CANADIAN TRADE CONDITIONS MIXED

Navigation Opening Accelerates Business—Grain Movement Developing.

DEMAND FOR FARM LABOR

Financial Situation Is Irregular, With Stocks Unsettled and Bonds Firm.

Special Despatch to THE NEW YORK HERALD.

MONTREAL, May 2.—There was little fundamental change in Canadian business conditions the last week, although the situation probably has shown more solid improvement in the last month than it did in the preceding three months of this year. Reports from various points are of irregular nature. Opening navigation has resulted in business acceleration in Montreal and a large quantity of grain has come from the Great Lakes. Expansion of that movement is expected. The coal movement from the maritimes is developing. Demand for labor from the farms is relieving labor conditions in cities. People seem anxious to get back to work at a fair wage and forget unsettlement as far as possible. Wage difficulties of pulp and paper companies are the most serious labor troubles to be faced. It is expected, however, that men will prefer lower wages to none at all, as most mills will close before granting their men advances.

The financial situation is mixed. Stock markets are much unsettled, but the bond market is firm for gilt edge securities. An interesting development of the week in stock market circles was the action of a bank in requesting stock broker borrowers to eliminate industrial stocks from their collateral, but that request was modified, exceptions being made in the cases of industrials of proven dividend consistencies and earning abilities. That situation probably explains part of the recent selling of industrial issues. As call money in the broad sense had been easier for considerable time, brokers were able in most instances to transfer their loans elsewhere and effect account adjustments without much trouble.

Riordon Stocks at New Lows.

No further adjustment in the financial difficulties of the Riordon Company, Ltd., has been effected. The company's stocks have fallen to fresh lows. Its common stock dropped from 33 to 21½, rallying later, while its preferred stock fell 24½ points to 39. The common stock made a new low at 5 and the 8 per cent. preferred stock one at 35. Announcement of the company's new financial arrangements in the form of extensive bond or note issues is awaited. The large American interest in the securities is understood to be taking a leading part in the company's affairs, and will do so until its position is again secure. Whatever plan will be adopted to save the huge organization and place it on its financial feet will be most embracive, possibly entailing complete reorganization.

The supply of Canadian bonds payable in American funds is practically nonexistent.

The Province of Ontario is again in the market for extensive financing, as was expected, and probably will offer new securities periodically for considerable time. The Ontario Legislature has authorized the raising of a loan of $20,000,000, the proceeds of which will be spent as follows: $1,400,000 for housing, $5,500,000 for roads to October 31, and another $6,000,000 for that purpose after that date to April 30, 1922; $1,000,000 for buildings and $6,000,000 for refunding Treasury bills due on October 15, 1921.

Public offering of the Province of Ontario's 4½ per cent. bonds, due on April 1, 1960, issued by the Ontario Hydro-Electric Commission a year ago, is just announced, the price to the public being 76.39, to yield 6.05 per cent. When the bonds were issued they were to cover acquisition of certain radial lines.

Ontario Asks for Bids.

The Province of Ontario is calling for tenders for $5,000,000 of new bonds. Alternative bids are asked for bonds maturing in fifteen years and for Treasury bills maturing in six months, both bearing 6 per cent. interest.

The Province of British Columbia has sold $3,000,000 of 6 per cent. five year bonds in the United States through a Western syndicate. The Province received a little better than par, Canadian funds. Five weeks ago British Columbia received 103.77 for $2,000,000 of bonds placed in the United States.

The city of Regina, Sask., has sold $154,000 of bonds. The block was made up of several parcels bearing 6 and 6½ per cent. interest and maturing in five, ten, fifteen and thirty years. The city received 97.14 for the block, the money thus costing 6.66 per cent. No bids were received by the city of St. Boniface, Man., for $273,233 of bonds of varying maturities and bearing from 5 to 6 per cent. interest. The rural municipality of Miniota, Man., has sold $83,500 of twenty to thirty year instalment bonds for 89.5, the money costing the municipality 6.45 per cent. The Manitoba farm loans bill, raising the rate on which money can be borrowed from 6 per cent. to 7 per cent., has been passed by the Legislature.

The transportation commission of the city of Toronto has awarded a $1,270,000 contract for one hundred pay-as-you-leave street cars and sixty trailer cars to the Canadian Car and Foundry Company of Montreal. The commission will take over Toronto's street railway system on September 1.

