THE WEEK IN REAL ESTATE.

A COMPARATIVELY QUIET TRADE DOING IN PROPERTY.

House Buying and Exchanges the Features of the Week—Some Large Acre Transactions—Goad's Map of Mimico—The Chicago Tribune on Suburban Land—Transfers During the Week.

This has been a dull week in local real estate. No event has transpired to create activity in any particular locality and the transactions have been confined largely to exchanges. Brokers regard it as a lull which occurs even in the most active market. It is so regarded by sellers also, as no shading of prices is heard of in any kind of good property. Agents all over the city have been engaged in office work, comparing lists, etc., but have also put through quite a number of sales in a quiet way. Most of the dealing, as may be expected at this time of year, has been in house property. Sales and exchanges, though in the majority of cases small, have been numerous and promise to be so for the next month. A remarkable feature in the house market is the difficulty which is experienced in selling houses. A broker said to The World on Thursday that it was by no means easy to get houses in good localities and having modern improvements. A large proportion of the vacant houses, he says, are of an old-fashioned kind, which the discriminating housewife will not choose to accept, and when she doesn't the broker knows to his sorrow that the deal doesn't go. The fact of the matter is that there are now too few vacant houses in town, to give purchasers any choice at all. In addition to houses a fair amount of improved vacant land has been moving, and a couple of acre blocks have changed hands. The largest transaction of the week is that between Mr. John Roach and three members of the Belt Line Railway Company. The purchase amounts to 210 acres and the consideration goes well up to $200,000.

Altogether there is not much to complain of. Business has been somewhat quiet, but activity cannot be expected all the time. The best feature in this week's market is the fact that, notwithstanding the comparative dulness, prices are firm and advancing.

Some Transfers During the Week.

Barkwell & Jackson: A farm of 100 acres in the township of Etobicoke at $10,000, a solid brick house in Crawford-street at $6000, 70 feet in Carlaw-avenue at $2600, four houses in Claremont-street at $7000.

John Roach: The property known as the "Roach Farm," consisting of 210 acres, lying between the York and Vaughan-road and Eglinton-avenue and immediately west of Bathurst-street, at about $200,000. Several members of the Belt Line Railway Company are the purchasers.

Bartlett, Thorpe & Co.: 115 feet corner Queen and Waverley-road exchanged for three houses in North Palmerston-avenue, at $6018 total.

Walsh & Small: 40 feet in Bloor-street at $80 a foot and 22 feet in Ossington-avenue at $25 a foot.

Bonnick & Duke: 100 feet, Franklin-avenue, at private terms.

Walton & Brown: Four houses in Dufferin-street at $6000; 300 feet on King-street, Parkdale, at $16,000.

F. B. Robins: 50 feet in Victoria-crescent, Parkdale, at $35 a foot; a solid brick house in Manning-avenue at $3200; two brick-fronted houses in Mutual-street at $6200.

Brown & Moore: Two and one-half acres with house at Scarboro at $1000.

W. J. Fenton: Solid brick house on Rose-avenue exchanged for 100 feet on Marguerette-street at $6000 total.

Perry, Cunnings & Co: A solid brick house in Wychwood Park and an acre at the western city limits at private terms.

George Faulkner: 104 feet in University-street at $10,500; lot 1 King-street, Parkdale, at $3500; lot 16 King-street, Parkdale, at $82 a foot.

E. A. F. Ardagh: A solid brick house in Frederick-street at $4000; 45 feet in Leopold-street at $2160; 46 feet in Iroquois-street at $1610; 30 feet in Eastern-avenue at $900.

A. Willis: A solid brick house in Euclid-avenue at $4300, a roughcast house in Gerrard-street at $3100, a brick-fronted house in Gerrard-street exchanged for a solid brick house in Euclid-avenue at $7400 total.

Alex Rankin: Two mining locations in the Kootenay district, British Columbia, at private terms.

Standly Pentland & Co.: 90 feet in Avenue-road at $3500.

Knitton & Burns: 200 feet in Rosedale at private terms; a brick house in Ontario-street at $2500, and a rough-cast house in Ontario-street at $1500.

F. Warren & Son: 200 feet in Low-street at $2600.

W. J. Brown: 57x180 feet in Phœbe at $7000 cash; 150 feet in Caroline-avenue at $35 a foot, 87 feet in Ratcliffe-avenue at $32 and 37 feet in Caroline-avenue at $34.

W. T. Duke: 550 feet in Manitoba-street exchanged for two solid brick houses in Parkdale, at $13,500 total.

George A Case: 30 feet in Caer Howell-street at $70 a foot; 60 feet on Church-street at $125 a foot; 78 feet on Elm-street at $150 a foot; a solid brick house Simpson-avenue at $4100.

