

## Real Estate News

## NEW RESIDENTIAL DISTRICT ANNEXED

Largely Signed Petition Will Bring in Cedarvale July Second.

On the 24th day of March last a resolution was passed by the council of the City of Toronto to annex a portion of a district called "the Cedarvale District," and since that time petitions have been signed by the residents who were in favor of the annexation going through so as to satisfy the Ontario railway and municipal board that a majority were willing to accept the terms imposed in the resolution of the city council.

The district is bounded about as follows: On the south by St. Clair avenue, on the east by Albion street, on the north by Eglinton avenue, on the west by Kennedy avenue and Hill street.

The larger portion of the annexed territory is "Cedar Vale," a fine residential section penetrated by the beautiful ravine and owned by the British and Colonial Land and Securities Company, Limited.

The company was willing to make certain valuable concessions to the city for getting the city conveniences which follow annexation—the company deeds to the city an average of twenty feet of their frontage on the Albion road for the purpose of widening it to sixty-four feet; the company also deeds to the city a strip of land in the ravine, one hundred feet wide, which will form a section of the proposed boulevard drive; the company has also agreed with the city not to erect any objectionable buildings or structures of any kind upon the slopes of the ravine.

The company has expended \$150,000 in laying out the property—the entrance gates are only a few minutes' walk from the residence of R. J. Fleming, at the corner of St. Clair avenue and Albion street, where the city cars are running.

The beauty of the scenery will well repay a visit. Private residences have already been built or are about to be built by a number of well-known Toronto people, on both sides of the ravine.

The annexation was before the railway and municipal board on Thursday, the petition being signed by 60 per cent. of the ratepayers, and after the details of the new road, and the board will be made on Thursday next, July 2.

## UNITED CIGAR GETS THE DAVIDSON LEASE

Cash Bonus of Fifteen Thousand for Six Year Term.

The United Cigar Stores, Limited, have purchased the lease on 209 Yonge street and will use one half of the store building, the other half being completed for cigar store purposes and will probably have a soda fountain in the other section. It is understood that D. G. Davidson secured in the neighborhood of \$15,000 as a cash bonus for the lease, which has six years to run at a rental averaging \$8,000 a year.

## VAUGHAN TOWNSHIP FARM BROUGHT CASH

The John Gibbs farm, comprising 30 acres of lot 6, concession 3, in Vaughan Township, has been purchased by a Prescott man for cash. William J. Ground, the broker who put thru the deal, would not discuss the details of the transaction. He also figured in the sale of 4 acres of the Henry G. Cooper property, just west of Thornhill, which was purchased by a Newmarket speculative builder, who intends to build, and 2 acres of the same property to a Toronto man who will build a country home.

## PERMIT OUT FOR LARGE BUILDING

Andrew Wilson & Company have been given a permit for the construction of a four-story warehouse building at 14 and 16 Front street west to cost \$90,000. Sometime ago this property was purchased along with the old Minerva Building, which structure will be remodelled to suit cigar manufacturing purposes.

## SYNDICATE EXPIRED.

NEW YORK, June 25.—The syndicate which underwrote the \$300,000 stock offered by the Western Union to its shareholders expired today. Of the \$300,000 stock involved in the transaction 47.2 per cent. was taken by the Western Union shareholders, 50 per cent. was distributed to syndicate members a month ago, and 2.8 was distributed today.

## EUROPEAN BOURSES.

BERLIN, June 26.—The bourse was generally steady today. American shares opened weak, but improved later. Exchange on London, 20 marks 30 pence for the dollar. Money, 2 per cent. Private rate of discount, 2 1/2 to 3 1/2 per cent.

PARIS, June 26.—Prices closed lower on the bourse today. Three per cent. rentes, 83 francs 51/2 centimes for the account. Exchange on London, 35 francs 18 1/2 centimes for the dollar. Private rate of discount, 2 3/4 per cent.

