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INDEPENDENT IN ALL THINGS, NEUTRAL IN NONE

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TWENTY-FIFTH YEAR, NO. 39.

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CLARK BANKABLE

Banks and Bankers Feel Admiration for Men Who Can Get Big Loans and Small Taxes.

News of the Political World Gathered During the Week from All Sources for Chicago Eagle Readers.

Gossip About Office Holders and Office Seekers and the Things that Are Going On in Official Life in Chicago.

News of the State, County, City and Sanitary District and Items of Interest About Men and Their Ambitions.

Happy are men who can stand well with bankers and assessors at the same time.

The pleasant banking relations of Clark & Trainer Company and the happy past tax relations of the same crowd loom up on the horizon and attract the public gaze.

"Simply Wonderful" is the universal exclamation.

Is Wallace G. Clark, the Sanitary Trustee, who is said to be a Republican candidate for re-election, a hypnotist?

Is J. Milton Trainer, the partner of Wallace G. Clark, as he calls himself, a hypnotist?

Is the firm of Clark & Trainer, in which these two men are joined as partners, a hypnotic firm?

This is why we ask:

Their ability to negotiate large loans and escape with small personal property taxes is a matter of record.

Surely the year 1913 showed them to be wonderful men in the financial line and the public, dazzled by the operations of the firm, is groping in the dark for the wonderful secret they possess.

How Wallace G. Clark, who sent in a schedule to the Board of Assessors asserting that he was worth \$1,660 in personal property, and J. Milton Trainer, who scheduled but \$1,310 in personal property, and Clark & Trainer whose personal property was valued at only \$1,500 by the County Assessors in 1913, could, at about the same time of the year 1913, with Jarvis Hunt, borrow \$2,200,000 from a Chicago bank to put up the Michigan Boulevard Building, is what arouses the comment.

Men who schedule less than \$5,000 between them, who can borrow \$2,200,000 the same year, are as scarce as hen's teeth.

In these days when public attention is riveted upon banks, this Clark-Trainer-Hunt Michigan Boulevard Building Deal looms up like an eighteen carat diamond on a sheet of carbon paper.

Here is some red-hot information about the Wallace G. Clark crowd, from the pen of an official of the Board of Assessors, on last year's assessment figures:

"Wallace G. Clark, of room 940, 38 South Dearborn street, did not file a schedule."

"Clark & Trainer of room 940, 38 South Dearborn street, did not file a schedule, and our office estimated them at \$1,500, which was not protested."

"A. R. Clark & Co., of room 940, 38 South Dearborn street, did not file. We estimated them at \$4,800. The Board of Review took them off the books."

"Wallace G. Clark, of 4523 Forrestville avenue, sent in a schedule for \$1,660, which was accepted by us."

"J. Milton Trainer, of 4523 Forrestville avenue, returned a schedule for \$1,310."

"Arthur R. Clark, of 4330 Ellis avenue, did not file. We estimated him at \$5,250. Was cut by the Board of Review to \$400."

From the fact that they have seen Mr. Clark's name mentioned in connection with great financial transactions like the financing and building of the Michigan Boulevard Building, and from the big real estate operations of his firm, Mr. Wallace G. Clark,

as he calls himself, has been looked upon by some people who respect men of financial genius with admiration.

Investigation of the public records does not disclose Wallace G. Clark, as he calls himself, as a giant among taxpayers.

The County Treasurer's records show that Wallace G. Clark paid twenty-nine dollars and forty-five cents of a personal property tax levied upon him at his residence, 4523 Forrestville avenue, for the taxes of 1913.

The firm of Clark & Trainer, of which Mr. Clark is the senior member, was charged on the County Treasurer's books with twenty-six dollars and sixty cents, personal property tax due for taxes of 1913, on their business at Room 940, 38 South Dearborn street.

J. Milton Trainer, of the firm of Clark & Trainer, was taxed twenty-three dollars and twenty-seven cents on his personal property at 4523 Forrestville avenue.

Recapitulation:
Clark & Trainer, Room 940, 38 S Dearborn street. Tax \$26.50.
Wallace G. Clark, 4523 Forrestville avenue. Tax, \$29.45.
J. Milton Trainer, 4523 Forrestville avenue. Tax, \$23.27.

