

# SUBSTANTIAL INCREASE IN REAL ESTATE DEALS

## Gain of About 20 Per Cent in Number of Deeds Recorded Over First Six Months of 1908 With Prospects of Even Better Showing for Remainder of Year.

In the office of the register of deeds there were filed in the first six months of this year 3,018 deeds. In the first six months of 1908 the number of deeds placed on file was only 2,533. If the last half of the year makes as good a showing as the first half, or a little better, the number of deeds to be filed in 1909 will be 1,000 more than in 1908.

These comparative statements tell their own story. They say in substance that the volume of real estate business is running considerably ahead of what it was a year ago. This condition is not surprising. The fact is, were the conditions reversed, there would be ground for genuine surprise. The early part of 1908 found the country still in the grip of a financial and industrial depression. The banks were not yet feeling very safe and the real estate business suffered noticeably. Even at that the volume of real estate business transacted at that very period was considered remarkable and was in itself a great argument for the stability of real estate, even in times when all other securities suffered notably.

A comparison of the number of mortgages filed with the register of deeds shows the same satisfactory revival of business and anticipation of the future. In the first six months' period of this year 1,701 mortgages were filed at the register of deeds office as compared with 1,140 in the first half of last year. The real estate mortgages filed are generally records of money raised for the purchase or improvement of property and the more borrowers there are, the more enterprises are under way and there is a healthier volume of real estate and building business.

The filing of mortgages is no evidence that the people are hard up. A real estate man explains that when the people are placing mortgages it is the same as when the city is issuing bonds. It means they anticipate that the future has good business and development in it and they want to take advantage of the improved conditions.

There still is an active absence of anything like a speculative element in the real estate business. Without speculation there can be nothing in the way of a real estate boom. In boom times when speculation is rife one piece of property may change hands three, four or more times in a year. Only the curb stone dealer with his office in his hat, who depends entirely on commissions on sales, hopes for a real estate boom. The offices which do a loan and insurance business along with real estate find their general business good in times like these and they are well satisfied to have present conditions continue. The city is growing satisfactorily. Building is going on apace. Where there have been increases in the value of lots and other property, there has been good and substantial reason for it. In speculative times properties take on added prices which people are willing to pay rather than added values. Those who have large property interests and who have in mind the welfare of the city, rather than personal and selfish interests, hope that the present satisfactory growing conditions will not develop into a boom, as booms are only temporary and the reaction is very detrimental.

Considering that the "dog days" are here the real estate market during the week just ended has been more or less active. The demand for property to be held for the income from the investment is still marked, while the call for residence property is good. There is no scarcity of money in the market, as shown by the low rate of interest charged for money invested in real estate. There is nothing in the conditions of the past two weeks which is discouraging in the view of the bankers and they expect a decided revival when the vacation and outdoor season is over. The list of transfers show that there were many sales of the smaller class made. Much money is still being used in building operations and much activity is noted in construction. This branch of the

market is in full swing in all parts of the city.

That outside capital and enterprise is only waiting favorable opportunity for mercantile investment in Duluth is shown by the commissions that have been received by the real estate offices to watch for vacancies and leases that are about to expire and to obtain such quarters as are needed, if possible. There is a great demand for high class business locations and the number of inquiries being received by out-of-the-city people is remarkable. Buildings that are now commenced or proposed will change the situation some. There will be many shiftings in locations by those seeking larger quarters in the next year and in the shifting many who have been wanting to open mercantile houses in Duluth will be able to secure accommodations.

### Some of the Sales.

Alice N. Whitton has purchased from W. C. Lounsbury a house and lot on the north side of Fourth street between Twenty-first and Twenty-second avenues east, for \$5,200.

M. P. Hazelton has purchased from

R. H. Rathbun two lots located on the northwest corner of Superior street and Twenty-eighth avenue east for \$2,500.

M. E. Knight has sold to Z. T. Mullin, of Washington, D. C., property on the north side of Superior street between Fourth and Fifth avenues east for \$3,000.

J. C. Perry has purchased from John F. Lewis a lot on the north side of Superior street between Fourth and Fifth avenues east for \$2,500.

Benjamin Sher has purchased a piece of property on the south side of Fourth street between Eighth and Ninth avenues east for \$3,500. This was formerly owned by the Western Debenture & Realty company.

A. P. Johnson has purchased from Isaac Sjöberg a house and a lot with 62½ feet frontage at the corner of Wilkins avenue and Oxford street, Glen Avon for \$3,500.

H. F. Walte has purchased from Charles Deuglet a piece of property 22½ by 105 feet on the north side of Fourth street between Fifteenth and

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Sixteenth avenues east. The price was \$1,100.

H. Y. Josephs has purchased from A. W. Hartman the 50-foot lot and brick residence on the southwest corner of Superior street and Twelfth avenue east for \$11,725.

