

The Journal.

ISSUED BY

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REAL ESTATE AND LOAN AGENT

Advantages Offered by a First-Class Real-Estate Office.

A first class real-estate agency offers many advantages, both to buyer and seller. First, as to the buyer. He comes into the country a stranger. He wants a farm having certain improvements, with particular natural advantages, and not more than a given distance from town. How is he to find what he wants? In that scope of country within which the farm must lie in order to meet his demands there are hundreds of farms. Some may have one part of the improvements he desires, another a different part, one may have water, another timber, another neither, and so on to the end of the list. There may be three or four that may fill the bill, but how is he to find them? Perhaps by riding around a week or so he may find what will suit him; but he has spent a week's time for himself, and also for the men with whom he has been talking all the time. More than that, he may find out the next week that another place, which would have suited him better, could have been had just as well had he only known it. Thereafter he is more or less discontented, simply because he did not get the place which would suit him best. Again, he goes to a man whose place may suit him; he spends half a day of his time and the farmer's looking it over, to find at last that the farmer must have more cash down than he can pay; and so that ends it. He goes out with this one and with that one, only to find when the places are examined that they are not what he wants, or that price and terms do not suit his means. Very often he will conclude that what he wants cannot be found, and goes elsewhere, simply for lack of information on this subject, that would readily be obtained at a good land office.—*American Real-Estate Guide.*

Republican State Convention.

The Illinois Republican Convention at Peoria, Wednesday, nominated the following State ticket:

For Governor—Richard J. Oglesby, of Logan.

For Lieutenant-Governor—John C. Smith, of Cook.

For Secretary of State—Henry D. Dement, of Lee.

For Treasurer—Jacob Gross, of Cook.

For Auditor—Charles P. Swigert, of Kankakee.

For Attorney-General—George Hunt, of Edgar.

Resolutions were adopted strongly favoring the nomination of Gen. Lo-

gan for the Presidency by the National Convention. Senator Cullom, Gov. Hamilton, Col. Clark E. Carr, of Galesburg, and the Hon. Burton C. Cook, of Chicago, were appointed delegates-at-large to the National Convention, with instructions to vote for Logan as long as he should remain in the field.

A Deed From Paradise Down.

The records of conveyancing in this country contain nothing more curious or interesting than the following document. Its genuineness cannot be questioned, as it is fully and formally attested over the signature and official seal of the recorder of Northumberland county, Penn., where the little patch of ground in question is located. This romantic document is remarkable for the wonderful accuracy with which the chain of title is traced from the original grant by "The Creator of the Earth," to "Parents of Mankind," and thence downward through the ages to the year 1793, when the thrifty widow of Mathias Joseph, "aliened, enfeoffed, released," etc., to Flavel Roan, Esq.

All lawyers will agree that this deed was drawn by a master hand. Judged by the severe and technical rules of "ye olden time," it is perfect in both phraseology and form.

The lawyer who drew this curious deed lived in the town of Sunbury, Penn. He was an old book-worm, and a bachelor, and was noted for fine ability, great legal learning, methodical and punctilious accuracy in all matters of business, and for his seclusion from the social world of that day. It is said that he spent much of his time in a little house which he had securely fastened to the heavy branches of a large oak tree in the suburbs of the town. There, in his little nest, rocked by the winds, and cheered by the merry music of song birds, the old fellow was very happy. Tradition has it that he came to his death by accidentally falling out of his house.

The following is a verbatim copy of the introductory portion of the strange deed referred to, viz.:

"DEED.

"CLARA HELENA ELLINKUYSEN)
Deed to

FLAVEL ROAN, ESQUIRE.

"This indenture made the ninth day of October, in the year of our Lord one thousand seven hundred and ninety-three, between Clara Helena Ellinkuyesen, of the town of Louisburg, in the township of Buffalo, in the county of Northumberland, and Commonwealth of Pennsylvania, widow, of the one part, and Flavel Roan, of the town of Sunbury, in the county and Commonwealth aforesaid, esquire, of the other part.

"Whereas, the Creator of the earth, by parole, and livery of seisin, did enfeoff the parents of mankind to-wit, Adam and Eve, of all that certain tract of land called and known in the planetary system by the name of the earth, together with all and singular the advantages, woods, water, water courses, easements, liberties, privileges, and all others, the appurtenances whatsoever thereunto belonging, or in any wise appertaining, to have and to hold them the said Adam and Eve and the heirs of their bodies lawfully to be begotten, in fee-tail general forever, as by the said feoffment recorded by Moses in the first chapter of the first book of his records, commonly called Genesis, more fully and at large appears on reference thereunto being had

"And, whereas, the said Adam and Eve died seized of the premises aforesaid in fee-tail general, leaving issue, heirs of their bodies, to-wit: sons and daughters, who entered into the same premises and became thereof seized as tenants in common, by virtue of the donation aforesaid, and multiplied their seed upon the earth.

"And, whereas, in process of time, the heirs of the said Adam and Eve, having become very numerous, and finding it to be inconvenient to remain in common as aforesaid, be-

of the land and tenements aforesaid to and among themselves, and they did accordingly make such partition.

