

NEWS OF INTEREST IN REAL ESTATE AND BUILDING FIELDS

**COURT GUARDS TERM 'REALTOR'**

**Enjoins Real Estate Dealer Who Is Not Affiliated With National Body**

**CASE HEARD IN UTAH**

**Virginia Jurist Makes Similar Ruling**

An injunction against the use of the term "realtor" by a real estate broker not a member of any constituent board of the National Association of Real Estate Boards has just been entered in the district court of Weber county, Utah.

The decree was issued July 2 on a complaint of the Ogden, Utah, Real Estate Board and the National association against Reuben A. Saunders. It follows less than three weeks after the issuing of a similar decree by the circuit court of the city of Norfolk, Virginia, on the joint complaint of the Norfolk Real Estate Board and the National association. The Virginia decree declares that the use of the term "realtor" by a real estate dealer not a member of the National Association" is of such a character as to mislead and deceive the public, and so deprive them of the protection afforded by actual membership in such a board.

A similar case filed by the Ogden Real Estate Board against E. W. Canady at the same time as the Saunders case, but in another division of the court, is set for trial in September.

**Plan Vigorous Campaign**

The applications for injunctions are part of a vigorous campaign being carried on by the National Association with the help of its local member boards. It is the purpose of this campaign so to protect the term "realtor," by court action if necessary, that the public may be assured that the man who advertises himself as a "realtor" has met the membership standards of the local member real estate board, is pledged to observe the code of ethics of the National Association in the conduct of his business, and for violation of that code is subject to discipline or expulsion by the local board.

The Ogden board's case against Saunders was argued from briefs prepared by the general counsel of the National Association setting forth the fact that the term "realtor" is a word coined by a member of the National Association and given to it for its exclusive use, that the association has a well established trade right in the use of the term, and that the misuse of the term is a fraud and deception upon such members of the general public as employ the services of a "realtor," believing him to be a bona fide member of a constituent board of the National Association and as such pledged to abide by the code of ethics of the National Association in the conduct of his business.

**Demurrer Thrown Out**

The defendant filed a demurrer to the complaint on the ground that the trade name "realtor" has not been copyrighted. After taking this under advisement the court overruled the demurrer. The defendant having signified intention to stand on the de-

murrer, the court entered a decree perpetually enjoining and restraining the defendant, his clerks, agents and employes, from the use of the term "realtor" upon his office door, windows, stationery and advertising matter, and in any way or manner, in connection with the real estate business; or in any other way or manner, except by proper application to a lawfully elected member-board in good standing as a constituent member-board of the National Association of Real Estate Boards.

A decree of injunction against use of the term "realtor" without authorization of the association was issued by the district court in Honnepin county, Minnesota, in 1917.

**URGE MOTORISTS TO STRESS CIVIC PRIDE**

Keen interest on the part of the average car owner in the national movement to preserve and respect the countryside has encouraged Charles M. Hayes, president of the Chicago Motor club, to suggest the need for greater civic pride to be displayed by motorists.

Other clubs affiliated with the American Automobile association, he says, have already noticed that while many motorists are learning to keep picnic spots clean they seem to feel no restriction when driving in the city.

"It has been noticed that motorists toss miscellaneous forms of litter into the streets as they ride along," Mr. Hayes says. "This sort of thing is unnecessary as it is unsightly. Unlike the pedestrian the motorist can easily carry unwanted articles with him until he finds a suitable place for them.

"One of the most unnecessary nuisances is the car with a leaking crankcase. Every time such a car crosses the pavement to enter a driveway oil is deposited and tracked around by tires and shoes. Such conditions are often near some of the city's most attractive buildings and points of interest."

or refused to wear the uniform; (3) Aliens discharged from such forces on account of alienage; AND EXCEPT FOR THE PERIOD OF SUCH SERVICE AS (1) Commissioned officer above the grade of captain in the Army or Marine Corps, lieutenant in the Navy, first lieutenant or first lieutenant of engineers in the Coast Guard, or passed assistant surgeon in the Public Health Service, or having the pay and allowances, if not the rank, of any officer superior in rank to any of such grades; (2) Permanent or provisional commissioned or warrant officers even though holding temporary commissions of higher grade; (3) Civilian officers or employes, contract surgeon, cadets, midshipmen, member Reserve or Student Army Training Corps, Philippine Scout, Guard or Constabulary, National Guard of Hawaii, insular force of Navy, Samoan native guard and band of the Navy, or Indian Scout; (4) Commissioned or warrant officer performing home service not with troops and receiving commutation of quarters or of subsistence. (5) Member of the Public Health Service when not detailed for duty with the Army or Navy; (6) Any individual granted a farm or industrial furlough; (7) Any individual detailed on road work or construction and repair work whose pay was equalized to conform to compensation paid to civilians; (8) Any individual who was discharged or otherwise released from the draft.