### List of Transfers.

Following are the week's transfers:

W. S. Whitton et ux to Wm. C. Lounsberry: lot 6 blk 9, Harrison's div.	\$300
G. Frank to F. D. Orr: lot 11, ely 1/2 lot 10, blk 10, Willard's Add.	1
C. E. Clark et ux to I. J. Burak: lot 266 blk 170, D P 2nd Div.	750
W. C. Lounsberry to Alice N. Whitton: lot 13, blk 12, Highland Park Add.	6200
A. W. Hartman et ux to H. Y. Josephs: lot 10, blk 2, Banning & Rays sub-div.	11750
Geo. R. King et al to Thos. Garkowski: e1/2 lot 25 blk 132, D P 3rd div.	200
A. P. Silliman et ux to Katherine Bell: lot 15 blk 12, Brooklyn.	1
A. P. Silliman et ux to John Kukkonen, lot 19, block 13, Brooklyn.	1
Isaac Sjoberg et ux to A. P. Johanson: e1/2 lots 21-22-23, blk 7, Princeton Place Add.	3500
A. G. Johnson to Britta Nelson: s1/2 s1/2 s1/2 sw. ne. s1/2 s1/2 s1/2 s1/2 sw. ne. 26-51-12.	750
Jno. Larson to First State bank of Tower: lot 1 blk 15, Chisholm.	1
Geo. V. Fifer et ux to R. N. Chaffee: lot 13 blk 5, Mortons div.	1
Pulford-How & Co., to A. H. Wallace: lots 1-2, blk 134, Portland div.	850
The Bronx Co., to Victor Johnson: beginning at ne 28-51-14 etc.	400
J. C. LaVaque et ux to J. W. Shellenberger. Lot 222 Lake avenue Lower Duluth.	125
H. M. Dodd to Scott-Kriedler Co: Lots 13, 14, 15, 16, blk 10, Carlton Place add.	500
J. F. Fredin et ux to I. Sjoberg lots 4, 5, blk. 21, 4th Glen Avon div.	900
Davis Real Estate Co. to H. M. Johnson, lots 294, 295, blk. 27, Crosley Park add.	200
Kearns Land Co. to Louis Vessel lot 11, blk. 3, 2nd add, Chisholm.	90
Elba Iron Co. to Jack Gligosky lot 20, blk. 13, 1st add, Gilbert.	125
A. P. Silliman et ux to John Hoffren, lot 4, blk. 1, Brooklyn.	1
Margaret Russell to Mark Jollymore, lots 33, 34, blk. 4, Norton's add, Proctor.	500
Z. T. Mullin et ux to M. E. Knight lot 10, blk. 8, Portland div.	5000
I. J. McDonald to Patrick Slatery, sw ne. w1/2 sw 26-55-20 &	1300
J. Nelmark et ux to L. S. Nordstrom, lot 18, blk. 36, 2nd add Eveleth.	620
J. R. Egerdal et al to Wm. C. McCarter, n1/2 sw sw sw 24-51-14.	1100
B. H. Hayes et al to Roosevelt Addition Co. lots 28, 29, blk. 2, Roosevelt add, Hibbing.	260
Steve Zgouc to Fltger Brewing Co. lot 12, blk. 3, 2nd add to Chisholm.	1
Steve Propnik et ux to Frank Madved, lot 5, blk. 11, 2nd add Chisholm.	300
E. H. Rathbun et ux to M. P. Hazelton, lots 9, 10, blk. 13, Harrison's div.	2500
Wm. H. Vinton to Roxie H. Drum nw sw sec 1, n1/2 se sw ne 2-65-15.	800
Jacob Huggmell to Jacob Paul lots 11, 12, 13, blk. 28, Virginia.	1
John Kukkonen et ux to John Hoffman, lot 19, blk. 12, Brooklyn.	275
Eof Johnson et ux to Anders Pater Johansen, lot 20, blk. 7, Princeton Place add.	150
D. W. Freeman trustee to First Presbyterian church, lot 13, blk. 16, Gilbert.	75
D. W. Freeman trustee to John Zuponic, lot 9, blk. 10, Gilbert.	630
C. Erickson et mar to E. A. Sundeen, lot 21, blk. 10, Chandler Park add.	375
M. C. Robinson et ux to A. F. Cross, lots 7, 8, blk. 26, London add.	800
Wm. Martin to Maud M. Wardell, ne sw, 25-50-16.	1700
Earl Wright et ux to Wm. N. Canfield, lots 11, 12, blk. 7, Hunter's Grassy Point add.	400
Matti Pentti et ux to Pembroke Co lot 18, blk. 6, Virginia.	1
Conrad Mattson et ux to Pembroke Co. west 25 ft of lot 24, blk. 72, 1st add Virginia.	1
C. Vandall et ux to J. B. Anderson, lot 15, blk. 74, W. D. 4th div.	300
F. Pedrizetti et al to M. Douglas and R. F. Edmonds, s1/2 40 ft n1/2 100 ft lot 88, blk. 47, D. P. 3rd div.	500
Laura H. Ridgeway to Sophia Anderson, lots 1, 2, blk. 2, Hall's add Onota.	1000
Geo. W. Norton et al, executors to G. Edwards, n1/2 70 ft lots 1, 2, blk. 17, Norton's div.	415
J. A. Field et al to H. W. Riek and O. A. Potrter, lots 13, 14, blk. 4, Ashawa.	500
Thos. Paull to H. F. Kendall; lots Thos. Paull to H. F. Kendall, lots 27, 28, 29, 30, 31, 32, blk. 98, 2nd add, Virginia.	1
Louis Francols to Geo. F. Lindsay, w1/2 sw sec 2, nw nw sec 11-68-20.	1
Bryan O'Rourke et ux to trustees of township of Stuntz, south 33 feet lot 2, 18-57-20.	500
A. E. Dyer et al to trustees of	

