

FOR SALE—REAL ESTATE

Houses and Lots
FOR SALE—By John H. Coxe, 207 S. Broadway.

A 9-room modern house on the bon-ton street of the city at an absolute bargain. It must and will be sold.

FOR SALE—\$1,000—MODERN 6-ROOM cottage, bath, hot and cold water, pantries, fruit trees, lawn, modern cable cars, graded streets, sewer and good location. For this gilt-edged proposition see COVENE & CO., Los Angeles Theater bldg.

I HAVE FOR SALE AT A SACRIFICE the costliest, prettiest, neatest, modern cottage in the southwest. Everything new and of the finest. If you are looking for a snap call for particulars on JOHN H. COXE, 207 S. Broadway.

FOR SALE—CHOICE RESIDENCE property on Angelino Heights, overlooking city and parks; magnificent marine view; price from \$5 to \$10 per front foot; lots 150 to 200 feet in depth. S. H. LINDLEY, 106 S. Broadway.

FOR SALE—\$1,800, MAPLE AVE., NEAR Adams st., 8-room house with bath, mantel and grate; fine lot, good barn; fruit and flowers; cement walks; sewer connected. W. KETCHAM, room 124 1/2 S. Spring st.

FOR SALE—INSTALLMENTS—\$100 cash, \$20 a month, including interest—on Pico Heights—4-room cottage one from car line. J. ROBERTS, 129 S. Broadway.

FOR SALE—4-ROOM COTTAGE EAST Side; large lot, \$700, \$50 cash, bal \$10 per month; no interest. L. H. MITCHELL, 136 Broadway.

FOR SALE—5 TO 14 ROOMS; RESIDENCES from \$100 to \$700; all parts of city; very fine bargains; terms to suit. MORRIS & LEE, 328 S. Broadway.

FOR SALE—\$825; 4-room house painted and hard finished, near S. Ninth and Central aves. Inquire 117 S. Spring. R. C. TUBS-STANLEY.

FOR SALE—WE SELL THE EARTH. BASSETT & SMITH, Pomona, Cal. 6 2641

City Lots
FOR SALE—GRIDER & DOW'S THE TRACT OF HOMES.

300 50-foot lots facing on Adams st., 82 feet wide; Adams st. 100 feet wide; Adams st. 100 feet wide; Adams st. 100 feet wide.

FOR SALE—W. FISHER, 227 W. SEC. 2nd st. \$1,000—40 feet Central ave. \$250—New house, income \$360. \$150—Corner 135x150 feet. \$1,000—10 room house, Gladys ave. \$1,000—Ten acres, 70 ft. fruit trees. \$400—Lot, Kohler tract. \$300—60 feet Grand avenue. \$250—50 feet Flower st. \$250—Lot, W. Twenty-eighth st.; electric car.

FOR SALE—IF YOU WANT TO BE IN the swim, get one of those well-lots in Clark & Bryan's Figueroa street tract, cor. Jefferson and Broadway; \$7,000. Fine corner, W. Sixth near park; a bargain.

FOR SALE—THE CHEAPEST PROPERTY on Grand ave., close in. A snap buy on corner S. Hill. Below market value.

FOR SALE—THE OWNER HAS ORDERED sale of Angelino Heights property at the following very low prices: \$250 to \$500 for lots on Douglas street. \$350 to \$500 for lots on Edgeware road. \$250 to \$500 for lots on Kensington road. \$250 to \$400 for lots on Elysian park ave. \$250 for lots on Everett Place. \$250 for lots on Laguna ave. Look at this property, 7th and S. Broadway, and inspect map. S. K. LINDLEY, if.

FOR SALE—THE ELLIS HOME tract—new subdivision on corner of Twenty-third street and Scarff. These elegant large lots have never before been offered, and are the most attractive in the city for a residence. They require no pumping. C. A. SUMNER & CO., 134 S. Broadway.

FOR SALE—REAL ESTATE

City Lots
FOR SALE—AN ELEGANT RESIDENCE on S. Hope, near Tenth. Cannot be duplicated for money.

A beautiful residence on S. Pearl, near Tenth, 25 per cent below value.

