

covery of debts by action is continually frustrated by liquidations. For many years there has been no such dullness in the offices of solicitors and the chambers of counsel. In conveyancing of the ordinary type there is almost equal depression. At present the general prospect is dismal, and there are no visible signs of a change for the better.

**ANNUAL CONFERENCE.**—The next annual conference of the Association for the Reform and Codification of the Law of Nations is announced to be held in the city of London. The Lord Chief Baron will preside. The Lord Mayor has undertaken to extend the hospitalities of the Mansion house to distinguished foreign jurists and other visitors, and the corporation will be asked to allow the meetings to be held in the Guildhall.

**SALE AND MORTGAGE OF REAL ESTATE IN ENGLAND.**—A correspondent of the *N. Y. Evening Post*, writing from England under date of the 23d ult., gives the results of investigations made by him into English methods of transferring and witnessing titles to real estate. In America, when a sale of real property has been negotiated, the ceremonies attending the transfer are considered of little moment, but in England the agreement for sale is only the first stage of a tedious proceeding. The contract of sale of lands there requires a showing of title, and if the estate is large and valuable, the buyer will demand the production of the title deeds for sixty years back, though in sales of small lots, proof of title for twenty years will usually be accepted. But if the vendor has carelessly agreed to sell a tract of land without having a detailed specification in the contract of sale of the exact deeds he can produce, the purchaser may require a showing of the whole title for sixty years. In a country where there is no record of deeds, the expense of obtaining such a showing will often amount to more than the price of the land. In such a case, the vendor has but one mode of escape, namely, the payment of a large fee to the purchaser's solicitor, ostensibly for looking up the title, but really as a bribe to induce him to pass the title as satisfactory. During the examination of the title deeds, the solicitors for both parties are present, and the papers are not permitted to pass out of sight

for a moment. The lack of a system of records in a large part of the country renders the forging of deeds easy and holds out a temptation to such acts. In the negotiation of mortgages, the same procedure is necessary as in the case of sale, the title deeds passing into the hands of the mortgagee, where they remain until the mortgage is paid.

#### UNITED STATES.

**WHAT LAWYERS HAVE DONE.**—We extract the following from a speech made by the Hon. Henry Edgerton, in the Constitutional Convention of California, on the 22nd of November. He said, addressing the President ;

"SIR: It was the skill and wisdom of lawyers that laid the foundation and reared the superstructure of that benign Government under which we sit in this hall. It was an immortal company of lawyers whose statesmanship, supported by the deathless valor of its heroic armies, kept that government firm on its foundations in the most tremendous shock of war the universe has ever felt. It was a lawyer, who, at the call of his country in the hour of its direst peril, left the walks of his profession and became the greatest organizer of war the world has ever seen. But, sir, I need not stand here and call the roll of its heroes. In the Senate, upon the Bench, at the Bar, in the camp, in the stricken line of battle, always and everywhere when civilization and the rights of mankind have been assailed, that profession has been in the vanguard of their defenders. The bones of its martyrs are at the base of every great monument which marks the progress of the race, and there is not a legal security, nor a constitutional guaranty of liberty or labor that is not illustrated by their genius, or consecrated and cemented by their blood."

#### CANADA.

Lawyers in Toronto complain that the business they receive from the country is not always paid for. One gentleman states that he received a brief with a cheque, but the latter was returned, endorsed "no funds."