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Near Wissahickon ave. — Adjoining the Queen Lane Manor section. Modern 10-room house. 2 baths, hot-water heat, electric lisht. Convenient to train and trolley. Beautiful outlook over Friends' School athietic field. Possession September 15. Price reasonable.

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Setween Wayne and Greene; detached house with 12 large rooms, 3 baths, lectric light, grounds with old shade; som for garage,

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Near Carpenter station, P. R., and within 3 minutes' walk of Henry School; a comfortable 10-room house, with 2 baths, hardwood floors; immediate possession; phone for appointment.

4936 Rubicam Avenue

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Attractive, semidetached dwelling, 12 rooms, 2 baths; lot 40x160; price reasonable.

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5607 GERMANTOWN AVE,

5023 NEWHALL ST. Three-story twin-house, perch. 10 rooms, bath, modern plumbing, hot-water heat; ex-cellent value for the money.

Three-story twin-house, stone porch, dutel hall, 10 large rooms, modern bath, hot water heat, electric lights, base socket throughout fluished in white and mahogany

252 W. WYOMING AVE.
Two-story twin-house, parch, 4 bedrooms,
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Two-story end-house, porch 4 bedrooms modern bath hardwood floors throughout tyling room, hot-water heat, electric lights of 1dx130; brick garage in rear; room for cars.

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Two-story end-house, porch, living room, bedrooms, modern bath, hot-water heat electric lights, hardwood floors on first floor, breakfast room, good-sized attic; a house that is seidom offered.

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FIRST STREET ABOVE SPRING-FIELD AVE. Sample House, 5815 Belmar Terrace. Open Evenings.

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That Will. Appeal to You.

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Twenty-two of these homes have
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13 or Walnut at, to 58th and Chester: No. 11 to 58th and Woodland,
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58th and Baltimore, transfer south.

Owner on premises, or

SAMUEL STERN

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old-fashioned house on an old-hioned street, surrounded by beau-il shade trees; in splendid condi-1, 2 stories, 10 rooms; close to tion; price reasonable.

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ONLY \$2950

2 story, porch front, 6 rooms and bath. Most exceptional value in Philadelphia. Very few left. Sample house open, 6510 Ross street. Take Germantown avenue car, get off at Horter street, walk one square east.

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GLENSIDE MANOR REALTY COMPANY

Main Office: Suite 636-7, 1011 Chestnut Street

There is a certain class of people that deems

There is another class that holds the opinion that

prices will not go lower, that every outlook is toward

Based upon our knowledge of the situation, we agree with the folks of the second-named class. Expert investigation from various sources tells us that prices cannot go lower now or in the near

future. Among the reasons, it mentions the world scarcity of materials, labor conditions and the like.

It is the people of the second-named class—farsighted folks—who come to us to have their homes built. They know the value of

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They know that a home built to order now is bound to have

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424 Widener Bldg.

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it wise to defer building until prices drop.

Shade Trees

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REAL ESTATE FOR SALE

Branch Office, Ardsley Station

GLENSIDE MANOR

REAL ESTATE FOR RENT

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165,000 SQ FT, modern mfm bidgs, P.R.R siding light en all sides; I, 2, 3-sty, bidgs, also 30,000 sq. ft, modern construction, without R. R. DIETERICH, 737 Wainut st,

OFFICES, BUSINESS ROOMS, ETC.

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Only 2d and 7th floors yet for rent.

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MORTGAGES - Private funds for small first mortrages on properties in Philadelphia and vicinity; send particulars now; answer Monday. LeRoy Wotrell, 6006 Market,

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ANY SUM
DELANY, 34 S. Brond (West End Hide.)

ALL AMOUNTS 1ST AND 2D MORTGAGES
Quick answer
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MONEY to lean in amount of \$1000; \$1800 on first mortrages; quick reply. Henf. Hans. 416 Drexel Building.

438 LAND TITLE BUILDING

2000 MORTGAGES, principal and interest guaranteed, W. H. BALL, Land Title Br.

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125 AND UP ... 2 PER CENT
175 AND UP ... 14 PER CENT
1200 AND UP ... 1 PER CENT
128 MARKET ST.
RIDGE AVE. AND OXFORD ST.
22D AND SOUTH STS.