A dandy cottage on Eighteenth st., near Grand ave. at an attractive figure.

A superb residence and elegant home on Santee st. Ch. ap.

A fine corner residence on Flower st. See these.

Some excellent buys in Crocker st. Two story and cottages.

A bargain, 6-room modern cottage on Sixteenth st., near Figueroa st. Best of terms if desired.

We have homes for all, from a \$600 modest cottage on terms or monthly instalments, to palatial mansions for the more fortunate. There is no place like home. Call upon us and cease paying rent. F. ETHRIDGE & CO., 415 S. Broadway.

\$600—FINE CORNER, NEAR ELEC- tric car line, on Eighteenth st., graded and sidewalked.

\$750—Good lot on graded street, east front, near Westlake park.

\$1,000—A fine corner on Maple ave.; front north and east.

\$750—A fine lot, 52 1/2 x 176, on Seventeenth st.; graded.

\$850—A fine corner; 2 lots in Walnut Grove tract.

\$3,000—A large lot on W. Seventh, near Pearl. This is a choice location and a bargain.

\$2,300—A fine corner, near Pearl and Seventh sts.

\$3,900—50 feet on Westlake ave., between Eighth and Ninth sts.; east front and right among the best houses in Bonnie Brae.

THE NEW FIGUEROA ANNEX—Some important points in which it differs from the other buildings in the district near the Figueroa street tract offers inducements that are hardly equaled by any locality in or about the city. The location is a choice one. The structure is of the finest. The view is unobscured, its sidewalks cemented and curbed, and there will be absolutely nothing for the buyer of lots to spend any more money on. For further particulars see CLARK & BRYAN, 127 W. Third st.

FOR SALE—CITY LOTS AND LANDS I want a house and lot worth \$2,000, close to the city, with a fine view, containing 4 acres of 6-year-old peach trees, 5 acres of apricots which will be in full bearing the coming season; 1 1/2 acres of fruit trees, house, garden and driveway. This ranch contains in all over 10 1/2 acres, only 2 1/2 miles from the city limits and 5 miles from the plaza; has its own water, and is a fine location for a house and large barn and an excellent soil. You can pay \$1,000 of our debts and give us a city house and lot to live in while the ranch is yours. All mining lands sell for \$250 per acre higher than I ask for this snap. W. H. DICKINSON, 147 S. Broadway.

FOR SALE—REAL ESTATE

Country Property
FOR SALE—10 ACRE ORANGE ranch at Duarte, the blue ribbon orange section; 10 shares of stock in the best water company in Southern California. Apply to A. STEVENS HALL, 127 Broadway.

FOR SALE—ALFALFA LANDS 4 miles of city in parcels to suit purchaser. Terms to suit. E. E. PARSONS, room 1 No. 320 W. First st.

FOR SALE—10 ACRES IN LANKERSHIM, \$25, \$25 cash, bal 5 years term. L. H. MITCHELL, 136 Broadway.

WANTED—TO PURCHASE—LOTS, residences, business property and acreage. We always have customers anxious for good buys. List your property if you wish to sell quickly. ETHRIDGE & CO., 415 S. Broadway.

WANTED—WILL PAY A FAIR BONUS for a business location on Spring st. If you have anything to offer address room 30, Romona hotel.

FOR RENT—50 ACRES OF WINTER vegetable land at Frostburg, California, with water. NORTON & KENNEDY, 134 S. Broadway.

EDUCATIONAL
WOODBURY BUSINESS COLLEGE (Incorporated), 226 S. Spring st., is the oldest and largest commercial school in Southern California; the most beautiful college rooms and equipments to be found in the state; elevator for pupils; a large faculty of experienced and able instructors; open the entire year; both day and evening sessions; a particular English and thorough business course and a course in shorthand and typewriting under an experienced stenographer. Write or call for illustrated catalogue and information. G. H. HUGH, president; N. G. FELKER, vice-president.

LOS ANGELES BUSINESS COLLEGE (Incorporated), 212 W. Third st.—The oldest, largest, best equipped school of its kind in the city; thorough courses of study; experienced teachers; modern methods; new and delightful rooms reached by elevator; success graduates; day and night sessions. Write or call for full information.

