

MANY DEALS MARK SPRING RUSH

(Continued From Page 1.)

the ruling rate for the spring at seven per cent. The largest mortgage of the week was for \$95,000 on the property just east of the Prince George Hotel on King street. The Canada Life Assurance Company loaned Matilda A. Moore this money at six per cent.

One of the largest King street deals has just received the finishing touches of the lawyers. This property includes numbers 120 to 126, and was owned by the Alexander G. Ross estate. Lillian Mary C. Jones and Hilda C. Jones of London, England, sold to Daniel O'Brien for \$283,473.17. The property has a frontage of 62 feet 6 inches, and the land is assessed at \$84,500 and the buildings at \$9500.

Number 148 Queen street has been purchased by Czarni Spiri for \$14,500. This property, which is just east of George street, has a frontage of 29 feet 8 inches, by a depth of 100 feet. Assessments amount to \$91,000.

King East Deal.
The old Sovereign Bank building, on the northwest corner of George and King streets, has been bought by Albert Kleiser for \$33,000. The property, which is known as No. 175, has a frontage of 33 feet 6 inches on George street, and was owned by Mrs. Kate Cummings. The land assessment is \$9900 and the large building is assessed at \$20,000.

Drummond, McCaul & Company of Montreal have sold their property at 373 East Front street to Henry J. Hamilton. The property comprises about 200 feet east of Trinity street and has a frontage of 108 feet 9 inches by a depth of 123 feet 11 inches. The amount of the deal has not been given out.

Thomas J. Maguire has sold the northwest corner of Wellesley and Blecker streets to the Imperial Bank of Canada. This property, which has a frontage of 140 feet on Blecker street and 45 feet 7 inches on Wellesley street, includes three houses.

The northeast corner of Gloucester and Church streets has been purchased by Leo Holmer for \$7500. Elizabeth A. Mitchell was the owner.

Teraulay Street Transfer.
No. 101 Teraulay street, which is just above Alice street, has changed hands, an Orangeville man being the purchaser. Frank Bott, who recently acquired the property from Leon and Louis Silverman, sold to William G. Hyland. There is a frontage of 20 feet 1 inch by a depth of 72 feet, and the assessments amount to \$6474, of which only \$490 is placed on the building.

Fifty feet on Edward street, taking in Nos. 38 and 40, was purchased by Amos Pickles and Harry Silvie from James Acton. Although the price is not known, it was probably in the neighborhood of \$15,000.

Oil Company Makes Lease.
The transfer of a lease, on the property at the foot of Cherry street, occupied by the British American Oil Company, to the company was one of the features of the week. The previous holders of the lease were Henry Babie and William A. Manion of Buffalo and Albert L. Ellsworth of Welland. The property was leased from the city in 1906 and is at the rate of \$472 a year. The block of land is practically 400 feet running east by 510 feet.

No. 329 Queen street, just east of Berkeley, is one of the deals just completed. James Goodfellow sold the property to Charles Persitz. The sale price is not known, but the assessments amount to \$3000. The frontage is 20 feet 3 inches by a depth of 90 feet.

Sixteen Houses in One Deal.
A deal for the sale of sixteen houses on the north side of Eriehot street has just been completed. These houses are from number 19 to 40 and are just west of Yonge street. Isaac Davidson, who was the owner, sold to David Kennedy and Maurice Jacobs and John Watt. The sale price has not been divulged.

H. Prince has sold his house at 22 Borden street to N. Kaplan for \$4100. M. Riman has purchased G. Greg's house at 75 Bellevue place for \$4800. Both deals were negotiated by Fred M. Carleton, corner of Bathurst and London streets.

