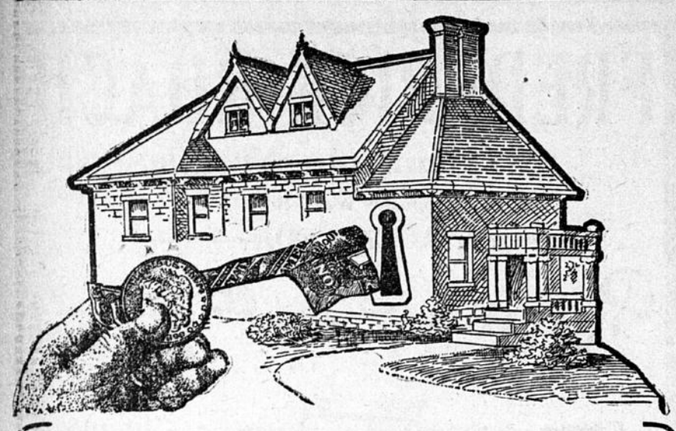
READ=THINK=ACT. Note these prices to secure a good home. Many of them can be bought for the same money per month that you are now paying for rent.



YOUR RENT IS THE KEY
TO A HOME.

Others are buying homes on rental payments—why not you? You will be surprised at the small cash payments and small monthly payments that will handle some very good houses on our list. We note a few by way of examples. If none of these suit, call and tell us just what you want.

$1350—$135 cash, $13.50 per month, No. 2307 22d av S; eight rooms, storm sash and screens, stone sidewalks, well and cistern. House is now rented for $15 per month.

$1400—Queen av N, near 26th av car line; house of seven rooms, city water, hardwood floors and finish, stone sidewalks. A decided bargain.

$1600—A good six-room house with sewer, water and gas. Twelfth av S, near 26th st. Terms very easy.

$1600—Nine-room house near Grand st and 19th av NE; well, cistern, good barn, east front, lot 50x172 feet. $600 cash, balance monthly.

$2100—No. 3028 Bloomington av S, eight-room house, city water upstairs and down, wet sinks, newly shingled. Easy terms.

$2500—New, completely modern eight-room house, with double corner, 100x140 feet, in Walton Park. $500 cash, balance monthly.

$3000—New, 7-room, strictly modern house, hardwood floors and finish, mantel and fireplace, sideboard, full plumbing, hot water heat, 22d st near street car line. Easy terms.

$3150—$150—Ten-room, strictly modern house, 3200 Grand av, new, high grade plumbing and heating plant, hardwood finish and floors, corner lot, fine trees. Inspect this house Sunday. Owner will show you through.

$2500—House of eight rooms, alcove, bath, sewer, water and gas, near university.

$4000—An exceptionally high grade ten-room all modern house in Oak Park; hardwood floors and finish, high grade heating plant, full plumbing. Property cost $8,000 and is as good as new. This is one of our best bargains. $400 cash will handle it.

$3500—New eight-room house. Modern except heat, full nickel plumbing, with laundry, hardwood floors, seats and finish, storm sash, screens, tiled kitchen and bathroom, stone sidewalks. Oakland av near Lake st. Will consider good building lot as part payment.

$4000—New, strictly modern house of eight rooms, high grade heater, full cemented cellar, hardwood floors, seats and finish, beam ceilings, columned openings, ingle corner, sideboard, full nickel plumbing, lot 75x240, beautiful trees, near Como-Harriet line in St. Anthony Park. Call at 2268 Commonwealth av, St. Anthony Park, Sunday, for key. This is a gem.

$4000—$400 cash and $40 per month, strictly modern house of eleven rooms, 2545 Harriet av; way under present value.

$5000—A beautiful, new, modern house on 178x190 feet of ground covered with fine trees, shrubs, evergreens and vines; a house built by the owner, an experienced builder, for his own home; one that is extra warm and exceedingly artistic, within and without, and contains everything that you can think of in modern conveniences; $1,000 cash, balance 5 per cent. Call Sunday, 2268 Commonwealth av, near Como line, St. Anthony Park.