The Week's Building Permits.

The building permits issued by the City Commissioner for the week ending May 9 are as follows: J. E. Thomson, five three-story brick buildings, Adelaide west, opposite the Grand Opera House, cost $35,000; W. R. Stewart five three-story brick stores, College-street and Spadina-avenue, $10,000; G. W. Hunter, two two-story brick dwellings, Czar-street, $6000; G. F. Trotter, additions to building in Belmont-street, cost $2000; George Dermott, erection of two two-story brick-fronted dwellings, Ontario-street, $2400; Toronto Coffee House Association for addition to 23 Melinda-street, $3500; J. & J. Taylor, addition to factory, Front-street east, $10,000; Adam Beatty, addition to stable in rear Schiller House, $500.

Map of Mimico.

Charles E. Goad, civil engineer, has issued a complete wall map of Mimico, the growing suburb of Toronto. It shows all registered plans, lot numbers and existing buildings, and gives the location of the Toronto, Hamilton & Buffalo Railway and the latest improvements.

The scale of measurement is 300 feet to 1 inch: it is 4 feet 6 inches by 3 feet 6 inches, mounted on cloth and rollers and varnished. It is sold only by subscription, and a thorough canvass of those interested in Mimico property will be made where known, and all not easily reached will receive prompt attention by sending their address to the office, Quebec Bank Chambers, 2 Toronto-street.

Corner Lots.

Manning & Macdonald, the Belt Line contractors, have put in a switch at the Northern railway track and have graded several hundred yards of the track. A steam grader will be put in on Merton-street, just east of Yonge, next week and that part of the road proceeded with. The contractors have commenced to build their stables on the Merton-street station grounds and have rented two houses near there for offices.

The following from The Chicago Tribune's real estate article is particularly applicable to Toronto. It points out a condition there which exists here, as The World showed in a special article published last Wednesday: Of course people do not buy $2000-an-acre land to raise cabbages on—they buy it to sell. That is the one idea that is behind nearly every transaction in far outside property, whether it be in acres or lots. The property is bought to sell. Nothing could be more commendable, nothing could be better for the future of the city, than the making of cheap lots by subdivision and the retailing of them to home builders. This has been going forward on an enormous scale. It has given homes to thousands and has left contented thrift where before there was discontented poverty. But there have been other kinds of subdivisions which were not called forth by the same purpose and will not result in the same satisfaction. Sections might be pointed out where a thousand lots had been sold to a thousand purchasers and not a half a dozen homes built on the whole tract. They were not bought to build on; they were bought to sell. The first purchaser may have accomplished his purpose and made a profit, but the next purchaser still only bought to sell. Each one of these owners is waiting for [illegible] houses and make all the other lots worth double what was paid for them. That sort of thing is bound to lead to disappointment sooner or later.

THE POPE OF NIAGARA.

That Is What Certain Church of England People in that Diocese Say Their Bishop Has Become.

HAMILTON, May 9.—A circular was sent out yesterday to the members of the Church of England in this diocese calling upon them to co-operate in lessening the power of the bishop and regain the proper position of lay members in the conduct of affairs. The circular asserts that the powers given to the bishop by the constitution of the diocese are excessive. Some of the clauses complained of are:

Clause 28 enacts that "no act or resolution of the synod shall be valid without the concurrence of the bishop," etc., and further, that "all proceedings of committees shall be submitted to the bishop and shall not have effect until approved of by him." Clause 22 allows the bishop to appoint the members of first the Executive Committee, second the Special Trust Committee, third the Mission Board. Clause 10 gives the bishop the power to call the synod together at any time or place, or to adjourn or dissolve at his pleasure. Clause 26 relates to the patronage of rectories and parishes and has been, as is well known, the occasion of no little difficulty.

The circular says: "It must be evident to almost every one carefully considering the matter, that these clauses bear upon the face their own condemnation. They make the bishop, the one single individual, the supreme and final arbiter of almost all matters affecting the interests of the church. The synod becomes simply a convenient machine for accomplishing that purpose. It creates a spiritual autocracy, a species of diocesan popedom. This condition of affairs may suit the views and gain the support of those among the clergy who aspire to the parochial autocrates, but it certainly will find no favor with a large number of that body, and still less with a large majority of our lay members."

The remedy suggested by the circular is the calling of a mixed assemblage, such as that which on May 26, 1875, adopted the present constitution, for the purpose of repealing it and adopting a new one.

CHARGED WITH FORGERY.

William McMillan of Toronto Committed for Trial at Hamilton.

