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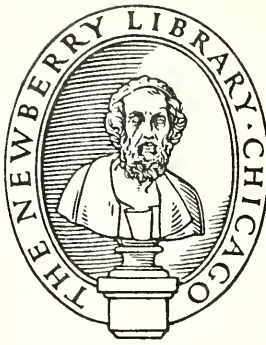


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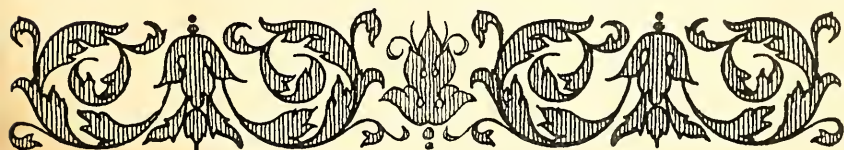
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CHICAGO

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### EXPLANATORY

The figures placed on the maps in this publication are a general or approximate estimate of the value per front of inside lots of the prevailing depth in the block indicated. The value of corner lots may be fairly well arrived at by reference to the rules given under the heading "Olcott's System of Corner Valuations."

### ANNUAL REVIEW

The past year, since our 1925 issue, shows an uninterrupted continuance of the advance in prices which has been the rule for the past six years. If anything, the upward movement tended to broaden out, extending to old districts not heretofore affected. New centers of activity developed during the year and speculative prices reached peak figures. In fact, the advance was so rapid in some cases as to frighten buyers and stop sales.

The repeal of the stamp tax on deeds in April makes it still more difficult to ascertain transfer prices. There is need of a true consideration bill compelling the grantor and grantee to make affidavit that the sums given in deeds are the actual amounts paid and received, to take its place.

The publication with this issue has been enlarged by the addition of 16 pages. The new territory covered embraces River Forest and Forest Park on the west; new parts of Evergreen Park, Mt. Greenwood and Blue Island not heretofore covered, on the Southwest; Riverdale, Dolton, Phoenix, South Holland, Burnham and Calumet City on the South.

The more marked advances were in New Trier and Niles acres in the Skokie valley; lots in the western sections of Evanston, as well as its main business streets; Park Ridge, Edison Park and the western portions of Rogers Park and Norwood Park. In the township of Jefferson, Harlem, Central, Montrose, Irving Park, Belmont, Diversey, Fullerton, Diversey and North Aves. all were active, with sales at considerably higher figures. The Edgewater section was firm at previous quotations. In the Lake View section the shore frontages and adjoining streets recorded further advances. In the Streeterville district several new large building projects stiffened the demand of holders for vacants.

Loop properties were more active than for several years, particularly in the Wacker Drive, N. Michigan Ave. and Randolph St. sections. In the near in and South Parkway portions of the South side, towards the lake, a noticeable firmness was manifest due to expectations of the future. The Hyde Park district was active along the line of the Illinois Central R. R. in view of electrification and outer drive improvements. The greatest activity centered around 79th St. its full length, followed by Ashland, Western, Cottage Grove, Stony Island and Racine Aves., State and 87th Sts., all south of 75th St. in about the order named. The intermediate residential territory shared in the activity. Roseland business sites recorded still higher figures.

The Beverly Hill and Morgan Park districts came into their own, somewhat belated but making up for lost time. Acres west of Western Ave. advanced in values and were rapidly being subdivided.

To the west of the city Oak Park, Cicero and Berwyn continued to expand and grow with prices tending to approximate North and South Side values. Our estimated total land value of the city for 1926 is \$3,000,000,000.

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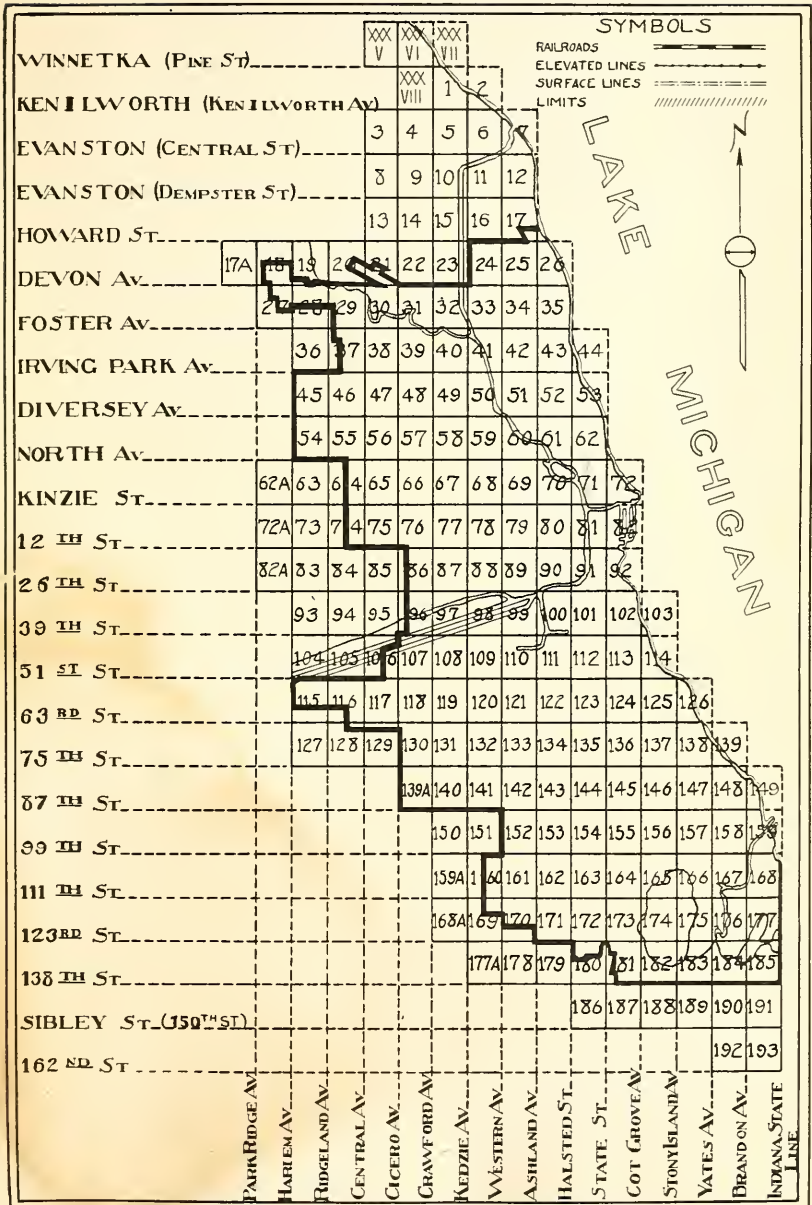
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## The Vision of Experience

The curtain of the future is drawn aside and the tomorrows stand revealed in all their certainty and promise—for those whom Experience has gifted with practical Vision.

Prediction no longer works hand in hand with Destiny. Science, Industry and Commerce have their courses charted for the next decade, and beyond.