township of Stuntz, n1/2 33 feet n1/2 se 12-57-21	650
Louis Knutson et ux, to John Miller, sw 15-57-12	1500
Wm. A. Sherwood et ux to Grace W. Spear, lots 1, 2, blk. 31, Pert land div.	1
D. B. Doty et ux to Wm. Hartzler lot 3, blk. 60, Onota add, nw sw, 4-51-12	1
Anna Reno et mar to W. A. Swanstrom, se nw 22-51-17	1
John A. Morley et ux to Tillie Anderson, et al lot 35, blk. 22, D. P. 3rd div.	600
Julia A. Sayer et mar to Victor Johnson, e1/2 sw w1/2 se 32-57-16	800
Louise C. Sweet et mar to A. L. Bishop, lot 23, blk. 149, West Duluth, Fifth div.	1300
John Drennan et ux to Kate Conner, lot 356, Minnesota avenue, Lower Duluth.	550
Grace U. Spear to Jennie D. Brewer, lots 1, 2, blk. 31, Portland div.	1
Ciara E. Morrison et mar to Donald Anderson, lot 50, 3rd street Fond du Lac.	150
The Hubbard Co. to H. H. Borgen lot 2, blk 23, Duluth Heights 5th div.	125
Western Debenture & Realty Co. to Benjamin Sher et al lots 9, 10, blk. 88, Portland div.	3500
John Johnson et ux to Axel A. Johnson, n1/2 35 ft s1/2 70 ft lot 2, East Seventh street, D. P. 1st div.	1
Augusta Larson et mar to Geo. B. Loomis, 1-16 of s1/2 se 25-59-16.	200
James S. Simmons et ux to Paul M. T. Thompson, ne nw, s1/2 nw, 25-64-12.	1
The Shogomoc Co. to Fannie H. Burris, lot 11, blk. 2, Banning & Ray's sub div.	6065
D. & I. R. R. Co. to Thos. Hautala, nw nw 17-57-18.	140
Davis Land Co. Ltd to E. I. DuPont de Nemours Powder Co. sw se 12-57-29.	1
Thos. L. Blood et ux to J. H. Barnes lot 193, St. Louis avenue, lower Duluth.	800
Chas. Beuglet et al to H. P. Waite e1/2 17 1/2 ft of s1/2 105 ft lot 16, w1/2 15 ft s1/2 105 ft lot 15, blk. 85, Endion div.	1100
J. W. Lyder, Jr., et ux to Dan Falconer, lot 15, blk. 10, resurvey of Murray & Howe's add.	1
The Home & Garden Co. to Gust A. Herstrom, et ux lot 6, blk. 4, Chester Park div.	1
Same to same, part e1/2 sw 1-50-14.	1
John F. Lewis et ux to J. C. Perry lot 3, blk. 9, Portland div.	3500
Elise Anderson et mar to John D. Johnson, lots 7, 8, blk. 3, Hazelwood annex div.	1
J. W. Lyder, Jr., et ux to Elise Anderson, lots 7, 8, blk. 3, Hazelwood annex div.	1
M. C. Basher et al to James Parkhurst, lot 15, blk. 13, Harrison's div.	900
Woodland Co. of Superior to M. J. Biesener, lot 6, blk. 3, Woodland Park 7th div.	325
Same to Mary Lyons w1/2 s1/2 lot 14, Woodland Park, 5th div.	1
Jay W. Lyder, Jr. et ux to M. Pearson, lot 25, blk. 10, resurvey of Murray & Howe's add.	1

Number of transfers ..... 74

Total consideration ..... \$52,522