The bill incorporating the Prince Edward Island Light, Heat and Power Company has passed the second reading. The company is capitalized at $2,000,000 and will supply the whole island with electrical energy from a central station. The bill places many stringent restrictions on the company and provides that its surplus after 10 per cent. dividends shall go to improvements and reductions in rates.

ROBERT CASSELS W. G. H. BROWNE A. M. BROWNE

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GOVERNMENT & MUNICIPAL BONDS

14 KING ST. E. TORONTO.

TORONTO STOCKS.

Special Despatch to THE NEW YORK HERALD.

TORONTO, May 2.—A summary of transactions on the Toronto Stock Exchange for the week ended on April 30 follows:

Sales.		High.	Low.	Close.	Net Chge.
830	Abitibi	34	30	32	—1
20	Am Sales B pf	75	..	75	+¾
140	Atlantic Sug	30¼	28⅜	29¾	+1⅝
1285	Brazilian	30¾	29⅜	29⅞	—½
15	B C Fishing	40	..	40	..
149	Bell Tel	108	104¾	107	+2
50	Burt, F N	102½	102	102	+¼
11	Burt, F N pf	103	..	103	..
60	Can Bread	18	16½	18	+½
10	Can Bread pf	86	..	86	..
38	Can Cement	56¾	56	56	+½
42	Can Cem pf	91	90	90	..
63	Can Gen Elec	108	107¾	108	+1
15	Can G El pf	99	..	99	..
138	C P R	126	124½	125	—1
112	Can S S Lines	22¾	21	21½	—1
573	Can S S L pf	46	41½	42	—4¾
91	Consum Gas	138	137	137	—1
30	Dom Canners	26	..	26	—½
10	Dom Can pf	77	..	77	..
50	D I & St pf	68¾	..	68½	—0¼
340	Dom St Corp	39½	38	38	—1½
1	Dul Superior	20	..	20	—2
17	Ford Motor	327	..	327	—13
108	Mackay	74	73	73½	+½
38	Mackay pf	64	62½	62¾	—¼
5	Maple Leaf	125	..	125	..
19	Maple Leaf pf	95¼	95	95¼	+¼
10	Monarch pf	80	78	78	—2
137	N S Car	4¾	4¼	4½	—¾
26	N S Car pf	25	23	25	..
80	N S Steel	40	..	40	—1
20	Porto Rico Ry	44½	44	44	+1
35	P Rico Ry pf	80	78	78	—2
40	Q R L H & P	24¾	24¼	24¼	—1¾
976	Riordon	37	21⅜	29	—10⅝
10	Rogers	54	..	54	+4
2	Rogers pf	90	..	90	..
10	Russell M C pf	55	..	55	..
1101	Spanish River	72¼	67⅝	71	—⅝
231	Spanish R pf	77⅞	75¼	76	—1¼
12	St of Can pf	90¾	90	90	..
75	Tooke	45¾	..	45¾	—29¾
743	Toronto Ry	71½	70	70	—2
34	Twin City	51½	51	51½	—1½
233	Winnipeg Ry	41	40	40	—1

MINES.

Sales.		High.	Low.	Close.	Net Chge.
75	Cons Smelters	15	..	15	—¼
2000	Crown Res	13	..	13	—2½
109	Dome Mines	22.75	21.50	22.40	—1.15
1552	Nipissing M	6.85	5.25	5.25	—1.07
2000	Tretheway	18	..	18	[illegible]

CANADA CAUTIOUS ON SHAUGHNESSY PLAN

Financiers Believe Government Will Not Act Hastily.

In financial quarters usually well informed on Dominion affairs the belief prevails that the Meighen Government will go very slowly with the consideration of Lord Shaughnessy's proposal that the Canadian Government take over the Canadian Pacific Railway, add it to the Canadian National System, which would be operated by the Canadian Pacific board, with a fixed annuity guaranteed to the stockholders of the C. P. R.

The assertion of some Canadian papers that the resulting economies would wipe out the greater part of the recurring deficit of the Canadian National System, thereby relieving the taxpayers of a heavy burden, fails to take into account, it is pointed out here, the necessity of purchase and payment for the Canadian Pacific property.

