

Lake Forest Vacant

Adjoining Onwentsia Golf Club
200x235

This piece of vacant has an abundance of beautiful large trees and is located in a very exclusive section on private road, having as neighbors owners of nine and ten acre estates. There is a very fine clay tennis court so situated on the property that it will not interfere with the location of your home. This is one of the season's best buys at

\$90 per foot



LIST YOUR PROPERTY WITH US
We have other clients wanting to buy—
Eight North Shore Properties sold by us during July.



566 CENTER ST.

TEL. WINN. 2032

WINNETKA

21 Acres

1,215 feet on Waukegan Road, 40 feet of concrete, attractively wooded, north of Glenview. Rolling. Price \$3,750.

Business Frontage

Located and priced right, in the business section of Glenview in sizes of 50 feet and up.

\$16,500

Six Room English Colonial

at Golf, on corner lot, attractively landscaped, electric refrigeration, modern in every respect and priced to sell. 2 years old.

WYATT & COONS

Glenview 81



Central 3921

N. S. Board Adopts New Commission Rates

The North Shore Real Estate Board, following in the footsteps of the Chicago Real Estate Board, voted at its last meeting on July 16 to change its rates of commission. The Chicago Board took action several weeks ago and consideration of the matter by the North Shore Board resulted in the decision to change the rules so that they would conform with those in the Windy City.

The new rates are as follows:—
Selling or Exchanging Cooperative Apartments. For selling or exchanging cooperative apartments the commission will be five per cent (5%) on the first \$15,000 of the selling price, plus three per cent (3%) of the excess over and above \$15,000, the selling price to include any portion of the encumbrance which has been allotted to the apartment being sold or exchanged.

For Selling Leaseholds of Buildings, or Land with Buildings—Rule 32. For selling leaseholds of buildings, or land with buildings, or parts thereof, charge for the unexpired term of the lease the rates provided in Section I or II of this Article, as if a new lease were made for a like period, plus 4 per cent of any cash or other consideration paid by the purchaser for the leasehold interest and improvements.

For Selling Ground Leases Without Improvements—Rule 33. For selling ground leases without improvements, the Agent shall charge the same rates as prescribed in Section I or II of this Article, as if a new lease were made for a like period, plus 4 per cent of any cash or other consideration paid by the purchaser for the leasehold interest.

Sale of Fixtures, Merchandise or Other Property—Rule 34. If, in connection with the sale of a leasehold interest or otherwise, any fixtures, merchandise or other property shall be sold, the Agent shall be entitled to receive 20 per cent of the cash or value of the consideration paid, which shall be in addition to any other compensation paid the Agent under any other Rule of these By-Laws.

Exchanges—Rule 35. In case of exchange of property, a full commission, based upon the sale price, shall be paid

by each party, the same as if a sale of each property had been made.

What Shall Constitute Sale Price—Rule 36. All charges herein provided for the sale or exchange of real estate and the sale of leaseholds and buildings, shall be based upon the sale price, meaning thereby that if the sale is made subject to a mortgage or mortgages, the sale price shall be construed to mean the price of the equity plus the encumbrances.

Selling or Exchanging Improved Residential and Improved Business Property—Rule 30. In selling or exchanging improved residential and improved business property, the charge shall be not less than five per cent (5%) on the first \$10,000 of the sale price, and three per cent (3%) on the excess selling price over \$10,000, but no charge shall be less than \$50.

Selling or Exchanging Industrial Property—Rule 31. In selling or exchanging industrial property the charge shall be not less than five per cent (5%) on all sales of \$1,500 or over, and six per cent (6%) on all sales of less than \$1,500, and no charge shall be less than \$50.

Selling or Exchanging Unimproved Residential and Unimproved Business Property. In selling or exchanging unimproved residential property and unimproved business property, the charge shall be not less than five per cent (5%) on all sales, and no charge shall be less than \$50.

Selling or Exchanging Acre or Farm Property. In selling or exchanging acre or farm property the charge shall be not less than five per cent (5%) on all sales of \$1,500 or over, and six per cent (6%) on all sales of less than \$1,500, and no charge shall be less than \$50.

In Selling or Exchanging all Properties Located Outside the Corporate Limits of any City, Village or Town in Cook County. In selling or exchanging any properties both in Cook County and outside the corporate limits of any city, village or town in Cook County, the charge shall be not less than five per cent (5%) on all sales of \$1,500 or over, and six per cent (6%) on all sales less than \$1,500, and no charge shall be less than \$50.

The above schedule does not apply to the handling of subdivisions where the charge shall be a matter of contract.

L. C. Pelott Buys Property at 815 Gregory; to Resell

L. C. Pelott has purchased at public vendue the property at 815 Gregory avenue, Wilmette. This property was formerly the estate of John H. and Helen M. Long. The property, Mr. Pelott states, will be improved for resale. The consideration was not disclosed.

MAKE BREAKFAST NOOK GAY

One way of solving the problem of decorating the breakfast nook, which is separated from the kitchen by an arch or partial partition, is to decorate the walls with a gayly patterned paper and paint the woodwork a slightly deeper shade than that which is used in the kitchen. In this way some contrast is afforded and the character of the breakfast room is strengthened and given added vividness and life.

Court Is Novel Feature of Evanston Apartment

A novel court is to be one of the features of another new apartment building which is to be constructed at the southwest corner of Noyes street and Sherman avenue in Evanston. It will have forty-nine apartments of four, five and six rooms.

The court will be seventy-five feet wide. It will contain a sunken garden, pools, miniature bridges, and a putting green for tenants whose minds turn to golf.

This building, resigned by Architects Cable & Spitz, will occupy a site 165 by 200 feet. Like many other apartment structures now under construction, it will be of English architecture.

For Sale—Glencoe

Choice vacant on Skokie Country Club and in other very desirable locations from \$100 to \$175 per ft.



Ernest M. Kimball

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