

\$15,000,000 in New Construction in July; Gains Over 1940

Two Million Gain Over Previous Year

Over fifteen and a half million dollars' worth of new building was begun in July in the Chicago region. This compares with thirteen million in July, 1940.

Of this year's July total, Chicago accounted for \$7,390,000 and the eighty-seven suburban towns reporting to this survey, for \$8,245,000. Both figures though correct may be misleading, for the Chicago total indicates a gain of more than 100 per cent over the \$5,669,000 of July, 1940;

That July upset this orderly progress is due to some extraordinary projects in the city this year and in the suburbs last year. Richard Schmidt, building commissioner of Chicago, issued in July permits in the classes of business, industrial and institutional buildings amounting to \$4,474,375. This alone is \$800,000 more than Chicago's total of July 1940 for all kinds of building.

In the eighty-seven towns surveyed the gain over July of last year was 46 per cent in the number of homes and 62 per cent in the value. This year 993 homes were started to cost \$6,489,000, while in the same month last year 680 homes were given permits amounting to \$3,994,000. July was the best home building month of this year in city and suburbs with substantial gains over the big months of April, May and June in homes and in their value.

Cost Figure Constant

The average cost of homes has remained remarkably constant with a slight tendency downward indicated. In the city the average cost in July was \$5,214. The highest average of the preceding twelve months was \$5,752—in November 1940. The average of the first six months of this year was \$5,383. The suburban record shows the same trend. The highest average was also in November—\$7,168—and the average of the first six months was \$6,733. In July it was \$6,535.

Repairs, alterations and modernization of homes keep on the half million level established in April, and in July such work in the suburban region amounted to \$517,109—over \$100,000 ahead of last year but hundreds of thousands less than it should be considering depreciation, which like the brook goes on forever, and the need for more and better housing and the reclamation of blighted areas.

Hammond, Lewis Hegard, building commissioner, retained in July its position among the leaders in home building, ranking first with 99 homes, \$447,000. Elmwood Park, Harold A. H. O m m e r s a n d, village clerk, in second with 79 homes, \$419,000; and Skokie, Olive Langfeld, deputy clerk, third, with 38 homes, \$327,000—almost tied by Alfred S. Hess of Gary, 75 homes, \$324,000, and W. J. Hoffman, manager of Glenview, 34 homes, \$312,000. Note should also be made of the reports from E. M. Goodman of Evanston, 25 homes, \$238,000; Sidney D. Morris of Highland Park, 17 homes, \$196,000; and James W. Cuthbert of Park Ridge, 29 homes, \$245,000.

Real Estate Activity Marked During Summer

The sale of real estate in the Chicago and suburban area continued very active during the second quarter of 1941. Baird and Warner's monthly sales in the second quarter were as follows:

Table showing monthly real estate sales for Baird and Warner in 1941 and 1940. Columns include month, 1941 sales value, and 1940 sales value.

This is an increase in dollar volume of 37 per cent, as compared with the dollar volume of the second quarter a year ago.

Increase Over Last Year

The increase in number of properties sold over last year is 20 per cent. Baird and Warner's gross volume of sales for the first six months of 1941 totaled \$3,586,390, and for a strong demand for all types of properties. Apartment building sales are especially active.

'41 Building Permits 13 Million Ahead

Table showing building permit trends for 1941 and 1940. Columns include month, 1941 permits value, and 1940 permits value. Total for 1941 is \$8,245,000.

27 Building Permits Issued by City in July

A total of 27 permits was issued by the building department during July, with 17 of the permits for new homes.

Among those issued for dwellings were the following: Carl Enchelmeier, 1701 Broadview avenue, \$7,500; Raymond W. Hadley, 2600 Deere Park drive, NW, \$28,000; Morton R. Mavor, Mavor's subdivision, \$10,711; John T. Fitzgibbon, 1754 S. Ridge road, \$7,500; Edgar Pedderson, 1314 Marion avenue, \$9,000.

Hugh L. Woodsworth, 1938 Greenwood lane, \$5,800; E. Earl Presson, 999 Ridgewood drive, \$10,000; William Vandermeulen, 2306 Ridge-ice road, \$7,582; John R. Hangan, 1925 Priscilla avenue, \$6,500; Reginald C. Johnson, 245 Lakewood place, \$15,900; Ben E. Ryan, 1726 S. Greenway road, \$7,000.

