CRIMES COMMITTED IN THE NAME OF LOVE

A Strange Epidemic of Murders in New York City in Which Dan Cupid Plays the Leading Part.

That there is really an epidemic of crimes in the sacred name of love might well appear from the recent startling record of fatal tragedies, a large proportion of which have had their scene in New York.

"I killed her because I thought she was not true to me," said Julius Hoffman, as he looked from the New York police to dying Draga Seigel.

"Will you take me back?" demanded Henry Fischner of Johanna Hoefer, an attractive young waitress who was on duty at her uncle's lunch room, 821 Tenth avenue, and as she didn't reply he shot her down in cold blood, then turned the weapon on himself.

Thus, on the police blotter, within 24 hours two more murders were charged to the blind little god, Love.

Why has Cupid traded his well-beloved and gentle weapons, the bow and arrow, for the more formidable revolver?

In the days when Love was young, and the simple life an actuality, not a theory, Cupid tipped his arrow with golden love-songs and aimed it with a laugh. To-day, in New York, with its strange commingling of foreign elements, its nervous tension, its glittering pleasures and its appalling loneliness, Cupid oftimes loads his newly acquired weapon with death-dealing bullets and sends them flying to the accompaniment of a groan or a curse. Within the past 12 months Love's hand has aimed more deadly weapons than Bacchus, or Greed, or Revenge, or Hatred. Race-hatred, sudden fury following on the heels of a business quarrel, those and all other causes must give Love precedence as the power behind the gun, the knife, the stiletto.

Just a year ago, in an obscure downtown hotel, Louis G. Hampton, a man of family, social and business standing, shot and killed first the woman he loved and then himself. The woman in the case was Victoria Taczkow, a beautiful salesgirl in a department store. She was 32 years the junior of her wealthy and influential admirer, who was an official of the United States Trust company, of Wall street. She did not know he was married. She was waiting for the death of his aged mother to relieve him of certain domestic responsibilities and set him free to marry the girl he loved. Her name was above reproach. Her family knew of her love affair and approved of the supposedly prospective marriage.

What happened between these two behind the barred door of the obscure hotel no one known. Perhaps the girl had learned the hideous truth, and told the man she no longer loved him —that she was leaving him forever. Three sharp reports, scurrying footsteps and bated breaths in the hallway without, and within—Cupid weeping over his deadly work.

November—and the Thanksgiving spirit abroad in the big, bustling city. But no such spirit in the heart of Giuseppe Figlia. Working with him in the same factory at No. 67 Spring street was beautiful Antoinette Macioci, beautiful as an Italian woman is only at the age of 19. Figlia had loved and wooed her, had been one of many admirers treated with coquettish toleration by the belle of Carmine street and the Spring street factory, but in time all fell back in favor of Vincenzo Lavorce. The betrothal of the handsome couple was announced, their wedding day grew near—but with it came death. Antoinette, not content with her conquest, had later made fun of Figlia, who was small and unattractive, calling him "The Toad." On the twenty-sixth day of November Figlia met during the noon hour at the water cooler. An angry question, a taunting reply, four reports from a death-dealing pistol, a once beautiful form lying in a pool of blood, a sullen man facing the officers of the law.

"She made fun of me, and I killed her.—Now she won't marry any one, and if I die, too, I don't care."

December, month of the Christ-child, passed without a murder in the name of Love; but on January 2 the police gathered into their drag-net Leo Mitchell, who for more than four years had been in hiding for the murder of Marie Lewrazzo, a pretty girl who had refused to marry him, after he had paid her passage over from Italy. To be sure, this was because Marie had heard that Leo had another wife in Italy, but the jealous Italian had passed the stage where marriage vows counted against the power of the little god—and so he, too, raised his revolver and shot the girl through the heart.

Five days later George Fallen, who ran a flower stand at Eighty-first street and Columbus avenue, shot and killed Mrs. Madeline Wiedman, the wife of his business neighbor, John Wiedman, a news dealer. Mrs. Wiedman was a striking brunette who with her assistant, Miss Ratel, plied the trade of manicuring at the Endicott hotel. She lived at No. 80 West Eighty-second street, whither on the fatal night George Fallen had been bidden, with other guests, to celebrate a birthday. As the guests separated, Fallen drew Mrs. Wiedman aside and again urged the unlawful love which she had often spurned, and, she spurned again, that love cried hoarsely: "I'm tired of this nonsense. I love you, and I'm going to have you."