THE GIRLS' COLLEGIATE SCHOOL (MISS PARSONS and MISS DENNEN, principals), 1918-1920-1922 Grand ave., near Washington st. Collegiate, academic, preparatory, primary and kindergarten departments; attractive home for boarding pupils.

ST. HILDA'S HALL SCHOOL FOR GIRLS—GLENDALE—(Incorporated) six miles from Los Angeles; ninth year benefits from 200 acres. MISS K. V. DARLING, Principal.

PROBEL INSTITUTE (Casa de Rosas); training school for kindergarten; also school for boys and girls of all grades; 200 acres, near Los Angeles. S. H. MADAME LOUIS CLAVERIE.

HOYT'S NORMAL FOR TEACHERS only; begins September 16th; teachers aided in getting positions; teachers, courses and tutors supplied. Room 325, 4th and Main streets. 6-30.

LOS ANGELES TRAINING SCHOOL for kindergartners. Fall term September 18th. Mrs. N. D. MAYHEW, 676 W. Twenty-third st.

MRS. E. HABERKORN, TEACHER OF elocution and modern languages. Studio 43, Firtle bldg., Fourth and Broadway.

ST. VINCENT'S COLLEGE, GRAND ave. A boarding and day school for boys and young men. Fall term begins Monday, September 24th. 11-10.

ETON SCHOOL FOR BOYS, NO. 136 W. Pico st. HORACE A. BROWN, L. B.

DENTISTS
DR. STEVENS, A. J., REMOVED TO opp. Los Angeles Theater bldg.—Four years' experience. Fine gold crowns (small), \$6; best silver fillings, \$1; best set teeth, \$10; best gold plate, \$35. Painless extracting. 11-29.

ADAMS BROS.—DENTAL PARLORS, 231 S. Spring st.; painless extracting and filling; plate, \$8; all work guaranteed; established 10 years. Hours 8-5, Sundays 10-12.

DRESSMAKING

MRS. HUMPHREY'S DRESSMAKING parlors, 125 W. Fourth st., first floor. For garments remodeled and prices reasonable. 11-39.

MRS. C. A. MAXWELL—DRESSMAKER; specialty cutting and fitting good dresses; prices reasonable. 216 1/2 W. Sixth st. 11-23.

MRS. LA VINNE ANDERSON—Dressmaker. Prices reasonable; all work guaranteed. 322 S. Spring st., room 9. 11-11.

MRS. HAMPTON'S NEW DRESSMAKING establishment; perfect satisfaction guaranteed. 535 1/2 S. Spring st. 11-27.

MRS. SADIE BROWN, THE MOST fashionable dressmaker in the city. German-American Bank bldg., First and Main sts. 11-13.

MRS. H. M. PERCIVAL, DRESSMAKER, 211 W. First st., room 16, Los Angeles. Prices from \$350 up; guaranteed. 11-26.

DRESSMAKING—EXPERIENCED, will give satisfaction; \$2 per day work at home. 223 S. Hill. 11-18.

WANTED—STAMPING AND DRESSMAKING. Lowest prices. Prospects, L. A., Cal. 11-11.

MRS. A. L. CARLETON, PARISIAN modiste; work guaranteed. 139 N. Spring. 11-11.

DRESSMAKING—SUITS MADE FOR \$4 up; open evenings. 355 1/2 S. Spring st. 11-9.

RESTAURANTS
THE PLACE TO EAT—WARNER'S RESTAURANT, 117 E. First st. Best table d'hôte prices. Cooked to order, including potatoes, hot biscuit, corn bread, Graham gems, coffee, tea or milk. Two eggs, any style, 10c; ham or bacon and two eggs, 15c; fried ham or bacon, 10c; liver and bacon, 10c; plain steak, 10c; sirloin steak, 20c; tenderloin steak, single, 20c; porterhouse steak, 30c; rib steak, 20c; mutton chops, 10c; veal cutlets, plain, 15c; pork chops, 10c; sausage, 10c; hamburger steak, 10c; corned beef hash, 10c; oyster stew, 10c; hot-tin.