HAMILTON, May 9.—William McMillan, formerly agent for Ford & McAuley of Toronto, was charged at the Police Court this morning with forging the signature of George Long to an order for an autoharp. He pleaded not guilty and was defended by Mr. T. D. J. Farmer, Mr. J. W. Nesbitt, Q.C., appearing for the private prosecutor, Thomas Ford, George Long and William Grant were the witnesses for the prosecution. According to the evidence the prisoner sent to his employers, among other orders, one purporting to be from Long, but which the latter repudiated on its being presented by the firm's collector. The prisoner was working on commission. Mr. Farmer contended that there was an understanding between the firm and their agent that some of the orders should be made out in that manner and that they must trust to the ability of the collector to get the man to take the instrument. This was denied by Ford. After hearing the evidence the Magistrate committed the prisoner for trial at the next assizes in the fall. On Monday Mr. Nesbitt gave notice that he would bring up about a dozen charges of a similar nature against the prisoner, there being a number of similar orders for contracts in his possession.

Ald. Bell on the Situation.

Ald. Bell, Shaw and Ritchie got back from the States last night. The chairman of the Fire and Gassays that, while the journey was an instructive one, and one calculated to benefit the city, yet in most of the places visited they found electric light matters in about as big a muddle as it is in Toronto.

In his Vegetable Pills Dr. Parmelee has given to the world the fruits of long scientific research in the whole realm of medical science, combined with new and valuable discoveries never before known to man. For Delicate and Debilitated Constitutions Parmelee's Pills act like a charm. Taken in small doses the effect is both a tonic and a stimulant, mildly exciting the secretions of the body, giving tone and vigor.

DIVIDENDS.

FREEHOLD LOAN AND SAVINGS CO

DIVIDEND NO. 61

Notice is hereby given that a dividend of five per cent. on the capital stock of the company has been declared for the current half year, payable on and after MONDAY, the 2nd day of JUNE next, at the office of the company, Church-street.

The transfer books will be closed from the 17th to the 31st May, inclusive.

Notice is also given that the General Annual Meeting of the company will be held at two o'clock p.m. on TUESDAY, 3rd of JUNE, for the purpose of receiving the annual report, the election of directors, etc. By order of the Board.

S. C. WOOD, Manager.

Toronto, April 23, 1890.

IMPERIAL BANK OF CANADA

DIVIDEND NO. 30

Notice is hereby given that a dividend at the rate of eight per cent. per annum upon the capital stock of this institution has been declared for the current half year, and that the same will be payable at the bank and its branches on and after Monday, the 2nd day of June next.

The transfer books will be closed from the 17th to the 31st May, both days inclusive.

The Annual General Meeting

of the shareholders will be held at the Bank on Wednesday, the 18th day of June next. The chair to be taken at noon. By order of the Board,

D. R. WILKIE, Cashier.

Toronto, April 24, 1890. 63

The Bank of Toronto

DIVIDEND No. 68.

Notice is hereby given that a DIVIDEND of FIVE PER CENT. for the current half year, being at the rate of TEN PER CENT. PER ANNUM upon the paid-up capital of the Bank, has this day been declared, and that the same will be payable at the Bank and its Branches on and after Monday, the Second day of June next.

THE TRANSFER BOOKS will be closed from the Seventeenth to the Thirty-first day of May, both days included.

The ANNUAL GENERAL MEETING OF STOCKHOLDERS will be held at the banking house of the institution on WEDNESDAY, the Eighteenth day of June next. The chair to be taken at noon.

By order of the Board.

(Signed) D. COULSON, Cashier.

The Bank of Toronto, Toronto, April 23, 1890.

THE ONTARIO BANK, DIVIDEND No. 65.—Notice is hereby given that a dividend of three and one-half per cent. for the current half year (being at the rate of seven per cent. per annum) has been declared upon the capital stock of this Institution, and that the same will be payable at the bank and its branches on and after MONDAY, the 2ND day of JUNE next. The transfer books will be closed from the 17th to the 31st May, both days inclusive. The Annual General Meeting of the shareholders will be held at the Banking House in this city, on Tuesday, the 17th day of June, next. The chair will be taken at twelve o'clock noon. By order of the Board.

C. HOLLAND, General Manager.

Toronto, 22nd April, 1890. 6

BANK OF MONTREAL

Notice is hereby given that a dividend of Five per cent. for the current half year (making a total distribution for the year of Ten per cent.) upon the paid-up capital stock of this institution has been declared, and that the same will be payable at its Banking House in this city, and at its Branches, on and after Monday, the second day of June next.

The Transfer Books will be closed from the 17th to the 31st of May next, both days inclusive.

