

The Journal.

ISSUED BY

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INSURANCE.

REAL ESTATE AND LOAN AGENT

We Closed the Sale.

To show that even a real estate agent is not free from the troubles and trials of life that are common to all, we desire to here give a verbatim report of a bit of our experience:

"Shure is Mr. Erskine in?" asked a lady of middle age, in deep mourning, as she walked into the office in the forenoon of the second day of the week.

"He is, madam," we replied.

"Well, I have just sold my house, and my friends advised me to see Mr. Erskine and have him close up the sale, for the loikes of me knows nothing about it at all."

"Well, Mrs. C—, state what you have done and what is yet to be done, and we shall be pleased to render you all the assistance possible."

"Faith I knew you would. Me good man before he died (copious flow of tears) said to come right to you and things would be done right."

"Yes. Did you sell your place, madam?"

"I did."

"What price?"

"Twenty-one hundred dollars in my fist."

"Oh, then you have received all the money!"

"No, I have not re-saved all the money, but it is only \$200 I re-saved. I am to get \$1,900 when you make my dade."

"Very well now, Mrs. C—, let me have your old deed and I will make a new one from you, to the purchaser."

"Is it my old dade you want. Well, here it is, then."

"Now, Mrs. C—, shall we make it subject to the taxes?"

"Well now, see here, Mr. Erskine, I ain't going to pay any taxes at all. The buyer has got to do that; he gets the place chape enough."

(We thereupon made a deed in due form, subject to all taxes, but the buyer would not accept it, owing to the fact that the taxes of last year were due and unpaid.)

"Mrs. C—, the buyer says he won't pay the taxes!"

"Well, nayther will I; and he is no gentleman at all to be saying the loikes." (Another flow of tears.)

(The buyer gets uneasy and wishes he had'nt bought. Mrs. C—, our fair client, unfortunately lets her angry feelings rise, and a stormy time between buyer and seller then ensues, for both, let it be remembered, are haties of the old sod.)

"Mrs. C—, you must hurry up

now; we have spent some hours in this business already, and we are no nearer a settlement now than when we first begun." we ventured to remark.

"Shure and ain't I ready to close up the business?"

"But you should pay the taxes or deduct it from the amount coming to you, unless the buyer agreed to pay same."

(The buyer.) "No, I didn't agray to pay the taxes; nor I won't nayther."

(Our client.) "Oh, what an awful man; I won't sell to him at all, so I won't, and I am going right away home." (Another crying spell and a start made towards home.)

We felt that our fees were already earned, but no—she returns.

(Our client.) "Shure is it the taxes for last year you want paid?"

"Yes, madam."

"Oh, then, shure I wanted to pay them all the time; it was the year before I thought you wanted."

"Well, now, here is a bill of \$3.00 for continuation of abstract. I suppose, of course, we shall deduct this?"

"Not much I won't. What's the good of the abstract, shure. Don't I have good title?"

"Yes; but you know the abstract has got to show it."

"Yes. And didn't I tell you, and ain't I as good as an abstract? I won't pay the \$3.00, so I won't."

"Very well, the buyer says he won't, so what's to be done?"

"Well, he's real mane, so he is." (Another crying spell and an absence of ten minutes from the office.)

(Our client returns.) "Mr. Erskine, is it the continuation of abstract to pay for?"

"Yes, Mrs. C—."

"Oh, well, then that's all right, so it is. I thought it was a new abstract you wanted me to pay for all the time. Of coorse I'll pay the \$3, as I intinded to all the time."

"Now, Mrs. C—, you are to deliver the deed and get a check for the balance due you."

"Oh, I won't take any checks at all. I want the money in my fist."

"But the check is on the C— National Bank, and is certified. It is one of the best banks in the city, and there will be no trouble to get your money."

"Well, Mr. Erskine, I don't know whether the bank is any good at all. My house I am selling is the best house in the block, and I am losing money to sell it so chape, and I wan't my money, and no check."

(We finally assured her that the check was all right, and accompanied her to the bank and got it cashed for her.)

The money was handed to her, and placed as near the heart, inside of the family wearing apparel, as circumstances would permit, and then our fair client bid us adieu, first tak-

ing pains, however, to assure us that "the walls in the house are only two thicknesses of brick and cold enough in the winter to freeze a pig, as she found out for herself last winter; but then I wish the the new man good luck. Good bye, Mr. Erskine." And away she went.

