

Real Estate Sales Show Substantial Gains Over Past Year

Sales of real estate, as reported by the Escrow department of the Chicago Title and Trust company, continue to show substantial gains. This is particularly true to sales involving an all cash consideration.

The increase in the number of actual sales closed through the Escrow department during the first twenty weeks of each year since 1933 has been as follows:

Increase for the 1934 period over that of 1933, 17 per cent; 1935 over 1934, 65 per cent; 1936 over 1935, 61 per cent; 1937 over 1936, 74 per cent.

Mr. Joseph Shelly, manager of the Escrow department of Chicago Title and Trust company, calls attention to the fact that the percentage of increase has grown progressively each year for the period covered and whereas the increase for the first

per cent greater than the corresponding period for 1933, the increase for the 1937 period over the year previous was 74 per cent.

"The number of these real estate sales passing through the Escrow department," stated Mr. Shelly, "is a pretty fair indication of real estate activity. In fact it shows to a greater degree the type of transactions which are taking place than do the figures of the number of transfers reported by official sources. Even during the low point of the depression the number of real estate transfers recorded was substantial but most of these were transfers to avoid foreclosure and deficiency judgments and this distinction could not be made to show the real purpose."

Mr. Shelly also calls attention to the relatively high percentage of sales taking place for an all cash consideration and to the tremendous increase registered each year since 1933. For the first twenty weeks of 1934 all cash sales showed an increase of 137 per cent over the year previous. 1935 showed an increase of 82 per cent over 1934, 1936 103 per cent over 1935, and 1937 85 per cent over 1936.

"It is quite understandable," said Mr. Shelly, "that during the depression people were afraid of mortgaging their property. What is surprising to us, however, is that the percentage of cash sales at the present time is so large. It is quite apparent that a considerable number of people have considerable amounts of cash laid by and that they are investing them in real estate."

The dollar volume of cash sales passing through the Escrow department showed tremendous yearly increases up to and including 1936. The first twenty weeks of 1934 showed 110 per cent increase over 1933. The 1935 increase was 145 per cent over 1934 and the 1936 increase over the year previous was 171 per cent. The first twenty week period of the current year showed a 20 per cent rise over 1936.

"The nominal increase in the dollar volume of cash sales when compared to the large increase in the number of cash sales," said Mr. Shelly, "indicates that the sales are now taking place in the smaller properties." During the first period of 1935 the average amount of cash sales was \$11,759. In 1936 this increased to \$15,764. During the corresponding period of 1937 the average unit of cash sales dropped to \$10,205. This would seem to indicate that the realization that real estate is a good investment under present conditions has spread to persons in the lower income brackets.

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Figures reported by the Escrow department indicate that the purchase of homes has been responsible for the largest volume of transactions. Apartment sales have shown some increase, while the percentage of vacant lot sales has increased from 14 per cent to 19 per cent of the total. Purchases of commercial properties have remained about stationary.

Most of the vacant lot sales have apparently been made to purchasers who contemplate the building of homes. There is practically no speculative interest in vacant property, Mr. Shelly reports. Business vacant has been less active but is increasing slightly in volume.

Mr. Shelly states that of the homes being sold, as indicated by the figures of the Escrow department, approximately 59 per cent are located within the city of Chicago. Of these a very large percentage involves a consideration of less than \$5,000 and relatively few involve an individual consideration in excess of \$10,000. The average sales price of homes in the suburban area is considerably greater than in the city proper. Activity in the suburban area is larger along the North Shore.

1000 Youngsters Take Part in Track and Field Meet May 26

On last Wednesday afternoon the fourth annual track and field meet for grade schools of this district was held on the High school athletic field. This event, sponsored by Community Service Inc., is held annually for the grade school boys and girls in order that their interest in out-door activities and competitive sports may be developed.

A total of well over 1000 boys and girls took part in the program, about 700 of them as actual competitors in the events. Teams from eight schools were entered, Lake Forest, Ravinia, Elm Place, West Ridge, Lincoln, St. James, Braeside, and Oak Terrace. As in the past years, no school championship was determined, but individual championships were recognized. Competition between individuals of the various schools is stressed rather than inter-school competition.