Then again the fatal shot and another at Mrs. Wiedman's assistant, who came to her rescue, and still a third and a sharp knife at his own throat. Another tragedy in the name of Love had been written in New York's criminal annals.

In the early dawn of March 1 Amedeo Gallo, a young bride of Northern Little Italy, went screaming for the man who had stolen from him, at a dance in the New Star Casino, One Hundred and Seventh street and Lexington avenue, the belle of the ball, Sandra Glovelli. But twice shot first. Shots were almost as thick as Italian curses, and for the love of one girl Gallo died and six men were held as his assassins.

June 17, James Wardell and his wife, Laura, entered into a suicide pact, as the note found in their room proved: "As long as Laura is going to live with me she will never live with another. We are going to die together. Laura and Jim." But the woman shot herself first. The man missed his aim and then weakened. Broken marriage vows, quarrels patched up and then renewed, love one minute, hatred the next, death for the wife, suspicion, arrest and dishonor for the husband—and all in the name of Love!

"Three bullets for sweetheart and one for herself," is the tabloid form in which Marie Balasi's tragedy was written on Independence day. Deceived and ruined by Henry Stern, a stranger in a strange land, and deserted by the man she had trusted, poor Marie Balasi thus ended forever the new love dream in which Stern had lost all sense of honor and obligation to her.

On July 23 occurred one of the most sensational murders in New York's recent history. Miss Esther Norling discovered that Frank H. Warner, once her business employer, later her partner, was not worthy of her trust and love, and thrust him out of her life. Drink-sodden and believing that the girl, by her act, had separated him from the last hope of earthly happiness or all connection with a decent life, Warner shot and killed her in the very door of the store where she was employed as cashier, at No. 3 West Forty-second street. Then, blood-crazed, he dashed down town and killed a lifelong friend, John C. Wilson, a millionaire hat manufacturer of Waverley place and Greene street, who was in the act of loaning the crazed man money.

A doughty and strong-armed minister of the gospel saved a young woman from a hated marriage and perhaps from actual death at Asbury Park on September 19. Belle Crouse, daughter of a Presbyterian minister at Stanhope, N. J., was engaged to Percy C. Bissell, a student at the state normal school, Trenton, N. J., when rumors reached her that her intended was a confirmed gambler. Her father found the rumors were only too true and the engagement was broken off. The Crouses went to Ocean Grove, whither young Bissell followed. The two young people met on the street, and surreptitiously Bissell displayed a revolver and ordered the girl to accompany him to the pastorate of Rev. C. M. Griffin, pastor of the Ashbury Park Methodist church. In the middle of the service Miss Crouse began to scream, asking that she be protected from her too anxious lover. Whereupon, the clergyman, being strong of arm, pinioned the half-crazed youth, and Miss Crouse escaped to the bosom of her family. But the end was not yet, and friends of the family assert that Bissell should be confined, as the girl is not safe so long as he is at large.

The Clergyman Pinioned the Half Crazy Youth and Miss Crouse Escaped to Her Family.

And last comes Julius Hoffman, married, formerly a lieutenant in the Austrian army, who for love and jealousy killed Draga Siegel. For he had given up wife, children and friends. Hoffman and his wife had come from Australia, bringing with them Draga, who had been an apprentice in Mrs. Hoffman's dressmaking establishment.

In New York they all prospered until love, blind, irresponsible, unreasoning love, took a hand in the game. Mrs. Hoffman left her husband and Draga went to live with a family by the name of Lucas. Hoffman lived alone. Mrs Hoffman brought suit against Draga Siegel, who in another year would come into an inheritance of $100,000, for alienating her husband's affections; and Draga in turn brought suit for defamation of character. In the midst of this confusion jealousy and death appeared hand in hand. From Australia came some childhood friends of the pretty Draga. She did the honors of New York to her former playmates. Hoffman heard and armed himself for revenge.

"I gave up everything, wife, family, standing, for love of you. You shall belong to no other man."

Again the fatal shot. Again a woman pleading that she loved only the man whose hand held the smoking revolver. Again the rage-dimmed eyes that somehow regulate a fatally true aim. Again the rush of excited people, the clang of the ambulance bell, the shouts of officers driving back the curious throng—and another crime is laid at the door of poor, twentieth-century worn Cupid.

Seeking Refuge in England.

Monks and nuns exiled from France by the recent laws are still seeking refuge from England in considerable numbers. Fifty nuns recently left Brest on board the Antelope and 160 brothers of Christian schools, who have been expelled from their institutions, are seeking a home in Jersey and England.