## Properties For Sale

## The Union Trust Co., Limited

## Real Estate Department

## Building Lots for Sale

328—MELROSE PARK, 50 ft. x 150 ft. Two hundred down.

330—COURTLEIGH Boulevard, 50 ft. x 135 ft.

332—STEWART street, 50 ft. x 150 ft. Builders' terms.

340—EGLETON avenue, 150 ft. x 195 ft. Terms arranged.

342—SOUHAN avenue, near Yonge, 50 ft. x 100 ft. Builders' terms.

354—McKAY avenue, 30 ft. x 120 ft. north side. Any reasonable offer accepted.

373—VONGE street, corner lot, 100 ft. x 150 ft. near Lawrence Park. Terms arranged.

380—SPADINA road, near St. Clair, 100 x 130. B225 terms.

ONE can make no mistake on any one of these lots; they are all in a locality that is rapidly developing, and it will only require a few years when your investment will yield you hundreds per cent. Let us show you what we have, we can suit you.

## Snaps in House Properties

33300—McFARLANE avenue, situated on hill, near Davenport road, new square plan, 6 rooms and bath, ground floors solid oak, verandah, handily built. Only eight hundred down.

34400—BROOKMOUNT road, square design, 8 rooms and bath, also beautiful sun room, hot water heating, hardwood floors, large verandah, lot 20 ft. x 135 ft. Reasonable terms.

35000—MARQUETTE street, detached, 8 rooms and bath, cross hall, oak floors, artistically decorated, stable at rear. This house rents for forty-five dollars. Terms arranged.

36200—SUMMERHILL avenue, beautiful detached bungalow, with 7 rooms, sun room and bath, built on level ground, and finished in quarter oak, hot water heating, modern throughout. Immediate possession if desired. Cash about two thousand.

37500—SELBY, near Sherbourne and Bloor, solid brick, 9 rooms and bath. Every convenience. Lot 37 ft. x 120 ft. Cash three thousand.

37500—WALMER road, 9 rooms and bath, hot water heating, all modern conveniences, finished in quarter oak, throughout. This is real good value considering the location and can be bought on easy terms.

38500—OAKWOOD avenue, near St. Clair, new detached residence, with 10 rooms and two bathrooms, oak floors, hot water heating, three fireplaces, verandah and sun room, beautifully situated, with a clear view of the lake overlooking the city. Any reasonable offer considered.

31200—JAMESON avenue, detached, three bedrooms, large grounds, with side drive and garage, up-to-date, in every respect, reasonable terms.

31200—WELLESLEY street, a great opportunity. Seven room detached house, 14 rooms, two baths, hardwood floors and newly decorated. Look into this for a good investment. Immediate possession if necessary. Terms can be arranged.

WE HAVE a number of other houses for sale at very reasonable prices that are not advertised in this issue, and if you are interested, call on us.

THE UNION TRUST COMPANY, LTD., Real Estate Department, 176 Bay St.

## Properties For Sale

are thinking about buying, phone for appointment or call and we will be pleased to show you the different properties. Our car is always at your service, should you want to look any of our properties over.

## Stores for Sale

34000—BLOOR and Bathurst vicinity—Corner store, suitable for grocery, on lot 35 ft. x 100 ft., cash, fifteen hundred.

35500—ST. CLAIR district—New corner store with five-roomed apartment, situated in good business section; good opening for confectionery; reasonable terms.

36000—CARLAW avenue, solid brick, detached, corner store, seven-roomed apartment; large display windows; occupied by tenant doing good business; monthly rental, fifty-five.

36000—AVENUE road, brick store, with apartment, situated on Dupont; annual rental, \$700.

37200—NORTHWEST section, corner store, with living apartment, containing eight rooms and bath; lot 20 ft. x 110 ft., to lane, immediate possession if necessary; reasonable terms.

38000—COLLEGE street, solid brick, three stories and basement; store situated in good business section; monthly rental, eighty-five; splendid investment.