Leo Cioni, 1410 Western avenue, \$4,500; Haydn Jones, 1037 Marion avenue, \$12,000; Iola and Carroll Snyder, 1228 Pleasant avenue, \$7,500; Algrid Rich, 384 Oakland drive, \$10,000; Harold E. Foreman, 283 Cary avenue, \$25,000, and Richard Lawton, 1105 Lincoln avenue, \$21,000.

Other Permits

Among the other permits issued were the following: E. M. Inman, 135 S. Second street, interior alteration, \$300; James E. Smith, 910 Wade street, porch, \$275; C. A. Tilly, 1933 Northmoor road, greenhouse, \$50; Walter Michela, 2416 W. Park avenue, private garage, \$250; W. B. Spengler, 1714 Rice street, alteration, \$400; H. Holm, 1810 Skokie boulevard, alteration, \$500; Victor Glader, 137 N. Second street, garage, \$230.

B. Murphy, 2473 Clavey road, porch, \$150; John W. Rinesmith, 1024 Roslyn lane, alteration, \$675, and Clifford Makelin, porch, \$455.

Lake County Home Building

Table showing Lake County home building statistics for July 1941 and July 1940. Columns include location, new homes, and value.

New Buildings for Lake County

Table showing new building statistics for Lake County for July 1941, July 1940, and June 1941. Columns include location, new buildings, and value.

'41 Home Building Surpasses '40

Table comparing home building statistics for 1941 and 1940 by month. Columns include month, new homes, value, and percentage change.

REAL ESTATE TRANSFERS

W. E. Aydelott & wf to H Aydelott Dodge. WD. Lots 14 18 & 19 Bk 8 Brainerd Bros Woodland Park Sec 28 Deerfield.
G L Yore Sr & wf to M A Koopman & G L Yore Jr. WD. Pt of NE qr of SE kr of Sec 7 Deerfield.
E M Hibbard & hus to E J Haugh. WD. Pt of Sec 31 Deerfield.
H J Kneth & hus to E J Haugh. WD. Lot 19 O B Von Linde's Sub Sec 28 Deerfield.
G Donnersberger & hus to G D Cretors. QCD. Pt of S hf of NE qr of SW jr of Sec 26 Deerfield.
G Donnersberger & hus to G D Cretors. QCD. Pt of S hf of NE qr of SW jr of Sec 26 Deerfield.
F Wolter & wf to H C Craig & wf its. WD. Lot 36 Hield's Add to Brainerd Sec 36 Deerfield.
F MacGuffin M in C to E G Sheahan & L W Sheahan its. D. Lot 15 Bk 7 N & W Division of Highland Park.
A J Sigrist & wf to H E Seeley. WD. S 75 ft of Lot 10 Bk 81 Highland Park.
J Blacker & wf to J F Leonard & wf its. WD. Pt of Lot 18 McDaniel's Sub Sec 26 Deerfield.
J Blacker & wf to J F Leonard & wf its. WD. Pt of Lot 18 McDaniel's Sub in Highland Park.
E W Krueger & wf to A E Matson. WD. Pt of Lot 45 Nelson's Add to Ravinia Woods Sec 31 Deerfield.
A E Matson to E W Krueger & wf its. QCD. Pt of Lot 45 Nelson's Add to Ravinia Woods Sec 31 Deerfield.
First National Bank of Highland Park Tr to W P Spooner & wf its. QCD. Pt of Lot 78 South Highland Add to Highland Park.
F C Thompson to J B Elliott. WD. Lot 3 N hf of Lot 4 N hf of Lot 24 and all of Lot 25 Bk 4 Port Clinton Highland Park.
F French & wf to G W Larsen & wf its. WD. N hf of Lot 2 J S Novland's Highland Park Acres Sub Sec 21 Deerfield.
D L Pedderson to R W Fernald. QCD. Lot 10 and pt of Lot 11 First Add to Ravinia Forest Sec 36 Deerfield.
R W Fernald to D L Pedderson. QCD. Lot 10 and pt of Lot 11 First Add to Ravinia Forest Sec 36 Deerfield.
E W Krueger & wf to H E Seeley & wf its. WD. Lots 7 & 8 Deerfield Acres Sec 29 Deerfield.
D M Inman & wf to E E McPherson. WD. N hf of Lot 11 Bk 8 G L Wren's Add to H. Pt.
Union Bank of Chicago Tr to J W

