

REAL ESTATE NEWS

REALTY FEELS SUMMER'S COMING

Approach of Dog Days Shown in Change of Business Trend.

Summer seems to have set in early in real estate circles, and the seasonable quietness is now quite noticeable. Building business is, however, rushing ahead, and a regular city architect's office has swept in upon the city architect's office. In a week, while the carpenters were tying up things, the receiving end of the building inspectors' office had little to do but each day this week has improved until Friday was as busy as any day in the spring. Architects and builders have shown readiness to meet for their plans and permits, now that it is known that building operations will proceed without interference. Consequently, the building figures have taken a sudden jump: Thursday and Friday were \$200,000 days, with average cost of permits small.

The resumption of building activity should shortly be reflected in increased business in building lots. Investment demand for real estate is confident to small priced lots and houses. Big operators are not very active, and cash considerations on central deals are certainly not uncommonly large. The general impression among real estate men is that the 15th of August will mark a return of enthusiasm. That will be about the end of the holiday season and a time when a fairly accurate line on crops can be had. Hope long deferred deters realty men from making any predictions as to when money will become freer and property demand unchained, but all agree that the domestic situation should be greatly relieved before fall.

In the meantime, brokers are engaged in getting the selling lists into good shape, and readjusting prices, although, unfortunately, little of that is required. Some agents are figuring on the possibilities of the General Hospital site, for which tenders close on June 20. The property would make great sites for tenement houses or warehouses. It is probably too valuable to utilize for the erection of single dwellings.

Three or four fair sized building projects are in the air. A few central sites are dragging along with no great alacrity on the part of the owners to meet the buyers' prices, and no unusual anxiety to close visible transactions. Summer listlessness seems to have crept into the realty business. There is some well founded expectation that buyers will get in early, so as to reap first advantage of fall trading, and if these anticipations materialize or even the present movement continues, agents will do a summer business quite as good as last.

SPLIT THE DIFFERENCE. KINGSTON, June 12.—(Special).—Members of the Frontenac County Council changed their minds about their indemnity allowance. Yesterday they voted down a resolution to increase their pay from \$3 to \$5 per day. Today they carried a motion to increase it to \$4.

TWO GEOLOGICAL PARTIES. Further Plans for Stefansson Expedition. OTTAWA, June 13.—The Geological Survey has arranged for the work of the Stefansson expedition to the Arctic and the division of the work it will carry forward.

There will be two parties. The northern one will explore the unknown seas and lands north of the mouth of the Mackenzie River and west of Banks and Prince Patrick's lands. The southern party will investigate the region about Coronation Gulf, including the Coppermine River and Victoria Land.

GLEBE MANOR Five miles north of Glebe Manor land is selling as high as we ask for property in this magnificent central property. For a really high-class situation, with the biggest development prospects ahead of it, lots in Glebe Manor are cheap—absolutely cheap—at our price of

\$32 Per Foot. Terms Arranged.

Do not let another day go by without seeing this property and sizing it up as an investment. Our motors are at your service. Make an appointment.

Dovercourt Land, Building, and Savings Co., Ltd. W. S. DINNICK, President. 84 King St. East. Telephone Main 7281

Within easy walk of the Civic Cars, is selling fast at from

\$28 to \$40 Per Foot

TERMS: \$2.00 Per Foot Down; \$10.00 Per Month BUILD AND BE YOUR OWN LANDLORD

Let us show you this property . . .

MORINE & CO. Main 2792. 502 KENT BUILDING

FACTORY FOR SALE West end. Lot 135 x 265. Two frontages, with C.P.R. and G.T.R. sidings. 38,000 square feet floor space. Up-to-date equipment. For Further Particulars, Apply **J. M. WILSON & CO.** 18 KING STREET WEST, TORONTO

\$12 to \$20 Per Foot \$25 Down, \$10 Per Month Tell us where to get you and our motors will call and take you out to see the property. **Dovercourt Land, Building & Savings Co., Ltd.** W. S. DINNICK, President 84 King Street East. Telephone Main 7281

Hampstead Gardens Look around all you like, but you will not find any spot where you can buy lots so close to the industrial district, so near promised transportation, so close to church, school and post-office, at prices so low as we are introducing lots for in Hampstead Gardens. This is your best pick of lots for a home-site or for a real estate investment. The near-by properties we sold are built up, and holders are now offered five to ten times what they paid. Such profits are for those who act—who do not put off till to-morrow what they should do to-day. Get a lot now at the beginning. Our advice is BUY NOW.

