

Real Estate

APARTMENT HOUSE CHANGES HANDS

Real Estate Market was Active Yesterday Many Sales of Vacant Lots

IMPROVEMENT EXPECTED

Marbridge Apartments on St. Mark Street Sell for \$267,000—Vacant Lots in Park Avenue Extension Sell for Over Quarter of a Million Dollars.

An increase in the sale of vacant lots was the feature of yesterday's transactions. This is looked on by all real estate men as a most favorable sign as the market for vacant lots has been dull for some time past.

The Marbridge Apartments at the southeast corner of St. Mark and Tupper streets were sold by Mr. Adair C. Giguere, to Mr. Jean Versailles for \$267,000.

The Park Realty Company of Montreal, Ltd., sold to the Physique Realty Company, Ltd., a block of 1461 vacant lots, in connection with the latter's Park Avenue Extension property.

John Samuel Prince sold to Mansions, Ltd., lot No. 1667-5 to 7, St. Antoine ward, part of 10 and 11, parts of 1671-10 and 4, St. Antoine ward, measuring 14 by 36 feet, with buildings No. 7 to 9a Lincoln avenue, for \$1 and good considerations.

The Thyside Realty Company, Ltd., sold to the St. Lawrence Investment and Trust Company a block of 359 vacant lots of their Park Extension property chosen from the subdivisions of lots Nos. 638, 637 and 628 Parish of St. Laurent, for \$63,850.00.

Joseph A. Charest, of Nashua, New Hampshire, sold to Mr. Percy Clane Dubouche and others a block of 75 vacant lots Nos. 270-279, 74, 20, 27, 88, 89, 106, 107, 101 to 108, 124, 45, 64, 65, 66, 80, 109, 128, 146, 164, 182, 208 to 218, 401 to 539, 271-362, 361, 311, Parish of St. Laurent, for \$46,883.10.

Lindor's Realty Co., Ltd., through Hon. J. P. B. Casgrain, president, sold to the St. Lawrence Investment and Trust Company, Mr. J. Findlay, managing director, a block of 363 vacant lots chosen at intervals through lot No. 634-2 to 558, Parish of St. Laurent, for \$40,553.82.

J. H. David and others sold to Harry Moses Levinoff, lot No. 314-380, Parish of Montreal, with buildings on Bloomfield avenue, Outremont, measuring 33 by 104 feet, for \$17,000.

Percy and Homer A. Adams sold to Mrs. Lee R. Wilton, lots Nos. 227-7 and 222-23, Parish of Montreal, with buildings on Vista street, measuring 40 by 53 by 20 by 84 feet, for \$10,000.

Alphonse Francis Dunlop sold to Pierre Esli Mignault, K.C., two vacant lots in the village of Pointe Claire under lot No. 18-16 and 17, each measuring 75 by 200 feet, for \$8,500. There is a building on the property.

O. Lamoureux sold to M. Parnello an employment at Outremont known as lots Nos. 41-32 and 33, Parish of Montreal, with an area of 13,271 square feet on St. Catherine road for \$30,523.30.

AGENCY'S GOOD RECORD. The city agency of the Sun Life Assurance Company wrote over \$100,000 more of new business last month than did during the same month last year.

MONTH OF MAY SHOWS INCREASE IN PERMITS. Permits Taken Out for Buildings last Month Show Increase Over Same Month Last Year—General Improvement in Conditions is Noticeable—Real Estate Men are Much Encouraged.

Building is showing considerable improvement in Montreal that it has in some time past, and the number of permits being taken out each day, reflects the general easier feeling in the money market.

The following table shows the figures month by month—

Table with columns: 1913, Alterations, New Buildings, Total. Rows for January, February, March, April, May.

1914. January, February, March, April, May. Total.

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Prominent Insurance Man

MR. E. W. COX

President of the Canada Life Assurance Company. The Montreal agency of this company reports that they wrote twice the amount of business during the month of May, just past, than they did during the same month last year.

The improvement which Chief Tremblay of the Montreal Fire Department said was noticeable early last month in the number of fires which were occurring in Montreal, was evidently general over the country as shown by the fire loss for the month.

The fire loss is also less than any month since September, 1912, when there were six deaths.

Cleaning away of rubbish has been going on in almost every town in the Dominion, since the breaking up of winter, and this has greatly helped in checking the number of fires.

The following are the monthly totals of the losses by fire, compared with the three previous years' losses—

Table with columns: 1911, 1912, 1913, 1914. Rows for January through December, and Totals.

The fires at which the loss was estimated at \$10,000 and over were as follows—

Table with columns: Date, Location, Loss. Rows for May 1 through May 27.

The following table shows deaths caused by fire during the last six years—

Table with columns: 1909, 1910, 1911, 1912, 1913, 1914. Rows for January through December, and Totals.