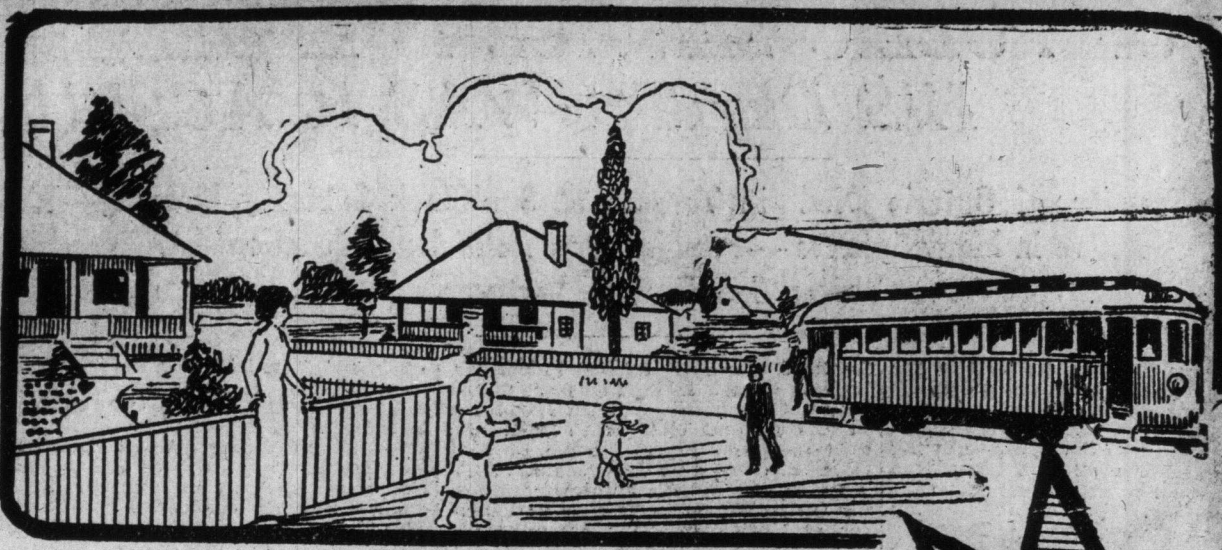
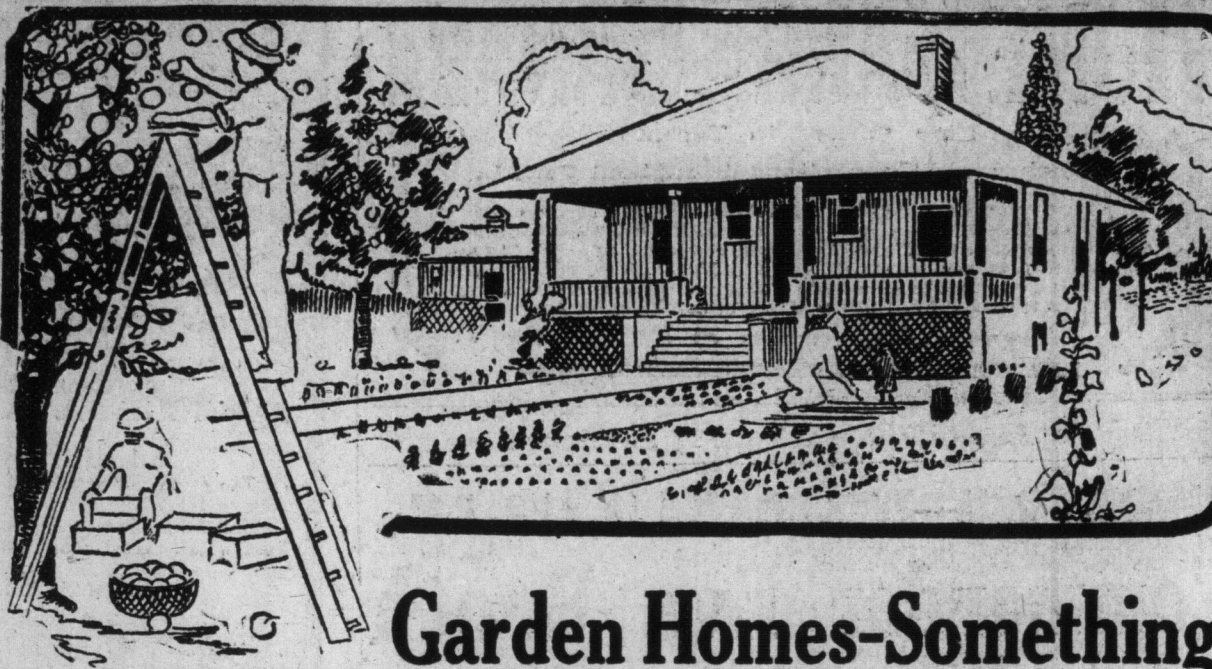
During the week the Dovercourt Land, Building and Savings Company sold 235 feet in Hampstead Park, one of its lower-priced subdivisions in the Dufferin street and Grand trunk Belt Line district, at \$15 a foot. In Lawrence Park, 350 feet of frontage was sold, totaling \$18,500, in Glebe Manor 250 feet at \$12,750, in Oakwood Orchard 250 feet at \$50 a foot. The Dovercourt Land, Building and Savings Company reported that four houses in Regent's Park were sold before 11 o'clock on Saturday morning, and that 190 enquiries for land and houses were received.