## Business Sites

3150—STERLING road, Q.T.R. railway siding; 150 ft. x 135 ft.; owner will accept reasonable cash payment.

3150—ST. CLAIR, near Vaughan road; 40 ft. x 120 ft.; builder's terms.

3000—WEST TORONTO, 80 ft. x 158 ft.; C.P.R. railway siding; owner will erect factory if desired; cash, twenty-five hundred.

3200—GEORGE street, south of Queen; 50 ft. x 100 ft.; to lane; three dwellings, situated on property, rented at fifty a month; suitable for factory site; any reasonable terms accepted.

## Out of Town Properties

38000—MOUNT FOREST, Ontario—Large detached, solid brick house, with 10 rooms and bath, five acres of land, situated in central part of town; suitable for market garden or small chicken farm.

33800—EASTBOURNELAKE, Ontario—Large summer home, containing eight rooms and bath; lot 100 ft. x 150 ft., on lake.

34300—OAKVILLE: beautiful, detached bungalow, containing six rooms and bath, oak floors and trim, richly decorated throughout; lot 50 ft. x 150 ft.

36000—WATERFORD: large residence, containing ten rooms and two bathrooms, hardwood floors, hot water heating, hot water heating, oak floors and trim; gas and electric light; owner will consider less for immediate sale.

310,000—WHITBY, Ontario: charming residence, on corner lot, central part of town, containing twelve rooms and bath; large lawn, with good tennis court and garage; this property has all city conveniences. Photo may be seen at office.

385,000—NIAGARA FALLS, N.Y.: hotel property, having full modern appointments, including swimming pool and billiard room; on first floor; forty bedrooms, with ample bath facilities; possession July 1st; no information over phone.

THE UNION TRUST COMPANY, LTD., Real Estate Department, 176 Bay St.

## Conservatives and Liberals Unite

The total sales of property owned by the Colonial so far this year exceed the total sales for the first ten months of last year.

There's a reason—Arrange for motor trip to see the company's property and be convinced. Acreage for Market Gardens and Poultry Farms, choice Building Lots and Business Properties.

Easy terms. Buildings erected for purchasers.

## Colonial Realty &amp; Securities Corporation, Ltd.

Lumsden Building, C. W. Chadwick, Gen. Manager

Phone Adelaide 4140. 5612

## ISLINGTON LOTS AND ACREAGE

ISLINGTON on Dundas and Bloor streets, seven miles westward from Yonge street, is a fast growing suburb.

EXCELLENT Train Service, a Radial Railway under construction, and the leading western auto road add to the attractiveness of Islington; see it and be convinced.

\$500 AND UPWARDS per foot; deep building lots.

\$12 PER FOOT: choice deep orchard lots.

HOUSES built to suit purchasers; moderate restrictions; easy terms.

MAKE arrangements for trip out by phoning Adelaide 4140 or calling at the office of

COLONIAL REALTY & SECURITIES CORPORATION, LIMITED, Lumsden Building, Yonge and Adelaide streets.

## LUMBER WANTED

To exchange for a block of property on CLINTON STREET

Revenue 10 per cent. on price, \$90,000. Apply

DONNENFIELD BROS., 26 Adelaide West Phone Main 7459

## PETITION AGAINST DEFENDER COMPANY

Subsidiary of the Clafin Firm Receivers Are Appointed.

NEW YORK, June 26.—An involuntary petition in bankruptcy was filed here today against the Defender Manufacturing Company of this city, makers of underwear, a subsidiary of the H. B. Clafin Company, which failed yesterday.

Receivers in equity proceedings were appointed at the time of the Clafin failure, but it was contended that the company was solvent. Creditors now seek to have it adjudged bankrupt.

The note holders' protective committee, appointed yesterday to safeguard the interests of banks having

some \$30,000,000 of Clafin paper, went into session today at the National Bank of Commerce, whose president, J. S. Alexander, is chairman of the committee.

Brew, secretary of the Merchants' Creditors' Committee, estimated today that merchandise creditors have claims of about \$2,000,000.

