

CALIFORNIA THREATENS TO BAN FAKE REALTORS

Frauds Will Lose Licenses According to Official Notice By State Commissioner

Any person who represents himself to be a realtor when as a matter of fact he is not entitled to that designation is guilty of a fraud upon the public, and will be denied a renewal of license as a real estate broker, according to an official notice for California, which has just been issued by Stephen Brnson, state real estate commissioner.

The term "Realtor" is limited to mean a member of a constituent board of the National Association of Real Estate boards and the exclusive right of the association to the word has been upheld by court decisions in various states, the commissioner points out.

The action of the state real estate department of California is in line with a ruling for New York state made by A. C. MacNulty, assistant secretary of state in charge of the administration of the New York real estate license law, and with the position taken for New Jersey by the New Jersey real estate commission.

Given Warning in New York

The New York ruling warns that revocation of license is the penalty to which any real estate broker is liable in that state if he represents himself falsely to the public as a realtor. Such action constitutes fraudulent practice, the ruling holds. The New Jersey state commission on advice from the state attorney general's department, has held that refusal to discontinue the unauthorized use of the term constitutes misrepresentation to clients.

The commission has summoned before it persons who have used the designation realtor without authorization and has asked them to discontinue its use.

According to Vincent P. Bradley, member of the commission, it is the intention of the commission if the misrepresentation continues to bring complaint against such persons looking to the withdrawal of their real estate broker's licenses.

Only Members Realtors

The California commissioner in his statement of the course to be presented in that state explains the status of the word realtor and gives the reason for department's position. The text is as follows:

"Realty boards are requested to inform this department of any person unlawfully using the word 'Realtor.' This is a coined word belonging to the National Association of Real Estate boards and be used only by its members. A number of court decisions in various states sustain this view."

New Appraisal Edition Is Now Being Published

A new and enlarged edition of "Principles of Real Estate Appraising," by John A. Zangerle has just been published by the Stanley McMichael Publishing organization of Cleveland, O. The book, a second edition, known as volume 3 of the realty library, contains 448 pages and 100 illustrations and diagrams covering all phases of appraisal work. Its thirty-three chapters discuss in detail the theory and practice of valuing both land and buildings and contains important and authoritative data contained in the various appraising systems now in use throughout the world. The publishers call it the most complete exposition of appraisal methods ever published in America. Three entirely new chapters have been added to the second edition.

Recent Realty Deals

Arthur Dole has bought the sixteen room brick residence at 1120 Forest avenue, Evanston, lot 100x200, from Lena B. Windsor. Robert S. Crane of Quinlan & Tyson, and Winston & Co. were brokers.

The Paramount Realty corporation has bought twelve acres at the southeast corner of Simpson and Springfield, in Niles Center, and will subdivide it. The sellers were Ralph W. Emmerson and others.

Edgar A. Stevens, Inc., has leased a store in the new Hahn building on Orrington near Davis, in Evanston, for a term of years for a silk and women's apparel store. It will open in March and take the place of the present store in Evanston. The company now has three Chicago stores.

Isadore Klein has leased from George Stevens the Uptown garage at 2510 West Railroad avenue, Evanston, for ten years from Nov. 1 at a stated term rental of \$111,600.

David Ross Fraser of Chicago has bought the brick residence at 2615 Hartzell street from George Packard, through Hokanson & Jenks.

Winnetka Men Active in Better Homes Campaign

Dr. J. W. F. Davies, who has been appointed by Secretary Hoover as general chairman in Winnetka to aid in launching the seventh annual campaign of Better Homes in America, is rapidly completing his local organization and Winnetka, where the term, "Better Homes," originated, will be heard from in appropriate manner, as the work progresses.

Dr. Davies has communicated with twenty-seven different organizations in the village, requesting each of them to appoint one of their number to serve with him on the committee. These have thus far responded:

The Winnetka Plan Commission, which has named Eugene Rummier; Village Board, Mrs. Walter L. Benson; Infant Welfare Society, Mrs. Edmund Barlett; Winnetka League of Women Voters, Mrs. R. S. Childs; Relief & Aid society, Mrs. W. A. Otis; North Shore Congregation, Israel, Alfred S. Alschuler; Christ church, Clarence B. Randall; Rotary club, Earl Weinstock; West Winnetka Improvement association, R. H. Wallace; Park Board, J. Edgar Freeman; Winnetka post No. 10, American Legion, E. G. Howell; North Shore Real Estate board, Harold D. Hill; Winnetka Woman's club, Mrs. George F. Parker.