W. W. CLARK REALTY CO
ONE-PRICE DEALERS. 313 NICOLLET AVENUE

7% INVESTMENT

Worth looking into, is a piece of business property I have for sale on Hennepin avenue between Third and Fourth streets. Will pay seven per cent net on investment. Owner will take a modern house as part payment.

G. F. PERKINS
308 Phoenix Building

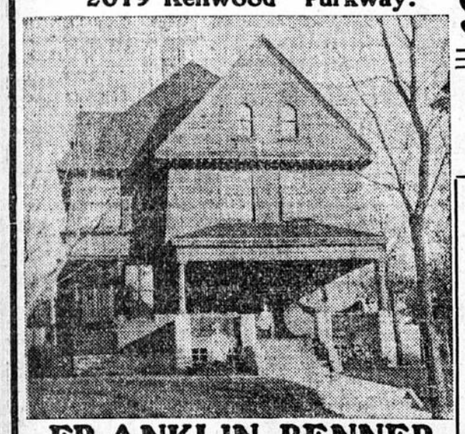
THEY ARE GOING!
THOSE FINE LAKE HARRIET LOTS AT THE LOW PRICES AND EASY TERMS OF
$100 to $125 PER LOT.
$15 to $25 Per Lot Down and $7.50 to $10 Monthly.
NO INTEREST.

We sold six of these lots the past week and expect to sell twice that many the coming week. We had 60 to start with, so still have plenty left; all lying well and in a rapidly developing location. Get on the band wagon and get one or more of these golden opportunities for a home building site or investment before they are all gone at the above LOW PRICES AND EASY TERMS.

Call or write for plat and further information. See us for other good bargains. Call or write for our new printed list.

YALE REALTY CO.
206 So. Fourth Street.

2019 Kenwood Parkway.



$7500

TERMS TO SUIT.

Lot 50x145
Barn 20x34

Open Nickel Plumbing
Combination Heat

Hardwood Floors
Two Floors

FRANKLIN BENNER
503 Bank of Commerce Building.

PHOENIX BLDG

THE E. A. CONRAD CO.

SUCCESSORS TO LANE & CONRAD CO. BOTH PHONES ROOM 513

$4300—Very attractive cottage home of 7 rooms, hot water heat, full basement, laundry, bath, hardwood finish, back-plastered; $500 will handle; inside of 28th street, near Hennepin car line. This is a gem.

$2800—Near 4th avenue car, inside of 26th street, cosy cottage of 6 rooms, gas fixtures, grained woodwork, oak floors, large barn; 48x128; rents $25 per month.

$4500—Will exchange splendid modern home of 9 rooms, bath, open plumbing, hardwood floors and finish; inside of Lake street.

$5250—Sunnyside district—Beautiful modern home, 8 rooms, hardwood floors and finish, mantel, sideboard, library, bookcases, furnace, laundry; perfect repair; very attractive home.

$3700—Will buy handsome home of 6 rooms, bath, hot water heating, mahogany and birch finish, select maple floors, gas range, full basement, shades, screens, storm sash, in fact, a complete home, built for a home, but circumstances compel owner to sell. Well located, near Harriet car line.

$700—For a fine corner lot, inside of 26th street, near Hennepin car line; sewer, stone walks, city water, shade trees; just the place to build a fine cottage home.

$3800—House of 7 rooms, bath, full basement, hot water heat, handsome oak finish, library; inside of 26th street.

$3000—House, built for comfort and convenience, 5 rooms first floor, arranged for 4 on second; gas and fixtures, hardwood finish, good barn, etc. Columbus avenue.

Real Estate

NEW BUILDING FOR HENNEPIN AV.

KEITH COMPANY TO PUT UP AN EXCLUSIVE OFFICE.

It Will Be of Unique Design—May Be Replaced by Much More Pretentious Structure After a Few Years—Work Is to Begin at Once.