Unfermented Grape Juice.

Stem six quarts of grapes, wash them, and put them over the fire with one quart of cold water. Bring slowly to the boil, boil up hard, and strain. Return the juice to the fire, bring again to the boil, bottle and seal.

A WOMAN OF THE AUCTIONS.

She Makes a Living by Furnishing Flats and Selling Out.

There is a handsome, smartly-gowned woman who may be seen almost any day in the auction rooms of this city. She has secured a comfortable income for herself by a novel vocation. She sells out furnished flats.

Usually she selects an apartment for which unfurnished she pays from $25 to $45, and this she furnishes completely with things picked up cheap at auctions. She supplies kitchen utensils, crockery and linen and sufficient ornaments and hangings to give the apartment the appearance of having been lived in.

When the flat is cosy looking she inserts an advertisement in some paper stating that "A lady, called suddenly abroad, will sell the entire contents of her newly furnished apartment at a great sacrifice to people willing to rent same."

The woman disposes of the furnishing of the flat at a price that appears to be a sacrifice, but which represents a profit for her. When a satisfactory purchaser is not forthcoming she sometimes sublets a flat, receiving $40 a month for one which she rents for $25.

"I am constantly buying rugs and furnishings which experience has taught me will fit into the average flat," she says, "and I have most of the necessary things collected when I rent an apartment.

"This enables me to choose wallpapers that will go nicely with the rugs and curtains intended for each room—a point which I never fail to insist upon, for some of my best patrons are teachers and art students, who think a great deal about harmony in color schemes.

"Sometimes I may buy a really good chair or table which needs only polishing or a fresh cover to make it look as good as new, for I have grown expert at doing little jobs of that kind myself and they cost me almost nothing. But I never allow a single shabby or worn looking object to be seen in one of my apartments, for everybody in New York fights shy of that."

KANSAS LEADS IN ALFALFA.

Western State Grows 750,000 Acres of Live Stock Rations.

Kansas is unique in many things, but in none more than in the commanding position she occupies in relation to alfalfa growing. Her development in this industry has been one of the marvels of her prolific agriculture, and with alfalfa, as with winter wheat, no other state is her equal in its area and production. The alfalfa field of Kansas now approximates nearly three-quarters of a million acres, and but three cultivated crops exceed it in annual area, viz: wheat, corn and oats. In combination with these alfalfa furnishes Kansas in abundance with perhaps the best and cheapest rations anywhere available for the maintenance of their live stock, for the excellence of which they are famed. Kansas were among the foremost correctly to estimate its worth, and its widespread introduction in the Sunflower state has been one of the most important factors in increasing bank deposits and the per capita wealth.

The increase in its area in Kansas affords some although no adequate ideal of the growing appreciation in which the plant is held. It is 16 years since the crop was first thought of enough importance in chronicle its statistics, when the enumerators of the board of agriculture returned the area for the state as 34,824 acres. This year (1907) the area in alfalfa is 742,149 acres, or an increase of 20.7 per cent. over the area of 1906.

As a hay there is none so good for all kinds of live stock as alfalfa, and for horses and hogs it is a most invaluable food either as a hay, a soiling crop, or as pasture. As a meat-maker, milk-maker and money-maker it is equally prized, and as a renovator and improver of soils it has no competitor.—F. D. Coburn, Secretary Kansas Board of Agriculture.

Mrs. Stubbs (angrily)—The idea, John, of that man wanting $5 to trim our hedge. Why, I think he is a regular hog!

Mr. Stubb—Not a regular hog, Martha, I think he must be a hedgehog.—Chicago News.

Real Estate Exchange

Of WHITEHEAD & MITCHELL

Exchange Bank, Birmingham, Mich.

The following is a partial list of Farms, City and Village Lots, and Real Estate generally which we have for sale. As our list is constantly changing, we request that parties will write us if they do not see what they want in this list.

5.
Elegant house and lot 66 feet front and 20 rods deep on Maple Ave. East. Just an acre. Fine barn and water modern conveniences. Furnace bath, closet, etc. Can be bought for what the buildings cost. Will exchange for income or city property for portion of the purchase price.

56
Village lots on Woodward avenue, bounded north by land of Mollie G. Smith, east by Lots 37, 38 & 39, south by Bower street, west by Woodward avenue, 100 feet front on Woodward avenue, 132 feet deep on north side and 142 feet on south side; all in the Village of Birmingham, Mich. One of the finest building sites in the village.

