

LAND TITLE BILL IS BEING PREPARED

Commission Urges Adoption of Torrens System by Next Legislature

SIEGERT EXPLAINS PLAN

A land registration bill, having for its purpose the cheaper and more speedy settlement, registration, transfer and assurance of titles to land, will be introduced at the next session of the Legislature in January.

This announcement was made today by William P. Siegart, solicitor to Recorder of Deeds Hazlett and chairman of the commission appointed by Governor Sprunt to investigate systems of recording deeds.

Would Prevent Blunders

The primary objects are to give greater security and certainty to titles, to avoid the necessity of repeated and expensive examinations of the evidence connected with the same title, and to cause real property interests to be more readily available as security as the result of the quickness with which they may be transferred.

In the first instance there must be a judicial proceeding which, so far as possible, shall determine and quiet title and fix and specify matters if any, which may still be left undetermined or to be worked out in the future.

The system at the outset would be

voluntary. The statute would have provisions that will appeal to owners of land, especially in the larger counties.

In order that the rights of possible claimants may be safeguarded, and adequate assurance fund should be provided by the state.

Present Plan Too Costly

Mr. Siegart pointed out that thousands of dollars are paid out annually in this city to get opinions upon the titles to pieces of real estate under the present system of land transfer.

"From our own experience in Philadelphia," continued Mr. Siegart, "we are convinced that the Torrens system may be refused insurance by one title company upon the opinion of the proper officer of that company, and yet will be insured by another title company on account of a different opinion or the payment of a higher premium by the proper officer of that company."

"We must further realize that the title company insuring such a title assumes its responsibility only to the person or corporation insured. Should the insured sell the property and the new purchaser fail to have his title insured by the company his insurance ceases and the new purchaser has no better title than if the property had never been insured."

"Under the Torrens system the examination would be official against the whole world, because of an official examination and decree of the land registration court. This will of necessity be a greater protection to any property owner than a mere opinion of an attorney or conveyancer, or even the title insurance company, which is itself only based on opinion."

In the opinion of Mr. Siegart and his fellow members of the commission, the entire machinery to enforce the proposed act will not cost more than \$50,000.

"The act provides for a court consisting of three judges who shall sit in Harrisburg or at various county seats to pass judgment on disputed titles. The salary of the president judge of the court is to be \$2500, while the associate judge will receive \$2000.

Provision is also made for a recorder or chief clerk of the court at \$5000 a year. The compensation of clerks and examiners in the office of the recorder of the court is to be fixed by the judges of the court.

THIEVES IN AUTO ESCAPE PURSUERS

Men Break Mount Airy Garage Window and Gather Six Tires Worth \$300

PEDESTRIANS IN DANGER

Two thieves won a dramatic automobile race last night with a patrolman and a garage owner after they had broken a garage display window and stolen six tires worth \$300.

At 9:15 o'clock Ray Bracken, joint owner, with his brother, Andrew Bracken, of the Mount Airy garage, Germantown and Gowen avenues, was working in the rear of the building.

Bracken heard a crash and thought two motorists had collided in front of the garage. A minute later, when he walked forward, he saw a man throwing tires into the tonneau of a motorcar. Another man was at the wheel. The engine was throbbing.

About the same moment that Bracken ran to the sidewalk, Frank Zinn, a patrolman, of the Germantown station, started toward the thieves. Zinn is a son of Lieutenant Zinn, of the Germantown station.

The thief on the curb leaped into the motorcar and he and his companion, shot down Germantown avenue at high

speed. Bracken got a car from the garage and with Zinn beside him started in pursuit.

The fugitives turned corners on two wheels, narrowly missed trolley cars and pedestrians and "shaved" other vehicles in their rush to escape. The pursuit continued to Broad street and Erie avenue where the thieves were lost.

FARCES AT PENN TONIGHT

Zelosophic Society Will Present First Work of Season

Two one act farces will be included in the "potpourri" given tonight at 8:30 o'clock in Weighman Hall by the Zelosophic Society of the University of Pennsylvania.

This club, always a leader in dramatics at the University, is planning a full season of plays this year. The playlets presented tonight are "Apartments With Board" and "Home Sweet Home Since Women Got the Vote."

A quartet will furnish vocal music and there will be an orchestra for dancing between the plays and at the end of the last one.

SISTERS DIE ON SAME DAY

Mrs. Mary U. Fox and Miss Laura Unger Succumb

Two sisters died within a few hours of each other yesterday.

Mrs. Mary Unger Fox, sixty-three years old, wife of B. Frank Fox, 5100 Knox street, Germantown, died early yesterday morning. A few hours later her sister, Miss Laura Unger, sixty years old, died in Bridgeton, N. J.

There will be a double funeral from Mrs. Fox's home Saturday. Interment will be in Ivy Hill Cemetery.

STATE MAY ESCHEAT CASH

Proceedings Launched to Get \$200,000 in Unclaimed Funds

Proceedings for escheat to the Commonwealth of \$200,000 of unclaimed deposits in Philadelphia trust companies and state banks have been started by Frank M. Eastman, special officer in charge of such actions for the auditor general, and steps to obtain probably \$100,000 more will soon be started.

More than \$140,000 has been obtained from banks and trust companies in Pittsburgh and vicinity.

It is estimated that at least \$40,000 of unclaimed funds are in national banks in Philadelphia and that probably \$60,000 is in Orphans' Courts and escheatable to the state.

WINS

Bakers of good big-bits in Philadelphia since 1846, have taken over the Dr. Von's Company, and are now baking the famous

Dr. Von's Health Biscuit For Constipation

with the same regard for strict purity and improved methods that has made Wins famous in Philadelphia. Dr. Von's Biscuit when eaten regularly promotes a normal, healthy action of the bowels—contains no drugs. See a carton at grocers and drug stores or small tins at \$1.00, \$1.50 in Household Caddies. Try them today.

HOLD MEN WITH AUTO

Police Believe Car Was Stolen From Parkway

Captain Souder, head of the city detective bureau, has received word from the police of Elizabeth, N. J., of the arrest of four men with an automobile believed to have been stolen from Lewis Sheppard, 2124 Ridge avenue. The machine was taken from the neighborhood of the Parkway and Seventeenth street.

The men held for the arrival of Philadelphia detectives gave their names as Leo Seelco, Third and Fitzwater streets; Charles K. Young, Front and De Lancey streets; Allen Baker, Eleventh and Fitzwater streets; and Julius Celinsky, Front and Fitzwater streets. Baker, who drove the machine when arrested, declared the automobile was his.

WILLS ADMITTED TO PROBATE
Wills admitted to probate today were: Grace W. McGillichy, 2215 North

Thirty-second street, \$3200; David McPherson, 4830 Darrah street, \$5400; Ralph M. Hill, 50 West Walnut street, \$52,000; Margaret G. Thompson, 2113 South Eighteenth street, \$4000; N. Wharton, died April 13, St. Paul, Minn., \$78,000; Inventories of estates filed: Chester P. Ray, personally, \$215,030.25; Thomas F. Lucas, \$15,023; James Goodwin, \$11,023; Samuel Cowan, 53 Saunders avenue, \$11,100.

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Every Wanted Style in Suits & Overcoats

and what a glorious assortment there is. Every man is sure to be fitted for there is a complete size range and the extraordinary variety of styles and materials is bound to enable every man to choose just the suit or overcoat he wants.

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A big reduction on these light-weight fall and winter overcoats. Large variety—in a complete size range.

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\$9.95 - \$14.95

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179 Smart Lyons Velvet and Duveltyne
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