The Keith company will build a one-story building for its business at 917 Hennepin. It was the announced intention of the company to build a high, fireproof building on a site which was bought for that purpose. The plan has been changed to a simple office building because of the change of public sentiment in regard to Hennepin avenue. Walter J. Keith, the president, believes that in ten years he will be able to decide better what sort of a building he will need on Hennepin avenue and that their plans will be made for a much more pretentious and substantial structure than originally contemplated. Recent and important improvements on Hennepin and the decision to build the procathedral of the Roman Catholic church only a block from Hennepin has made a change of opinion favorable to this broad thorofare.

Tho small, yet suited exactly to the conditions of the Keith company's business, the structure to be built now will be ornamental and a credit to the street, as it will break away in style of architecture from the conventional classic. It will be of coarse cement with a red tile roof in front and exposed on three sides. The dimensions are 50x72 feet. After the house on the site has been removed to the rear of the 150-foot lot for rental purposes the space intervening between the office building and in front of the house will be made a dainty little garden. C. F. Haglin has the contract and the house movers will begin Monday.

At the right of the main entrance will be the private office of Mr. Keith. At the left will be the library and consulting-room. The drafting-room proper will measure 27x33 feet; the correspondence and specification department, 21x27 feet, and the blue print department 9x20 feet. A large vault to contain the stock plans and books for magazine storage will measure 8x19 feet. The draftsmen will be placed at the left of the lobby. Each man will have a window on the 16-foot side alley leading to the house in the rear, and a private working stall. North light will be thrown also on the large tables placed in the center of the room for detail and perspective work.

The basement will contain the hot water apparatus and in the rear will be the garage. The building will be floored with cement, making it practically fireproof.

The Keith company will continue to issue Keith's Magazine on Home Building and will do its own blue print work with an electric light device which will print six to eight sheets of plans at one time.

NEW BOOK OF PLANS

Sedgwick & Saxton's Collection Has Just Been Issued.

Sedgwick & Saxton, architects in the Lumber Exchange, have just issued the sixth edition of their collection of plans for modern homes and modern buildings, advertised in The Journal.

This firm has published this book before in sets for small houses, churches, store buildings, etc. These are united in this book. They will still be issued in the classified form also. It is the purpose to add to the book and to increase also the size of the classified books. Minneapolis is being well advertised thru this firm, which is selling stock plans from one end of the union to the other, at the same time executing many special plans. The book is a gem of typographic and half-tone art. In the book are shown many well-known buildings in Minneapolis, built from plans by C. S. Sedgwick personally, also products of the present firm of Sedgwick & Saxton. Among the public buildings shown are the university library, the Park Avenue Congregational church, Westminster and Andrew Presbyterian churches and others. The Dayton building is prominent among the store plates.

This firm has made plans for Lee Brothers' new studio, on the fourth floor of the building formerly occupied by the Y. W. C. A., on First avenue S, for which Frank Raidt is contractor. The work is to be done May 1. Plans are also drawn for an outside entrance on the Seventh street side of the Dayton building.

Lake Cottage Demand.

The lake cottage demand this year is equal to that of preceding seasons. It is hard to gage prices by former years, but the popularity of the lake this year is evidently equal to that of past seasons because almost any price asked for the season's rental can be secured if the cottage is in good shape. Not much shifting of tenants is noted. In most cases former cottagers are asking for their old places. One demand is different. This is the large call for land on which to build cottages. A good many deeds to lake property have been filed since Jan. 1 and the sale goes merrily on.

STONE CUTTERS WAIT

They Explain That They're Not Fighting the Machines.

Nothing has been heard from the executive committee of the International Union of Stonecutters relative to the strike of the twenty-two men employed in the Jones & Hartley yards in Minneapolis. The facts in the case were forwarded several days ago and the local labor leaders asked for an immediate response. As the members of the committee are scattered, it is not thought probable that instructions as to their future actions will arrive before Monday.