66
Good, comfortable, cozy, old-fashioned house with 90 feet front on Martin Street. Fine location, plenty of room, and the price is only $1,200.

77
One lot on Saginaw street, just south of land owned by John German; 50 feet frontage. Anyone wishing to purchase will find this a bargain. For particulars inquire of Mollie G. Smith or at the Exchange Bank

101
Farm of 21 acres in sections 22 and 15, Southfield; 2 acres best grafted fruit; 5 buildings insured for $2,100; all plow land, well drained and under a high state of cultivation. Price $8,000.

103
Eighty-acre farm in White Lake township, w ½ of s e ¼ of section 22, 70 acres clear, 10 acres timber and huckleberry swamp. (Don't laugh; this swamp cooked the owner over $150.00 last summer.) Three acres of good orchard, house of 7 rooms, good neighborhood; 6½ miles from Milford, 3 miles from Commerce; proposed electric road comes within a mile of the house. Price, $2,000.

114
Fine farm in the Township of Southfield; 88 acres, of which 75 are cleared and the balance in good maple timber. Two acres of orchard; buildings worth $3,000, and the exceptionally fine place can be bought for $5,000. Half cash.

116
Farm in Southfield. Really you will begin to think we have the whole Town of Southfield for sale. Well, we have a lot of it, and there is no better farming land in the world. Only they have been asking too much for it. Now they are just getting down to reason, and some are very cheap. For instance, 68 acres at $60 per acre; buildings, fine spring of ever-flowing water; all good plow land, except 1½ acres of scattering timber. No marsh land on the place. There!

123
Nice little 40-acre farm near Big Beaver (S. ½ of N. ½ of S. E. ¼ Sec. 22, Troy). Barn 32x46 and house with 11 rooms. An acre of good orchard and 5 acres of timber; a little over a mile from the Rochester Electric Railway. Less than $50 per acre will take it, and the farmer who sees the ground will know he means business can pay for it.

126
Vacant lots 16, 17, 18 of Willson's Sub-division, Royal Oak village, 50 feet front, $150 each. Terms easy, with small payment down.

127
House and lot on Fremont street in Birmingham. Much less than it left. It's nearly new, 6 rooms and bath, modern conveniences. Price $1,100.

146
Farm, 57¼ acres; good buildings; 8 acres timber, 1 acre orchard; one mile north of the Rochester Railway, in Royal Oak township; in W. ½ of S. W. ¼ Sec. 27; loam and clay soil. If you come with a good hard cash in your hand, you can buy it for $3,800.

147
Nice little home for someone of small means 1¼ acres in w ½ of n e ¼ of sec 34, township of Troy; house 7 rooms; barn in good shape; well; both barn and house newly painted; ½ mile east of Rochester Electric; 2 miles to Birmingham. F. F. All cash and no grumbling will buy it at $25. Hurry up!

157
The celebrated Cooper stock farm, about one-half mile north of Birmingham on the D. U. R. electric line, and right among the summer homes of some of the most prominent of Detroit wealthy citizens. Three hundred and forty-five acres of excellent farming land, with 10 buildings, well adapted to the requirements of a first-class stock farm. Forty acres of timber, and for the matter of fruit there are forty year trees and five hundred plum trees, and six acres of bearing apple orchards. One of the finest bell wire race tracks in the state is situated on the farm. There is an artesian well the feet deep supplying an unlimited amount of mineral water which is properly developed and advertised, would be worth more than the price of the farm. From $25 to $50 a month is earned from the sale of this water, which is acknowledged by the first medical specialists of the present day to be the best known modern remedy for Diabetes and the vrious other kidney diseases. A chemical analysis of this water will be forwarded on request. The principal development on the place cost over $5,000 and it's worth the money. It has a modern hot air furnace and all the other conveniences which are almost considered necessities now-a-days. A good brick tenant house—in fact twelve good buildings in all.

No. 162

Seventy-acre farm in Waterford township. Price $2,700; $1,400 cash, balance on easy terms and long time. Buildings alone worth $2,000; cranberry marsh produces 75 to 100 bushels per year without cultivation; Clarkston 3½ miles, Waterford four miles.

No. 165

Eighty-acre farm in Township of Wells, Tuscola county, Mich.; 36 acres cleared, two acres orchard, balance good second-growth timber; black sandy loam. An even $1,000 cash will buy it.