According to comment here, it is probable that if the plan should be adopted operation would not be left entirely to the Canadian Pacific board, but rather to a mixed board of management on which the Canadian Northern, the Grand Trunk and all integral parts of the combined system would be represented.

MONTREAL STOCKS.

Special Despatch to THE NEW YORK HERALD.

MONTREAL, May 2.—A summary of transactions on the Montreal Stock Exchange for the week ended on April 30 follows:

	Open.	High.	Low.	Close.	Net Chge.
Abitibi	33	35	30	34	+1
Asbestos	59½	60	57	59⅞	+⅝
Bell Telephone	105¼	103¾	108	106½	+1¾
Brazilian	30¼	30¼	30½	29½	—⅝
Bromp ex d 1%	33½	34¼	31½	34	+1¾
Can Cement	56½	57	56	56	—½
Can Converters	62	63	62	63	+1
Can Gen Elec	108	108	105	105	—3
Can Steamship	22	22½	20	20	—2
Can Steams pf	44½	45	41½	41½	—3
Cons Smelters	15	16	15	15	..

WHEAT VALUES TURN SHARPLY UPWARD

Bulls Control Pit, With Corn and Oats Following—Provisions Also Rally.

CHICAGO, May 2.—Scarcity of wheat available for immediate delivery on May contracts led to a sharp upturn in values to-day. The market closed unsettled at 1 to 3½c. net higher, with May $1.34@1.34½ and July $1.09@1.09¼. Corn gained 1 to 1⅝c. and oats finished at ⅛ to ¼c. decline to ⅛c. advance. In provisions the outcome varied from a setback of 5c. to a rise of 40c.

Bulls quickly took control of the wheat market, for there was an entire absence of first of the month deliveries and no apparent likelihood of any large deliveries soon, owing to the fact that virtually all the wheat in Chicago has been sold for shipment. Furthermore, it was correctly anticipated that the weekly statement of the United States visible supply this afternoon would show a decided new shrinkage. Exporters meanwhile continued to buy, although exchange rates were unfavorable. In this connection, estimates were current that 15,000,000 bushels would clear for Europe during May. Figures indicating that the condition of the domestic winter crop had been lowered during April counted also against the bears.

Corn and oats duplicated the action of wheat. Smallness of May deliveries of corn was an evident bullish influence. Besides shipping sales of oats were said to be the largest on the crop.

Packers' buying of lard rallied provisions from a decline due to weakness in the hog market.

CHICAGO PRICES.

UPTURN IN COTTON FOLLOWS DULNESS

Active Demand Develops After Early Quiet and Market Is Firm and Strong.

Active demand for cotton futures developed after early dulness and consequently yesterday's market took on a firm and strong appearance. Forenoon lethargy gave way before short covering, trade buying and new Wall Street demand, prices showing an advance of 36 to 51 points in the market's final half hour. May, which touched 12.70, or up about ½ cent a pound, was the strong spot of the list. Several reasons for the upturn were assigned. First, the improved stock market; next, the steadier cotton goods list; third, the bullish preliminary report of the National Ginners Association and last but not least, more optimistic political and labor news from Europe.

In the first part of the day the market gave all signs of being just another idly fluctuating affair. The price list hardly moved 5 points or so in the first two hours, the volume of business was so small. First prices were off 3 to 7 points, but immediately after the opening sufficient buying appeared to cause a recovery to about Saturday's finals. The market held steady, not much changed from its preceding closing prices until about the end of the third hour, when the list suddenly shot upward on buying for trade and Wall Street account. Japanese interests were among those taking large lots and a prominent local Street operator bought 15,000 bales of July and October.

Given that impetus, the list could not resist and soon gained more than 40 points. Liverpool cables were steady. The weather was largely disregarded as a market factor. Reports to the National Ginners Association indicate a minimum acreage reduction of 30 per cent. and place the percentage of cotton planted at 40. Bulls called attention to reports of improved spot demand in the South. Realizing by professionals around the top was well absorbed and made virtually no impression. Local spot was up 50 points to 12.90.

Range of prices:

	Open.	High.	Low.	Close.	Saturday.
May	12.12	12.70	12.12	12.65-68	12.19
July	12.65	13.13	12.65	13.09-10	12.71
October	13.34	13.80	13.33	13.74-75	13.38
December	13.81	14.23	13.77	14.16 T	13.84
January	13.95	14.35	13.95	14.29 T	13.99
March	14.22	14.66	14.22	14.63-65	14.26

NEW ORLEANS.