"And, whereas, by virtue of the said partition made by the heirs of the said Adam and Eve, all that certain tract of land called and known on the general plan of the said earth by the name of America, parcel of the said large tract was allotted and set over unto certain of the heirs aforesaid, to them and to their heirs general in fee-simple, who entered into the same and became thereof seized, as aforesaid, in their demesne as of fee, and peopled the same allotted lands in severalty, and made partition thereof to and amongst their descendants.

"And, whereas, afterwards (now deemed in time immemorial) a certain united people called, 'The Six Nations of North America,' heirs and descendants of the said grantees of America, became seized, and for a long time, whereof the memory of man runneth not to the contrary, have been seized in their demesne as of fee, of and in a certain tract of country and land in the north division of America called and known at present on the general plan of the said north division by the name of Pennsylvania.

"And, whereas, the said United Nations being so thereof seized, afterwards, to-wit, in the year of our Lord one thousand seven hundred and sixty-eight, by their certain deed of feoffment, with livery of seisin, did grant, bargain, sell, release, enfeoff, alien and confirm unto Thomas Penn and Richard Penn, otherwise called The Proprietaries of Pennsylvania (among other things) the country called Buffalo valley, situate on the south side of the west branch of the river Susquehanna, parcel of the said country called Pennsylvania, to hold to them the said Proprietaries, their heirs and assigns, forever, in their demesne as of fee, as by the same feoffment more fully appears: which last mentioned tract of country was afterwards, by the said Proprietaries, by the advice and consent of their Great Council in General Assembly met, erected into a country called Northumberland aforesaid, of which the said Buffalo valley was and is parcel by the name of Buffalo township aforesaid.

"And, whereas, the said Proprietaries, by their letters-patent, bearing date the 11th day of August, in the year of our Lord one thousand seven hundred and seventy-two, did grant and confirm unto a certain Richard Peters, in fee-simple, a certain parcel of the said township called Prescott, situate at the mouth of Spring run, adjoining and below the mouth of Buffalo creek, on the south side of the west branch of Susquehanna aforesaid; in the township and county aforesaid, by metes and bounds in the said letters set forth, containing three hundred and twenty acres," etc.

And so the instrument goes on until, finally, from one owner to another, a certain parcel of the property, sixty-six feet front and one hundred and fifty-seven feet six inches in depth, falls to the possession of Clara Helena Ellinkuyesen, the grantor in this extraordinary indenture.

An interesting question of law is involved in a case tried one day last week in the United States Court at Indianapolis as telegraphed to the daily newspapers. It appears that on March 28, 1882, Alexander C. Wingate, a passenger on a train on the Ohio & Mississippi Railroad, was shot and killed by a drunken passenger named William Haynes near Salem, Ind. The widow of the deceased, Malinda C. Wingate, of Kentucky, brought suit against the railroad company in the United States Court and was awarded judgment for \$5,000.

A Lewiston, Me., man who has spent ten years in prison has come out and begun paying old debts, even returning a stolen umbrella.

TWELVE lots recently sold in New York City for \$850,000, which could have been bought for thirty years ago for \$2,000. The property was located on Fifth avenue, running from Fifty-eighth to Fifty-ninth streets.

The Election.

The municipal election occurred on Tuesday last, 15th inst. and resulted in the election of the following Aldermen:

First Ward—Homer Boyington.
Second Ward—Albert Dixon.
Third Ward—C. H. Smith.

The Aldermen holding over are:

First Ward—O. H. Morgan.
Second Ward—H. R. Green.
Third Ward—F. F. Flint.

Suburban Traffic.

Suburban trains the year round are well patronized by Chicago business men whose homes are in the suburbs, but owing to a scarcity of desirable accommodations, those who desire suburban boarding places, and understand how difficult they are to secure, move out early, even before the grass gets green or the trees leaf out.

To live in the suburbs and to be seen coming into the city every morning and returning each evening on a first-class train along with bankers, brokers, and merchant princes is looked upon as a mark of high-toned respectability, and as a suburban boarding-place is more or less an expensive luxury, the crowd entering and issuing from these trains is an eminently respectable one to look upon.—*Chicago News.*

Look Out for Burglars.

The men who take things easy, seem not to have omitted Highland Park, from their list of "stop over" places. At the early hour of two o'clock Saturday morning, Newman Hall while in the full enjoyment of that refreshing rest which sleep brings to an anxious father's brow, awakened somewhat nervously and hastened to the front door of his dwelling to view the retreating form of a full fledged burglar.

Two well directed shots from Newman's revolver brought the fellow to a stand-still, but not until he had passed through McDonald's alley and was fairly exhausted from lack of breath. Finally, having fully recovered, he started out and took in the homes of Geo. B. Cummings and Robert Floyd; at Mr. Cummings he simply went through the house to see that everything was in order, but at "Bob" Floyd's he got a warm reception. Mr. Floyd is out of town, but the absence of her husband was not going to scare the estimable wife, and with a loaded revolver she coolly discharged the weapon, intending to hit the "naughty man," but the target wouldn't stand still, hence, who the fellow was, his present whereabouts, or his reasons for making such a nuisance of himself, is as yet one of the things to be explained.