Representatives from the Highland Park Rotary club, the various grade school athletic directors, and members of the High school staff assisted in running off the events of the meet. The Rotary club donated ribbons to the first three place winners in all events.

A list of the first three place winners in all events is as follows:

50 yd dash—1. Jordan, L.F.; 2. Lillianfield, R.; 3. Brown, E.P. 75 yd dash—1. Brown, E.P.; Barasoul, O.T.; 2. Sorenson, L.F. High jump—1. Will B.; Seaverns, L.F.; 2. Christopher, O.T.

Broad jump—1. Centillini, O.T.; 2. Schala, L.F.; 3. Dickman, O.T. 8 lb. shot—1. Trucano, O.T.; Bertucci, O.T.; 2. Saack, E.P. 220 yd relay—1. Oak Terrace; 2. Ravinia. Boys—50 to 100 Lbs.

50 yd. dash—1. Portillo, O.T.; 2. Morrill, L.F.; 3. Sanders, E.P. 75 yd. dash—1. Grinnell, R.; 2. Vignocchi, O.T.; 3. Casey, R. High jump—1. Richman, O.T.; 2. Baldrint, O.T.; 3. Hayes, R. Broad jump—1. Cascarano, O.T.; 2. Will, R.; 3. Krohn, E.P. 8 lb. shot—1. Griffin, L.F.; 2. Stevenson, L.F.; 3. Morris, O.T. 220 yd. relay—1. Oak Terrace; 2. Ravinia. Boys—100 Lbs. and Over.

50 yd. dash—1. Bacon, L.F.; 2. Macintosh, L.F.; 3. Precken, E. 100 yd. dash—1. Macintosh, L.F.; 2. Ekstrom, L.F.; 3. Loftist, L.F. High jump—1. Jones, R.; 2. Harvick, L.F.; 3. Fiore, O.T. Broad jump—1. Bacon, L.F.; 2. Bergtuff, R.; 3. Mehan, O.T. 8 lb. shot—1. Detmer, L.; 2. Lynn, B.; Alston, L. 440 yd. relay—1. Lake Forest; 2. Ravinia. Boys—14 Years and Over.

50 yd. dash—1. Wilson, L.F.; 2. Zahala, O.T.; 3. Morgan, E.P. 100 yd. dash—1. Wilson, L.F.; 2. Everett, L.F.; 3. Schmidt, E.P. High jump—1. Peterson, O.T.; 2. Peterson, L.F.; 3. Kirkzasser, E. Broad jump—1. Bernardini, O.T.; 2. Everett, L.F.; 3. Tunney, O.T. 8 lb. shot—1. Orrico, R.; 2. Sanford, L.F.; 3. Fabri, O.T. 440 yd. relay—1. Oak Terrace; 2. Lake Forest.

Boys—Pole Vault—Open All Boys Open pole vault—1. Grinnell, R.; 2. Gyllenberz, L.F.; 3. Wilson, L.F. Girls—Under 50 Lbs. 50 yd. dash—1. Casazio, O.T.; 2. Miller, B.; 3. Shelton, L. High jump—1. Baruffi, O.T.; 2. Bailey, O.T.; 3. Shelton, L. Broad jump—1. Eitner, R.; 2. Dinell, B.; 3. Shelton, L. Broad jump—1. Eitner, R.; 2. Dinell, B.; 3. Zeaske, E.P. 220 yd. relay—1. Lincoln; 2. Lake Forest. Girls—50 to 100 Lbs. 50 yd. dash—1. Gilman, L.F.; 2. Verbeke, L.F.; 3. Morris, R. High jump—1. Woodbury, R.; 2. Beyins, O.T.; 3. Purvis, L.F. Broad jump—1. Lani, E.N.; 2. Henderson, L.F.; 3. Verbeke, L.F. 220 yd. relay—1. Ravinia; 2. Lincoln. Girls—Over 100 Lbs. and Over 50 yd. dash—1. Walker, L.F.; 2. Hohen-shell, L.; 3. Christopher, O.T. High jump—1. Fischer, R.; 2. Sheridan, O.T.; 3. Slaughter, L.F. Broad jump—1. Walker, L.F.; 2. Kittermaster, L.; 3. Strass, L.F. 220 yd. relay—1. Lake Forest; 2. Ravinia.