SPECIALISTS
DR. R. G. COLLINS, OPHTHALMIC OPTICIAN, with the Los Angeles Optical Institute; eyes examined free. 125 S. Spring st.

MRS. ALEXANDER REMOVES CORNS and bunions and gives massage at 433 S. Main st., opp. postoffice. 12-27.

NOTARIES
R. D. LIST, NOTARY PUBLIC AND conveyancer; legal papers carefully and promptly drawn at 123 1/2 W. Second. 12-4.

NURSERY
LOS ANGELES NURSERY—TREES, plants, seeds, bulbs and cacti; lowest prices. 340 S. Broadway.

PLUMBERS
FRANK WEINSHANK, PLUMBER and gas fitter. 240 E. Second st. Tel. 136.

WATCHMAKER
THE PLACE TO HAVE YOUR WATCH repaired—W. J. GETZ, 336 S. Broadway. 11-20.

DIAMOND DEALERS
DIAMONDS—A LOT OF THE FINEST diamonds, from 1/2 to 1 carat, at very low prices. W. A. FKEBERG, 406 S. Spring st. 11-18.

REAL ESTATE AND BUILDING

The Building Superintendent's Weekly Showing

MARKET FOR LOTS AND LAND

How Los Angeles Dealings Compare With Other Places

Reports of Sales Effected by Dealers, and Mention of Some Improvements in Progress or Prospect

The business of the builders, as indicated by the record of the city superintending of buildings, was smaller for the week ending yesterday than for some months past, the number of permits taken to be fifty-two and the aggregate estimated value of the buildings to be constructed is \$41,755.

The only structure valued at a sum greater than \$5000 is a one-story brick for which a permit was issued to Shaker Bros., and the less said of it, or seen of the brick, the better. It is not a brace store building of any kind, and it may be gathered from the aggregate of estimates the dwelling houses to be erected under this week's permits are, for the most part, of an unpretentious kind, though there are not lacking several of the middle class. A. W. Paine will build a dwelling at 1124 West Twenty-first street to cost \$2500, and O. A. Richardson is at work on a residence on Burlington ave. which will require an outlay of \$3700.

G. W. Balesy is erecting a two-story dwelling on Orange street near Burlington avenue, to cost \$2000, and J. W. Eastman is devoting a similar amount to the construction of a residence on Overton street, between Tenth and Eleventh. The remainder of the list is made up of small dwelling houses, with the single exception of one permit for the repair of the brick building belonging to G. M. Griffith and situated on Broadway, between Second and Third streets, the expense involved being \$3000.

While it is pleasant to rejoice over a long list of expensive buildings, such as has been furnished every week for some months past, it is not altogether unsatisfactory to be assured that building operations are carried on with strict regard to the demand to be filled. There has been no great increase in the number of permits, and the city would be overbuilt. The comparatively small increase for the past week shows very conclusively that the builders keep an attentive and skillful finger on the pulse of the house occupying community, and that the supply of buildings is carefully regulated according to the demand. It will be noticed that the building companies, whose business is the erection of houses to rent or to sell, are not represented in this week's list of permits, and the possessors of idle money have ceased the building of flats until such time as the tide of travel gives, not promise, but assurance that new buildings will be profitably filled during the tourist season. The small home builder was quite as active last week as he has been generally of late, and as the income of the country increases with the increase of population, building operations seem likely to be active through the winter, in spite of efforts already made to provide housing room for the transient population fleeing from the rigors of the eastern winter.

THE REALTY MARKET
Conditions Prevailing and the Prospects for the Season
The realty market in the city, and still more in the country, is undergoing a sort of a re-orientation which makes it difficult of examination without actual acquaintance with buyers and sellers. The average dealer says business is rather dull, yet the daily record of real estate sales indicates an activity unknown in any community of equal population in the whole United States. The reason for this state of affairs is not apparent at first glance, but a little wandering over the face of the country, north, west, south and east, will reveal the manner of dealing is undergoing change. Heretofore it has been customary for the tenderfoot to arrive in Los Angeles, install himself at a hotel and bid him forth to a real estate dealer, who would then show him desirable lands and pocket a well-earned commission when the sale was made. But as the community has grown larger the more slender commission has tended to establish himself temporarily in the hands of his friends and do his own looking around for property which he thinks worth buying. This is even more marked in the country districts; a large proportion of people now coming to Southern California to engage in agricultural pursuits, and who upon their own invitation of old-time friends who have already established themselves here and are ready to point out the section or the identical piece of land which he thinks will suit his friend.