... higher at 12c.; sales 367 bales. Norfolk quiet, 25 points higher at 11.50c.; sales 414 bales. Augusta steady, 37 points higher at 11.50c.; sales 205 bales. Memphis steady, 25 points higher at 11.25c.; sales 1,750 bales. Houston steady, 45 points higher at 11.70c.; sales 3,009 bales. Little Rock quiet, unchanged at 11c.; sales 748 bales. Dallas steady, 40 points higher at 11.35c.; sales 5,956 bales. Montgomery firm, unchanged at 10.75c.; sales 66 bales. Fort Worth steady, 45 points higher at 11.25c.; sales 4,661 bales.

LIVERPOOL.

Spot cotton quiet at 4 points advance; middling 7.32d. Sales 4,000 bales, American 3,000 bales. Imports 35,000 bales, American 29,000 bales. Tenders, new docket 1,000 bales. Futures opened barely steady at 4 to 8 points decline. Closed quiet at 4 points advance to 4 decline. May, 7.83d.; July, 8.14d.; October, 8.42d.; December, 8.55d.; January, 8.59d. Manchester: Yarns quieter; cloths dull but steady.

STATISTICS.

	Yesterday.	Last W'k.	Last Y'r.
Port receipts	24,032	21,137	11,373
Exports	19,036	28,606	29,260
Exports season	4,121,568	4,012,211	5,626,396
N. Y. stocks	126,917	125,410	39,415
Port stocks	1,476,728	1,459,234	1,117,189
Interior receipts	16,557	19,223	4,871
Interior shipm'ts	22,649	24,544	8,427
N. Y. arrivals	634	538	....

COTTONSEED OIL.

Range of prices:

	Open.	High.	Low.	Close.	Saturday.
Spot	...	...	...	7.00-..	7.00
May	7.10	7.10	7.05	7.11-20	7.10
July	7.40	7.41	7.33	7.40-43	7.39
August	7.60	7.60	7.58	7.59-62	7.60
September	7.74	7.74	7.64	7.71-72	7.70
October	7.90	7.90	7.85	7.85-88	7.88
December	7.90	7.90	7.90	7.83-94	7.80

CUSTOM HOUSE RECEIPTS.

Receipts for duties at the Custom House yesterday were $655,974.89, of which $146,568.46 was for merchandise withdrawn from bonded warehouses and $509,406.43 for recent importations.

FINANCIAL NOTES.

E. Winthrop Rossiter has been admitted as a general partner in the firm of Theodore L. Bronson & Co., members of the New York Stock Exchange.

William C. Orton & Co., specialists in reorganized railroad securities, have moved to larger quarters in 64 Wall street.

Prescott Erskine Wood, formerly a general partner of Colgate, Parker & Co., became a general partner in West & Co. as of May 1.

Lee, Higginson & Co. are prepared to deliver permanent bonds in exchange for interim receipts of the Pennsylvania-Ohio Power and Light Company's first and refunding mortgage 7½ per cent. sinking fund gold bonds, due on November 1, 1940.

Emanuel Block, who has been with J. S. Bache & Co. for twenty years, is with Louchheim, Minton & Co.

John A. Beaver, formerly with Knauth, Nachod & Kuehne, is in charge of the distributing force of Roosevelt & Son.

The following have been admitted to membership in the Consolidated Stock Exchange of New York: A. U. Rodney, F. A. Bennis, Arden Waldman, William D. Sheridan and Larry A. Gerson.

The Equitable Trust Company of New York has been appointed transfer agent of the Hanna Paper Corporation's preferred stock.

J. U. Kirk & Co., investment securities, have moved to 74 Broadway.

The Guaranty Trust Company of New York has been appointed trustee under the Marland Oil Company trust agreement, dated April 1, 1921, and securing an authorized issue of $7,000,000 par value bonds, of which $4,000,000, presently to be issued, are to be ...

... Enulty, vice-president of the Pressed Steel Car Company.

R. Franklin Hull sold for Fowler & Sellars a house on South Broadway, near Putnam place, White Plains, to Charles Leeney for occupancy.

MICHAEL DREICER BUYS 535 FIFTH AVE.