Wallace G. Clark, as he calls himself, and J. Milton Trainer, doing business as Clark & Trainer, have moved from room 940, 38 South Dearborn street, where they were taxed \$26.60 on an assessment of \$1,500 for the taxes of 1913, to their new offices in the grand, new Michigan Boulevard Building, which they did so much to erect. And thereby hangs a tale of interest to taxpayers:

J. Milton Trainer, Wallace G. Clark, and Jarvis Hunt organized the Michigan Avenue Trust estate in which title to the property at the southwest corner of Michigan avenue and Washington street, 96x162 1/2 feet, purchased from Montgomery Ward & Co., for \$1,100,000 was vested. The Michigan Boulevard office building which cost \$1,500,000, was erected on this land. The trustees gave two trust deeds to the land and building to be erected to secure loans aggregating \$2,200,000. To the Continental & Commercial Trust & Savings Bank they gave a trust deed to secure \$1,800,000 for ten years, with interest at 5 per cent. The other was to Mitchell D. Follansbee, covering the same property, to secure \$400,000 second mortgage guaranteed 6 per cent gold bonds, payable July 2, 1919, subject to the prior loan of \$1,800,000 described in the foregoing.

The Board of Assessors who let Wallace G. Clark, as he calls himself, off with a personal property tax of twenty-nine dollars and some cents for the taxes of 1913, ought to study that wonderful trust agreement that Mr. Clark, his partner, Mr. Trainer, and another man are partners to.

The Board of Assessors might learn something if they did study it.

Sanitary Trustee Wallace G. Clark, as he calls himself, is the senior member of the firm of Clark & Trainer.

If Clark & Trainer, whose interesting personal property tax is alluded to elsewhere in this issue of The Eagle, are not shown to be the real owners of the big Michigan Boulevard Building at Michigan Avenue and Washington streets, together with

Jarvis Hunt, by the terms of a trust agreement filed in the Recorder's Office, Chicago, on February 27, 1913, and known as document 5,135,848, recorded in Book 12,173, page 801, of records, then who are the real owners?

From this trust agreement, it appears that these gentlemen hold this and other property that they may decide to purchase, as trustees for their children. They are, however, given permission to sell the property at any time they see fit and divide the proceeds among the registered beneficiaries.

Our hardworking Board of Review, Our painstaking Board of Assessors, Our able States Attorney, Might find out who the "beneficiaries" are of the personal property, big rents, etc., of this \$2,500,000 piece of property.

The trust agreement is such a peculiar one, that we reproduce the following information about it which was published in the Economist, March 8, 1913:

"J. Milton Trainer, Wallace G. Clark and Jarvis Hunt have created the Michigan Avenue Trust estate in

which title to the property at the southwest corner of Michigan avenue and Washington street, 96x162 1/2 feet, purchased from Montgomery Ward & Co. for \$1,100,000 has been vested. The trustees include the names of the purchasers given in the foregoing, and in addition to holding the Michigan avenue property the trust is to hold such property improved or unimproved as the trustees and their successors may hereafter determine to purchase. The life of the trust is to be for a term of twenty years after the death of the last survivor of the following persons: Jarvis Hunt Jr. and Louisa Hunt, children of Jarvis Hunt; John Milton Trainer Jr., son of J. Milton Trainer; and Wallace L. Clark and Ruth L. Clark, children of Wallace G. Clark. The trust may be terminated also at any time before the period indicated when all the trustees shall decide to do so by selling all the property held by them as such. In the deed filed on Monday a consideration of \$10 is given. Mr. Hunt gave to Charles H. Thorne, trustee, a trust deed to secure a part purchase money mortgage of \$800,000 five years at 4 1/2 per cent. He subsequently quit claimed the property to himself and J. Milton Trainer and Wallace G. Clark, who hold it as trustees under the Michigan avenue agreement."

Clark & Trainer personal tax for 1913, now on the County Treasurer's books is \$26.60.

By dropping bygone policies, consisting mainly of BULL CON, the Democratic factions may achieve victory this year.

There are possibly thirty good men in the City Council. Some of the others would be doing time if they had the courage to follow their natural inclinations. As it is, they miss "Home Rule in Public Utilities" dreadfully.

Roger C. Sullivan closed his Sangamon county campaign for the Democratic nomination for United States Senator at Springfield, Tuesday, with the biggest reception that has been given him downstate. It was attended by hundreds of men and women. As Springfield is the place where the hardest fight has been made against Sullivan, his friends seemed to take pride in showing him that he had supporters there in large numbers.

At Lanesville among those who met

John J. Bradley can unite all Federal, State, County and City Democrats for the ticket as the candidate for County Treasurer. He is popular with everybody.

John J. Bradley, the new United States marshal appointed by President Wilson, is beyond any question one of the most popular Democrats in Chicago today. He is strong with all classes, with every faction and with men of every creed and shade of opinion

for positions that he would honor if he could be induced to make the race.

"The Dunne people are going to back Mr. Bradley to the best of their ability," said William L. O'Connell.

Mayor Harrison said that personally he had a high regard for Mr. Bradley. "I have always thought that the Dunne forces would insist on naming the county treasurer if there was a harmony agreement," said the mayor. "I do not think the announcement of the Bradley candidacy will seriously interfere with any harmony plan between the Harrison and Dunne forces. I do not know that our side has any one in mind for the place."