Just so, with amazing accuracy, the real estate forecasts for Chicago cover unborn hours—next month—next year—1936—and more—bringing to light rich opportunities, in which the customers of Auspitz & Oakes are sharing liberally.

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Chicago Real Estate Board.  
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Central 2533

# AUSPITZ & OAKES

City Planners—Subdividers—Community Developers

5 South Wabash Avenue



# INDEX TO STREETS

XV

## Abbreviations

Av.—Avenue	E. & W.—East and West	N. W.—North West	S. E.—South East
Bd.—Boulevard	N.—North	Pl.—Place	S. W.—South West
Ct.—Court	N. & S.—North and South	Rd.—Road	Ter.—Terrace
E.—East	N. E.—North East	S.—South	W.—West

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Maple Av. . . . . E & W	6
Melvin Av. . . . . N & S	4
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Alles Rd. . . . .	1
Arbor Vitae Rd. . . . .	1
Asburg Av. . . . . XXXVI	
Ash St. . . . .	1
Ashland . . . . . XXXVI	
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Bertling Lane . . . . .	1
Birch St. . . . . XXXVIII	
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Bluff St. . . . . XXXV	
Briar Lane . . . . .	1
Bryant Av. . . . . XXXVI	
Burr Av. . . . . XXXVI	
Cedar St. . . . .	1
Center St. . . . . XXXVI	
Chatfield Rd. . . . . XXXVI	
Cherry St. . . . .	1
Chestnut St. . . . . XXXVIII	
Church Rd. . . . .	1
Cleveland Av. . . . . XXXV	
Crescent Av. . . . .	1
Diller St. . . . .	1
Elder Lane. . . . .	1
Eldorado St. . . . . XXXVI	
Elm St. . . . .	1
Ely Rd. . . . . XXXVI	
Essex Rd. . . . .	1
Euclid Av. . . . . XXXVIII	
Fairview Av. . . . .	1
Fig St. . . . . XXXVI	
Fir St. . . . .	1
First St. . . . .	1
Forest Av. . . . .	1
Foxdale Av. . . . . XXXVI	
Fuller Lane. . . . .	1
Gage St. . . . . XXXVI	
Garland Av. . . . .	1
Garland Pl. . . . . XXXVII	
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Greenwood Av. . . . . XXXV	
Gordon Ter. . . . . XXXVI	
Grove St. . . . . XXXV	
Halsted St. . . . . XXXV	
Hamptondale Av. . . . . XXXVI	
Hawthorn Lane. . . . .	1
Hibbard Rd. . . . . XXXV	
Hill Rd. . . . .	1
Hubbard Pl. . . . . XXXVI	
Humboldt Av. . . . . XXXVII	
Krieger St. . . . . XXXV	
Lake St. . . . . XXXVIII	
Lakeside Av. . . . . XXXV	
Laurel Av. . . . . XXXVI	
Lincoln Av. . . . . XXXVIII	
Linden Av. . . . . XXXVI	
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Princeton Av. . . . . N & S	4
Railroad Av. . . . . NW	6
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Ridge Av. . . . . N & S	5
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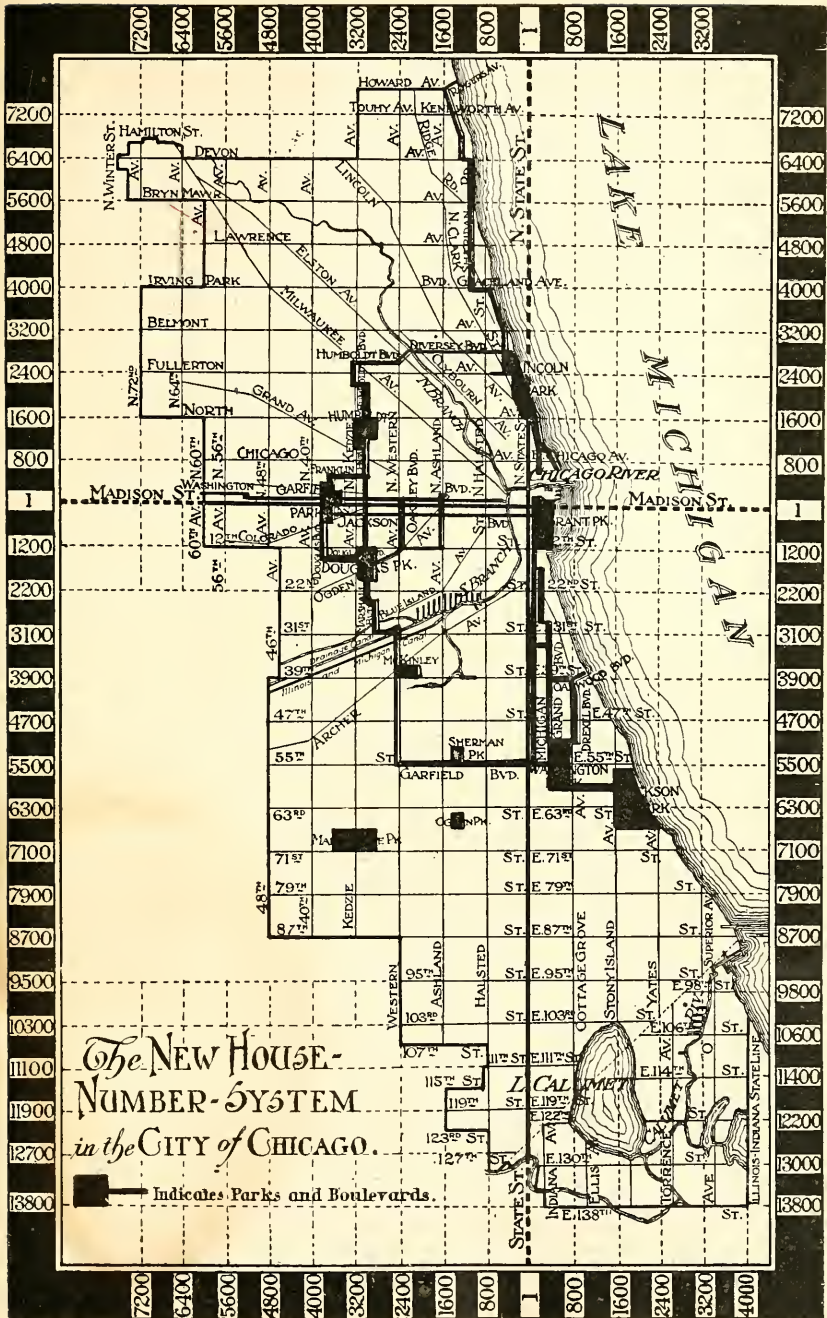
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CHICAGO

# OLCOTT'S SYSTEM OF CORNER VALUATIONS

By GEORGE C. OLCOTT

---

In order to calculate the value of a corner with any fair degree of accuracy, it will first be necessary to ascertain the unit value of the lot for 100 feet in depth. The corner influence does not extend beyond that depth. See table of valuations. Any excess over 100 feet in depth should be calculated at the side street unit.