At today's conference it is believed no definite results were accomplished except to define the limits of the company as to assets, liabilities and earning power of various Clafin retail companies concerned in the failure.

## ARRANGING SETTLEMENT OF IRON CORPORATION

MONTREAL, June 26.—The committee of two, representing the British bondholders of the Canada Iron Corporation, have arrived from England and will remain here till after the meeting, which has been called for July 2.

It develops that the plan for reorganization was drafted in England, and apparently has the approval of the English bondholders.

It is stated that shortly after this meeting another meeting of the creditors of the corporation will be held in Montreal and a settlement will no doubt be arranged.

## Properties For Sale

FOR SALE OR RENT—New, 7-roomed house, situated in Village of Thornhill, quarter-acre of land, furnace, large verandah, garage. Apply A. R. Hall, Thornhill.

BUY WHEN OTHERS HAVE TO SELL. We can sell you a few lots that cost from \$300 to \$400 each, cash. Owner forced to raise cash. The property will make immediate returns. As assessed for three times selling price. Box 35, World.

## BRAMPTON

PROPERTY is a safe investment. I have residential, business and vacant property. H. W. Dawson, Brampton, and Ninety Osborne street, Toronto. 671

## Worth \$300 More

\$500 CASH, balance \$3500, new, eight rooms, pressed brick house, just north of Bloor; oak floors, two mantels, beautiful interior, cabinet, back stairs, two entrances to cellar, laundry tubs, side entrance, and deep lot, to lane. Call 1012 Bloor west, June 25th. 67

## Properties Wanted.

WESTERN LAND WANTED—Advertiser seeks farms and ranches, about 100 to 200 acres, with good buildings, with an equity of about fifty thousand dollars. Two lots in Whitby, Box 484.

to the value of about thirty thousand would be accepted as part payment. Fred Grundy, 56 King St. East, Toronto.

## Farms for Sale.

A—A—A—WE SPECIALIZE in Niagara fruit farms and ranches. Call Melvin Gayman, Limited, St. Catharines. ed-5

ALL KINDS OF FARMS for sale—Niagara district, fruit farms, etc. Call W. W. Locke, St. Catharines. ed-7

FARM FOR SALE in Whitby Township; 27 acres, on 4, lot 28; 3 miles north of Whitby Town; convenient to three railway stations; well suited for milk and dairy farming; or market garden; well built and other large buildings; several acres of standing timber; also small house and well. Call W. W. Locke, St. Catharines. ed-7

FOR NIAGARA DISTRICT fruit and grain farms write J. E. Gayman, St. Catharines. ed-11

PRETTIES, who sells farms and western land, will sell you 75 Adelaide street, East about June 25 to 110 Church street. Visitors are always welcome. 34671

TEN THOUSAND DOLLARS buys one hundred acres, with new bank barn, good house and fence. This is a first-class stock farm, with new barn, possession immediately.

VETERAN LOTS in New Ontario for sale. Call W. W. Locke, St. Catharines. ed-11

113 ACRES, near Toronto; first-class buildings, good soil, spring creek, near station; price right for immediate sale. See or write Ground, 102 Woburn avenue, Toronto. 61234

## MARKET GARDENS

11 DOWN and 11 WEEK, valuable acre lots close to Union Station, near Hamilton street. Call 1012 Bloor west, June 25th. 67

YONGE street lots at 35/6 per acre. Call 1012 Bloor west, June 25th. 67

160 ACRES, near the Loyndes Company, Limited. Call 1012 Bloor west, June 25th. 67

STRAYED—From pasture, 2 horses, from near Lansing, on the second; 1 small dark-colored horse, 1 large gray gelding. Reward for information to Dominion Transport Company. 56

## Patents and Legal

HERBERT A. DENNISON, Registered Attorney, 18 King street West, Toronto. Patents, Trade Marks, Designs, Copyrights, and all legal business. Eighteen years experience. Write for booklet. ed-7