No. 166

Seventy acres just north of the town line in Royal Oak township—50 acres cleared, 18 acres second-growth, and five acres orchard; no buildings; soil sandy. Price $80 per acre. But wait a minute! It's only a short distance from the new State Fair Ground, and within 15 minutes of the City Hall.

No. 167

Wants to trade for 80 or 90 acres on or near Oxford. Nine-four acres on east ½ of southwest ¼ Sec. 11, Troy township; three buildings valued at $2,500 (insured for $1,700); flowing well piped to barn; well adapted for stock or dairy; 1¼ miles from electric at Troy Corners, where there are good schools and churches. Fare its to Detroit; $60 per acre.

No. 171

Finest building site between Birmingham and Pontiac, on electric railway. Just north of Birmingham, among the country homes of such as Dodge, Barbour, Kuhn, Kendall, Brady, Stahe, Conklin, and others; 43 acres, nearly half of which is timber, and pretty little branch of River Rouge (never dry) runs through the place with giant elms and oaks overhanging. No building, good drainage, 8 per cent charged of acres. Price is high, but if you have the cream you must expect to pay for it.

176

Farm of 225 acres on the town line between Troy and Bloomfield. Seven buildings valued at $4,000, insured for $2,500; 15 acres of choice fruit, including apple and peach orchard; pretty little branch of the River Rouge runs through each end; good wells, 2 miles new wire fence; adjoins the celebrated Lee farm; well drained; 1½ miles from the Detroit & Pontiac electric; 2 miles little drive for a pleasant afternoon; come on and we'll show you the prettiest place in Oakland county.

178

Seven-room cottage on west side of Bates street, 40 feet front, 132 feet deep. You couldn't build the house for $2,200, and that's all we ask for it. City water, sewer and gas, all ordinary conveniences. One of the best bargains we have. Show it to you any time.

179

Farm in Springfield township for sale or exchange for property in Royal Oak, Birmingham or Pontiac. 120 acres; 110 cleared, 10 of oak timber; 3 acres good apple orchard. Two buildings valued at $800; property mortgaged for $1,000; buildings insured. Price $4,200, enough down to secure.

180

Farm in Avon township; 85 acres of good clay loam, all cleared; small orchard, no buildings; good road, good neighborhood. For sale or exchange for small farm.

181

Farm for sale in Town of Southfield; 50 acres all cleared; four acres good orchard; gravel and clay loam; three buildings worth $1,500 insured. Will sell for $3,000, enough cash down to secure.

186

Corner lot, 100 feet front on Maple avenue, in Troy; fine good building, insured, plenty of small fruit. A bargain for $800, one-half cash down.

187

House and lot, in Campbell Subdivision, Birmingham; modern cottage insured. Come in and ask the price, and let us surprise you.

188

One of the best-arranged and finest-equipped residences in the village, and in absolutely the best location—Park Place, Birmingham; 10 blocks from electric road; bath, toilet, hot and cold water, city gas, 18 rooms; 2 stories, reinforced brick; 100 feet by than near; 2 buildings, fine insured 112 feet on Maple, 320 feet deep; plenty of room for chickens and garden; good barn. Price, $3,500 per foot. What else do you want, anyhow? Will sell house and 2 feet front by 120 feet deep for $2,800. One of our best bargains.

191

Vacant lots Nos. 54 and 55, Block 3, Willson's sub-division, Royal Oak Village; most desirable part of this growing village. Price $350 cash—no trade.

193

Thirty-five-acre fruit farm, 1¼ miles north on Birmingham, on the town line; 6 buildings, insured $1,800. All kinds of soil—clay, gravel, sand and dark loam. Last year this farm produced 125 bushels raspberries, 20 bushels blackberries, 111 bushels strawberries, 10 tons hay, etc. A gravel ridge 60 rods in length, with an almost inexhaustable supply of gravel, is worth almost the price of the farm alone. No waste land and under a high state of cultivation. Worth looking at anyhow. Price $8,000; terms easy.

194

Fifty acres in Township of Troy, adjoining the Joy Stock Farm; 5 buildings, good house, basement barn, forty of small fruit, orchard of excellent fruit; 2¼ miles from Fist District D. U. R.; 2 wells and fine spring. Price $4,000.

195

Fifteen acres in Township of Royal Oak; no buildings; small grove of maples in a pretty feature; new land, well drained, clay bottom, loam top soil; corner of the 9½-mile road and Campbell road, ¼ mile east of electric road; adjoins J. L. Hudson and Duffield tracts, which are held at $500.00 per acre; 14 miles north of State Fair grounds. Price $300 per acre; will exchange for Detroit property.

