Station, solid brick, seven good rooms and bathroom, rents for fifteen. A. G.

DOVERCOURT-ROAD, near Queen, brick dwelling, six rooms and bathroom, stable \$100 cash and \$15 monthly. A. G. Clements, 1064 Queen west.

M. J. Mallaney's List.

ONTARIO-ST., ADJOINing Howard, solid brick
ten-roomed house, cellar full size all conveniences, verandas,
exceptional bargain.
Yonge-street.

M. J. Mallaney, 75

-ROSE-AVE., SOLID brick, eight - roomed house, cellar full size, paymen's arranged. \$1500 open plumbing, brick, eight-roomed house, value Toronto. S14(0) -ALBANY-AVE., BRICK eight-roomed house, cellar full size, furnace, open plumbing newly decorated, inspection cheerfully invited, you will purchase. M. J. Mallaney, 75 Yonge.

PROPERTIES FOR SALE. Douglas Ponton's List. OUGLAS PONTON, REAL ESTATE, loans and insurance, 12 Melinda

\$35 -QUEEN WEST, VERY DEEP

\$60 -HARBORD-STREET, NEAR St. George.

\$18.000 JARVIS - STREET, solid brick and stone residence, fourteen rooms, steam heating, every modern improvement, house finished in hardwood, large and deep lot, brick stable. Douglas Ponton, 12 Melinda-street.

George McLeish's List. G EORGE McLEISH, 28 TORONTO-ST.,

\$1600 - STYLISH HOUSE, rooms, bath, gas, furnace.

FOOT, CRAWFORD-STREET, \$1400 - NORTHWEST OF best part, one lot only. H. S. -SCOLLARD STREET, large cottage, with lot north end of city from \$600 up.

OHN POUCHER, ARCADE. CLAIMS to have the largest and best selected at in Toronto, mortgage sales, easy erms, call and see for yourself.

D 1 ()() ONLY ONE HUNDRED cash, for neat six-roomed house, near Dundas and Dufferin, bath, closet, brick cellar, side entrance, slate roof, a sacrifice. John Poucher, Arcade. 5600 - DETACHED, BRICK front, near Bloor West cars, John Poucher. E LEVEN HUNDRED FOR STORE and dwelling Bloor west, stone cellar, plate glass, mortgage foreclosure, easy terms. John Poucher.

ELEVEN HUNDRED — CAROLINE-nace, side entrance, stone cellar, complete house, easy terms. John Poucher, Arcade. EVENTEEN ACRES, TEN MILES east of Toronto, large brick house, hig stables, fruit and ornamental trees, would exchange for productive city property. John Poucher, Arcade.

DOVERCOURT-ROAD brick, eight rooms, good line rooms, latest improvements, easy terms, a snap. John Poucher. -CLOSE TO BLOOR AND Yonge, solid brick, eight- \$2250 -NEAT, NEW SOLID brick open plumbing, side entrance, fifteen minutes' walk to

\$1800 -NEAR YONGE AND Bloor, solid brick, seven rooms, open plumbing side entrance, cheap and good. John Poucher, Arcade.

AUCTION SALES.

BY CHAS. M. HENDERSON & CO 87-89 East King-Street. Established 1850.

NOTE OUR LIST OF Coming Auction Sales.

This day at 11 o'clock, Valuable Furni-ture at 87-89 King-street. Monday, 11th, at 11 o'clock, Valuable Furniture, at 107 Baldwin-street. Furniture, at 198 Crawford-street.

Wednesday, 18th, at 11 o'clock, Valuable Furniture, at our rooms.

Thursday, 14th, at 11 o'clock, Valuable Furniture, etc., at 52 Cecil-street.

Thursday, 14th, at 2.30 o'clock, Valuable Furniture, etc., at 522 Church-street.

Friday, 15th, at 2.30 o'clock, Valuable Furniture, etc., at 522 Church-street. Furniture, etc., at 522 Church-street.

Friday. 15th, at 2.30 o'clock, Valuable
Water Colors, at London, Ont.
Saturday, 16th, at 11 o'clock, Valuable
Furniture, at 87-89 King-street east.

Suckling & Co. S1250 DENISON-AVE. NEAR Bellevue Park, special, eight rooms, rents for twelve: needs repairing, but good buying at the price; \$550 cash. A. G. Clements.

Monday, 18th, at 11 o'clock, Valuable Furniture, at 46 Murray-street.

Saturday, 23rd, at 2.30 o'clock, Valuable Pictures at Roberts' Art Gallery.

Parties requiring our services will kindly Parties requiring our services will kindly give early notice.

Terms as usual. Reference "The Public." CHARLES M. HENDERSON & CO., Tel. 2358. Auctionee

Grand's Repository

GRANUS

AUCTION SALES EVERY TUESDAY AND FRIDAY AT II A.M. **AUCTION SALE** TUESDAY NEXT

NOVEMBER 12

AUCTION BALES. SWISS

Water Colors By C. J. WAY, R.C.A., BY AUCTION ON Thursday, Nov. 14th AT 8 P.M.