The Chamber of Commerce and others have replied to the communication sent out by Dr. Davies, informing him that they will make selection of their respective representatives at their next meeting.

Howell N. Tyson Elected President of R. E. Firm

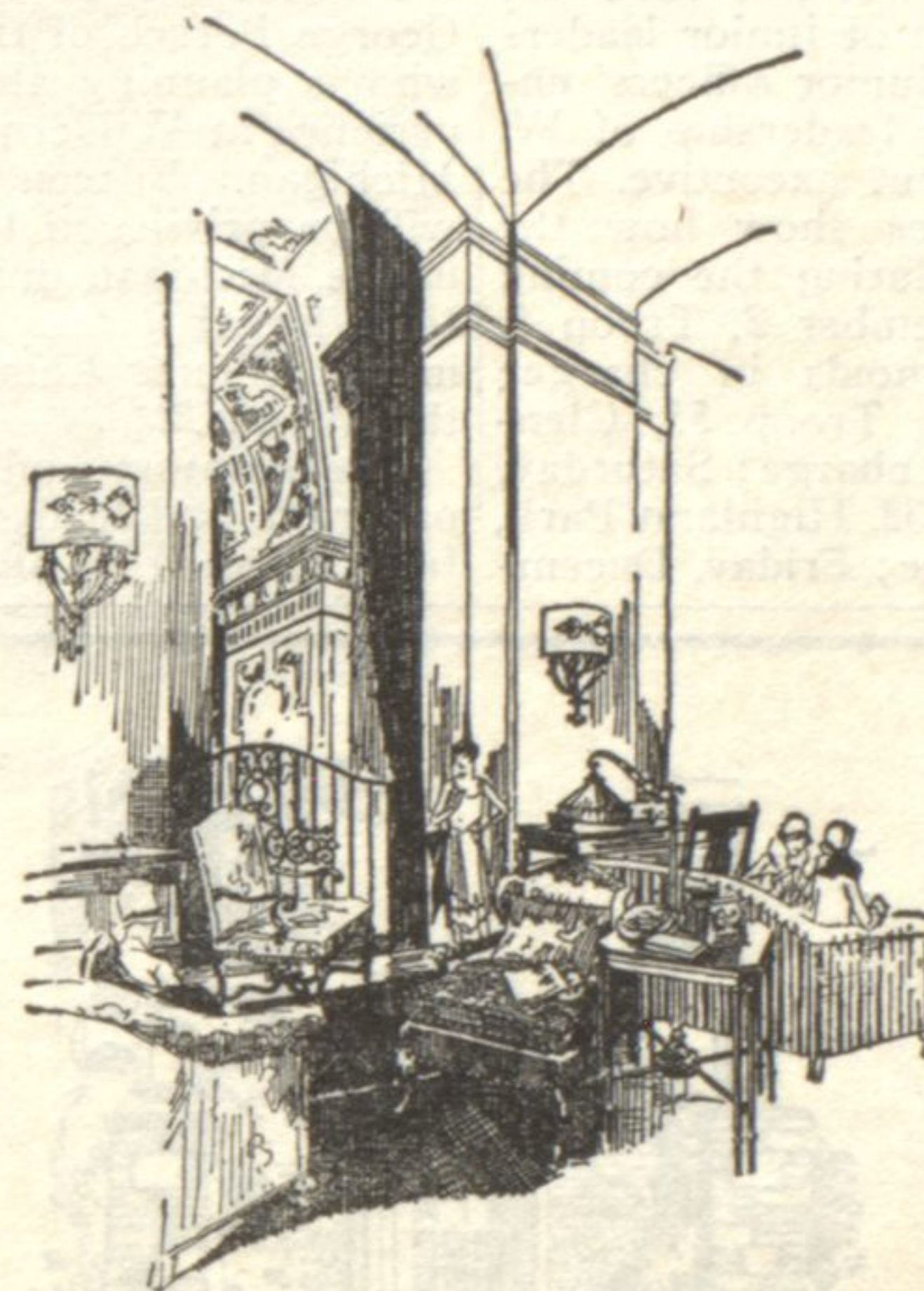
At the monthly meeting of the Board of Directors of Quinlan & Tyson, Inc., Howell N. Tyson was elected president to fill the vacancy caused by the death on August 31, of Charles S. Quinlan.