The most noticeable feature of the market at present is that the demand, both in city and country, is for small pieces for immediate improvement, and this characteristic is likely to prevail during the coming winter. The demand for small lots is increasing, and it is likely to become more active as the sale of the eastern crop enables the producers to get out of a country where they have been unable to find a market where corn and everything else grows with less work in greater quantities.

It was stated above that the aggregate of real estate transfers in Los Angeles was greater than that of any other community of equal size in the union. The assertion is borne out by the statistics collected by the American Land and Title Register and reproduced by Bradstreet. The figures for the month of August in thirty-two large cities of the United States are as follows:

Table with 2 columns: City and Amount. Includes New York, Chicago, Philadelphia, San Francisco, Buffalo, Montreal, Pittsburgh, Washington, Detroit, Minneapolis, Louisville, Omaha, Rochester, St. Paul, Kansas City, Denver, Indianapolis, Portland, Toledo, Nashville, Lincoln, San Antonio, Los Angeles, Grand Rapids, Seattle, Dallas, Tacoma, Galveston, Sioux Falls, San Diego.

Angelenos have as yet hardly accustomed themselves to the dignity of their city being classed as one of the thirty-two large cities of the United States, and an examination of the figures shows that of the cities mentioned Los Angeles appears in the list, so the attention that Los Angeles does a greater real estate business than other communities of equal population, and that the real estate market is active, are very conservative statements.

AMONG THE DEALERS
Reports of Sales Made and the Improvements Contemplated
Dea White reports the following sales: Lot in Terminus Homestead tract, East Los Angeles, with improvements, for Leona Bucklen and Charles T. Bucklen for James Robertson, for \$1300. Lot 338, Alexandre Weill tract, with four-room cottage, for Kate White to Sue Huff, for \$1500. Fifteen acres of land near Downey, for Kate White to William P. Rauff, for \$1500. Cottage of four rooms, with lot 4x130, at 525 South Gates street, East Los Angeles, for James Robertson to G. E. Allen; consideration, nominal. One acre in Griffen tract, East Los Angeles, nicely improved, for Belle Allen and husband to J. T. Robinson, for \$2000. Ten acres at Vineland, for A. G. Slain to Alice and John Hall, for \$1000. One hundred and twenty acres near Palmdale, for W. Ross to George Stock; consideration, nominal.

Moore & Parsons report the sale of lot 17, Kincaid tract, on Trenton street, to J. S. Pitman; consideration \$900. J. S. Pitman has purchased of A. G. Strain lot 1, Sisters of Charity tract, on Wright street, for \$800; Moore & Parsons, agents.

Clark & Bryan have sold for Mrs. S. H. Whiting a lot on Twenty-fifth street in the Whiting tract, near Grand avenue, to J. H. Seek. W. H. Griffith reports sale of lot 82 of the Ellis tract for \$1750 to Elizabeth B. Hedges. This is a large lot 6x180, and it is Mrs. Hedges' intention to put two good houses on the same, commencing at once.

S. K. Lindley reports the following sales: Lots 5 and 6, block 9, Angelino Heights tract, on Lambeth avenue, to James Lacey for \$250 each; lot 21 in block 29 to E. D. Jones for \$250; for Fred Eaton, lot 70 of the extension of the Nob Hill tract to Catherine Quinn for \$1500. Mrs. Quinn will build a residence. To J. Reynolds, lot 50 of the extension of the Nob Hill tract for \$1500. Mr. Reynolds will build a residence on this lot.

Palmer & Chapin report the following sales in the Tierra Bonita colony: R. F. Frer 20 acres, Freeman Ash 20 acres, William N. Ash 20 acres, D. B. Freeman 20 acres, S. W. Wetzel 20 acres, L. J. Thorpe 20 acres, Bertha Tuttle 10 acres, Mary I. Perry 10 acres, Leroy C. Noble 20 acres, John Johnston 20 acres, E. P. Feick 15 acres, Mr. Wagner 25 acres.