Truly the life of an agent has more in it than commissions.

The Chicago & Evanston and Chicago & Lake Superior Railroads.

The annual meetings of the Chicago & Evanston and Chicago and Lake Superior Railroads were held Tuesday last. The Chicago & Evanston elected the following Directors for the ensuing year: J. B. Easton, LaCrosse, Wis.; Julius Wadsworth, New York; E. K. Hubbard, T. W. Wadsworth, and Edwin Walker, Chicago.

The following Directors were chosen for the Chicago & Lake Superior Railroad: J. C. Easton, LaCrosse, Wis.; Julius Wadsworth and James Stillman, New York; E. K. Hubbard, T. W. Wadsworth, E. Walker and Philip Wadsworth, Chicago.

The stockholders of the Chicago & Pacific Division of the Milwaukee & St. Paul also held their annual meeting at the same office and re-elected all the old Directors.

Action was taken in regard to the construction of the bridge across the Chicago River, near Kinzie street, and contracts for its construction will be awarded at once. It will be a double-track iron bridge and will be completed in about four months. The tracks from Larrabee to Kinzie streets will be laid without delay, and as soon as completed the trains of the Chicago & Evanston will make their terminus on Kinzie street until the bridge is completed; when trains will be run into the West Side Union Depot. The northern terminus of the road at present is at Calvary Cemetery, but as soon as the right of way has been secured it will be extended to Evanston. There will be convenient depots erected at Belmont avenue, Lake View, Graceland Cemetery and Argyle.

The Lake Forest Fire.

Lake Forest, our sister city to the north, was on Sunday evening, the 8th inst., visited by a conflagration quite too extensive for those who were directly concerned. The fire originated from cause unknown in the meat market of Mines & Thorp, and from thence spread to adjoining property belonging to Stripe, O'Neil, McVey, Wise and Burke. The work of destruction was complete. Owing to an entire absence of proper facilities the fire spread till everything which could burn did burn. The citizens, including the college boys, worked hard, but their labor was in vain. The railroad depot

was at times in great danger, but unfortunately resisted the heat. It is now a time tried and fire tested structure and worthy of a much better location than near a railroad track. The losses and insurance foot up as follows:

W. H. Stripe, buildings, (insured with this agency,) loss \$100, insured \$65, settled.

M. Mines, buildings, (insured with D. M. Erskine, Waukegan,) loss \$2,000, insured \$1,200.

Mines & Thorp, stock, tools and ice-house, (insured with D. M. Erskine, Waukegan,) loss \$2,000, insured \$1,500.

Arthur McVey, building, (insured with D. M. Erskine,) loss \$1,500, insured \$1,000.

Mrs. Wise, buildings, (insured with D. M. Erskine, Waukegan,) loss \$2,500, insured \$1,600.

Jos. O'Neil, buildings, (insured with D. M. Erskine, Waukegan,) loss \$2,500, insured \$1,500.

Jos. O'Neil, stock, (insured with D. M. Erskine, Waukegan,) loss \$2,500, insured \$1,500.

Jas. Burke, building, (insured Traders' Chicago,) loss \$1,000 insured \$600.

Highland Hall.

The graduating exercises of the class of '85, Highland Hall, were held at the Presbyterian Church, Wednesday evening. The pupils and teachers, numbering about fifty, and headed by Hand's orchestra, marched from the seminary building to the church, which was nicely decorated with evergreens and flowers. After prayer Miss Carrie B. Burr, of Winnetka, read an essay on the topic "Shall We Study the Classics?" which she answered in the negative. Miss Lizzie G. Perkins, of Marinette, Wis., followed with an essay entitled "The Years Teach Much the Days Never Knew." An essay on "Memory's Studio" was given by Miss E. Grace Abbott, of Sandwich, Ill. The valedictory address was also delivered by Miss Burr. The diplomas were presented by Prof. N. H. Butler with an appropriate address, in which he intimated his connection with the school would end with the present year and thanked the people of Highland Park and the Directors of the hall for their kindness and assistance during his eight years' work in the school.

Upon the conclusion of the exercises the graduates tendered their friends a reception, which was largely attended. The work of the art department, in charge of Miss M. E. Harrison, was shown, eliciting much commendation, and proved one of the most pleasant events of commencement week.

We ain't very much given to politics but it is nevertheless a fact that had we more room, our editorial columns would be headed with an unfurled banner bearing the inscription, "Blaine and Logan."