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**GOOD WEATHER ENLIVENS SALES**

**Bills Realty, Inc., Reports Over \$200,000  
in Transactions Made During Past Sixty Days**

**By A. M. Landaker**  
(The Bills Realty, Inc.)

During the past sixty days the Evanston office of The Bills Realty, Inc. has closed more than twenty transactions, amounting to over \$200,000 in sales. With really good weather, warm days and sunshine we are looking forward to still greater activity.

It is becoming more and more apparent that well-located property at today's prevailing prices is a sound investment, and this fact is bringing many purchasers who have been considering purchasing real estate, to the point of buying. Some are buying for speculation and profit, some as the realization of their long-dreamed-of home for the family, and many as a hedge against inflation. If people will take the time to look at property with recognized real-



**A. M. Landaker**

tors they will become convinced of the soundness of these reasons for buying.

**Announce Transfers**

Some of the recent transactions are:

The six room home at 2719 Asbury avenue, Evanston, was exchanged for the American Farmhouse at 2822 Blackhawk road in Indian Hill Estates, both principals being represented by the Evanston office.

L. L. Beach purchased from the Metropolitan Life Insurance company the English stucco residence at 1750 Washington avenue, Wilmette. Lester E. Uhler was the broker.

Stuart K. Fox of Evanston purchased from William E. Lane, et al, the nine room frame and stucco residence at 730 Forest avenue, Wilmette, Annette V. Mead representing both principals.

Mark A. Freeman of Chicago purchased the eight room brick Georgian Colonial at 576 Elm street, Winnetka, from Philip J. Marqua.

**To Modernize Home**

Dorothy Dayton Beck purchased from the Reinwald estate the property at 1101 Illinois road in Indian Hill Estates and is remodeling this property into a very attractive modern home. Charles H. Reynolds was the broker.

Carl W. Krohl of Wilmette purchased the property at 818 Ashland avenue, Wilmette, from Mrs. Martha B. Yarian. Mrs. C. N. Hollister represented both principals.

William E. Genner sold to Kenneth B. McAfee the brick bungalow at 1729 Highland avenue in Wilmette, Harold E. Voss representing both parties.

**Plans New Residence**

M. L. Kresge purchased from Christy Brown a very nice half acre lot on Mohawk road in Indian Hill Estates and is having Lynn C. Jones design and build for him a Pennsylvania farm house which should be an attractive addition to Indian Hill Estates. The Bills Realty, Inc. and North Shore Realty acted as brokers in the transaction.

Winogene Springer of Wilmette Purchased a vacant lot on Dell place in Ravinia from B. H. Pistorius and will build a new home in the near future. Lester E. Uhler was the salesman.

Mrs. Henrietta Wynekoop of Pasadena, Calif., sold to J. Oliver Morton the vacant lot adjoining 1044 Forest avenue, Wilmette. North Shore Realty of Winnetka represented the purchaser in this transaction.

Houlder Hudgins purchased from John Jennetten a 100-foot vacant lot on Pine Point Drive in Highland Park. Miss Margaret Byrn of Highland Park represented the purchaser.

Mrs. C. N. Hollister sold to Mr. and Mrs. Ernest R. Hendrickson the six room frame residence at 1235 Elmwood avenue in Wilmette.

**PLAN EXTENDED**

The Modernization Credit Plan provided by the National Housing Act has been extended until April 1, 1937. Originally this provision of Government insurance on modernization loans made by private lending institutions for property repair was to have expired April 1, 1936. Recent congressional amendment brought about the extension.

**Hokanson and Jenks  
Report on Recent  
Real Estate Sales**

Hokanson & Jenks, Inc. 513 Davis street, Evanston, report an active spring in both the renting and selling of residential property. This office leased 28 Evanston residences for May 1 possession ranging from \$50 to \$160 monthly rental. This office also made a considerable number of sales recently, several of which are under contract but not yet completed.

Among the completed sales were the following:

1606 Wesley avenue, Evanston, the 10 room, 3 bath residence from Mrs. Edgar S. Belden to Charles P. McConnell.

1571 Wesley avenue, Evanston, the 8 room, 2 bath residence of Fred Harmon to Prof. George F. Cady of the economics department of Northwestern university.

2233 Forestview road, Evanston, the 6 room, 1 bath brick Colonial residence of Clarence A. Hemphill to Charles R. Frazier.

2310 Marcy avenue, Evanston, the 5 room frame bungalow of Herbert C. Jenks to Alice and Sarah Robson.

Park Ridge, 8 room English brick residence sold to Wilfred Smith, Tribune Sports' editor, in cooperation with the office of Fred I. Gillick, Park Ridge, representing the seller.

The above five sales were negotiated by Lois Stewart.

**Wilmette Colonial**

408 Lake street, Evanston, the 7 room frame residence of Fred Schroeder, Jr., to Gordon Canning, in cooperation with Frederick A. Cooper.

1128 Greenwood avenue, Wilmette, the 7 room, 3 bath Colonial residence of James F. Rowley to Lewis W. Berghoff.

The forty foot residential vacant on Ridgeway avenue, east front, north of Harrison street, of the Universal Investment company to A. G. Heitman, who expects to build at once.

Elsie Hamilton was broker in these sales.

The Glen Oak acres, Glenview, 7 room, 2 bath brick Dutch Colonial residence of Staniford Squire to Chris Varde.

The Saunders road, West Deerfield, 6 room residence on three acres, of John J. Rink, adjoining Vernon Country club, Theodore W. Kerkhoff.

The above two sales were negotiated by Clara M. Wright.

**Frame Residence**

717 Central street, Evanston, the 8 room, 2 bath brick bungalow from Bertha Degener to Norman F. Lighthart.

958 Pine street, Winnetka, the 7 room frame residence of R. H. Fairclough to Morris A. Scott.

The above two sales were negotiated by Herbert C. Jenks.

416 Lake street, Evanston, the 9 room, 3 bath residence of Dr. William M. McGovern to Ernest H. Lyons. Dr. McGovern had purchased this property through Hokanson & Jenks, Inc., from Judge Martin M. Gridley only last October. This sale was negotiated by Hempstead Lyons.

521 Michigan avenue, Evanston, the frame 2-flat on the northeast corner of South boulevard. State Bank and Trust company, trustee, to L. W. Ball. This sale was negotiated by David Q. Porter.

Elgin road at Lincolnwood drive, the 3-acre triangular point bounded by Simpson street on the north, City National Bank and Trust company of Evanston, liquidating agent, to H. J. Riddle, who expects to sub-divide. N. M. Hokanson was broker.

**PLAN FOR SHRINKAGE**

In erecting the baseboard in a house, the best practice is to have it rest on the subfloor and butt the finish up against it. Even if it is set on top of the finish floor, it should be nailed to the subfloor and not to the studs. Then is shrinkage or settlement occurs, the base will not pull away from the floor.

**BOARDS FOR FLOORS**

Attractive and practical floors can be made from squares of hard-pressed fibre board. They can be laid in mastic or nailed over old floors and take a fine finish if waxed. There is just enough variety in the color shades to prevent monotony, and they wear well.

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