C. J. TOWNSEND & CO.

28 KING ST. WEST. & CO. UCTION SALE OF VALUABLE
Warehouse Property on Colborne-

Or to BARWICK, AYLESWORTH & WRIGHT, Vendor's Solicitors, Toronto. Dated the 10th day of October, 1901. 66396 C. J. TOWNSEND

KING ST. WEST. & CO. A UCTION SALE OF 56 GROSVENOR-Street.

There will be offered for sale by public auction on Saturday, Nov. 16, at 12 o'clock neon, at Townsend's auction rooms, King-

Suckling & Co.

Special Sale of Woolens NOTICE TO Clothing Manufacturers

Jobbers in Woolens.

Overmakes, \$20-34 LANGLEY-AVE.—11 ROOMS; large side lawn; in thorough repair. J. B. LeRoy & Co. Oddments

From their Fall Delivery, in 6-4 Tweeds, Sultings, Homespuns, Serges, Friezes, Costume Cloths, etc., 3-4 Trouserings, Suit-

Wednesday, Nov. 13th,

Commencing at 10 o'clock a.m.; also, from a well-known clothing firm in Montreal, 200 Men's Heavy Tweed Sacque Suits, regular; 200 Men's Blue and Black Worsted Sacque Suits, regular; 70 dozen Men's German Knit Lumberman's Sox, very heavy, and well-made, tufted inside; 100 dozen Star Brand, Flannelette Night Gowns, in pink, and blue, plain and lace-trimmed, Men's Heavy All-Wool Underwent, Top Shirts, Sweaters, Jerseys, fleece-lined Shirts and Drawers.

We have received instructions to sell "en bloc" at a rate on the dollar, at our warerooms, 64 Weilington-street West, To-

John N. Lake's List, To Rent.

28 BEATTY-AVENUE-NEW HOUSE, complete, will sell cheep, possession immediate. John N. Lake.

175 OHON N. Lake open plumbing, hot water heating, complete, will sell cheep, possession immediate. John N. Lake.

176 OF TOTOPY PEARL-STREET. TWO pupper floors, with holst, for storage or manufacturing. John N. Lake.

188 AN ARTH TORONTO TOWN.

189 JOHN TORONTO TOWN.

190 JOHN TORONTO TOWN.

202,770 65

21 JOHN N. Lake.

228 BEATTY-AVENUE-NEW HOUSE, and the carried from the West open plumbing, hot water heating, complete, will sell cheep the largest menting and bearing interest at 7 per cent. per annum. These are the most upto-date proclass months, satisfactorily secured and bearing interest at 7 per cent. per annum. These are the most upto-date proclass months, satisfactorily secured and bearing interest at 7 per cent. per annum. These are the most upto-date proclass months, satisfactorily secured and bearing interest at 7 per cent. per annum. These are the most upto-date proclass months, satisfactorily secured and bearing interest at 7 per cent. per annum. These are the most upto-date proclass months, satisfactorily secured and bearing interest at 7 per cent. per annum. These are the most upto-date proclass months, satisfactorily secured and bearing interest at 7 per cent. per annum. These are the most upto-date proclass months, satisfactorily secured and bearing interest at 7 per cent. per annum. These are the most upto-date proclass months, satisfactorily secured and bearing interest at 7 per cent. per annum. These are the most upto-date proclass months, satisfactorily secured and bearing interest at 7 per cent. per annum. These are the most upto-date proclass months, satisfactorily secured and bearing interest at 7 per cent. per annum. These are the most upto-date proclass months, satisfactorily secured and bearing inte

PASSENGER TRAFFIC.

ELDER, DEMPSTER & CO.

BRISTOL SERVICE.

BERMUDA, JAMAICA, WEST INDIES, NASSAU. HAVANA. FLORIDA And All Points SOUTH. Send postcard for illustrated booklets. BARLOW CUMBERLAND.

72 Yonge Street, Toronto. Franco - Canadian Line

Steamer Lakeside

the most easterly 8 feet of the lot. The purchaser of this property will also be entitled to the use of the 7-foot right of way between houses 181 and 183.

There will be a reserved bid on each parcel. The properties can be inspected by intending purchasers on application to John O'Leary, 181 William street. Full particulars, conditions of sale and descriptions of the lands can be had from John O'Leary, the auctioneer, or the vendors' solicitor. Ten per cent. of the purchase money will be payable at the time of sale and the balance, without interest, four weeks thereafter. The vendors will furnish a deed free of expense.

JAMES E. ROBERTSON,
Canada Permanent Chambers, 18 Toronto.

ESTATE NOTICE.

EXECUTORS' NOTICE TO CREDItors. In the matter of the Batate
of John Lawrence Lawlor, late of the
City of Toronto, in the Gounty of York.
Lieutenant, Deceased.