TIED OF SHELTER TWO GIRLS ESCAPE

Disguised in Summer Frocks, They Ran Away—They Have No Money.

The Children's Aid Society are looking for two wards who made their escape Friday night. Eileen Brimer, aged 11 years, and Viola McLaughlin, aged 13, both of peculiar histories, evidently had grown tired of life in the shelter, and decided to look around for something a little more exciting. Consequently, after the evening meal, they slipped quietly out of the shelter, and were seen by the children's aid society, who were on duty, and they were taken to the shelter five years ago, after her mother had been sentenced to jail, so no explanation other than freedom to do as she wishes, can be given for her determination to run away. The children at the shelter seem to enjoy their life there, and are generally very contented. Authorities are very anxious to find these two penniless children, lightly clad, and homeless. Mrs. William Duncan, secretary of the Children's Aid Society, will be glad to receive any information regarding the runaway girls.

The World is a newspaper for the home as well as for the business man.



Garden Homes—Something New—Within the Reach of All

At last we are able to offer something absolutely new—homesites which are already developed gardens. Homesites a fifth of an acre in area—homesites adjoining the city limits—homesites within the reach of the salaried man; in fact, within the reach of everybody who longs for beautiful surroundings, fruit trees, vegetable and flower gardens, poultry runs and a home of their own which stands in its own little estate. This is the interesting offer. We offer you beautifully situated garden lots, 50 feet front, and up to 175 deep—a fifth of an acre—with plenty of young bearing fruit trees, all in the best condition, land perfectly adapted to flower gardening, vegetable gardening, bee raising, poultry raising—in fact, all the outdoor hobbies which appeal so strongly to lovers of nature. These beautiful homesites are located right on the city limits—just a few minutes' walk from Yonge Street and the Metropolitan car line. Thirty minutes from the corner of Bloor and Yonge Streets, right in the midst of Toronto's high-class north end residence section.

\$6 A FOOT UP--\$10 A MONTH

This is the astonishing price. The well-known Gooderham property which adjoins City Line Gardens sold recently for \$3000 an acre. This means \$12 a foot front, or a wholesale price equal to the highest-priced lot we are offering in City Line Gardens. A short distance away is the most beautiful residence park in Canada where land is worth twelve times what we are asking.

This is the lowest-priced land we have ever offered in this high-class district. The opportunity for profit-making will be quickly seen by all who know this section. We know of no other property so close to the centre of the city which may be had at anything like these prices. There are only 165 lots in this beautiful little garden suburb. Enquiries are coming in from all parts of Toronto. Investors instantly recognize the remarkable values and assured profits offered by

City-Line Gardens

THE GARDEN HOMESITE--ON THE CITY LIMITS

Not only is City Line Gardens situated on the city limits, but it is in Toronto's well-known north end residence section. Here the Yonge St. car line, the main artery through Toronto, gives quick service down town. Here the bulk of Toronto's highest class development has taken place. Here are the homes of the presidents of large institutions and of Toronto's well-to-do class. Here real, permanent development of the highest order has taken place. Here you are hundreds of feet above the lake level, amid pleasant surroundings, insured against the smoke and grime of the manufacturing districts, yet within a few minutes' ride of your business.

THE PERFECT SITE FOR SALARIED MEN'S HOMES

10 MINUTES FROM YONGE STREET LOTS 50 FEET FRONT
30 MINUTES FROM BLOOR STREET AND UP TO 175 FEET DEEP

Gentlemen, you will be more than pleased with these excellent garden homesites. You will not regret the few minutes spent in visiting City Line Gardens. Talk this over seriously with your family. Nothing will appeal to them more than the opportunity to leave the crowded city and live where life can be made so enjoyable. We are convinced that every lot in City Line Gardens will be taken up by the end of this month.