-READY MONEY-

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\$1000

NOTE OR MORTGAGE immediate settlements Unsettled entate Joans Building association funds DEMPSEY & CO. 27 S. 18th st.

N THE Main Line—Unfurnished country place: 12 rooms, 5 baths, garage, garden, or shade and spring water. Apply to N. C. CREGAR, Radnor, Pa.

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ANTIQUE furniture, old china, old jeweiry, gold, allver, faire teeth, diamonds, Antiques, 628 Chestnut, Phone Walnut 7026.
ANTIQUES and modern furniture, feather beds, marble vases, broken jeweiry; highest prices. Write Pioneer, 1926 N, Huber, Phone Diamond 828
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PAPER CUTTER one lever, in A-1 condition, Apply Becker, Smith & Page, Water and Snyder ave.

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room with bath; single rooms; electricity; reference.

CHESTNUT ST., 2008—D sirable rooms and also professional offices.

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SPRUCE ST., 1711—Housekeeping suite and single rooms; near Rittenhouse aquare.

WALLACE, 1902—Nicely fur, suites of rms., 2d front, with kitchenetic; running water, 6TH ST. N., 233T—Oue large furnished room for light housekeeping; near bath.

16TH. N., 139-141 (THE RURIC)—Modern, up-to-date furn rooms, electric throughout; daily and weekly rates; conv. fo stations; good accommodations for traveling people.

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SUITE, 2 rooms, kitchenetic; private bath; alao 2 parlors, Apply 247 S. 18th.

ATTRACTIVE furn, apis.; some housekee. ATTRACTIVE furn, apim. some housekps.
Sherwood Api, Agency, 225 S. Broad st.
WALNUT ST., 3905—Attractive, cool rooms,
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46TH ST., S., 1106—Handsomely furnished room for sentleman; private home. Phone Woodland 2813 W. Woodland 2518 W.
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ROOM, with every convenience, in a beautiful home; \$6. Phone Preston 360. SUBURBAN

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REFINED private family, handsomely furnished home one block from beach; rooms airy and spacious; unexcelled cuisine; will receive a few select adult guests; references exchanged. 613 Columbia ave, Cape May. N. J.

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APARTMENT BADQUARTERS
Central apartments a specialty. Sherwood Apt. Agency. 225 S. Broad at. Some very attractive furn. apts., some housekeeping. Bell phone. Walnut 317.

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GREEN ST. 2029—Furnished housekee apartment; 3 room, bath, kitchenette. Janitor.

LUCUST ST., 1509—Two exceptional apart-ments; steam heat; electricity, etc.; private family; 205 to \$80.

GERMANTOWN

4 ROOMS, bath: inclosed norch; hot-water heat, electric light; hardwood floors; \$60 per mo, J. F. Conlin, 5840 Germantown ave.

FURNISHED APARTMENTS 16TH BT. S. 127 (The Geneva)—Furnished bachelor apartments, 2 rooms and bath, in the heart of the business section; 2 blocks from Broad St. Station.

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2381 W. LEHIGH—Fur, housekpg, apts.; electric lights; porch; nice location; couple, 6608 WALNUT ST.—Two-room apt., furn. for light housekeeping; all conveniences.

APARTMENTS WANTED WANTED—To rent, 5 or 6 rooms and bath: unturnished housekeeping apartment; south of Market st., west of 52d st, preferred; kindly state price, M 829, Ledger Office. PENNSYLVANIA—SUBURBAN TWO or 3 room apartment, furnished or un-furnished, by married couple, with use of garage desired; best references. M 221, ledger Office.