Mr. Bradley first entered political life in 1902 when he was elected alderman of the 30th ward. He was re-elected in 1904 and 1906. In 1902 he entered the real estate business and when Treasurer O'Connell was elected he became his chief clerk. He was recently appointed United States marshal by President Wilson.

The Honorable Mr. Perkins of the Progressive Executive Committee, whom the Honorable Mr. Pinchott took such a fall out of last week, has given the public an account of how Tom Jones got into the Harvester Wagon. He says:

"A vacancy occurred on the Harvester boards several years ago, and Cyrus H. McCormick, president of the company, suggested Mr. Jones, an old college mate and a personal friend, to fill the vacancy. The other directors heartily approved of Mr. McCormick's suggestion, for they all were pleased to secure the services of a man so highly regarded."

"At the time Mr. Jones entered the board there was absolutely no division in the board on the subject of the company's practices, so that Mr. Jones could not have entered it to join any particular faction concerned over the company's practices and looking for help to bring about reforms."

"There was no suggestion by Mr. Jones or any one else that he should come on the board to assist in reforming the company. Indeed, he came on the board at the invitation and through the votes of the men who were responsible for the company's organization and subsequent management."

The committee appointed by the county Republican committee of 200 to receive suggestions of names for members of the board of county commissioners within the city, decided on an appeal for co-operation.

"As chairman I was requested to write all interested persons and civic bodies, including women's organizations, to forward names of suitable candidates for those positions, with full information as to their qualifications," read the statement of Professor Charles R. Henderson.

"The committee desires it to be distinctly understood that its sole purpose is to recommend persons best fitted to serve the public in the work of the county board."

If Senator Lewis can bring it about an appropriation of \$500,000 will be made for the extension of the West Side postoffice in Chicago. Because of the condition of the treasury, the Senate is extremely loath to make any

BRADLEY UNITES

All Factions of the Democratic Party Are Brought Together by Candidacy of Clean and Popular Citizen.

The Fight for United States Senator, State and County Treasurer and for Mayor Fully Under Way.

Gossip from Individuals and Parties About Men in the Race and What They Are Doing for Their Country.

Items of Interest About People in Public Life and the Ambitions of Both Them and the Men Behind Them.

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appropriations that are not absolutely necessary. The committee on post-offices and post roads has agreed to make an appropriation of \$100,000 for an addition to the postoffice at Springfield.

The state's attorney's office petitioned County Judge Owens for leave to file an information against the Levi Z. Letter estate as the owner of a \$1,900,000 mortgage on the Boston Store which is not scheduled for taxation. Alfred S. Austrian, attorney for the estate, promised to explain the circumstances of the mortgage and the court allowed a continuance of a week. Mr. Austrian contended that the estate was not responsible for the reason that Mrs. Mollie Neuberger, owner of the Boston Store, gave notes in payment for the store to the Letter estate in Washington.

William E. Mason made formal announcement of his candidacy for the Republican nomination for United States Senator. He based his claim for votes on his long years of public service.

"For more than twenty-five years I have advocated election of United States senators by direct vote of the people," he said. "This coming fall you get your first vote for a senator, and as I know of no other candidate in any party who has rendered service along this line I intend to ask for your first vote."

Everybody was pleased to hear that Rivers McNeil, an original Wilson man, will be named collector of customs at Chicago to succeed John C. Ames, whose resignation was received. The announcement was made in Washington by Senator Lewis.

Senator Lewis also announced that J. J. Furlong, a relative of Mrs. Roger C. Sullivan, will be named appraiser of customs, to succeed Thomas O'Shaughnessy, resigned. Furlong was a candidate for collector of internal revenue, but his name was withdrawn to make way for John F. Smetanka, the new collector.

The senator obtained a plum for another one of his state legislature friends when Secretary McAdoo decided to appoint John J. McLaughlin an appraiser for postoffices in Illinois and Indiana. The job pays \$2,000 a year and expenses.

Wallace G. Clark, as he calls himself, whose personal property tax of twenty-nine dollars and some cents is referred to elsewhere, in addition to having drawn a big salary as sanitary trustee for the past nine years, has been a member of the firm of Clark & Trainer; an estimator of "L" roads' valuations against the city; one of the creators of the big Michigan Boulevard Building, in which he now has offices; and president and director of the big Loverin-Browns Wholesale Grocery Company, at 1708 South State street, in which he is said to be largely interested. States Attorney MacLay Hays ought to buy a copy of the biography of Mr. Clark for the use of rising young assistants.

Pete Reinberg, whose magnificent gold bathroom with 14-karat gold plumbing is a feature of his new palace on Sheridan Road, is being boomed for County Treasurer.



WILLIAM L. O'CONNELL, County Treasurer and Popular Democratic Leader.