## Suburban and Unimproved Corners

Add 10 per cent of unit value of the side street to the unit value of the frontage street. Calculate 50 feet frontage as coming under corner influence. If owned by two different parties place  $\frac{3}{4}$  of the 10 per cent on immediate corner lot and  $\frac{1}{4}$  on next lot adjoining.

## Residence Lots, Improved Streets, Not Apartment House District

Add 25 per cent, instead of 10 per cent, as above. In other respects treat the same.

## Apartment House District Corners

Add 50 per cent of the side street unit to the frontage unit for 100x100 feet on a corner, if in one ownership. If less than 100 feet in depth calculate value for 100 feet by tables of valuations. If more, calculate excess from side street unit.

If the corner is in four holdings of 25 feet each, calculate 60 per cent of the entire increase for 100 feet, as applying to the first lot, 22 per cent to the second, 12 per cent to the third, and 6 per cent to the last lot.

To ascertain the unit for each lot separately, to the frontage unit add 240 per cent of the corner increase unit, when calculated, for the first lot, 88 per cent for the second, 48 per cent for the third and 24 per cent for the last lot.

For instance, take a corner 100x125 with a unit value of \$100 a foot for 100 feet in depth on the 100 foot side and \$80 a foot for the 25 foot side. The base value is 100 times \$100 or \$10,000. The corner value to be added would be 100 times \$40 or \$4,000. Then there is left a lot 25x100 on the rear, which is worth 25 times \$80 or \$2,000, making the total value \$16,000.

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## Olcott's Corner Valuations (Continued)

### Retail Business Not Transfer Corner

Add 100 per cent of side street unit to frontage unit, the increase to be not less, however, than 30 per cent of the unit value on the front street. Estimate 50 feet as a corner lot. If in two holdings, give  $\frac{3}{4}$  of the added value to the first lot and  $\frac{1}{4}$  to the second lot. Specifically stated 150 and 50 per cent respectively.

### Transfer Corners

No arbitrary rule can be adopted. It can be approximately arrived at, however, by comparison. Take the best known transfer corner on a street or district, call it 100 per cent, then the next best, call it 90 per cent, more or less, as the case may be, then the next best and so on. Secure figures on any one of the corners considered and all of the corners can be estimated by percentages from that beginning. Calculate 100 feet as a corner. Divided up into four holdings apply 65 per cent of the increase, over unit in middle of block, to the immediate corner, 20 per cent to the next lot, 10 per cent to next and 5 per cent to the last.

### Central Business District Corners

Add 30 per cent of side street unit and 30 per cent of the frontage unit to the frontage unit. The side street unit, however, should not be less than 28 per cent of the frontage unit. If divided up into four holdings, place 62.5 per cent of the total corner increase on the first lot, 20.83 per cent on the second, 11.67 on the third and 5 per cent on the fourth lot.

Figuring in units instead of totals, add 250 per cent of the unit to be added for the whole 100 feet, to the frontage unit, for the first lot, 83.32 per cent for the second, 46.68 per cent for the third, and 20 per cent for the fourth lot.

### Factory Districts

Add 40 per cent of the side or low value unit to the high value unit. Cover 100 feet. Low value unit to be not less than 30 per cent of high value unit. If divided into small holdings, apply 60 per cent of increase to first lot, 25 per cent to second, 10 per cent to third and 5 per cent to fourth lot.

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# TABLE OF VALUATION OF LOTS OF DIFFERENT DEPTH IN THE SAME BLOCK

A LOT 100 FEET IN DEPTH BEING THE UNIT OF VALUE

Note.—The valuations given in this publication are for lots of the prevailing depth in each block. In order to ascertain the value of lots of a greater or lesser depth, reduce to a unit of value of a lot 100 feet in depth in that block, using tables below. Then use the same tables to find value of lot of depth sought.

DEPTH OF LOT	Residence and Retail Districts, W. A. Somers' Percentages.	Factory and Warehouse Districts, Geo. C. Olcott's Percentages.	Central Business District Percentages.
10 feet	25	...	20
20 "	41	...	30
25 "	43	...	34
30 "	54	...	39
40 "	64	...	48
50 "	72.5	...	57
60 "	79.5	...	66
70 "	86	...	75
80 "	91	...	84
90 "	96	...	92
100 "	100	100	100
110 "	104	108	108
120 "	107	114	116
125 "	108	116	119
130 "	110	120	123
140 "	113	126	130
150 "	115	130	137
160 "	117	134	144
170 "	118	136	151
180 "	120	140	158
190 "	121	142	164
200 "	122	144	170
225 "	125	150	...
250 "	127	154	...
275 "	130	160	...
300 "	133	166	...
350 "	136	172	...
400 "	140	180	...

## SCHEDULE FOR COMPUTING THE VALUE OF BUILDINGS

	Per Cubic Foot.
Office Buildings, fireproof, first class.....	72 to 96 cents
Office Buildings, fireproof, second class.....	48 to 72 cents
Merchandise Buildings, fireproof, first class, steel construction.....	36 to 48 cents
Manufacturing and Storage, fireproof, first class, concrete.....	24 to 36 cents
Apartment Buildings, fireproof, first class.....	60 to 96 cents
Apartment Buildings, not fireproof, first class.....	24 to 36 cents
Manufacturing or Warehouse, mill construction, of 5,000 sq. ft. floor space.....	18 to 24 cents
Factory Buildings, ordinary construction, according to floor space.....	14 to 19 cents
Residences, first class.....	48 to 72 cents
Residences, ordinary.....	19 to 30 cents
Residences, two or three-story frame, stone foundation.....	16 to 28 cents
Stores or Brick-Front Buildings, ordinary.....	14 to 29 cents
Flat Buildings, ordinary, brick.....	16 to 28 cents
Flat Buildings, two or three-story frame.....	13 to 19 cents
Cottages, brick or stone foundation.....	13 to 23 cents
Cottages, one-story frame, on posts.....	12 to 14 cents