"The idea that we are fighting the machines is an erroneous one," said one of the strikers this morning. "I do not know how such a report gained circulation. We simply ask that the machines be worked but eight hours and handled by stonecutters. That is the whole situation."

Does your roof leak? We can stop it. Both phones 376. W. S. Nott Company.

The Famous "North Star Limited Leaves Minneapolis 7:45 p. m. direct for Chicago, via Minneapolis & St. Louis R. R. Solid train of Pullman Compartment Sleepers, Buffet-Library Car, free reclining chair cars.

GOING INTO REAL ESTATE

MINNEAPOLIS TRUST COMPANY WILL OPEN NEW DEPARTMENT MAY 1—OFFICES ARE BEING REMODELED.

The Minneapolis Trust company will enter the real estate field May 1, with Arthur C. Danenbaum as manager of the new department. The company will continue its rental business under the direction of E. W. Thompson, who has been in its employ fourteen years. Preparatory to the installation of this new feature of the business, the Trust company building at Fourth and Hennepin is being remodeled. The two Hennepin avenue entrances, which had been closed temporarily, will be replaced with broad plate-glass windows to match the present front. A new entrance will be opened in the corner thru the former private office of Samuel Hill, uniting with the lobby which leads from the Fourth street entrance and which is to remain open. The glass partitions will be removed and the whole space will be thrown open. The H. N. Leighton company has the contract and the changes will cost about $2,000.

The officers of the Trust company have selected Mr. Danenbaum for manager of the new department because of his well-known efficiency in real estate negotiations, and with the feeling that the business is being placed in good hands. Mr. Danenbaum is well known to the fraternity and to the buying public. In his connection of fifteen years with the firm of Thorpe Brothers he has built up a reputation for integrity and has acquired a thoro knowledge of the business.

REAL ESTATE TRANSFERS.

Maud G. Goldsborough and husband to George F. Blossom, lots 1 and 2, block 1, Island Park, $10,000.

Edward J. Davis and wife to Mary Louise Boles, lots 28 and 29, block 8, Woodworth & Davis' addition, $100.

David C. Bell Investment company to Albert F. Campbell, lot 21, block 1, Lake Street addition, $1,413.

N. A. Crittenden and wife to Frank L. Isted, lot 9, Hartson & Lentz's rearrangement, $600.

Milford M. Marcy and wife to Martha F. Hondorf, lots 6 and 7, block 37, Remington's third addition, $525.

Louis Schwappach and wife to Christopher Letheus, in section 13-117-22, $1,150.

William R. Fowler and wife to Addie M. Libby, lot 13, block 17, Remington's second addition, $200.

Lewis L. Olmstead to William G. Moss, part lot 8, block 35, Minneapolis, $3,300.

John W. Lund and wife to Olof August Olson, north half lot 7, block 5, Morrison & Lovejoy's addition, $1,200.

John B. Gilfillan and wife to Hans P. Orbey, lot 7, block 5, Sibley's addition, $525.

William Miller and wife to Jane Rickering, lot 8, block 5, Lakeview addition, $1,200.

Eustis Loan and Realty company to Reuben Sauter et al.; part of lot 8, block 8, Eustis Park, $400.

Albert F. Campbell and wife to Security Loan and Investment company; lot 21, block 1, Lake Street addition, $1,413.

Elias L. Anderson and wife to Gertrude N. Warnock and husband; lot 1, block 8, Lakeview addition, $1,600.

Frank O. Opitz and wife to Louis Schwappach; part of lots 3 and 4, block 16, Auditor's Subdivision 37, $1,200.

Nine minor deeds, $212.

Total, twenty-four deeds, $25,138.

BUILDING PERMITS.

A. S. Keyes, 2608 W Forty-fifth street; dwelling, $1,500.

A. W. Farnsworth, 2726 Sixteenth avenue S; addition, $1,000.

A. H. Ingle, 209 Queen avenue N; dwelling, $1,800.

Lillian E. Fassbinder, 3932 Lyndale avenue S; dwelling, $1,000.

Anna Lunden, 731 Madison street NE; dwelling, $3,500.