FETHERSTONHAUGH & CO., the established firm: Parliamentary and Exchange Court Counsel in Patents, Trade Marks, Designs, Copyrights, Bank Bldg., 10 King St. East, Toronto. Head office branch, Canada Life Bldg., Hamilton. Offices throughout Canada. ed-7

A WORKING MODEL should be built before your patents are applied for. Our modern machine shop and tools are at your service. We are the only manufacturing attorneys in the world. Get the advice regarding your invention. All advice free. The Patent Selling & Manufacturing Agency, 206 Simcoe St., Toronto. ed-7

## Legal Cards

CURRY, O'CONNOR, WALLACE & Macdonald, 55 Queen street east. ed

FRANK W. MACLEAN, Barrister, Solicitor, Notary Public, 121 King street West, Toronto. Phone Main 2044. ed

RYCKMAN & MACKENZIE, Barristers, Solicitors, Sterling Bank Chambers, corner King and Bay streets. ed

## Art

J. W. L. FORSTER, Portrait Painting, Rooms, 24 West King street, Toronto. ed

## Rooms and Board

COMFORTABLE Private Hotel, Inglewood, 295 Jarvis st.; central; heating; phone. ed

## Collectors' Agency

ACCOUNTS and claims of every nature collected everywhere. Send for free booklet K and forms. Commercial Collection Co., 77 Victoria street, Toronto, Ont. ed

## Detective Agencies

EXPERT Detective Service, reasonable rates. Over twenty years' experience. See Hobbs' Detective Bureau, Kent Building, Toronto. Phone Adelaide 351. Parkdale 5472. ed-11

## Land Surveyors

GRANT & McMULLEN, 411 Manning Chambers and 981 Gerrard street, Main 6263, Gerrard 2077. ed

H. C. SEWELL, Ontario Land Surveyor, 79 Adelaide Street, Main 5417. ed

## Architects

WM. STEELE & SONS CO., Architects and Engineers, power, industrial, factory and commercial buildings in re-erect and new concrete and other types modern construction, 305 Stair Bldg., Toronto, Ont. 246

## Summer Resorts

FOR SALE—On the lake—Bowmanville, 150 acres, 150 fruit trees, good soil, house, barn and stable in good repair, ten minutes from G. T. R. Depot. Apply, Mr. F. King, 343 Manning avenue, Toronto. ed

## Hatters

LADIES' and gentlemen's hats cleaned and remodeled. Elzke, 25 Richmond east. ed

## Office Space for Rent

Apply Room 511 Temple Building 6136

One of the corporation will be held in Montreal and a settlement will no doubt be arranged.

## LINER ADS

## Typewriting and Copying

ADA NOBLE, Public Stenographer, Stair Building, Bay-Adelaide, M. 3065.

## Farms to Rent

FARM TO RENT—First-class dairy farm of 240 acres, known as Riggfoot Farm, being part of lot 15, concession 9, Markham Township; 1 1/2 miles from C.P.R. station and creamery at Locust Hill, 3 miles from G.T.R. at Markham; about 20 miles from Toronto. The farm has two sets of buildings, stabling for 15 horses and 60 cattle, water in stables, necessary out-buildings and two good houses. About 200 acres are under cultivation, 40 acres pasture, with running water. For further particulars apply to John Isaac, 31 Parkwood avenue, Toronto. 66

## First-Class Dairy Farm of 240 Acres

FARM TO RENT—First-class dairy farm of 240 acres, known as Riggfoot Farm, being part of lot 15, concession 9, Markham Township; 1 1/2 miles from C.P.R. station and creamery at Locust Hill, 3 miles from G.T.R. at Markham; about 20 miles from Toronto. The farm has two sets of buildings, stabling for 15 horses and 60 cattle, water in stables, necessary out-buildings and two good houses. About 200 acres are under cultivation, 40 acres pasture, with running water. For further particulars apply to John Isaac, 31 Parkwood avenue, Toronto. 66