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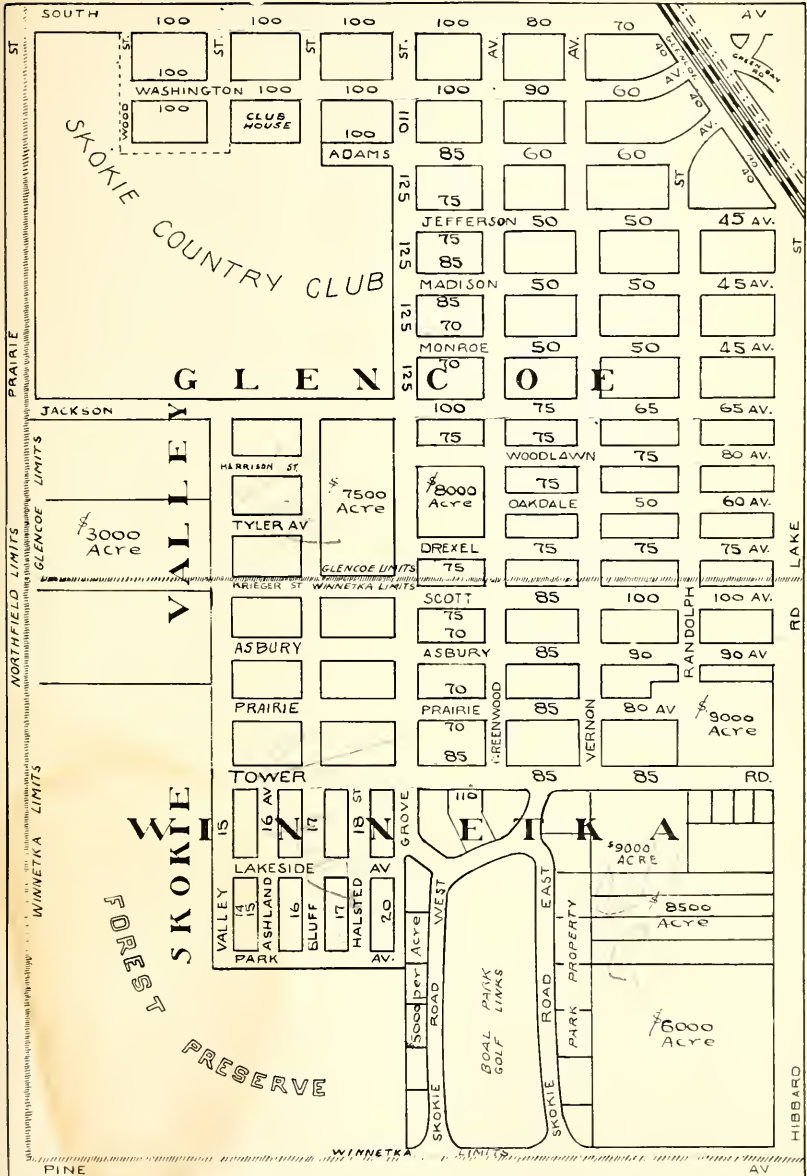
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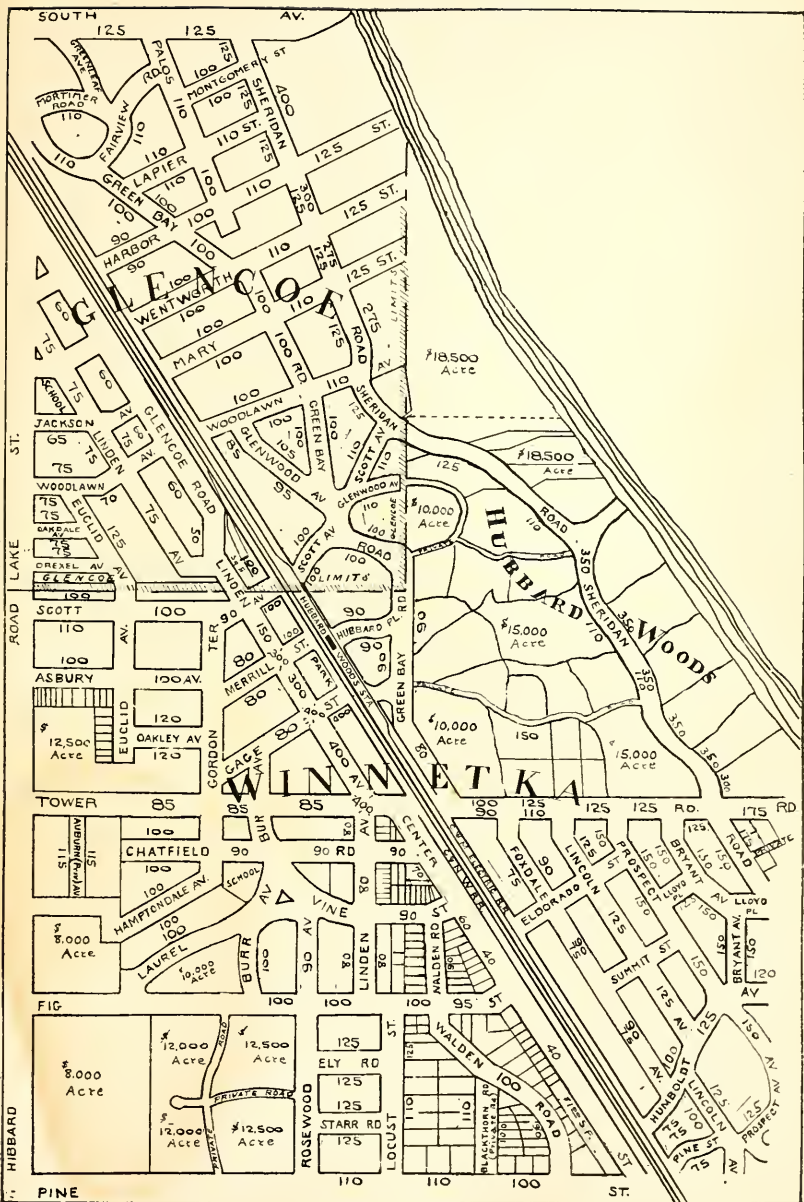
Class.

25

- 1 - Fr. Cot.
- 2 - Br. "
- 3 - S+F Burg.
- 4 Br "
- 5 Ok. Str. S+F Horse
- 6 S+F Res.
- 7 Mod. Mod.
- 8 2-Story Mod.
- 9 Mod. 1.5 stories
- 10 1-Story High Grade
- 11 " "
- 12 A+ "
- 13 2-F Frame
- 14 OS-2F - Br
- 15 Mod-2F - Br
- 16 BF - Br
- 17 U's + K.
- 18 Small Apt.
- 19 Tall Apt.

[E: 11/11/1911]