The fires at which fatalities occurred were—

Table with columns: Date, Location, Fatalities. Rows for May 1 through May 20.

INSURANCE COMPANIES INTERESTED IN DISASTER

Loss of Empress of Ireland and Her Cargo Was Covered by Many Companies, Only One Canadian Company Involved and That to a Small Amount.

The loss on the steamer Empress of Ireland was distributed almost wholly with London and continental underwriters, involving, perhaps, between 100 and 125 companies assessable for their ratable percentage of the losses.

The largest English marine underwriters involved comprise: The Commercial Union, the Royal Exchange, the Sea Insurance Company, the Independent Mutual, the Merchants', the Union-Canton, the British & Foreign, and the Thames-Mersey.

Fifteen companies connected with the Hamburg Underwriters' Association carried a total of \$50,000 of the Empress of Ireland.

The Western Assurance Company, with headquarters in Toronto, is the only Canadian company affected, its loss in this case being \$12,000, a risk taken on a supply of bullion shipped from Cobalt to London.

The bulk of the insurance on the cargo of the steamer Empress of Ireland was distributed between the Lloyd Underwriters and a small percentage of New York companies.

Several American marine underwriting companies, underwriting small lines on hulls of the North American fleet of passenger and freight steamers, usually heavily interested in risks on cargoes, it is estimated, carried the bulk of the steamer Empress of Ireland aggregating \$75,000.

According to advices received by Toronto underwriters, the steamer storied was presumably wholly insured with Norwegian marine underwriters, as she sails under the Norwegian flag.

MAKES TOUR OF INSPECTION. Mr. R. Howell, manager for Canada of the Gresham Life Assurance Society, leaves for the West at the end of this week. He will be gone some time.

THE FIRE LOSS IN CANADA SHOWS LARGE DECREASE

Month of May just past shows the Smallest loss both in the Number of Lives and in the Amount of Property in Twenty Months—Figures Improving

ONLY EIGHT LIVES LOST IN MAY

Warmer Weather Has Resulted in Less Use of Oil Stoves and Other Heating Appliances, and Fewer Fires Have Resulted—People are Learning About Fire Prevention.

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PERSONALS

Mr. E. J. L'Esperance has joined the City Agency of the Sun Life Assurance Company.

Mr. G. B. Hunter, of the firm of Swan, Hunter, Wigham, Richardson & Co., shipbuilders, is a guest at the Ritz Carlton.

Mr. Norman Wright spent the week-end at Caledonia Springs.

Mr. W. Stanton, manager of the City Agency of the Sun Life Assurance Company, has left for a short tour of the West.

Mr. J. R. Douglas will spend the week-end at Swampscott, Mass.

Mr. Gavin O'Neill has returned from Toronto.

Mr. F. W. Henrich, of Winnipeg, is a guest of Mr. Andrew Alban.

Mr. N. Mervyn Hooper has returned from a trip to England and the Continent.

Mr. Edwin Brice has returned from Toronto.

Mr. J. B. Goodhue, President of the Consolidated Globe Mining Company of California, arrives in the city this evening from Oakland, Cal.

HOW TO FIND SAFE INVESTMENTS OR DESIRABLE INVESTORS

MAKE YOUR MONEY WORK

LET OUR LITTLE "WANT ADS" FIND THOSE WHO CAN "HITCH IT UP."

THE savers are the winners! And the winners are the Investors! Make the money you have make more. Whether you put it to work in good land investments, good stocks, high-class bonds or other securities it matters little, so long as the money brings you a fair return.

well-organized business, you will find our Want Ads—they cost but a trifle—will locate an opening for you quickly and cheaply. Send your Want Ad in now. And if you have a desirable investment to offer, whether it be land, buildings, stocks, bonds, or an interest in your business, you will find a Want Ad the best way to locate a buyer.

Just send in a little Want Ad like those below. We will carry your message into thousands of business offices where it will almost surely find a good purchaser for you.

Start now to

USE

"The Want Ad Way"

Rate: Two Cents a Word First Insertion; One Cent each Succeeding Issue

BUSINESS CHANGES.

WANTED—POSITION. BY AN ACQUAINTANCE, with thorough British training, having had, in addition, a University course in Dublin. Would prefer electrical railway work, having served some time with a large company of this kind. Address C. M. T., Journal of Commerce Office.

BUSINESS MEN AND MANUFACTURERS—Do you want a live ad. writer? He wears your circular letters? Are they stale, commonplace and not winners? I am not an advertising genius but I have selling gumption and can help you save money as well as make money. Drop a note to Allan West, Journal of Commerce, to-day.