NEW JERSEY-SEASHORE YOUNG couple desires apartment, 8 rooms and bath, for season; uptown; state par-ticulars, in first letter; near Maryland ave-preferred, M. 225, Ledger Office. \_\_\_\_ HOUSEKEEPING APARTMENTS

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PHILADELPHIA'S LARGEST FIRE-PROOF HOUSEKEEPING APARTMENT

POPLAR APARTMENTS, 1620 Poplar-Furnished; private baths, kitchens, contin-tious hot water, electricity. APARTMENT HOTELS

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THE DELMAR-MORRIS CHELTEN AVE. AND MORRIS ST.
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THE CLINTON 10th st. below Spruce—
Modern furn, and unfurn, apartments.

THE LITLE HOTEL, 25 S. Broad st.—A
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865 UBER ST.—Three-story brick, 7 rooms, conveniences, \$1800.
WILLIAM S. YARDLEY, 1334 Girard ave.
4023 N. 8TH ST.—2 story, porch, 6 rooms and bath; A-1 condition; reasonable and bath; A-1 condition; reasonable M. H. Matsinger, Resi Estate Trust Bidg.
2727 HEMBERGER—Seven rooms, conveniences, good order; immediate possession.
WM. L. CRAVEN'S SONS, 2019 Columbia.
16 TWO-STORY houses in good location; near park; good renters; reas, price; good sized list mortiss; P. E. Ostrof. 2924 Oxford.
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BOUTH PHILA. investment—Five rooms; underdrained. SMITH, 1538 Point Breeze ave.
1824 ELLSWORTH, with brick garage in rear; reas. price. Hissi, 1805 S. 17th.
1228 W. SOMERSET—Modern 3-story house. Apply owner, 1222 W. Somerset. CITY

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**Quality Homes** MODERN IN EVERY PARTICULAR 4400 Block N. 7th Street Immediate Possession

Sale Price \$5500 (A REAL BARGAIN) Six rooms and bath: all latest appoint-ments; natural white and mahogany finish; hardwood floors throughout,

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2200 N. 11th st., store and dwelling . \$5500
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1010 Brown st., 3 story . 2500
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2528 N. Sartain st., 2 story . 2000
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HOMES NEAR BOULEVARD olce list for sale; several have garage room for garage. Phone or write T. JACKSON CO. CHESTNUT BOULEVARD BRANCH OFFICE Rising Sun ave. and Boulevard coming 500 Park 1344

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A. HEATON MINNICK 1802 Girard ave. Phone Poplar 189. 20,000 SQ. FT.

Broad & Mt. Vernon Droad & IMI. Vernon

To close estate. Workell, 555 N. 17th. 1
2820 SPRUCE STATE Attractive residence, 4
moreles, 12 rooms and 2 baths: thoroughly
more delicate lights, inside front entrace billiard room, with nool table complete: desirable for physician; for sale at
pre-war pices: terms to suit.

D. E. DALLAM, 514 Walnut st. S. W. Cor. 19th & Cherry Sts. JAMES D. WINCHELL

17TH AND SANSOM 1809 PINE STREET Lot 22x100 ft. to Panama st. very desirable for physician; will sell very reasonably MEARS and BROWN So. 15th st.

Cheap, \$4125 Clear 16th near Fairmount ave.: 11 rooms: possession October 1: easy terms.
WORRELL, 555 N. 17th st.
INVESTMENT—30 HOUSES
Thirty houses. 2 story, 6 rooms and bath:
good location: rent \$20: price right for quick
sais: 65 per cent on first mortgage. P \$35.
Ledger Office. NUMBER of small houses desirable for

**IOHN B. MAGEE** REAL ESTATE TRUST BLDG. 668 N. 11th St.

15 rooms, 2 baths, brownstone trimmings; barwain. WORRELL, 555 N. 17th. HAVE fourteen 2-story, six rooms and bath properties in northern part of Philadelphia; rent \$20; price \$2400; first mortgage \$1500, H. GREENBLATT & SON, \$11 Lincoln Bldg. wanted by Sept. 15 to Oct. 1; 5 or 0 porch; price \$8800.
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NOW VACANT—5124 Webster at., 7 rooms, porch; price \$8800.
E. E. NOCK or IRA F. THOMAS 55th and Baltimore ave. 2315 W. Lehigh ave. 2726 GEORGE ST.—Five-room dwelling; also 2727 Poplar, 6 rooms and store; make us reasonable offer. Wall La CRAVEN'S SONS, 2019 Columbia ave.