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BUILDING PERMITS

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YORK COUNTY AND SUBURBS

TAKING CHANCES WITH THE JUDGE

Two Criminal Cases at the Brampton Sessions Without a Jury.

AT FARMERS' INSTITUTE

J. J. Collins of Castlemore Is President For This Year.

BRAMPTON, June 13.—(Special).—The June sessions of the county court are going on at the court house in Brampton, and about Tuesday, Judge McGibbon is presiding. There are four cases on the ticket—two civil and two criminal. The grand jury was three streetsville young men accused of raping a woman at Churchville last fall and the other a case of forgery.

The civil action of W. A. Caldwell of Sandhill vs. the Cocksbutt Implement Company was an action brought by plaintiff to have certain notes he had given defendants on a twelve horsepower gasoline engine cancelled. Judgment was given for the plaintiff for the full amount.

The case of Dr. Lawson vs. James G. Taylor, late commissioner of industries for Brampton, was a case arising out of the Massey-Harris deal when that property was sold by Mr. Fletcher. Mr. Taylor held the option on the land for \$1500. Dr. Lawson alleges that Taylor agreed to give him \$1000 if he would use his influence with Mr. Fletcher otherwise the deal would fall through. Judgment was to have been given this morning, but the judge has deferred a decision till Saturday.

The Peel Farmers' Institute have elected the following officers for the year: President, J. J. Collins, Castlemore; first vice-president, Robert McCulloch, Steelgrove; second vice-president, Ralph Crawford, Brampton. The following were elected township directors: Albion—A. S. Rutherford, H. Jaffray, J. H. Rutherford, O. H. Downey, Caledon—George Blair, John Foster, John McDonald and William Vance. Chinguacousy—H. Pawley, Peter Sparks, E. C. Monkman, H. C.

Clarridge, D. N. Marshall, Toronto Township—F. J. Thompson, P. C. Dunton, J. H. Watson, and H. Peggs, Toronto—Gore—Blake, Ward and John Sleightholm, Brampton—J. R. Fallis, L. J. C. Bull, William Clarkson and W. H. Tisdale.

The newly-organized town band under the leadership of Mr. Emerson Downs, gave their first open-air concert in the park last night.

Magistrate Ward Got Into Fight Ward Seven Official Succeeded in Holding Man For the Police.

What will likely prove the hardest and most stubbornly contested game of soccer will take place this afternoon at the Lambton Park, when the Queen City of Toronto will meet the Hamilton United in a championship game of professional football. Both teams have trained hard for this event, and the suburban railway are meeting the large crowd by inaugurating their fifteen minute service.

There is a good chance for some philanthropist to earn the lasting esteem of the firemen of ward seven. They have a most beautiful little green which is kept in perfect condition and which they have flanked and made pleasing to the eye with boxes of bright flowers. They cannot leave their stations for any distance, but if they became possessors of a set of bowls, would have an ideal spot for practice. Court Toronto Junction of the Canadian Order of Foresters are arranging to attend St. John's Church to-morrow. A large number of outsiders are expected and will be headed by a brass band. Rev. T. B. Smith will conduct the service, which will be at 11 a.m. and preach a special sermon.