The Annual General Meeting of the Shareholders will be held at the Banking House of the institution on Monday, the second day of June next. The chair to be taken at one o'clock.

By order of the Board,

W. J. BUCHANAN, General Manager.

Montreal, 22nd April, 1890.

NEWS.

The word news is commonly supposed to be derived from the adjective new. It is asserted, however, that its origin is traceable to a custom in former times of placing on the newspapers of the day the initial letters of the cardinal points of the compass, thus:—

N W E S

These letters were intended to indicate that the paper contained intelligence from the four quarters of the globe, but they finally came to assume the form of the word news from which the term newspaper is derived.

The intelligence received from all parts of the world to-day by electricity, by which our globe is belted, is read by the prince, the noble, the professional man, the merchant, the mechanic and the laborer. The news conveyed to all classes through the medium of newspapers forms a part of our daily food. There are thousands who read the newspapers with pleasure, others with mutterings of sorrow and rage. There is, however, one class in the world, comprising all ranks and conditions of men, women and children who are sufferers from various diseases, such as impoverished blood, dyspepsia and indigestion, as well as all the ills brought on by nervous disease, from which result insomnia, irritability, unrest, wearied and tired bodies from overwork, and loss of appetite; who although suffering, have hailed with joy and delight the gladsome news regarding the wonderful curative properties and life-giving results of "Paine's Celery Compound."

The newspapers, as well as men and women interested in the welfare of the sick and suffering, have carried the tidings all over our land; and to-day were the discoverer of "Paine's Celery Compound" alive his soul would rejoice with joy unspeakable at the many brands which have been plucked from the burnings of a sick life. Go on with the good work, spread the news, until every sufferer has heard of "Paine's Celery Compound."

LONDON GUARANTEE AND ACCIDENT COMPANY.

(LIMITED.)

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Send orders early to secure good service.

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WALL PAPERS

--AND--

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We Lead

Our Stock of all grades of Wall Hangings has ben Most Carefully Selected, and for

Softness and Richness

OF COLORING AND

ELEGANCE - IN - DESIGN

They will be Unsurpassed by Any House in the Trade this Spring.

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4 and 6 King-st. West 246

CANADIAN PACIFIC RAILWAY CO

NOTICE TO SHAREHOLDERS

The Ninth Annual Meeting of the Shareholders of this Company for the Election of Directors and the transaction of business generally will be held on WEDNESDAY, the 14th day of May next, at the principal office of the Company at Montreal, at 12 o'clock noon.

The meeting will be made special for the following purposes:

1. To provide for the issue, to a limited amount of bonds in aid of the acquisition of Steam Vessels, under the Dominion Act 52 Victoria, Chapter 78, and for securing such issue according to the provisions of that act.
2. To authorise and ratify an agreement with the Shuswap and Okanagan Railway Company concerning the leasing and operation of that Company's Railway.
3. To authorise such arrangements by lease or otherwise with the Columbia & Kootenay Railway and Navigation Company as will provide for the construction and operation by this company of the Railway and other works of that Company.
4. To provide for the construction and equipment of the Souris Branch of the Company's Railway (which branch is to include extensions in Southern Manitoba and to the West thereof), and for the issue of bonds in aid thereof, and for securing such issue.
5. To provide for the issue of Consolidated Debenture Stock for the purpose of satisfying or acquiring bonds issued in aid of the purchase of Ocean Steamships, under the Dominion Act 52 Victoria, Chapter 78.

The transfer books of the Company will close in Montreal and New York on Tuesday, May 6, and in London on Tuesday, April 22, and will be reopened on Thursday, May 15 next.

By order of the Board.

CHARLES DRINKWATER, Secretary.

Montreal, April 12, 1890. 6

Mr. Hamilton MacCarthy

SCULPTOR, of London, Eng.

147 Yorkville Avenue and 62 Arcade, Yonge St

Portrait Busts, Medallions, [illegible] 6

SMASHED INTO SMITHEREENS

And Busted are the Bubbles thrown out to Gull the Public

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Great WHOLESALE STOCK OF CLOTHING, bought at 60 cts. ON THE DOLLAR, has PARALYZED THE REGULAR TRADE

Our $18 Scotch Tweed Suit for $10. Our Men's All-Wool Heavy Canadian Tweed Suits, running to 44 size, for $3.75, and our 50c. Shirts and Drawers for 11c., has rattled the trade of Hamilton. Don't Gough smack off a mighty Dollar's worth? See the bundles of Suits he is rattling out every minute in the day. The Wonderful Cheap Man's prices are cut in two, and he defies any house in Canada, whether wholesale or manufacturer, to duplicate his prices, taking cost into consideration. We have decided to slaughter every dollar's worth of this Great Stock, and buyers can save dollar for dollar on every purchase. Upwards of 5000 suits to select from. Over 3000 Children's Suits to pick from. Piles of Pants, starting at 17c. per pair. Remember, a wholesale manufacturer's stock of Clothing, bought at 60c. on the dollar. Be not deceived by any catch-penny dealers who advertise goods they have not got, but go direct to Gough, the fountain-head. You don't have to ask for goods as advertised. We can show you nothing else, and see if we don't add greatly to your personal appearance without affecting your pocket.