Acquires Building Next Door to Delmonico's, Which He Also Owns.

Michael Dreicer, the jeweller, who owns a number of parcels along the retail section of Fifth avenue, has purchased the five story business building at 535 Fifth avenue from the Nivlen Realty Company, Charles M. Noble treasurer. It adjoins Delmonico's at the northeast corner of Forty-fourth street which Mr. Dreicer bought five years ago from the heirs of the Havemeyer estate through Bryan L. Kennelly. It fronts 30 feet on the avenue and has a depth of 100 feet.

Mr. Dreicer now controls a site fronting 95.5 feet on Fifth avenue and 140 feet on Forty-fourth street. Title was taken in the name of the Delco Realty Corporaion. The building is under lease to Mme. Simcox, dressmaker, on a net rental basis with renewal privileges. Mr. Dreicer has mortgaged the entire property to the New York Life Insurance Company for $200,000 for three years at 6 per cent.

Fifth Avenue Zone Sale by Cable.

Douglas Gibbons & Co. sold for Charles B. Squier the six story business building, 25x100, at 9 East Forty-fifth street to George Kremer. Mr. Squier is in Paris, and the negotiations were conducted by cable. The property adjoins the former Home Club at 11 and 13 East Forty-fifth street, and was held at $235,000.

Leases Rockefeller Parcel.

Wm. A. White & Sons leased for William Rockefeller 12 East Fifty-fifth street, a five story and basement building, 27x100, for twenty-one years, to Scheer-des Baillet, Inc., a newly formed dressmaking concern. Mrs. M. C. Swanton represented the lessees. The building adjoins the Hotel St. Regis, at the southeast corner of Fifth avenue.

Bush Terminal Sells Building.

M. & L. Hess, Inc., sold for the Bush Terminal Company the ten story business building, 101x115, at 327 to 335 East Twenty-ninth street, to A. M. Rau. The structure was built as a service station for the firm's Brooklyn business, but the growth of the business necessitated the establishment of a service station in that borough. The property was held at $450,000.

Multifamily Houses Sold.

J. Jolet sold for Louis Maryash to Jacob Shapiro the five story apartment at 532 and 534 West 163d street, 45x100, renting for $13,000 and held at $65,000.

William Goldstone and Elman Myers purchased from the Mieser estate 113 East 123d street, a six story apartment, 25x100, and renting for $5,500. It is laid out in two three and two four room suites. Goldstone and Myers also purchased the five story double tenement, with two stores, at 313 Rivington street, 25x100. Negotiations were carried on by cable to Rome by Thomas A. Wilson, the broker.

Davis & Shore sold for Mrs. M. Maisner to negro investors the five story apartment, with two stores, at 416 Lenox avenue, 30x100, having a renal of $6,000 and held at $50,000. This is the first sale of the property in more than fifty years.

Another Allerton Hotel Planned.

Plans have been filed for another Allerton House, bachelor apartment hotel, at 128 East Fifty-seventh street on a plot, 67.6x100.5. A. L. Harmon, the architect, estimates the cost at $700,000. The structure will be seventeen stories high, and will have a solarium and roof garden.

New Apartment Houses Planned.

Gronenberg & Leuchtag, architects, are preparing plans for a five story apartment house, 79.2x100, on the west side of Morris avenue, 100 feet north of East 193d street, for the Gotham Realty Company, Wolf Frank president, to accommodate thirty-one families, and to cost $135,000; also a six story apartment house, 25x100, at 113 West Sixty-eighth street, for Harry Turek, to accommodate seventeen families, and to cost about $65,000.

Frederick Brown Moves to 5th Av.

Frederick Brown has moved his offices from 217 Broadway, in the Astor House Building, to the Straus Building at Fifth avenue and Forty-sixth street. Julius H. Zieser, Mr. Brown's attorney, who shared the Broadway offices, has removed to the National Company Building at 17 East Forty-second street.

Law Offices of **JULIUS H. ZIESER** Now Located at **17 EAST 42D STREET** Telephone Vanderbilt 10032.

JUMEL PROPERTY BRINGS $135,760

Last of Holdings of Famous Old Family Are Auctioned by Bryan L. Kennelly.