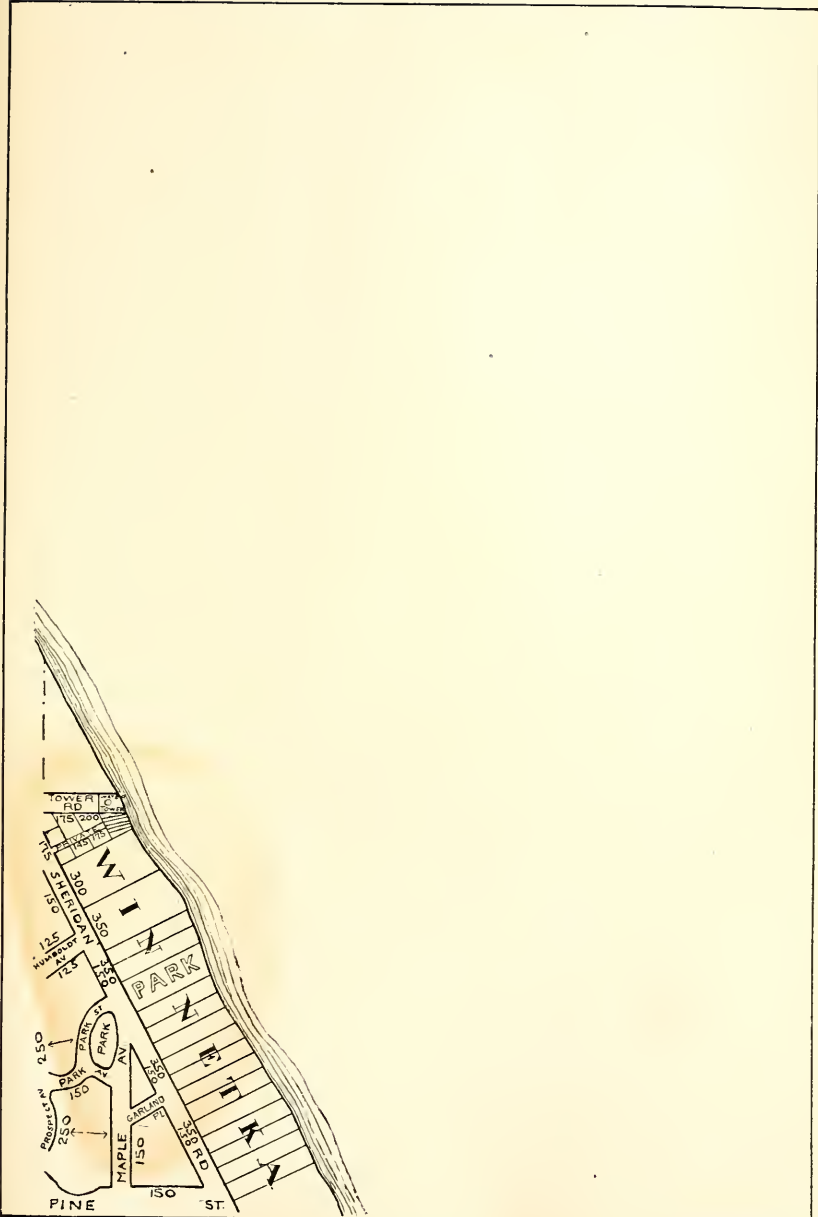
- 43 Mill + 2nd
- 44 Empire Factory



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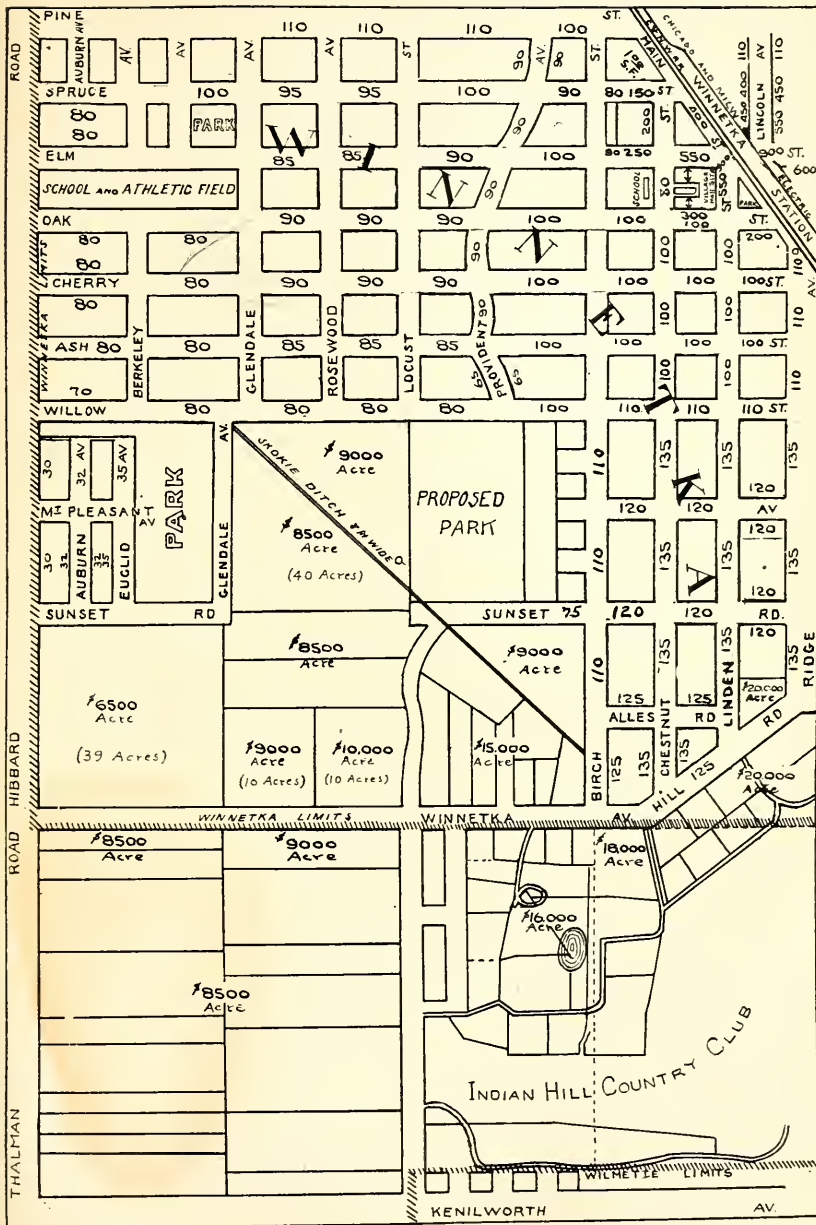
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