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**Hints on Bonus**

Any member of the military or naval forces of the United States who served at any time after April 5, 1917, and before November 12, 1918, is entitled to Adjusted Compensation; EXCEPT (1) Those separated from such forces under other than honorable conditions; (2) Conscientious objectors who performed no military duty whatever

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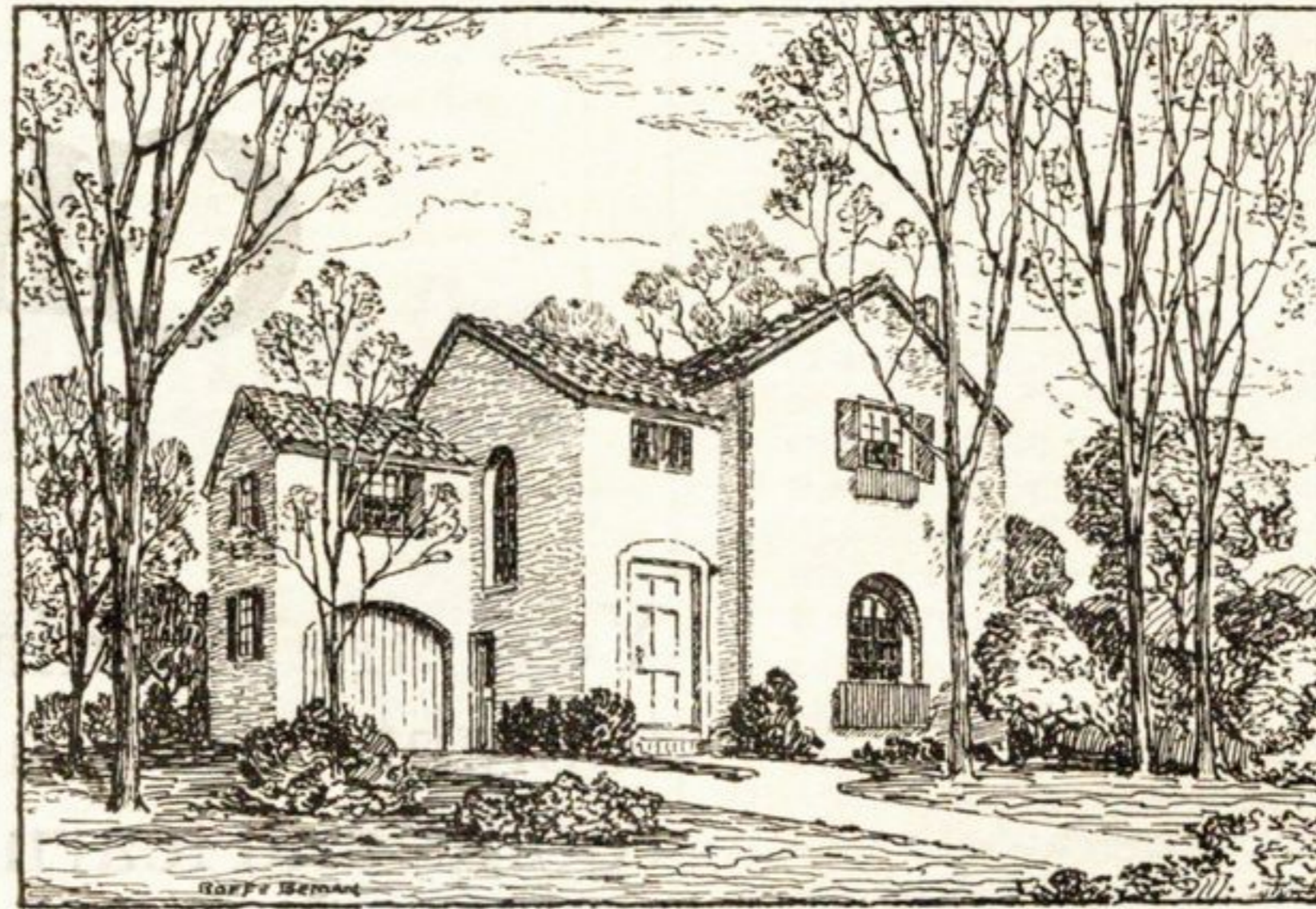
We have recently built twelve attractive homes in Winnetka, just west of Locust Street on Ash and Cherry Streets. Seven of these are sold, and five are now ready for Sept. or Oct. first delivery.

They contain six rooms, 1 bath, hot water heat, white enamel wood work, concrete foundations, insulated with two ply Cabots quilting, landscaped and fenced, complete in every respect, some as low as \$15,500 on easy terms. Streets paved and all Specials paid. Open daily 2 to 6 P. M.

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**Have your friends look at this Spanish house before they buy**

No type of house is growing in popularity so rapidly as the Spanish. That is because they are out-of-the-ordinary in appearance, trim and smart; and their up-keep is less because of the permanent tile roof and plaster exterior.

This house is located at 721 Foxdale Avenue, Winnetka. It has a red tile roof and a white plaster exterior. Seven rooms, attached heated garage, porch off dining room, sleeping porch on second floor. Four bedrooms served by two bath rooms. Hot water heat, all walls insulated with Balsam Wool. Size of lot 50 x 145.

Every one has acquaintances who want to know when a small, attractive house is for sale. Tell them about this one. It is now almost completed and may be inspected at any time.

Look over the description for details. Further information will be furnished by the owner, 734 Lincoln Ave., Winnetka. Phone Win. 1184.

**Consider these advantages**

- East of tracks
- Four blocks from station and stores
- In a good neighborhood
- Four blocks from the lake.