BUSINESS INVESTMENT—THE advertiser owing to ill health, has relinquished all or a part of his ownership in a standard monthly publication, enjoying a large advertising and subscription, and now in its fifth year. Negotiations will only be conducted with a magazine man of experience. Cash required, down \$2,000 and balance of arranged price on time at 7 per cent. To a bona fide purchaser full access will be allowed to all vouchers and records. In first instance address Advertiser P. O. Box 3162, Winnipeg.

FOR SALE AT GOOD CONDITIONS. The stock and good will of a Trunk and Valise Store, situated in the West-End part of the city. A good opportunity. Apply P. O. Box 747, City.

DRUG BUSINESS FOR SALE AND AMERICAN PRACTICE FOR SALE. Apply to Dr. Kloek, Shawville, Que.

FOR SALE—NEW THREE STORY brick hotel, fine stand, monthly profit, fine summer resort, four thousand population. Sickless cause of sale. For particulars apply to Box 156, Lacate, P.Q.

RESTAURANT AT 514 ST. JAMES street for sale; everything in good condition; fine chance for prompt buyer. Cause for selling illness.

UNSINKABLE SHIP CAN BE CONSTRUCTED. Vessel Would Not Be Practical as it Could Carry Few Passengers and Very Little Cargo.

FIRE DOES DAMAGE IN HAY WAREHOUSE. Fire in Warehouse of W. H. Dwyer, on Ottawa Street, Does Damage to the Extent of \$10,000.

OIL STOVE EXPLODES. Three Rivers, Que., June 2.—Fire broke out at six o'clock last evening in the building at the corner of Bonaventure and Celine streets occupied by two families, a grocery and wine store. Mr. L. D. Ouellet occupied the rear of the building on the second floor in which the fire started. Mrs. Ouellet had gone to the store. She left her two young children in care of the oldest daughter, age 7. Suddenly the oil stove exploded and the room was in flames.

CHILDREN PLAYING START FIRE. Indians, in paint and feathers, started a fire which completely gutted a warehouse and storage plant at the corner of Amity and Parthenais streets yesterday afternoon. The building, a one-story wooden structure, was used as a carriage and wagon storage house by Joseph Morlaeu, of 152 Dufresne street.

CIGARETTE CAUSED FIRE. The fire which broke out in the dry goods store of Mr. Philippe Leconte on Thursday evening which, being followed by an explosion which killed District Chief Hooper and three of his firemen, was investigated by the Fire Commission yesterday afternoon. Several witnesses were testifying that the cause of the blaze was a cigarette stub.

ANNUAL LOSS BY FOREST FIRES IN U.S. Forest Fires in United States Cause an Annual Loss of \$25,000,000—Loss from Insects Double that Amount.

According to a circular issued by the American Forestry Association, forest fires in the United States cause an annual loss of \$25,000,000. In addition the loss from insects and from tree diseases which follow fires is placed at \$50,000,000 per year. Seventy lives are lost each year through forest fires. The damage from floods, etc., is placed at "countless millions."

STATE TO PLACE ALL THE INSURANCE (By Leased Wire to The Journal of Commerce.) Lexington, Ky., June 2.—The State Board of Control for Charitable Institutions has arranged to place all of the insurance of \$250,000 of the buildings of the Eastern Kentucky Hospital for insane in this city, the old policies for which will expire on June 6.

MAKES TOUR OF INSPECTION. Mr. R. Howell, manager for Canada of the Gresham Life Assurance Society, leaves for the West at the end of this week. He will be gone some time.

Various small advertisements on the left margin, including 'AN PACIFIC', 'SHIP SERVICE TO CAGO', 'PUNK RAILWAY SYSTEM', 'SHIP LINES LIMITED', 'ONTARIO', 'BRISTOL', 'GEORGE', 'ON LINE', 'ORD CO.', 'SPECIALS'.

Various small advertisements on the right margin, including 'INVESTMENT WANTED', 'INVESTORS WE HAVE FOR SALE', 'MIRROR FRAMING', 'MANUFACTURER WANTS PARTY', 'SANITARIUM DOING A GOOD BUSINESS', 'LIGHT ENGLISH-RIGGED SKIFF', 'TYPEWRITER REPAIRS', 'AGENTS FOR AMERICAN OLIVE', 'EVERYTHING ELECTRICAL FOR LIGHTING', 'SUMMER RESORTS', 'DIGBY—NOVA SCOTIA', 'LOUR LODGE AND COTTAGES', 'FOR SALE', 'LEADER OUTFITS AND GILE MAILING MOTORS', 'GASOLINE YACHT IN FIRST CLASS ORDER', 'PART OF STORE', 'WILL SURRENDER PART OF STORE IN EXCELLENT LOCATION', 'THREE RIVERS, QUE.', 'CHILDREN PLAYING START FIRE', 'CIGARETTE CAUSED FIRE'.