1916 Shamokin St.

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SITES, RAILROAD — Penna, and Reading: \$2000 per acre and up, according to loc.; inquire for terms. Dieterich, 757 Walnut. FACTORY site, 65x143; adjoins Pa, freight; light 4 sides, SMITH, 1538 Pt, Breeze ave.

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30TH & COLUMBIA AVE.

GERMANTOWN

STENTON A few desirable modern dwellings, ready

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MAURAN, DOLMAN & CO.

N. E. COR. BROAD AND CHESTNUT

ave, to 6800 North.

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also 2727 Poplar. 6 rooms and store;
make us reasonable offer. W.M. L.
CRAVEN'S SONS, 2019 Columbia avo.

1523 OLNEY AVE.—Two story, porch, 7
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M. H. Matsinger, Real Estate Trust Bidg.
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A number of small houses, different sections; get our list.
CHAS. L. BROWN & CO., 217 S. Broad st.
1014 N. 27TH ST.—S-room house, hot-water heat, electric light; interior attractively remodeled: powsesson flooring translations, proceeding powsesson for tricity, newly painted; \$5500.
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Three-story brownstone front, 12 rooms and bath on second floor; 4 rooms and baths; remodeled for housekeeping apts.
CHAS. L. BROWN & CO., 217 S. Broad.

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SSTH AND CHESTER AVE.

1017 SSTH AND CHESTER AVE.

rms.; \$1700; rented \$18 Worrell.555 N.17th

TO HOME BUYERS—POSSESSION 5500 block, Angora ter: 2 story, porch, \$40 228 N. Hobert et: 2 story, porch each 60 3029-31-33-41 Harmer: 2 styr, bk; each 21 TAULANE, 900 Walnut st. SSS WHITRY AVE., Sherwood—Eight room, and tile bath; hardwood floor; elec. light emildetached; lot 21x115; immed, possession HAROLD WEBB 5757 Catharine st.

7 rms.; \$1700; rented \$18 Worrell.555 N.17th
2023 N. SARTAIN ST.—Two story, 6 rooms
and bath; vacant now; \$2200.

TAULANE, 900 Wainut st.

1523 OLNEY AVE.—Two story, porch, 7
rooms and bath; modern; garage privilege,
M. H. Matsinser, Real Estate Trust Bidg,
2455 SEYHERT ST.—Six rooms, all conveniences; immediate possession; \$1800.
C. P. COWARD & CO., 20th & Jefferson sts,
2426 HOLLYWOOD—Six rooms and bath,
good order, laundry; low price, WM, L.
CRAVEN'S SONS, 2010 Columbia ave.

732 WALLACE—Move right in; barg.,\$2600;
little cash; \$7 coms, bath, all convs. Call,
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1816 S. Allison at. Six rooms, porch front, bath: splendid condition.
W. S. YARDLEY, 1834 Girard ave.
THREE-FAMILY APARTMENT HOUSE. W. S. YARDLEY, 1834 Girard ave,
THREE-FAMILY APARTMENT HOUSE,
rented \$300 per month, including 4 private garages in rear. James D. Winchell,
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155 N. EDGEWOOD ST.—You cannot beat
this price. .2850; nifty little home; close
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LEROY WORRELL, 6006 Market st.
\$4000 AND \$4500—Small amount cash; 3story porch-front homes near elevated,
WILLIAM L. CHAVEN'S SONS. 58th and
Choster ave.
185 N. 54TH ST.—Porch front, 4 bedrooms;
good condition. E. J. MARTIN, 145 N.
54th st.