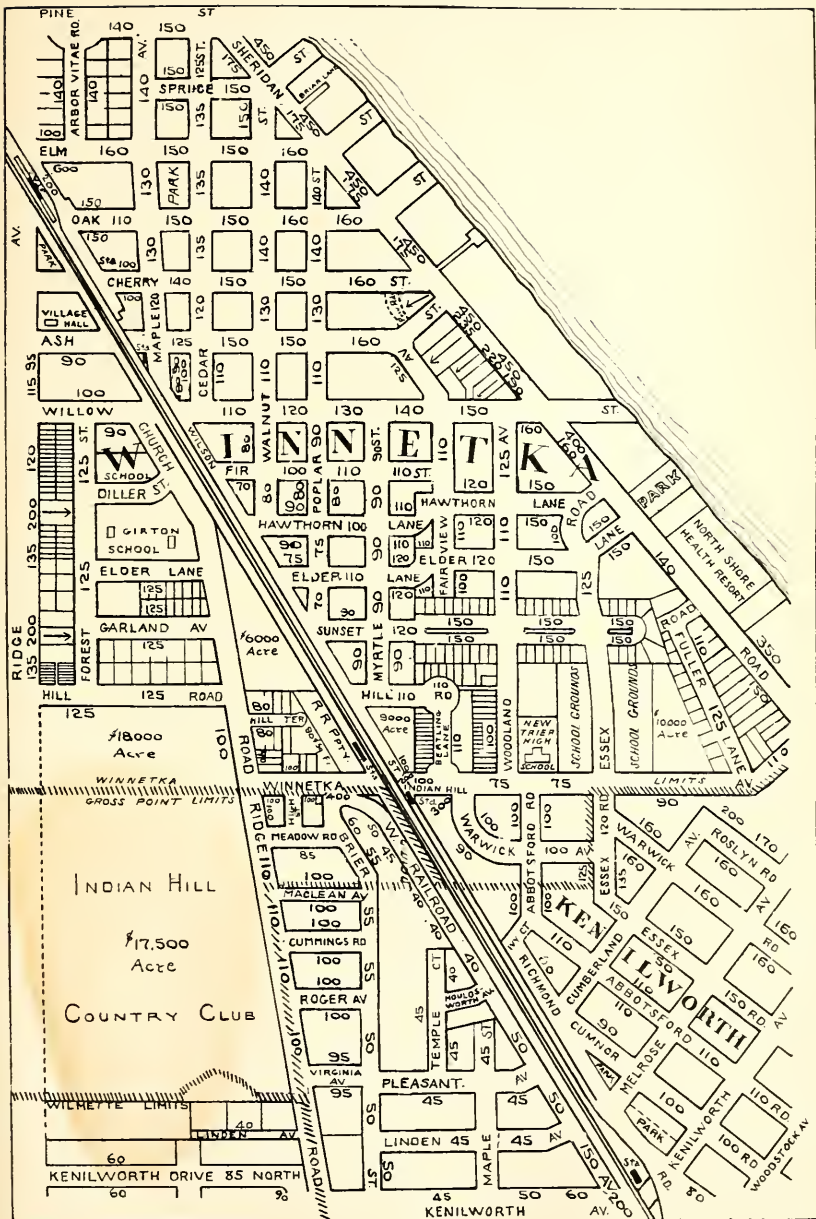
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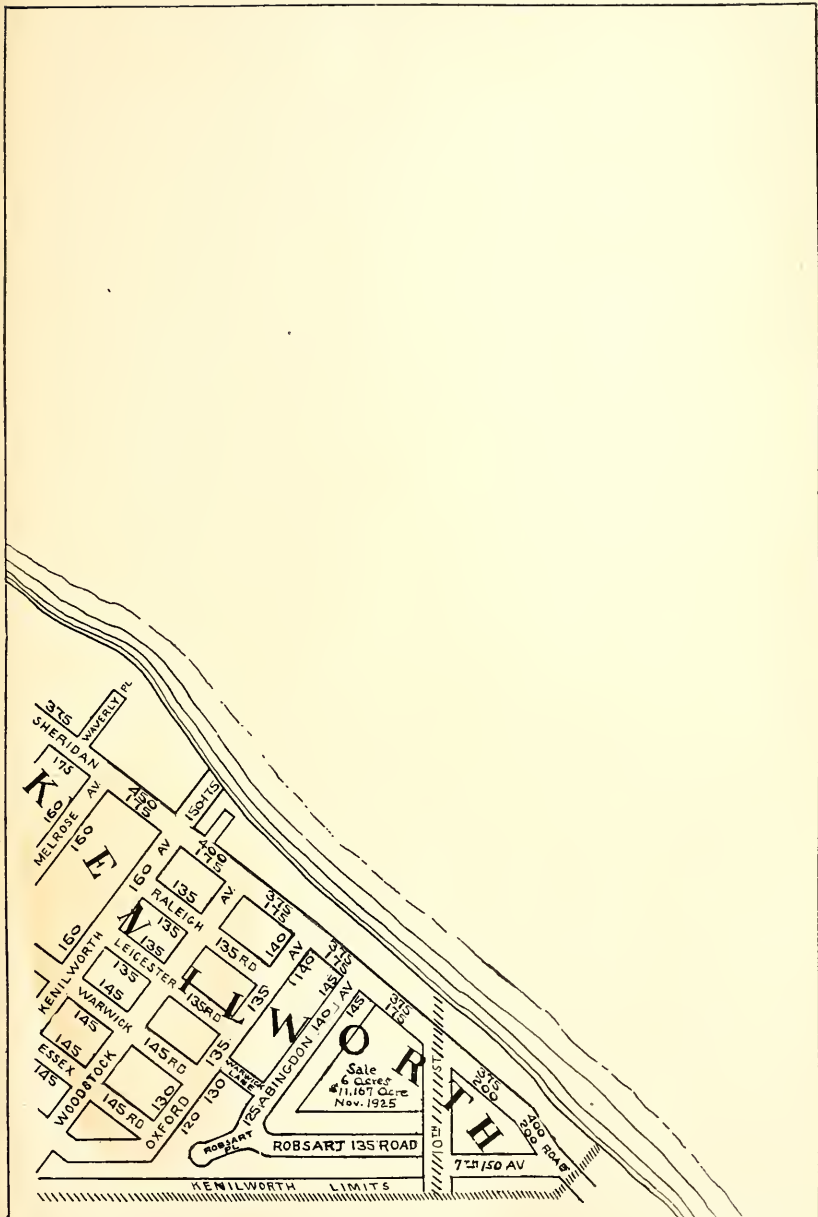
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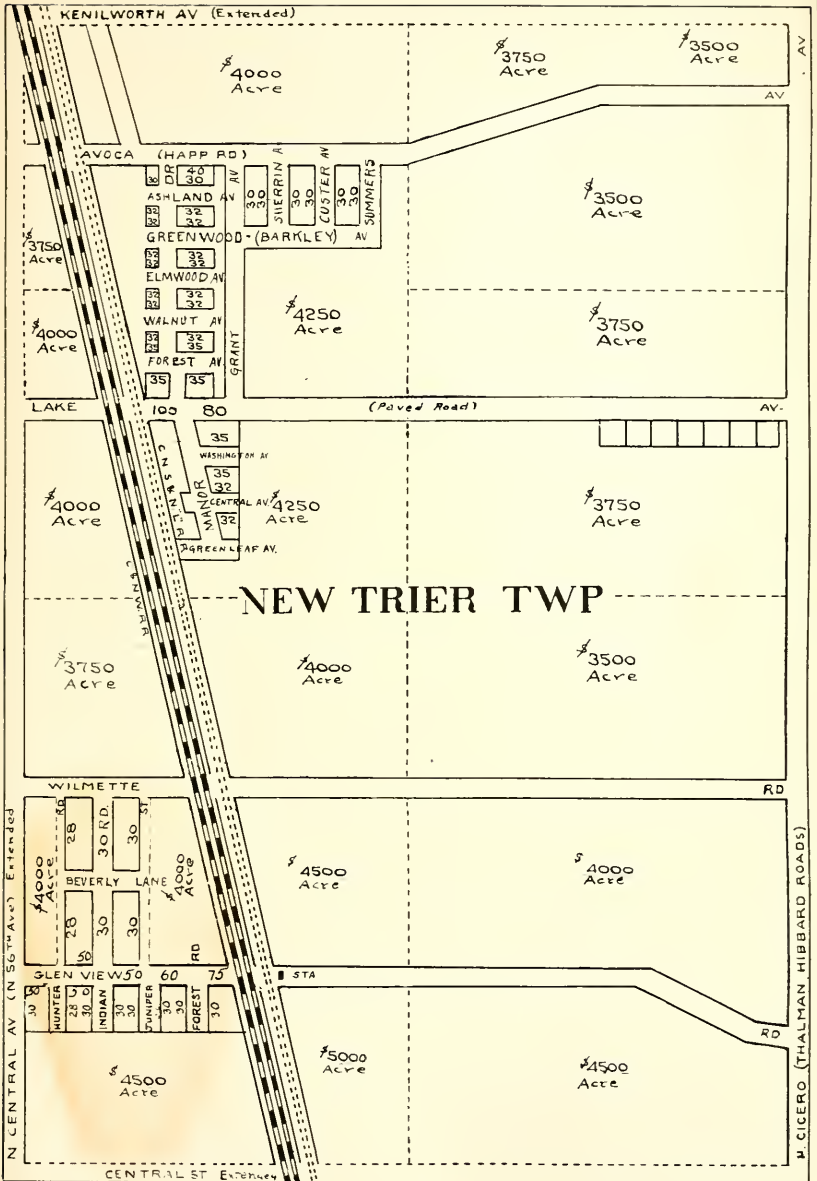