Clark & Gump report the sale of Mrs. S. M. Toney to George H. Peck, Jr., of lot No. 10 in Foreman subdivision of West Eleventh street, for \$1500. Mr. Peck will build a residence on this lot. He will build on this lot a six-room cottage.

Mrs. Ida de Wilson has purchased the handsome lot on East Adams street between Main and Maple and has begun the erection of a fine two-story colonial house for her residence. Johnson & Kenney occupy as the builders.

W. H. Neiswander reports the sale of lot 13, block 3, of the Orphan tract, with 1000 square feet of ground, to Fred A. Paul for \$2500. The location is on San Pedro street, near Second.

J. D. Hooper has made an important purchase in the city, consisting of lots 19th and Broadway from A. A. Hubbard for \$50 per foot. Mr. Hubbard to remain for one year.

John Reynolds report the sale of lots 21, 24 and 25 in the Montgomery tract, on Budlong avenue, near Adams street, to J. Beynon.

Clark & Gump report the sale of Mrs. M. A. Brown to Fred A. Mann lot 4, with improvements, in Rowley's subdivision of blocks F and Q, West Los Angeles, for \$2500.

S. H. Walker reports the sale of lot 2, block B, Beck tract, with improvements, on San Pedro, near Sixth, to Louis Eschbacher, for \$2000 cash.

Clark & Gump report the sale to B. Cubbon of a house and lot on West Adams street for \$2250.

S. Brown & Co. have sold to C. H. Jordan a lot on Pico street, at the corner of Albany, for \$1200. A brick building containing three stores will be erected at once.

Clark & Gump report the sale of a lot on Ninth street in their San Pedro street tract to Mrs. Rebecca Mohr for \$700; for Mrs. J. A. Superintendent reports the sale of thirty lots on the west side of Broadway, between Third and Fourth streets, for \$24,000.

Angelin Byron report the sale of lot 4, block 11, of the Los Angeles Homestead tract to M. A. Bronson for \$2500. Lots 3 and 24 of the Whiting tract, on Whitney street, to Mrs. Bronson for \$3000. Clark & Gump report the sale to Charles O. Houser of a lot on Bailey street, near New Jersey, for \$500.

Clark & Gump report the sale of the corner of Eight and Helena avenues to J. H. Reynolds and Philip Cutting for \$1,000. Clark & Gump report the sale of five-room house, for \$1700.

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When your boys and girls are grown up those lots the Herald is giving away to all subscribers will be a good one each. Why not secure one or more and have the deed made out in the name of your prospective heir? If you are taking the Herald subscribe for another copy, send it to some eastern friend or relative and have the town lot which comes with it deeded to some member of the family.

Of Interest to Parents
Scrofula and blood poison radically cured in from one to three months. Syphilis positively cured by the hypodermic treatment. Home medicine given internally. Call on or address Dr. H. P. Peabody, 414 1/2 S. Spring st.

Election of Officers
At the annual meeting of the First Spiritual society on Sunday last the following officers were elected: Ben M. Barney, president; Mrs. R. J. Hixon, first vice president; Mrs. M. M. Lyon, second vice president; M. M. Lyon, secretary; C. E. Adams, financial secretary; G. W. Adams, treasurer; Mrs. W. C. Marshall, Mrs. Buchanan and Mrs. Carl Brandt, Professor Fred Bell, the prime orators, and Mrs. G. W. Wright have been engaged as speakers for November.

Plutti-Cornell Concert
The usual musical treat for those of classical taste and culture will be afforded the patrons of the Plutti-Cornell concert tonight. The third of the fine series at Blanchard-Fitzgerald hall will occur and the program is the most attractive yet offered. Piano selections from Beethoven Chopin, Schumann and Liszt will be rendered by Mr. Plutti, and Mr. Cornell will sing several masterpieces from Handel and Wagner.

EVERY FAMILY SHOULD KNOW THAT
PAIN-KILLER