Gold Stem Tr. QCD. Lots 26 to 28 M Bk 3 Deerfield Park Land & Improvement Assoc Sub Sec 28 Deerfield.
R H Reisch & wf to G G Kalsom & wf its. WD. Lot 16 Bk 3 Ravinia Highlands Sec 28 Deerfield.
Park District of Highland Park to S Waraska. QCD. Pt of Bk C Highland Park.
J J Cusack Jr to W W McCulloch. QCD. S hf of Lot 3 J S Novland's North Shore Acres Sub Secs 16 & 21 Deerfield.
J J Cusack Jr to H I Comer. QCD. Lot 4 J S Novland's North Shore Acres Sub Secs 16 & 21 Deerfield.
H I Comer to W W McCulloch. QCD. Lot 4 J S Novland's North Shore Acres Sub Secs 16 & 21 Deerfield.
C E Barrett & wf to G J Hirsberg & hus its. WD. Pt of Lot 38 South Highland Add to Highland Park.
H Hartley & wf to F E Pearson & wf its. WD. Lot 144 Deol's Shorewood Sub Sec 21 Avon.
F S Graham & wf to M B Williams & wf its. WD. Lot 10 Sp of pt of Lot 24 in E Ashley Meats Pt of Highland.
CYAT Co Tr to H Jacobson & wf its. WD. Lot 3 Backwell's Resub Sec 36 Deerfield.
H Gallop to O W Krasts & wf its. WD. Lot 9 and W F ft of Lot 16 Bk 2 Highland Park Woodlands Sub Sec 15 Deerfield.
F H Bartlett & Co to A W Krasts & wf its. D. Pt of Lot 19, Bk 3 Highland Park Woodlands Sec 15 Deerfield.
CYAT Co Tr to H Jacobson & wf its. D. Lot 7 Deerfield Acres Sec 29 Deerfield.
A L Powers & wf to H Jacobson & wf its. WD. Lot 8 Deerfield Acres Sec 29 Deerfield.
F L Williams to W F Browning & wf

its. WD. Lot 41 Bk 1 Brainerd Brothers' Sunset Terrace Sec 28 Deerfield.
First National Bank of Highland Park Tr to C Malcolm MacKenzie & wf its. D. Lot 41 Hield's Add to Brainerd Sec 28 Deerfield.
E G Astor & wf et al to D J Bowles. WD. W hf of Lot 5 Bk 1 Truesdell's Add to Deerfield.
W I Meisler & wf to G Turin. WD. Lots 8 and 4 Bk 12 Highland Park Woodlands Highland Park.
L M O'Connor & E L O'Connor & wf to L Woolough. WD. Pt of N hf of Lot 2 of SW 4 Sec 19 Deerfield.
L Woolough & hus to H E Bakrow & wf its. QCD. Pt of N hf of Lot 2 SW 4 Sec 19 Deerfield.
L Woolough & hus to F A Beck & wf its. QCD. Pt of N hf of Lot 2 of SW 4 Sec 19 Deerfield.
S Leichenritt & wf to N W Subenstein. Tr. DIT. An undivided one-half int in and to Lots 16 and 11 Bk 3 Solomon's Add to Deerfield Sec 29 Deerfield.
S Hettler Tr to E S Hettler. QCD. Pt of Sec 15 Deerfield.
Elmer Claverly Int to C E Claverly & wf its. WD. Lot 7 Reub of Claverly Corners Unit No. 3 Sec 36 Deerfield.

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Mr. and Mrs. Nando Pattarossi, 320 Oak Terrace, Highwood, boy, Aug. 15. Mr. and Mrs. William S. Quinn, 131 Pleasant avenue, Highwood, girl, Aug. 17. Quality Cleaners Phone H. P. 178 RELIABLE LAUNDRY AND DRY CLEANING CO.

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