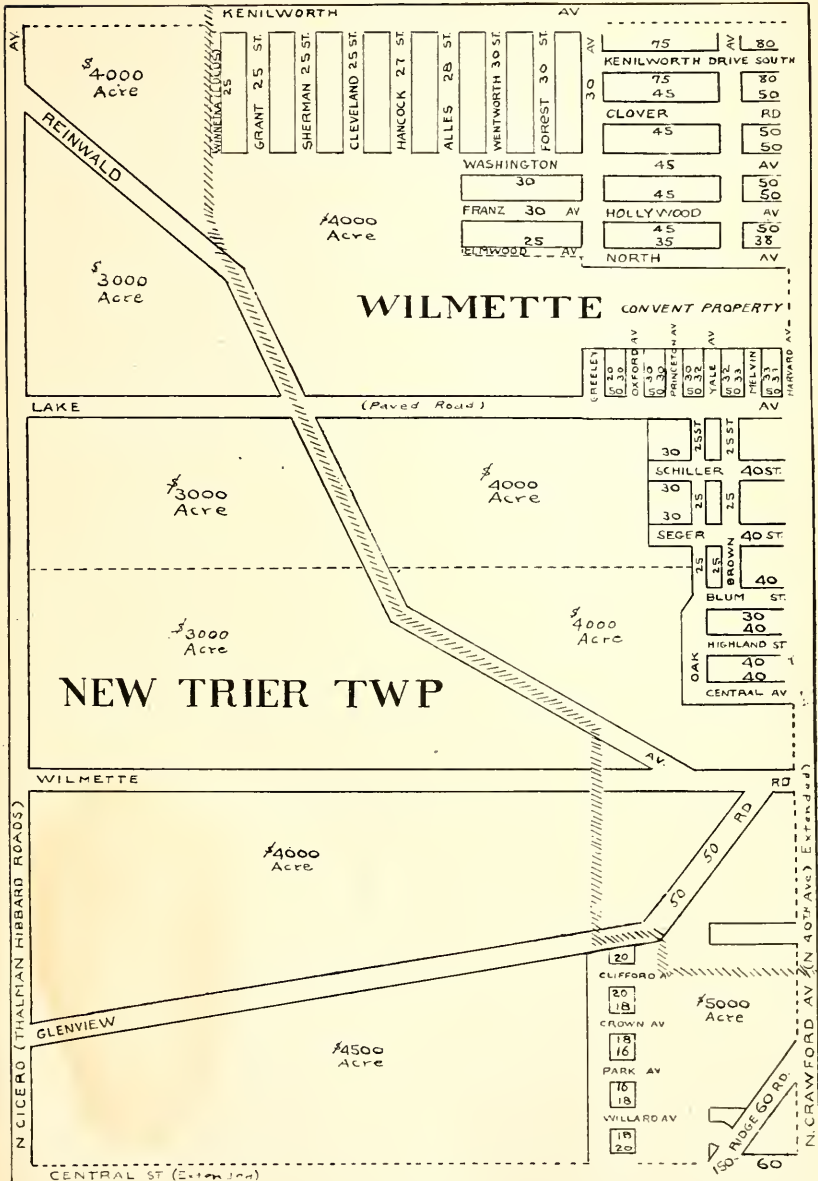








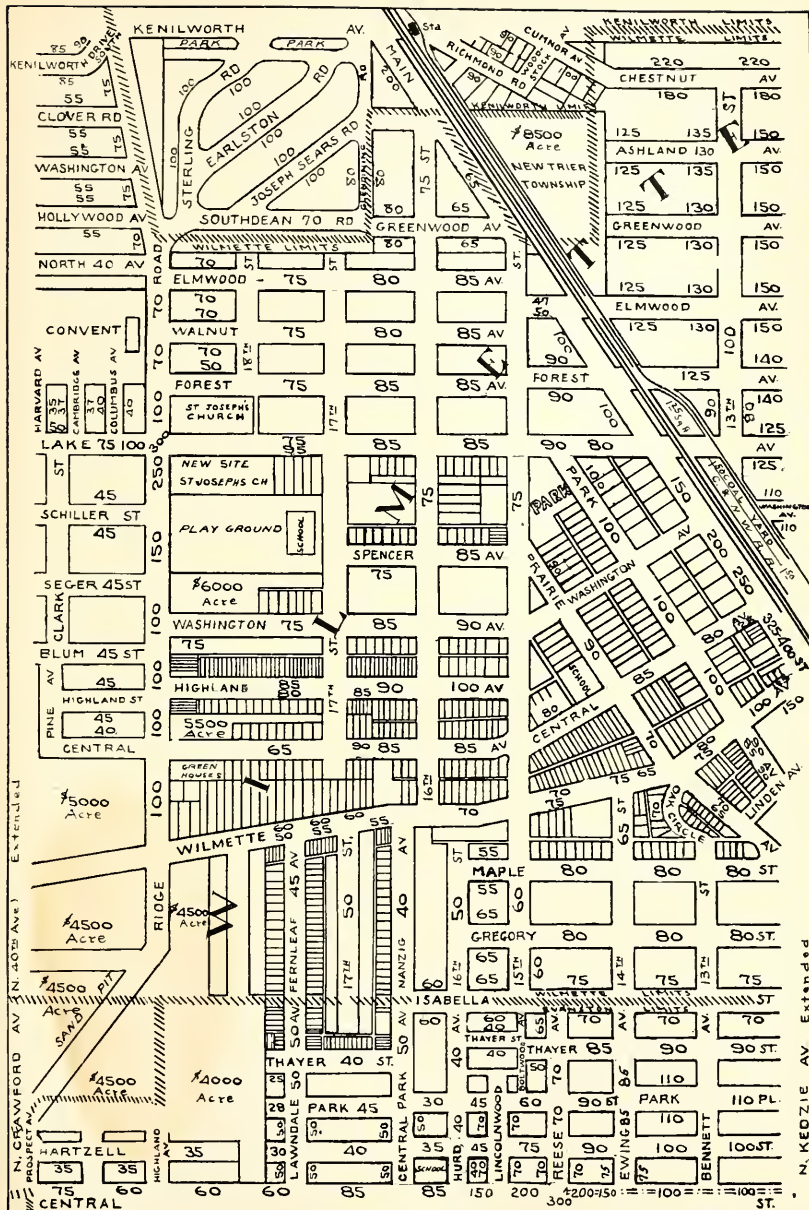




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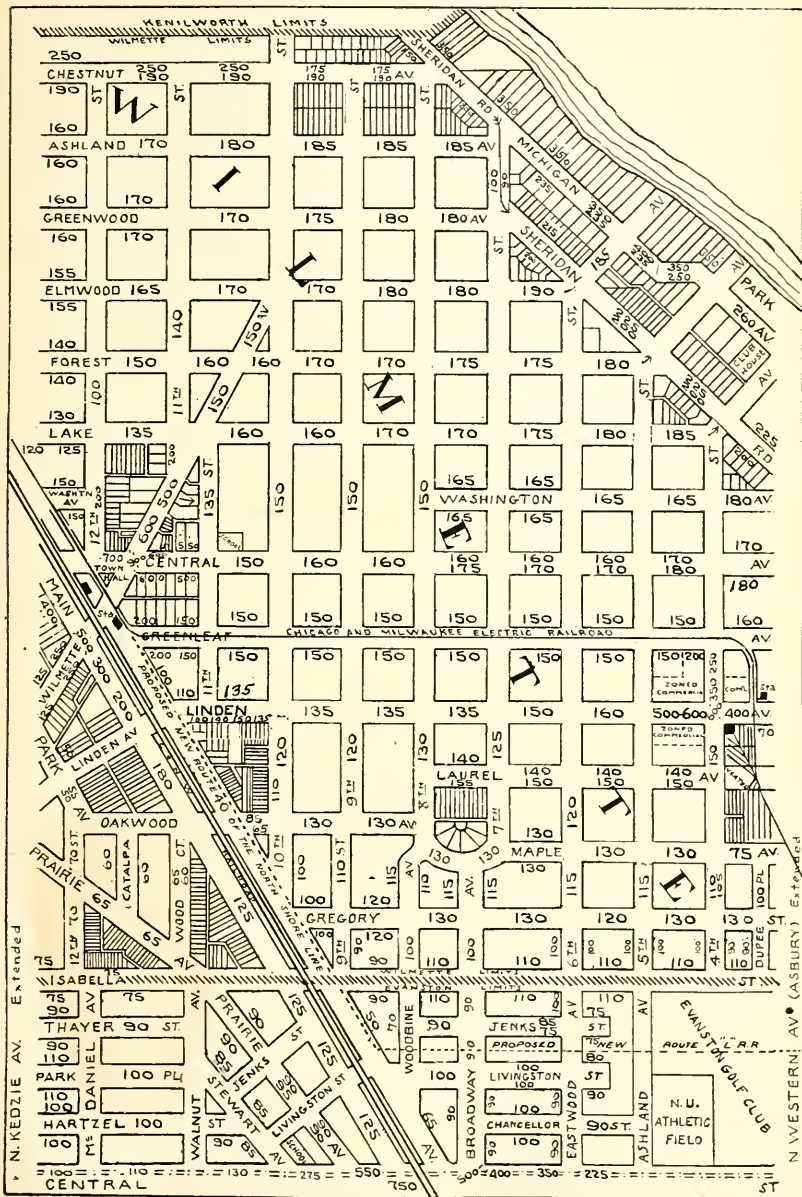