If you will call at our office or telephone us, arrangements can be made to take you to the Gardens at any

time you say. Bring your wife with you. Bring those friends of yours who are interested in this same healthy home life, and whom you would like to have as your near neighbors.

Come to our offices—telephone us—or send in the Coupon, and we will call for you at any place you say. Select your lot early. Get one with plenty of fruit trees on it. Get one of the extra deep ones. Our motors are at your service at any time. Our offices will be open every day until 6 o'clock. You will be delighted with City Line Gardens.

SEND IN THE COUPON FOR COMPLETE INFORMATION ABOUT CITY-LINE GARDENS.

M.S. BOEHM & CO. LIMITED

H.C. SCHOLFIELD M.P.P.
PRESIDENT

168 BAY STREET
PHONE ADELAIDE 3215

M.S. BOEHM
VICE-PRESIDENT AND
MANAGING DIRECTOR

CUT OUT THIS TAG AND MAIL FOR FULL INFORMATION OF —

COUPON

M.S. BOEHM & CO. LIMITED,
168 Bay Street
Please send me plans and full particulars of City Line Gardens.

Name

Street

City

HOW TO DRAW UP A BINDING REAL ESTATE SALE CONTRACT

Many Things for Broker to Remember — Description of Property Should Be Correct and Complete—Both Parties to Deal Should Read Agreement Carefully.

It is surprising the number of improper, worded agreements made out by brokers, either thru ignorance or carelessness. There are many details which must be kept in mind so that no hitch may occur in the deal or leave a loop hole for one of the parties to back out.

Not much need be said regarding the name of purchaser or the amount of the purchase price other than to state that the full name properly spelled and the correct amount be inserted.

In the description of the property great care must be used to have it not only absolutely correct, but full and complete. The best evidence of the correctness of a legal description is that found in the abstract of title, title guaranty policy, or the deeds in the chain of title. These should be checked with the description furnished by the tract book, and read back and compared to insure accuracy.

It is easy to see the necessity for this caution and the reason for the particular emphasis laid on it when you remember the number of the property with a description more or less meager of the improvements thereon, giving the size of lot. While this description might be, and in many cases is, sufficient to enforce specific performance in the courts, still it readily can be seen that if the occasion arises to enforce the rights of either party or of the broker that the recording might and probably would fail of its purpose; namely, to give notice by getting the contract into the chain of title which follows the legal and not the numerical description.

Open For Dispute.
Besides this, it always leaves open for dispute the exact size to be conveyed, with consequent questions of survey if

tain a "legally binding" contract in an exchange or sale of real estate.

Full Description Required.
Coming next to the question of "subject to existing lease," if none exists it out—if any, describe the lease fully but briefly and state how the rental is to be apportioned on the blank left for this insertion.

"All taxes and assessments levied after the year"—This has been the cause of more disputes and wrangling and misunderstanding than all of the rest of the contract together.

A decided difference of opinion seemed to exist as to who should pay taxes still unpaid, whether they were or were not a lien at the time the contract was signed.

The best method is to write in "the taxes for the year 1914 are to be paid as to January 1st," which means that the calendar year is the one which rules and not the tax year, which is a matter of custom of practice and not of absolute certainty. So that, if a deed is passed on July 1, 1914, the seller would pay one-half and the buyer one-half of the 1914 general tax.

This is equitable and understandable and almost always agreeable. It is my solution of this real estate puzzle which has caused about as much trouble to the broker as has the "Rule in Shelley's Case" to the lawyer.