Lydia A. Bishop, 4033 Clinton avenue; dwelling, $1,075.

Eight minor permits, $2,185.

Total, fourteen permits, $12,060.

THE WORLD'S FAIR

What The Journal Will Do for Its Readers.

The Journal has arranged to supply its readers with the Louisiana Purchase Exposition in form for permanent preservation at their homes practically free. The low cost of 10 cents per number is designed to cover the cost of handling, mailing and delivering. This reproduction will be in the form of Portfolio or Parts, each with sixteen 11 by 14 pages. It will be comprised in thirty numbers, or bound parts, issued weekly.

As a permanent, pictorial and descriptive representation of the varied and comprehensive Exposition in the world's history, it will be invaluable to all who visit the Fair—a pictorial and descriptive record of what they saw. It will be an equally invaluable lesson of perpetual interest to those who do not visit the Fair. These photographic views, issued by exclusive arrangement with the World's Fair officials, will constitute, when completed, a permanent pictorial presentation of the Fair in its architectural, industrial and art exhibits, with special presentation of its more wonderful assemblages of humankind in types, costumes and occupations—representing with marvelous comprehensiveness the life and activities of the various countries of the earth, including the isles of the ocean—a veritable epitome of the world to-day. The World's Fair will thus be transferred in enduring form to the printed page not only in its superb architecture and scenic effects, its personnel, but in all of its industrial and magnificent art exhibits. No exposition ever held has lent itself so remarkably to high-class, artistic photography. In the production of the portfolios these opportunities for high-class art publication will be fully improved.

The extent of the Exposition in area exceeds all others. It embraces 1,240 acres. Chicago had 633 acres, Paris 336. As compared with the Chicago Exposition, the state and territorial participation exceeds that of 1893 by 75 per cent. This applies not only to the amount of expenditures, but to the number of states and commonwealths participating. The Exposition abounds in opportunities for the camera and the series will not only be representative of the wonderful details of the Fair, but in every way artistically beautiful.

STILLWATER, MINN.—Mrs. Austin Jenks, aged 66, died yesterday. She was born in Berkshire, N. Y., and came to Stillwater in 1880 with her husband. She is survived by three daughters, Mrs. A. B. Newcomb of St. Paul, Mrs. Charles Kildore of Belleville, N. Y., and Mrs. N. A. Nelson of Stillwater. The funeral will be held Sunday afternoon.

For Exchange.

FINE FARM LAND.—We have a half section of land in Richland County, North Dakota, 8 miles southwest of Walcott on the Great Northern railway, between Wahpeton and Casselton, and within one mile of good school, store, postoffice and two churches. This land is very rich, has a heavy black loam top soil with a clay loam subsoil; entirely free from stone, stumps; with not an acre of waste land; plenty of good water at a depth of from 20 to 30 feet. This land lies fine, just rolling enough to make perfect drainage. 55 acres broken, balance ready for the plow. Owner wishes to exchange this very fine piece of land for income-paying Minneapolis property, double houses, flats or good single house, and offers it at the low price of $15 per acre. Other lands adjoining and in this vicinity are being held at from $17 to $25 per acre. What have you to exchange?

YALE LAND CO., 206 SOUTH FOURTH ST.

Entire East Side
OF
Lake Harriet

LYNNHURST

Call or Write For Plat and Price Lists.

From nearly all these lots, a fine view of the lake can be had as they are high and sightly.

No where in the city can such property be purchased at the price and on the terms we are offering it. $100 cash and $10 per month. No interest.

Title guaranteed under Torren's System of Registration.

The improvements in this Addition are to be of such a character as to warrant anyone erecting a fine home.

NO Flats, Apartment Houses or Stores.

Lots are all large and well located. Now is the time to secure one if you want to have a choice.

Fifteen minute car service direct to business center.

D.C. BELL INV'ST CO.,
111 So. Fourth St.

Fine Home---Lowry Hill.