It is not often that one of His Majesty's justices of the peace gets involved in such a mix-up as that which befell Magistrate Ward, the highly respected representative of ward seven. It appears two men who had been assaulting women and children on St. Clair avenue were being arrested by the police and the police tackled him, give the weight of his authority on the side of law. One of the prisoners, however, taking him of less aversion, pulled a knife and inflicted a wound on his surprise found his match. In the struggle in which his honor bravely laid his own, both tumbled down a sand pit which inflicted injuries on the magistrate's face that will keep him

answering questions of anxious friends for some days. The law, as fully represented, however, came off victor and both men were safely lodged in the cells of No. 9 station.

THORNHILL. The Thornhill Women's Institute will hold their annual summer meeting on Monday, June 16, at 2:30 p.m., at the home of Mrs. O. Bales, Lansing, when Mrs. Alt-nburg and Miss Harvey, delegates, will be present and address the ladies, also Miss Charles of Toronto. A good program of music will be given during the afternoon. Refreshments will be served at close of afternoon meeting. These meetings are very profitable and interesting, and every lady, whether members or not, will be made welcome.

BOLD ROBBERY ON STREET. New York Bandit Baffled Pursuers. NEW YORK, June 13.—(Can. Press.)—Miss Dorothy Daniels, a frail little woman of 22, was beaten, choked and robbed in the streets this afternoon by a lone bandit who followed her to the bank and two-thirds of the way back to her place of employment on Varick street. The high-woman escaped with \$128 in currency and a certified cheque for \$1000. Hundreds pursued him for several blocks, but he eluded them by darting thru a hallway. The hold-up occurred in a busy downtown section in full view of the noon-day crowds.

Humber Valley Surveys Are the most picturesque and best restricted subdivisions in or around Toronto. Prices from \$20 to \$50 per foot frontage. Terms are 20 per cent. cash, and 10 per cent. each six months, with interest at 5 1/2 per cent. Write or telephone for a booklet, plans, etc., or an appointment to go over the property. **HOME SMITH AND COMPANY** 18 King St. West TEL. A. 888.

Business Opportunities FOR SALE—Grocery and meat store, fixtures, reasonable prices. Apply P. E. 40 Morrison street, Niagara Falls, Ont. e7

THE MANN MINES, Gowanda, purchased by powerful English capitalists, five hundred twenty-five thousand cash, million dollars ore blocked out. Labrick hundred feet deeper, immediately adjoining rich Mann's veins, traversing richly, future operations, which is equipped with machinery, compressors, camp supplies, going concern, indispensable for future operations, promising mining proposition Northern Ontario. Operators seeking something real legitimate, call on promoter, communicate Harry Bush, 1 Manning avenue.

WANTED—A man in every township in Canada, with a few hundred dollars, to take an active interest in a pleasant growing business. Money fully secured by fast selling goods on which the profits are very large. Over three million sold in three years with profit of over seven hundred thousand. Mered Fraser, Hamilton, Ont. edit

There is no place like it, which you will know when you see it. **LAWRENCE PARK** is the ideal home site for those who appreciate the beauty of suburban life. **Dovercourt Land, Building and Savings Company LIMITED.** W. S. Dinnick, President. 84 King Street East. Tel. M. 7286.

Railway Frontages 512 x 179, Northwest Corner Bathurst and Old Belt Line Excellent for supply yard or manufacturing concern. Forest Hill Electric Railway to pass property; cheapest property in the district. Price \$29,000. **200 x 134 Merton Street and Old Belt Line** Best buy in the city for sliding purposes; large number of factories now located in this vicinity. Price \$150 per foot. Exclusive Agents. **R. M. Armstrong & Company** 13 ADELAIDE STREET EAST. Phone Main 7168.

GLEDHILL HEIGHTS Choice high level lots within easy walking distance of the new Danforth avenue line. **For Sale on EASY TERMS** Only 25 down and \$10 per month, makes in three years. Located in a rapidly developing district. Call now on this property. **The Title and Trust Company** Cor. Bay and Richmond Sts., Main-6216.

Garage Wanted For The World's Six Cars Central location, accessibility, complete fittings and early possession necessary. **H. J. Maclean, The World**

Properties For Sale **THE UNION TRUST CO., LTD.** 114 Bay Street

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