196

Six acres, part of s w ¼ of n e ¼ of section 32 Troy township; new barn, fair house, soil clay loam, fine flowing well; 2 miles east of Flint electric road, 2¼ miles from Big Beaver; good farm for somebody. Price $625.

198

Ten acres 1 mile east of Royal Oak village; excellent land, 40 feet frontage; 1¼ miles from Fist. Price $1,200. The place is well fenced, and the price will enable you to build the kind of house you may require.

199

One hundred and six acres, ¾ mile east of Northville station on the Fist line; 1½ miles from electric and ¼ mile west of the Fist line D. U. R. Good buildings, new wind mills, two good deep wells; farm well fenced and tiled. Excellent buildings, insured for $5,500; 1½ miles from Royal Oak village; 6 acres excellent orchard; 6 acres oak and white ash timber; everything in splendid condition. Will exchange for improved Detroit city property. Price $125 per acre.

200

One hundred and twenty-six acres near Birmingham; well, house, barn, 2 acres good fruit, orchard, flowing well; pretty little River Rouge runs through the farm; ½ mile from Birmingham. Worth looking at. Take you to see it anytime. Oh, yes; the price is $10,000, and the terms easy. Farms not as good as this have been sold within the past year, in the immediate vicinity, for $150.00 per acre. Let us take you to see it. It will please you, and if you don't buy we won't grumble.

201

Fine 2-story residence on Maple Avenue, corner of High Street; 50 feet front, 125 feet deep; hot water heater, hot and cold bath, toilet, city gas, city water; every convenience found in the best class of city residences. Cement walk (cost $200), and best neighborhood in town. House would cost at least $3,000 to build today; ask any one to build it for them and see what they say. You can buy this beautiful home for $2,800, and have your own way about payments. Ask the man at the bank.

203

Forty acres on the line of the Flint electric, at Harris Corners, in Troy Township. Excellent soil, clay loam, no waste; one of the pleasant locations for building a nice country residence. The place is held for more money, but make us an offer of $2,600 cash, and we will see what we can do for you.

208

Five acres and 4 good buildings, making a nice little home near the little Village of Southfield. Stores, school, church, etc., within 200 rods. The buildings cost more to build than the price asked for the place, and are well worth looking at. The price is $1,900, and $350 cash will take care of it, and the balance you can pay at your leisure.

209

Fine home with good barn on Townsend Street. Good 2-story house, plenty of fruit, beautiful maple trees on both sides make it a shady, restful residence. Would cost $2,500 to build the house alone, and $2,200 will buy it if you take it right off the bat. Owner is leaving town, and that's the reason.

211

Just an acre of land. (Ever read that book that was so popular some years ago, entitled "One Acre Enough?" No? Well, you ought to. It's worth while.) There's a house on this acre, with a little house with 4 rooms, in Southfield village. Possession given any time before April 1, and $250 gets it if you come quick.

212

The premises 4, formerly owned and occupied by the late G. C. Gibbs in the Township of Troy, House and some small buildings on the south side of the road with 20 acres of land can be bought separate if desired. Seventy acres on the north side of the road, with barns and all other necessary buildings. Location exceptionally fine; 8 miles from electric line—Flint Division D. U. R. After you take out the cost of the house and buildings, the price we ask would bring the land down to about $45 per acre. Take you to see it any time.

213

Fine little farm of about 75 acres in Royal Oak, on the line of the Rochester Electric, 2 miles north of Royal Oak; fare to Detroit 16c; good cellar; well 120 feet deep; good pure water; 1-acre bearing apple orchard; 3 buildings, insured for $1,275, and $4,000 will buy it, subject to a small mortgage, which can run at the pleasure. Will exchange for improved Detroit city property.

214

About 52 acres, 1 mile west of Rochester, 26 miles from Detroit. Al land, 4 acres timber; house and barn worth $1,600, insured for $1,000. About 20 bearing butternut trees, 15 walnuts and 30 hickories; fine oak trees of Mahaney's planting bordering the farm on east and north. Can show you photos and diagrams of this place, so that you will have almost as good an idea of it as if you went to see it.