I have for sale property known as No. 1717 James av S, located right on top of the hill, between Mt. Curve and Douglas avs, comprising modern 11-room house on lot 50x135; house has hardwood finish and floors, combination heat, cove ceilings, laundry with set tubs, open plumbing, finished attic, sideboard, basement closet; stone steps and walk in front and stone walk leading to rear entrance. Location is very fine, overlooking Green's addition and Lake of the Isles, and within half block of Kenwood Car Line.

If you want a good home, look at the Property and come in and get price.

F. J. PERCIVAL, 1006 Guaranty Bldg.

J. C. Millard
508 PHOENIX

$1075—Dupont Av. S., between 24th and 25th Sts., perfect lot 45x128, 2 ft. above grade; water, sewer, curb and gutter paid for; Hennepin Av. car-line 1½ blocks, splendid purchase.

$550—Corner lot on grade, 5th Av. S. and 33rd; sewer on the avenue; stone walk, city water, park trees on both streets.

$475—Double corner on Cedar Av., beyond Lake St., 90x123; city water, stone walk, sewer; cheap at $600.

Journal "Want Ads" are the most profitable result-producers in the northwest. Only one cent a word.

"Wants," be they large or small, can be filled quickly at a small cost in the Journal. Only one cent a word.

T. J. JANNEY
203 ONEIDA BLDG.

BARGAINS. BARGAINS.

$1250—Six rooms and city water, corner 25th st, near Park. This price should sell it.

$3000—1110 7th st SE; neat 8 rooms; bath, city water, gas and furnace.

$1600—720 Humboldt av N, 7 rooms, city water, wet sink, water closet and sewer.

$1700—Emerson av N and 8th av, 7 rooms; city water, bathroom, parquet floors and good cellar.

$3000—Comfortable eight-room cottage in Ridgewood; right in the heart of that choice residence location; it has city water, bath, gas and barn; a sure bargain.

$4600—Nine rooms, modern; well built and fine condition; on 18th st, inside Chicago.

$2200—Inside Franklin av, on Portland; eight rooms; modern except heat.

$3150—3200 Grand av, eight rooms; good heating plant; bath, city water and gas; corner lot; fine shade trees.

$1500—3019 Longfellow av, eight rooms, large lot.

$1500—1602 5th st S, eight rooms, city water.

If these samples do not suit you, please tell us what you want.

DO YOU WANT TO BE WELL?
If you are sick of being tired, or tired of being sick, take
Reeves' Iron Pills.
They will make you feel like a NEW PERSON, or your money back. Ask your druggist, or write to **S. H. REEVES, St. Paul.**

$2900 No. 2632 First Avenue South—One of the best investments in the 8th ward. Will easily rent for $38 per month, and is in good repair except paint outside. Large house of 12 rooms, arranged for two families. Complete bath room and gas on second floor; closet, gas and some hardwood floors on first floor. Also large barn and factory building in rear. Very large east front lot, 59x126; all improvements in street and paid for. Close to stores and good car service. It is a bargain you should investigate at once.

$1250 For a large lot in **Lake of the Isles Addition** on Lake Place between 24th and 25th Sts. Size 100x150. This is certainly a bargain and we do not believe it can be duplicated in the add'n.

$2950 No. 2509 Portland Av. A very attractive residence of 8 rooms, artistically decorated and modern except heat; gas fixtures, porch awning etc. Also good barn with boxstall. If you want a home well located on a fine avenue, this one will suit you.

$225 Choice east front lot on **Garfield Av.**, next to corner of 37th St. Lies perfect and is a bargain. Size 40x122. Will sell for $50 cash and the balance $10 per month, with 6 per cent interest.

$3700 Buys one of the finest south and east front corner lots on **Lowry Hill Proper**—size 50 x 135, with all improvements on both sides of the lot—Emerson & Douglas.

David C. Bell, Prest. Walter A. Eggleston, Sec'y. James B. Sutherland, Treas.

D.C. BELL INV'ST CO
111 So. 4th St.

Defective Page