Highwood Pupils to Receive Medals

The four outstanding Highwood boys and girls in the graduating classes of the Oak Terrace and St. James grammar schools will be given medals at commencement by the American Legion.

The Stupay-Smith post of Highwood announced today that the annual custom of presenting a gold medal to the boy and girl from each grade school who, according to school officials, ranks highest in scholarship, honor, courage, and service, would be adhered to.

The Legion committee, which will have charge of the ceremonies and presentation at the commencement exercises, is composed of Commander Clyde Cameron, Past Commander Charles Anderson, and Adjutant Paul Blum.

Skywriting

with Betty Wagner

It's just about that time of the year when you notice that eager look in the eyes of the new students and the steady, rather amused glances of the old timers—why? because spring is here and there is summer and fall to look forward to, and for the sportsmen pilots, it means many months of wonderful cross country weather, blue skies and fleecy white clouds. There are many days when the clouds are low and you can fly above them, giving you the feeling of being cut off from the world—a big white blanket below you, and every once in a while you spy a hole—looking through at patches of green and realism. That is one of the really beautiful sights of flying.

The races (over Memorial Day) down at St. Louis attracted quite a gathering from this area, and they are still talking of how exciting they were. Dean Owsley flew a Stinson full down Saturday, and Eddie Younkers came back with one more passenger than he expected, as he met "Watty" Newhall, who had flown down on the Atlantic coast.

coming. . . "Hank" Klien, one of

the Sky Harbor Kliens, also took the Airlines down. . . There is a rumor about that "Dick" Card of Highland Park has purchased one of the 150 h.p. enclosed Ryans, and if this is true, I certainly envy him. . . "Ham" Kunath tells us that "Dick" Granere, (the flying farmer) is due in town today or tomorrow, to renew acquaintances for a few days between shows. He better get back here again by July 3rd, because—well, you will soon be hearing a lot of what is going to happen on that date. . . Earl Genest decided that it is hard to give it up, so he has started flying again. . . The students at Sky Harbor have really been keeping the Ryan busy, pretty soon they will be waiting in line to use it. Dick Easton of Deerfield even flies it in the rain, but of course John Lee gets quite a kick out of flying the Fledgling during a down pour. . . A beautiful new low winged Aeronca, complete with landing lights and flares is being hangared at Sky Harbor for a few weeks. . . The famous glider pilot, Joe Stienhauser, is back in town for a few days. Joe recently, while soaring, landed in Lake Michigan, but fortunately was rescued before anything serious happened. His

name is "Joe" Fracarro, a mechanic at Cus-

moonlight—and romantic history is

tiss Airport, soloed "Art Schelter's Fleet in one morning's instruction, consisting of three hours and some odd minutes. Very good "Jo-Jo."

Three Good Pictures Booked at Deerpath

"Men Are Not Gods," which comes to the Deerpath theater Friday, June 4, offers Miriam Hopkins in one of those bright, frothy characterizations which made her famous—a far cry from the intensely dramatic portrayals she essayed in her last three successes, "Barbary Coast," "Splendor" and "These Three."

Ships mysteriously sink at sea! England's coronation marked for disaster! The amazing story of a girl's daring courage matched against a madman's lust for vengeance in the life-and-death game of international intrigue. All these incidents and happenings take place in "The Girl from Scotland Yard," which will be shown at the

made. Which is by way of announcing that you can look forward to seeing dark-eyed Charles Boyer and blonde Jean Arthur, flimdom's newest and most exciting love team, romancing in "History Is Made at Night," which begins a three day engagement at the Deerpath theater, Sunday, Monday and Tuesday, June 6, 7, and 8.

Highwood Scouts to Collect Newspapers

On Friday and Saturday, June 4 and 5, the Boy Scouts of troop 36 and 37 of Highwood will pick up hangers, newspapers and magazines. They will also call for discarded furniture which will be repaired and painted by the boys.

Anyone having any of these items is asked to call H. P. 3710. The money obtained from the sales of these items will be used to help worthy Boy Scouts to attend Camp Ma-Ka-Ja-Wan.

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