215

Decidedly the prettiest lake farm in this county of lakes. Situated on Wing Lake, noted for its excellent fishing, 4 miles west of Birmingham; 12-room house with furnace; fine lawn; excellent barn; good drainage; 8 per cent charged of acres; peaches, 4 acres bearing peaches, and 6 acres apple orchard, which bore 700 bushels of merchantable apples the past year. One mile north of Franklin. Daily mail and telephone service. Abundance of excellent water pumped by windmill and stored in house and other buildings. Eighty acres and the price is $7,000; if you will be satisfied to use us in and you say it isn't worth the money, we'll take you for a ride on the lake, and you can take a piece of lease, and then you'll give us twice the money. And it's worth it, too. "Tis.

216

A new, modern dwelling, constructed by a well-known builder for his own use, from best concrete blocks, hollow walls, 2 stories and attic high, in one of best localities in city village; lot 60x100 feet; 12 large apple trees; bath, toilet, furnace, hot and cold water, cess-pool, hot-air furnace, 9 rooms beautifully finished in hard wood, large attic. Best of reasons for selling. Price $3,500. Let us show it to you any day—any time.

217

Farm of 80 acres on Section 1, Troy; 5 buildings, 4 acres beech and maple timber, 76 acres clearing, acres orchard; $95 mortgage on homestead for D. U. R. Can be bought for $2,800, and that's only a trifle over $35 per acre. If you consider an offer of $2,500, and if that is too high after we have shown you over the premises, we will introduce you to the owner, and you can make your own terms. That's fair.

And No Ball Games.

Russia celebrates 86 general holidays each year.

220

An acre and a quarter right on the west side of Woodward avenue, in the Village of Royal Oak, on the electric line. Without exception the prettiest little home in the village. Room for chickens and a cow if you want it. Fine house, modern conveniences with battery wing, making 3 rooms in all. Good barn, best well in town, plenty fruit of all kinds. Buildings are insured for $1,100, and the place can be bought for $2,600. Confidentially, this is one of the best bargains on our list. Let's look it over and talk it over together. Any time.

221

Fine house and two and one-half lots on Davis Street, Brownell's Sub-Division. Hot and cold water, furnace, water-closet, cellar, etc. Also one vacant lot on corner of Davis and Maple Avenue, just east of the Presbyterian Church. Will sell the whole business, or the different parcels separately. Prices very reasonable. Ask the man at the bank.

222

Two-story tenement or terrace, on the east side of Woodward Avenue. Two distinct 5-story houses of 8 rooms each. Furnace, water-closet, bath, hot and cold water, city water and gas; each independent of other apartment. Rents for $18 per month each. Fifty dollars per month will pay all taxes and insurance. Good barn on the premises, and the lot is 70 feet front on the best frontage on Woodward, and 135 feet deep. Suitable for a nice garden; can live in one apartment and have a steady income from the other. This is something to ponder over. Come and let us help you ponder. Always at your service. If you can't call, write.

223

For sale or exchange—Brooks Farm, 1¼ miles west of Birmingham; 90 acres; the best stock and grain farm in Oakland county; no waste land; fine house; horse barn, and box stalls for 12 head; grain and cattle barn, stable 25 head cattle; hog pens for 100 head; corn crib and other buildings; 1 mile of tile—every 4 rods; 4 good flowing wells; year's crop of fruit. Price, Apply at farm, or Exchange Bank, Birmingham.

226

Forty-acre farm on Section 7, Troy; 5 acres timber, 4 acres orchard, 4 buildings which are worth $3,000; 9-room house, good cellar, well and windmill; water piped to house and barn; 1 mile new wire fence with cedar posts; 2 acres strawberries, which will realize $400 per acre; 400 peaches, 150 young 100 pears and $3,000 will buy this good little farm, free and clear. 1¼ miles from Rochester; 1½ miles east of 2 miles east of Kimball's Corners, on the Pontiac line.

227

Five acres just outside of the corporation limits of Birmingham, about 10 rods frontage on Woodward Avenue, on the Pontiac electric line, car stops in front; about 80 rods deep, with nice little creek (branch of the River Rouge) coursing the back end of the premises. Finest location in the county for a nice little chicken farm. No buildings, but can be bought cheap enough so that you can build to suit yourself and have one of the finest homes among the many in the Bloomfield Hills district. Social card request will bring prices and its particulars. Rather show it to you, though.

228

Fine stock farm in the Township of Troy; 239 acres, no waste land, flowing well piped to the buildings; good house and six other buildings, on gravelly ridge; farm well fenced and properly drained. One mile from the Rochester line of the D. U. R. 10 acres good timber, maple timber, plenty of best fruit; buildings are insured for $4,500. Terms easy and price right per acre. Seems as if that would interest any one who had an idea of buying such a farm as this. Take you out to see it any day.