In two somewhat divergent respects the sale of the Eliza Jumel Caryl property, just over the New York city line in Yonkers, by Bryan L. Kennelly last Saturday afternoon was one of the most noteworthy auctions of the season. In the first place it provided an opportunity for builders to pick up home sites in a desirable location at a time when conditions in the construction field are more promising than they have been for several years. Then the event had its historic value, for it meant the final liquidation of the realty holdings of the Jumel family, whose name is brilliantly associated with the early history of New York.

The tract involved in the sale was purchased by the heirs of Stephen Jumel with the proceeds derived from the sale of the original family property on Washington Heights, where the stately old Colonial family mansion still stands. For the entire 129 lots comprising the tract Mr. Kennelly received a total of $135,760. The lots on Caryl avenue averaged about $2,800 each; those on Van Cortlandt Park avenue $950, and those on McLean avenue $750. The sale was held in Philipsburg Hall, Yonkers, and there were about 800 persons present. Among the buyers were:

A. Cianciulli, Mrs. A. Burrett, Margaret F. Helferty, John Kraft, Mrs. Frank Darach, Milford Construction Company, Inc.; L. I. Berrholz, W. R. Hobson, H. P. Cook, H. K. Watson, Sophie A. Richter, J. Floyd Yewell, Raymond F. Martin, William P. Sickley, J. Conrad Scheider, B. D. Gillespie, Elizabeth Smith, Van Ness Brothers, F. J. Hopper, George Griot, W. E. Folkes, James F. Hughes, John B. Sullivan, John F. Reigart, David L. Crimmins, J. W. Kirst, Joseph A. Russell, Ralph R. Mulligan, Charles Gilbert, Dr. W. B. Watson, John J. Meyers, Bellport Suburban Company, Pansiazio A. Sarubbs, Rosie Cociatore, Michele Forastiure, August Karlson and James Hughes.

GIANT GRAND CENTRAL ZONE BLDG. IS OPENED

22 Story Liggett Structure Was Built in One Year.

The new Liggett Building on the northeast corner of Forty-second street and Madison avenue opened its doors yesterday, just one year after work was started upon this twenty-two story project. The owner of the building is the Liggett-Winchester-Ley Realty Corporation, and the renting and managing agent is Albert B. Ashforth, Inc. The building is at a point where it is estimated more people pass in a day, moving in all directions, than any other spot in the world. All subways are reached almost without leaving the building. There is a direct connection with the Grand Central Terminal and via subway with the Pennsylvania Station.

The arcade running through the building connects the Forty-second street entrance with Forty-third street directly opposite the main entrance to the Biltmore Hotel. This arcade, in design and general facilities offered, is one of the features of the building. In location and appointments the Liggett Building reaches the high water mark in the twentieth century structures designed especially for the modern business office. The floors above the ground are reached by fourteen high speed elevators, six for express service. These elevators, as well as all stairways, wash rooms, &c., are grouped in the centre of the building. The architects are Messrs. Carrere & Hastings, and the builders Fred T. Ley & Co.

The Liggett-Winchester-Ley Realty Corporation is composed of the Liggett Drug Company, Winchester Arms Company and Fred T. Ley & Co. The two first named concerns will occupy large space in the building and the balance of the building is rapidly being filled with representative firms and corporations. The property has a frontage of 134.2 feet on Madison avenue and 147.3 feet on Forty-second street, with a wing fronting forty feet on Forty-third street.

REAL ESTATE AT AUCTION.

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Real Estate Auctioneer

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644 EAST 13TH ST.
2374 AMSTERDAM AVE.
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2 BROADWAY LOTS
West side Broadway, near 231st.
NO. SIDE 174TH ST.
Vacant plot, 116 ft. E. Macombs Rd.
North Side Featherbed Lane

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and West 230th St. & Bailey Ave.

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Bijur & Herts, Attys., 20 Broad St., New York

REAL ESTATE AT AUCTION.

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CITY REAL ESTATE.

BID AND ASKED QUOTATIONS

N. Y. STOCK EXCHANGE QUOTATIONS.

EARNINGS STATEMENTS. EQUIPMENT TRUSTS. DIVIDENDS. EX DIVIDEND TABLE. SUBURBAN MARKET. TORONTO MINING STOCKS. MONTREAL CLOSING. TREASURY CERTIFICATES. SUBSCRIPTION RIGHTS. ZINC PROFITS LOWER. SHORT TERM NOTES.

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