This excellent corner to close account. 3 fronts. Submit offer, Wm. L. Craven's Sons. 2019 Columbia ave. Wm. L. Craven's Sons. 2019 Columbia ave. BARGAIN—Large store and dwelling; fine display windows; & lines cars; must sell; near this office. Griscom. 2106 Catharine. 962 N. 2D ST.—Three-story store and dwelling; fine business location. CHAS. L. BROWN & CO. 217 S. Broad. 800-01 FIRTH—Ea. 6 rms. and store; ex. oppor. Wm. L. Craven's Sons, 2019 Co'bla. good condition. E. J. MARTIN, 145 N.
54th st.
5754 OSAGE AVE.—Two story, porch, electric light, steam heat; good location.
CHAS. L. BROWN & CO. 217 S. Broad st.
116 N. YEWDALL ST.—Porch front. 6
rooms and bath. E. J. MARTIN, 145 N.

for immediate occupancy; open for in-spection daily and Sunday; trains to Stenton Station, Reading Railway Chest-

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Only \$800 cash and \$43 monthly carrying charges and a small pay-nent each month to reduce your Situated two squares from Wayne Junction, 370 trains a day. Ideal, convenient location.

Or take No. 53 car on 13th street, let off at Apsley street. REPRESENTATIVE ON PREMISES

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HERKNESS & STETSON PHILACELPHIA

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HELPS YOU Why stay cooped up in the dusty, smoky city? Why content yourself with half living when you can enjoy every pleasure of the great Out-of-doors in.

BROOMALL GROVE Only a few minutes' ride from office and store; a delightful ride in fast electric cars or your own auto on the famous West Chester Pike, now a State highway free from toil, Right in line with the city's most rapid suburban growth.

Decide now—a country home at BROOMALL, GROVE where Naturetuts your living expenses and helps build up your bank account. It plots at wholesale prices with city advantages for less than one crowded in city lot; easier terms than the easiest rent. Will SELI, FEW PLOTS NOW before opening day at HALF PRICE.

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25 Acres—Old-Fashioned Stone farm house; barn, spring house; house on billtop overlooking Huntingdon Valley and surrounded by old shade, fruit, orchard, spring and running stream; commands un-usually beautiful view; one-half mile from railroad station; 15 miles from Philadelphia City Hail by train or motor; convenient to golf and hunt clubs.

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Oak Lane and Melrose Park Several of the finest homes in the select section of Melrose Park and Oak Lane these homes are not kenerally known to be for sale, for no sums are on them; they are offered through our office at the right prices, full particulars from our Oak Lane office. J. T. JACKSON CO. CHESTNUT OAK LANE OFFICE OFFOSITE STATION. 

AT PENFIELD House and Zarase now nearing com-pletion; 6 rooms, bath and laundry; jot 55%185; all modern improvements; interior decorations, lighting fixtures and heating system of your own se-lection. M 225, Lodger Office.

rooms and bath. E. J. MARTIN. 145 N.

54th st.

63D AND WOODLAND—8 rms.; newly done up: possession. SMITH. 1638 Pt. Breeze.

18500—Greenway, west of 63d; all modern.
Wm L. Craven's Sons. 58th & Chester ave.

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2 light, hol-sir heat beam for 5 horses and hope pens; 16 acres of fertile land; houses and hope pens; 18 acres houses and hope pens; 18 acres houses and hope pens; 1

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GTN., 1241 E. Chelten ave : 3 sty., 9 rms 16x120; good condition and location.

MODERN detached dwellings on Creshelm road, at Allen Lane Station on P. R. R. (electrified); 10 rooms and 2 baths; luxurious finish; at pre-war price; casy terms, Apply to LE DEL REALTY CO. 1208 North American Building

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House contains first floor—Living room,
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nail lavatory, panty, kitchen and laundry.
Second floor—Four bedrooms and 3 baths
and sleeping porch.
Third floor—Three bedrooms and bath.
Third floor—Three bedrooms are unususily large
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of the bedrooms and the glass-inclosed
porches on the first and second floors; new
years ago. AT AEO.

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FINE OLD SHADE—A ACRE
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enhanced value later.

ARDMORE PARK #3800-Detached dwelling, 6 rooms and bath; brick and stacce; modern; lot 33x75. WILLIAM J. OTT. Brookline. Phone Lianerch 298.