229

A pleasant and sightly farm of 71 acres in West Bloomfield, 2 miles from Pontiac electric interurban; 3 acres orchard, 4 acres good timber, 8 buildings worth $3,000, and the price is $5,000—and it is well worth it. Soil sandy loam and clay loam, under high state of cultivation. Better investigate.

230

Seventy-one-acre farm in Township of Troy; good buildings, well fenced and drained, well watered; house on Rouge River; 1½ miles from Troy farm—lower dry; 1½ mile from good schools; 8-room 2-story house, basement barn 32x46, silo 20x32, two good wells, and $5,000 will buy it. Not enough to supply man who takes it. One of the most desirable farms in the Township of Troy, and that's one of the best towns for fine farms in the world. Not Well, we'll prove it to you if you'll let us.

231

Two-story, 7-room house in good repair; well sistern, cellar, fruit, etc. Can be moved more than $1,000 to build—and that's all we ask for it. Opposite school house between Merritt and Martha, on Chester Street. Terms easy.

232

Farm of 27¼ acres, just outside the Village of Birmingham, on the D. & P. electric line; 156 feet to Detroit, half-hour service; land all cleared; two acres; four buildings, all in good condition. Best open location between Detroit and Pontiac.

233

Farm of 107 acres, one hour's ride from City Hall on Jefferson Avenue; 1,000 feet on Lake St. Clai; 7 acres of choice orchard; splendid buildings. The price is very low.

234

Farm of 77 acres, 60 rods from D. & P. electric line. All cleared, good buildings; 16c fare to Detroit. This farm can be purchased very cheap.

235

Farm of 95 acres—will exchange for Detroit property; 15 acres mixed orchard; buildings are as fine as any in the county, in excellent condition; 2 miles from interurban; no end of improvements and location this farm is a bargain at the price asked. Write us, or better yet—call.

236

Forty-six acres, all improved, no buildings, good land, well fenced, flowing stream through the place. Worth the money, for a little over $50 per acre will buy it.

237

Four vacant lots in the Randall Addition. Excellent building places in a rapidly improving part of the village. If you want to buy one of these lots for $100 cash, you can do it. If you don't, and want to build a house on it and are lacking in funds, come and see us about it, and we will make arrangements at low rates and easy terms.

238

Vacant lot on Woodward Avenue, on street car line, 50 feet front and 132 deep. One of the best building places on the most popular street in the village, and—$300 will buy it for cash. Want to build on it and don't happen to have the cash? Come and see us about it, and we can arrange matters. Come and see us anyhow.

239

Vacant lot in Castle's Plat; price $300, and will exchange for Detroit vacant.

240

Small house with lot 60x150, $1,000 cash. Large house with lot 60x150 and all ordinary conveniences for $2,200, or will sell the whole outfit, both houses and about 2½ acres of land, on south side of Maple Avenue, for $3,500.

241

Fine new house with all modern conveniences, within 200 feet of the street car line of Woodward Avenue; 8 rooms, hard-wood finish; lot 56x100; plenty of fruit. You could not build the house for $3,000, and that's all we ask for the premises. Well worth looking at.

243

Farm of 160 acres, Saginaw county, 2 miles from Birmingham station; 1 mile from Pontiac; good buildings valued at $5,000, and $5,000 will buy the farm if you come right away—now. The place is within 3 miles of the city limits, and seems that a rich coal deposit under the entire farm; 6 miles to Chesaning; 16 miles to Owosso; 18 miles to St. Charles and 22 miles to Saginaw. Well drained, good fences, and almost worth the money.

244

If you could buy an acre and a quarter of land with a brick house equipped with hot and cold water, bath, water closet, furnace, and every possible convenience, and barn, chicken house, plenty of fruit and concret walks—and the home alone cost $6,000—for $3,000 on easy terms, you'd call it a snap, wouldn't you? Well, we can do it. Come on and we'll show you.

Good in Automobiling.

The physical effects of several days of automobiling upon both normal and anaemic persons are found by A. Mouneyrat to be those of a stay in the mountains—red blood being increased, with stimulation of respiration, circulation and nervous system.

Use for Iron Cloth.

Iron cloth is largely used to-day by tailors for making the collars of coats sit properly. It is manufactured by a new process from the steel wool and has the appearance of having been woven from horsehair.