Schroeder Co., Reports Closing Two Transactions

Miss Hoey of the Paul Schroeder Realty Co., reports the sale of 1042 Westmoor road, Winnetka, to L. H. Hite of the L. H. Hite and Co., wholesale rug and linoleum dealers. Also 516 Orchard lane to Edward Grupe of Milwaukee.

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You are cordially invited to use the Palmer House as your shopping headquarters.

Right on State Street, within a moment's walk of all the famous State Street stores, the Palmer House is most favorably located.

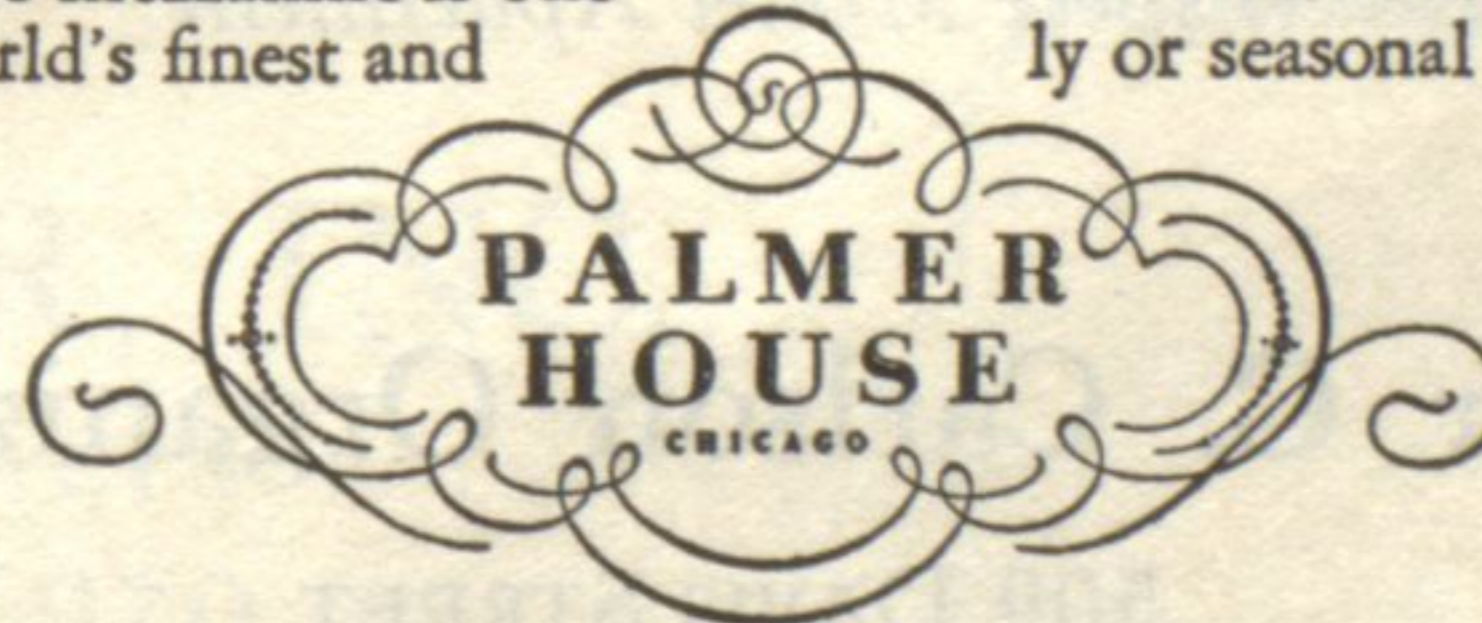
The mezzanine provides a comfortable, quiet and central meeting place for you and your shopping companions. It is good to stop in here a few moments to get one's bearings, re-shape one's shopping list and listen to the music.

Just off the mezzanine is one of the world's finest and

smartest beauty salons. Nearby is the Women's Rest Room, providing unique equipment including individual dressing rooms and maid service—a place where you may refresh your appearance with the utmost convenience.

At lunch-time and tea-time, no place downtown is quite so accessible for the shopper. Five attractive restaurants provide a wide range from which to select your surroundings and service. The new Fountain Room is particularly charming.

Rooms for one, \$4 to \$10—for two, \$7 to \$12. Suites (two to five rooms) per room, \$9 to \$11—
—with reductions for monthly or seasonal occupancy.



WALTER L. GREGORY
Manager

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