

ERSKINE BROS.,

Real Estate, Loan & Renting Agents,

161 LaSALLE STREET, ROOM 46, (First Floor.)

CHICAGO, ILLINOIS.

We desire owners of property in and about Chicago to bear in mind the following facts, viz:

That we do a general real estate business.

That we pay particular attention to the renting of property.

That we have made and will continue to make safe and profitable investments for capitalists.

That we loan money on improved property at the lowest current rates.

That we sell purchase money mortgages.

That we make no charge for paying taxes, looking after special assessments, or attending to insurance, where we have exclusive agency of the property.

That our facilities for attending to a large business are unsurpassed.

That our long practical experience in the business we are engaged, places us in a position to readily understand your needs and at the same time enables us to satisfactorily meet them.

Finally: That we give prompt attention, and make reasonable charges for all business entrusted to our care.

Your patronage is solicited.

ERSKINE BROS.

Mortgage—Crops.—A mortgagor in possession is entitled to the crops grown on the mortgaged lands, and has a right to sever them at any time prior to the destruction of his title by sale under the mortgage. *Willis v. Moore*, Sup. Ct. Texas, 1 *Denver Law Jour.* 228.

Judgments.—A collusive judgment may be inquired into collaterally; but judgments obtained by the collusion of both parties are to be distinguished from those obtained by the fraud of the plaintiff. The former are void as to creditors only, and may be attacked collaterally, while the latter can be impeached by the defendant only, in a direct proceeding. *Meckley's Appeal*, Sup. Ct. Pa., 40 *Leg. Intell.* 336.

Negligence.—In an action for damages for an injury, it is error to leave the question of negligence on the part of the defendant company, to the jury, when the testimony is uncontradicted that the officers of the company performed their whole duty. *Reading etc. R. R. Co. v. Ritchie*, Sup. Ct. Pa., 40 *Legal Intelligencer*, 344.

Lease.—Where a lessee covenanted to a certain rent, and the gas bills, at the rate of three dollars per 1000 feet,

held, that the landlord could include the amount due for gas in his distraint. *Fernwood Masonic Hall Ass'n v. Jones*, Sup. Ct. Pa., 40 *Legal Intelligencer*, 343.

Insurance.—A covenant in an insurance policy that it shall be void if the property becomes incumbered by a judgment, is violated by the entry of a warrant of attorney annexed to a bond in which the insured is obligor, although the conditions of the bond has never been broken, and there was no time in which execution could have issued on the judgment. *Hill v. Penn. Mut. F. Ins. Co.*, Sup. Ct. Pa., 40 *Legal Intelligencer*, 343.

Special verdict.—A special verdict must state facts essential to the entry of a judgment upon it. It can not be aided by intendment, or a reference to extrinsic facts, appearing on the record. *Kingald v. Schultz*, Sup. Ct. Pa., 40 *Leg. Intell.*, 329.

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