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Modern Colonial Residence and garage; best section; living hall, music room, library, etc.; second floor, bedrooms, 2 baths; third floor, biking rooms, bath, servants rooms; but 160x175; excellent location; southern exposure shrubbery, shade; a bargain for \$18,500; could not be replaced for \$22,000; other attractive homes \$10,000 to \$20,000. JAS. E. DOLAN & CO.

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17 rooms, porches, first and second floors;
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FERGUSON'S North Glenside plot: large
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Front and York.

HIGHLAND PARK

HIGHLAND PARK
STUCCO and frame bungaiow, 8 rooms, hotwater heat, gas, elec light; lot 50x130;
11500 cash; \$55 monthly GEO, L. BARNES,
1201 Chestnut st., or Highland Park.

TO THE HOY WORKELL BOOK STREET TOOMS AND ALL STONE and stuces dwelling. Trooms and attic: steam heat, gas and electric light; lot 50x125 feet; \$1000 cash, \$49 month- 1201 Chestnut st. or Highland Park 1201 Chestnut st. or High NEW STONE and stucce dweking: 7 rooms, bath and laundry; open fireplace; coment porch; price \$7000.
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VASSAR ROAD - AUTUCHON

VASSAR ROAD - AUTUCHVE, modern 19room house; lot 67x170, with garage for 2
cars, open Sunday, pelce only 35200,
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LANSDOWNE

## JOHN SAPP—He Changes His Mind

CONFIDENTIAL JOHN WAS SUPPOSED TO WRITE A STORY OF THE FIREMEN'S CARNIVAL. HE WAS TOO BUSY TO ATTEND SO HE WROTE A STORY FROM THE ADVANCE NOTICE AS THOUGH HE WERE THERE.

VERY

THE CARNIVAL WAS POSTPONED ON ACCOUNT OF RAIN AND JOHN, THE GUB REPORTER RECEIVED AN AWFUL BAWLING OUT FROM THE EDITOR









REAL ESTATE FOR SALE TINE OLD STOCK FARM STORM

NEW JERSEY FARMS and we will Bungalow when you  $25\,\%$  of cost of homesite build you a Bungalow.

MARYLAND FARMS form for sale; write for free catalog.
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tion of the city or some in desirable when of the city or season wanted by Sebush close to city. It willing to pay liberal result if suited: NTED to the city lease. P \$12 Ledger Office. yearly lease. P 512 Ledger Office.
WANTED, to buy or lease, city, suburban or country, a medium or small dwelling, hungalow type preferred. Give exact description, condition and terms. Must be a bargain, M 203. Ledger Office.
WANT TO BENT or buy a two-story, six-room house in the center of the city, North Philat, want to occupy as soon as possible. B 13, Ledger Office. WE ABE looking for a ground floor of about 2000 square feet in central part of city, to ent suitable for office and storage of paper. 320, Ledger Office

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WANTED - Modern up-to-date furn house in St. Martins or Chestnut Hi with or without garage, would only 4 or 5 bedrooms; will pay \$150 per Phone Chestnut Hill 2057.

oroughly modern: containing 8 sleeping oms. 3 baths: I acre beautiful grounds o shade: 2 squares station or trolley.

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OLONIAL mansion outlidgs, 12 acres, near train; poss. Smith, 1538 Pt. Breeze.

Keystone-Race 961

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LAND TITLE BUILDING

RYDAL Large Stone Colonial House

garage and 3 acres, on hiliton overlooking Huntingdon Velley, house contains 14 rooms and 4 baths, heated by hot water, electricity and gas; sarage for 3 cars; apartments of 5 rooms and hath for chauffeur over garage shade; convenient to train and trolley and golf links.

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REMODELED FARM HOUSE In good condition containing on the first floor large living room oven firenlace, bull den, open frenlace, dining room, pantry, dictehen and laundry; second floor 4 large bedrooms 2 baths lineared and sitting toom; third floor 4 bidrooms, bath storenoom, old-fashinged portrois, bath storenoom, old-fashinged portrois, last store is inclosed; plenty of shade trees, garage and stable; 2 acres 30 minutes from City Hail, train or motor.

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