

## NORTH SHORE SUBURBS HOLD BUILDING PACE

### Winnetka One of Eleven Towns in Illinois to Show Gain Over Last Year; Evanston Active

Building activity during August increased 30.1 percent over July as shown by permits issued last month in twenty-eight Illinois cities. Eighteen cities, including Chicago, showed gains in August over July, and sixteen cities reported an increase in the August figures over August, 1926. The total estimated value of building for the twenty-eight cities in August is \$36,302,668, as compared with \$27,902,973 in July. There was a decrease, however, of \$9,701,966, or 2.1 percent in the August figures as compared with August a year ago.

Eleven cities reported gains both over July, 1927, and August a year ago. These cities are Canton, Cicero, Danville, Decatur, Elgin, Murphysboro, Oak Park, Peoria, Quincy, Rockford, and Winnetka.

#### Evanston Is Second

In the metropolitan area, outside Chicago, Oak Park leads in total value of building authorized during August with \$939,576, and Evanston is second with \$779,950. In homebuilding in the same region, Berwyn leads with house-keeping dwellings for sixty-eight families, and Evanston is second with fifty-eight families.

Outside the metropolitan area, Waukegan leads in value of building with a total of \$914,645. Rockford is second with \$658,805.

Chicago shows a total of \$261,543-485 for the first eight months of this year, which is a gain of \$13,771,210, or 5.6 percent over the first eight months of 1926.

#### Many New Homes in Evanston

In the metropolitan area outside Chicago, Evanston with a total of \$12,020,395, leads in value of building authorized during the first eight months of 1927. Next is Berwyn with a total of \$5,651,330 for the same period, and Oak Park ranks third with \$5,361,920. Home-building in this region during the first eight months of the year provides for eleven hundred twenty-six families in Evanston, nine hundred fifty-two families in Berwyn, and five hundred forty-nine families in Oak Park.

### Edward Judd Gives Real Estate Class Important Pointers

Edward S. Judd, the first president of the National Association of Real Estate Boards and chairman of the Program committee of the State association, spoke at the opening of the fall term of the real estate classes of the Chicago Central College of Commerce of the Y. M. C. A. These classes are given in co-operation with the Chicago Real Estate board.

It is interesting to note that during these past twenty years since Mr. Judd first instigated this real estate training course, Chicago has come to lead all other cities in the world in real estate education. The city's population has increased one million with a subsequent rise in assessment and property values.

"The man with proper mental equipment, education and training in the real estate business will always find demand for the kind of service he is able to render," said Mr. Judd.

"The better general education the young man has who is about to enter upon the real estate profession, the more likely will he be to succeed. The profession of real estate requires the exercise of will power which is not daunted by any obstacles. Absolute fidelity to instructions of both employers and clients is a prime requisite to success."

## Do You Know—

THAT Evanston is to have a \$1,100,000 co-operative apartment building. Work is about to be started on the structure at the northeast corner of Hinman avenue and Grove street overlooking picturesque Raymond Park.

That one Golf club has failed to prosper, which is odd in these days of increasing popularity of the sport. This is mentioned incidentally to call attention to the fact that the famous Dixmoor Golf club of Homewood, a suburb to the south of Chicago, is "dead," and residences are soon to rise on the ground where golfers sought to lick Old Man Par. This property, forming a part of the village of Homewood, was purchased some weeks ago by the Lonnquist company and already it is announced that improvements are such that it will be possible to start residential construction shortly.

That lumber prices are slightly above prices of 1926, according to current quotations for both hard and soft woods in the principal markets throughout the United States.

The study made by the Greenebaum Sons' investment company is based on composite or theoretical prices for all principal varieties of hardwoods and softwoods. The hardwood composite price for this year is \$43 per thousand feet as against \$40 a year ago. This year's softwood composite price is \$31 per thousand feet, or one dollar more than in 1926.

That a huge tract of land in Chicago which cost \$200 an acre in 1838 and has remained in the same family since that time is to undergo the sub-dividing process. The tract of approximately 100 acres which ninety years ago was known as Galewood farm, from 1900 to 1923 comprised the site of the Westward Ho Golf club and from 1923 to date was known as the Galewood public fee course is to be subdivided immediately under the name of Galewood Estates.

In 1838, practically ninety years ago, Abram Gale, grandfather of G. Whittier Gale, present owner and subdivider, preempted from the federal government 320 acres, a half section. The property to be subdivided was included in this tract. And the records of the general land office show that the 320 acres cost him the sum of \$200.

That wood is by far the most popular material for the stairway of a home, and if the staircase is well constructed it offers adequate resistance to bending and usage. To prevent any "shakiness" to it, the walls adjacent should be well constructed and the floor and landing joists should be firmly fastened. A little time and the faults of a poorly built stairway begin to make themselves known.

Erwin H. Rinder, manager and treasurer of the Insurance Exchange Building corporation, plans to erect a home on a lot which he has purchased in Baird & Warner's Deere Park subdivision.

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## Alterations by Landlord Give a Tenant Free Rent

Here's an odd case. Free rent for 7½ years has just been granted O'Kay's Style Shop, Inc., at 1404 St. Nicholas Avenue, in New York, since the landlord of the premises made alterations which narrowed the shop's space by about six inches without the consent of the tenant. A verdict rendered in municipal court before Justice William F. Moore suspended rent amounting to \$48,750 or \$6,500 a year, on the grounds that if a tenant is deprived without his consent of space contracted for, such deprivation amounts to partial eviction.

The decision, which establishes a precedent, is regarded in realty circles as important.

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