Notice is hereby given, pursuant to Section 38, Chapter 129 of the Revised Statutes
of Ontario, and Amending Acts, that all
creditors and others having claims and demands against the estate of the said John
Lawrence Lawlor, who died on or about
the 31st day of August, 1900, are requested
to send by post, prepaid, or deliver to the
undersigned executors, on or before the 15th
day of December, 1901, particulars of their
Christian names, surnames and addresses,
and the nature of the security, if any, held
by them.

And further take notice that, after the
said fifteenth day of December, A. D. 1901,
the said executors will proceed to distribute the assets of the said deceased
among the parties entitled thereto, having
regard only to the claims of which they
shall then have notice, and that the said
executors shall not be liable for such assets or any part thereof so distributed to
any person or persons of whose claims
they shall not have received notice at the
time of such distribution.

Dated the 27th day of September, 1901.

JAMES J. FOY,
HUGH T. Kellly,

JAMES J. FOY,
HUGH T. KELLY,
Executors of the Estate of John Lawrence
Lawlor, deceased,
80 Church-street, Toronto.

LIOTT-ST.—\$1850—6 BOOMS; B. ANT w.c.; gas: furnace and hot water st-avenue—\$1700—8 rooms; every con nience. J. B. LeRoy & Co.

CHOICE BUILDING LOTS ON AND near Danforth avenue from \$5 to \$8 per foot; the lots are 50 x 125 to a lane within four minutes' walk of street cars. \$20 cash; balance to suit, at 5 per cent. J. B. LeRoy & Co. P OR SAILE, EXCHANGE AND RENT, beautiful houses and stores, city and suburban, fruit, grain and stock farms, all parts. J. T. Culverwell, 34 Victoria-street.

Mitchell, Wallace & Co.,

Phone 452.

75 YONGE ST.

MARTHUR. SMITH & CO., 24

Yonge—College, near Spadina, brick, 7 rooms, twenty-one hundred; detached brick, Rosedale, hot aker heating, three thousand; Brunswick, near College, brick, modern, thirty-dix hundred.

PASSENGER TRAFFIC.

NOVEMBER 9TH, 1901

RETURN TICKETS SINGLE STATE FARE

Good Going November 8th and 9th Good returning from destination on or before Nov. 11, 1901. Tickets and all information from agents Grand Trunk Railway System. M. C. DICKSON, Dist. Pass. Agent, To-

CANADIAN PACIFIC

RETURN TICKETS
Will be issued at

Single First Fare and One-Third To Missanabie, Heron Bay and Nepigon. Good going Oct. 15th to Nov. 15th All tickets good to return until December 15th, 1901

A. H. NOTMAN, A.G.P.A.,

1 King Street East, Terento hite Star Line

New York to Liverpool via

Newtoundland.

The Newfoundland Rallway.

Only Six Hours at Sea

STEAMER BRUCE leaves North Syderery Tuesday, Thursday and Saturnight, on arrival of the I. C. R. carrionnecting at Port-an Basque with the NEWFOUNDLAND RAILWAY.

FURNESS LINE Halifax and London. Halifax, St. John's, Nfld., and Liverpool S.S. DAMARA, Nov. 7, to Liverpool
S.S. DAHOME.... Nov. 7, to London
S.S. EVANGELINE Nov. 21, to London
S.S. LOYALIST... Dec. 5, to London
New steamers; superior accommodation
R. M. MELVILLE,
General Pass. Agent, Toronto.

Atlantic Transport Line **NEW YORK AND LONDON DIRECT** A BRITISH LINE.

None better crossing the ocean; bilge keels, twin screw, cabin all amidships.

S.S. MESABA ... Nov. 9 4 9 a.m.
S.S. MARQUETTE.. Nov. 16, 9 a.m.
S.S. MINNEHAHA... Nov. 23, R. M. MHLVILLE. Can. Pass. Agent, Toronto. HOLLAND-AMERICA LINE

R. M. MELVILLE, eneral Passenger Agent, corner Teresto and Adelaide Streets. 138 DOMINION LINE | STEAMSHIPS.

Rates of Passage—Cabin, \$50 and upward, single; \$55 and upward, resurn, according to steamer and berth. Second cabin, \$35 and upward, single; \$68.88 and upward, return. Steerage, \$28. Midship saloons, electric light, spacious premenade decks.

BOSTON SERVICE.

"New England," from Boston, Nov. 6th, 6.30 a.m. **Dominion S.S. Line**

BOSTON and LIVERPOOL -VIa QUEENSTOWN-New and Magnificent Steamships

MEDITERRANEAN SERVICE.

mmonwealth".... Nov. 27 "SECOND TO NONE." A. F. WEBSTER **Manchester Liners**

LIMITED, Montreal to Manchester. Manchester Commerce, "cold storage...Nov. 11 Manchester City," cold storage Nov. 15 A Limited Number of Cabin Passengers Carried

R. DAWSON HARLING.

28 Wellington-street East, Toron URNESS, WITHY & CO., Montreal, Moginty Watch.

Great frue maker. Rods everybedy. Rickel
Frated Runting (zas. Freesthe cover and up
fine grinning McGinty, Renty body has to
hugh. He tholatest novelty out, and a good
me. Mailed the alless or fine Arie