GOUGH, the WONDERFUL CHEAP MAN

128 KING-STREET EAST, TORONTO

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The Alliance Bond & Investment Company

Of Ontario, Limited

INCORPORATED FEB. 27, 1890 - CAPITAL $1,000,000.

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This company undertakes agencies of every description and trusts, such as carrying out issues of capital for companies and others, conversion of railway and other securities. Will give careful attention to management of estates, collection of loans, rents, interest, dividends, debts, mortgages, debentures, bonds, bills, notes, coupons and other securities. Will act as agents for issuing or countersigning certificates of stock, bonds or other obligations. Receives or invests sinking funds and invests moneys generally for others and offers the best terms therefor. Every dollar invested with or through this company earns the highest returns and is absolutely safe. All investments are guaranteed.

THE INVESTMENT BONDS of the company are issued in amounts of $100.00 and upward and offer unparalleled inducements for accumulative investments of small amounts, monthly or at larger periods for terms of years from five upward and the investor is not only absolutely protected against loss of a single dollar, but can rely upon the largest returns consistent with security. Correspondence solicited and promptly replied to.

WM. STONE, President. G. F. POTTER, Managing Director

First-class general and local agents can obtain remunerative contracts by applying to

6 WM. SPARLING, Superintendent

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These fences are superior to any other and obviating the necessity and expense of stone foundations. Will last a lifetime without resetting or repairs. Correspondence solicited.

Send the number of feet required, with number of gates and posts, or call and see samples, and price will be given. 63

68 ESPLANADE-STREET WEST

THE CANADA SUGAR REFINING COMPANY,

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OFFER FOR SALE ALL GRADES OF REFINED SUGARS AND SYRUPS OF THE WELL-KNOWN BRAND OF

Redpath

CERTIFICATES OF STRENGTH AND PURITY.

OFFICE OF THE PUBLIC ANALYST,

MONTREAL, September 9th, 1887.

To the Canada Sugar Refining Co'y, Montreal:

Gentlemen,—I have personally taken samples from a large stock of your Granulated Sugar, "REDPATH" brand, and carefully tested them by the Polariscope, and I find these samples to be as near to absolute purity as can be obtained by any process of Sugar Refining.

The test by the Polariscope showed in yesterday's yield 99.50 per cent. of Pure Cane Sugar, which may be considered commercially as ABSOLUTELY PURE SUGAR.

JOHN BAKER EDWARDS, F.I.D., D.C.L., F.C.S.

Public Analyst for the District of Montreal, and Professor of Chemistry

CHEMICAL LABORATORY,

MEDICAL FACULTY, McGILL UNIVERSITY,

MONTREAL, September 9th, 1887.

To the Canada Sugar Refining Company:

Gentlemen,—I have taken and tested a sample of your "EXTRA GRANULATED" Sugar, and find that it yielded 99.88 per cent. of Pure Sugar. It is practically as pure and good a Sugar as can be manufactured.

Yours truly,

A. P. GIRDWOOD.

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As this estate must be wound up within a few months Cash Buyers can now secure great bargains. A large and choice assortment of Axminster, Wilton, Brussels and Tapestry Carpets, Chenille, Madras, Swiss and Lace Curtains in great variety. 6

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We also furnish only the best grades of soft coal for grate use. In steam producing coal we handle exclusively the unexcelled brands known as Reynoldsville, Soldier Run and Sunday Creek. Best quality of Beech and Maple and Pine Wood always on hand.

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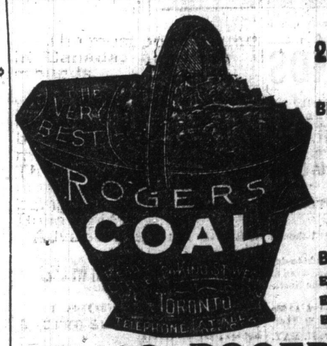

HEAD OFFICE:

20 KING-ST WEST

BRANCH OFFICES:

409 Yonge-st
793 Yonge-st
288 Queen-st east
578 Queen-st west
1245 Queen-st west
419 Spadina-ave

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