## Real Estate Investments

INVESTMENTS for profit, real estate, stocks, bonds, mortgages and securities. The Exchange, Hamilton, Canada. ed-7

WM. POSTLETHWAITE, Confederation Life Building, specialists in city and farm properties. Correspondence solicited. ed

## Landscape Gardening

FOR landscape garden work and tree planting, call 1012 Bloor west, June 25th. 67

## Business Opportunities

FORMULAS—100 valuable, reliable recipes, toilet, medical, domestic, can be made at home use or sell. Send 50-cent stamp for list. Canadian Recipe Publishing Co., Windsor, Ontario. ed-7

## Money to Loan

MONEY TO LOAN on first mortgage; large amounts only; 30/000 upward; low rate of interest. J. J. Doran, Real Estate and Insurance Broker, Ontario Building, Queen and Victoria streets. ed-7

PRIVATE MONEY to loan, lowest rate of interest; terms to suit borrowers; mortgage purchase and sale. W. H. Harris, 18 Toronto street. 62

## Lost

LOST—Brown Leather Purse, containing four 10 bills, coin, King and Yonge, 10 o'clock Sunday night; finder suitably rewarded. 372 Concord avenue. ed

LOST—English sheep dog, about 6 months old, answers to name of Max. Reward at 244 Pape avenue. Gerrard 395. ed

LOST—Pair racing glasses in black leather case, on train from Hamilton on Thursday, or on King car going from York University. Reward of \$100. Orville, called the Loyndes Company, Limited. ed

STRAYED—From pasture, 2 horses, from near Lansing, on the second; 1 small dark-colored horse, 1 large gray gelding. Reward for information to Dominion Transport Company. 56

## Patents and Legal

HERBERT A. DENNISON, Registered Attorney, 18 King street West, Toronto. Patents, Trade Marks, Designs, Copyrights, and all legal business. Eighteen years experience. Write for booklet. ed-7

FETHERSTONHAUGH & CO., the established firm: Parliamentary and Exchange Court Counsel in Patents, Trade Marks, Designs, Copyrights, Bank Bldg., 10 King St. East, Toronto. Head office branch, Canada Life Bldg., Hamilton. Offices throughout Canada. ed-7

A WORKING MODEL should be built before your patents are applied for. Our modern machine shop and tools are at your service. We are the only manufacturing attorneys in the world. Get the advice regarding your invention. All advice free. The Patent Selling & Manufacturing Agency, 206 Simcoe St., Toronto. ed-7

## Legal Cards

CURRY, O'CONNOR, WALLACE & Macdonald, 55 Queen street east. ed

FRANK W. MACLEAN, Barrister, Solicitor, Notary Public, 121 King street West, Toronto. Phone Main 2044. ed

RYCKMAN & MACKENZIE, Barristers, Solicitors, Sterling Bank Chambers, corner King and Bay streets. ed

## Art

J. W. L. FORSTER, Portrait Painting, Rooms, 24 West King street, Toronto. ed

## Rooms and Board

COMFORTABLE Private Hotel, Inglewood, 295 Jarvis st.; central; heating; phone. ed

## Collectors' Agency

ACCOUNTS and claims of every nature collected everywhere. Send for free booklet K and forms. Commercial Collection Co., 77 Victoria street, Toronto, Ont. ed

## Detective Agencies

EXPERT Detective Service, reasonable rates. Over twenty years' experience. See Hobbs' Detective Bureau, Kent Building, Toronto. Phone Adelaide 351. Parkdale 5472. ed-11

## Land Surveyors

GRANT & McMULLEN, 411 Manning Chambers and 981 Gerrard street, Main 6263, Gerrard 2077. ed

H. C. SEWELL, Ontario Land Surveyor, 79 Adelaide Street, Main 5417. ed

## Architects

WM. STEELE & SONS CO., Architects and Engineers, power, industrial, factory and commercial buildings in re-erect and new concrete and other types modern construction,