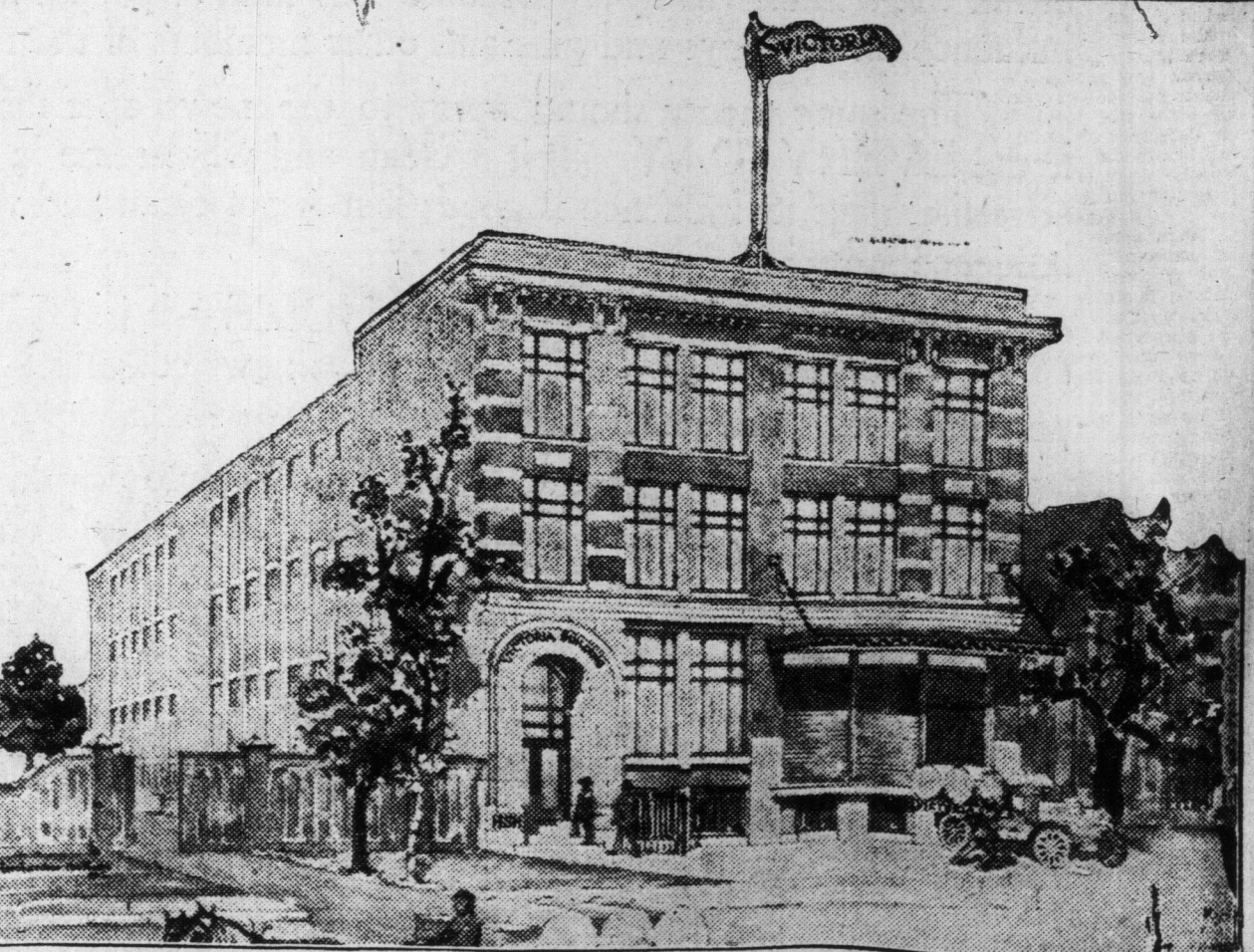
ENGLAND WILL NOT BOYCOTT PANAMA

Should Appeal Not Be Acted on Canal Will Only Be Used When Necessary.

LONDON, March 7.—Enquiries made by The Standard's city correspondent in commercial circles indicate some intention on the part of British merchants and shippers to use the Panama Canal only when absolutely necessary in case President Wilson's appeal is not acted upon.

"There would be no boycott of the Panama route," he says, "but there certainly would be a difference about using it. Absolute necessity only would cause instructions to be given to the captain of a British vessel to proceed via Panama. Whatever alternative route might be open would be used."

VICTORIA PAPER AND TWINE BUILDING.



New structure on Wellington street west, to be completed within the next few weeks. Already a lease has been secured by English's, Limited on the top floor from H. Long & Co., who were burned out at their premises on Richmond street by the fire of last week. It is understood that the Victoria Paper & Twine Co. will occupy the other floors. There is an area of 10,000 square feet to a floor.