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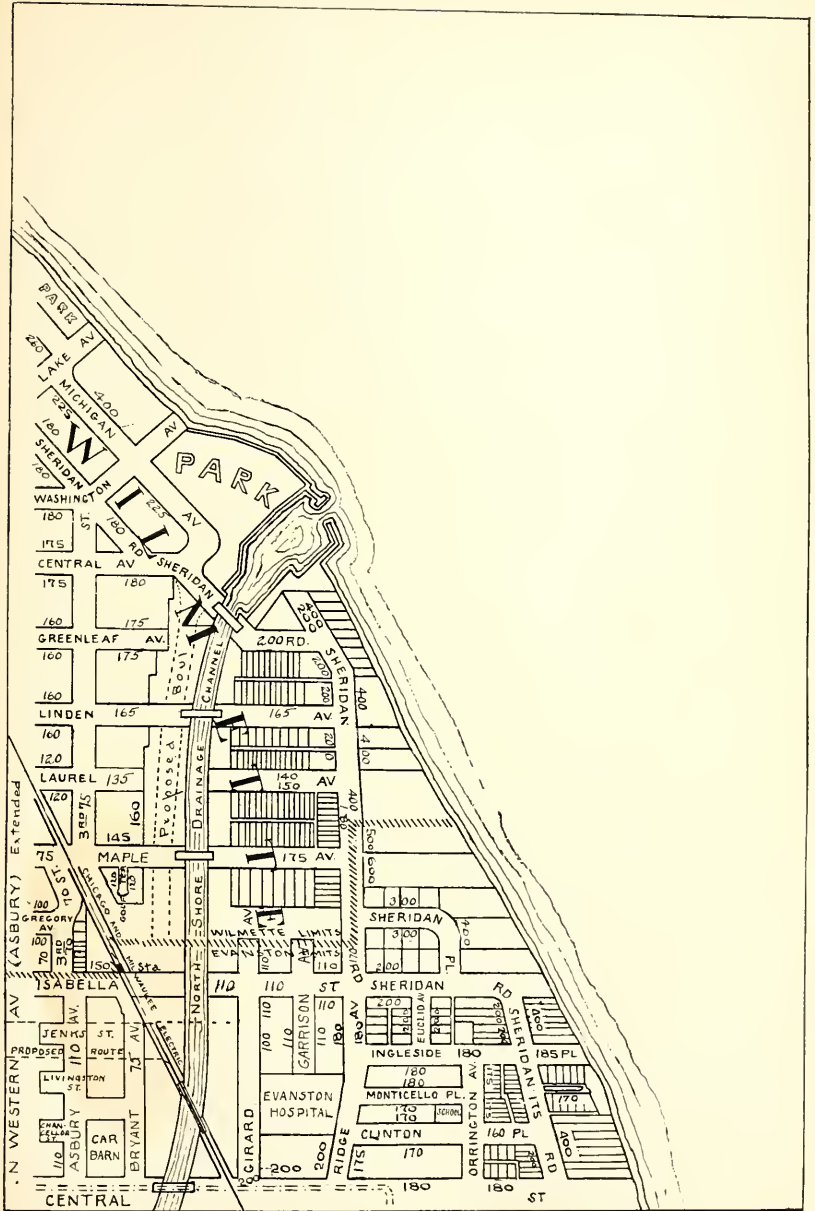
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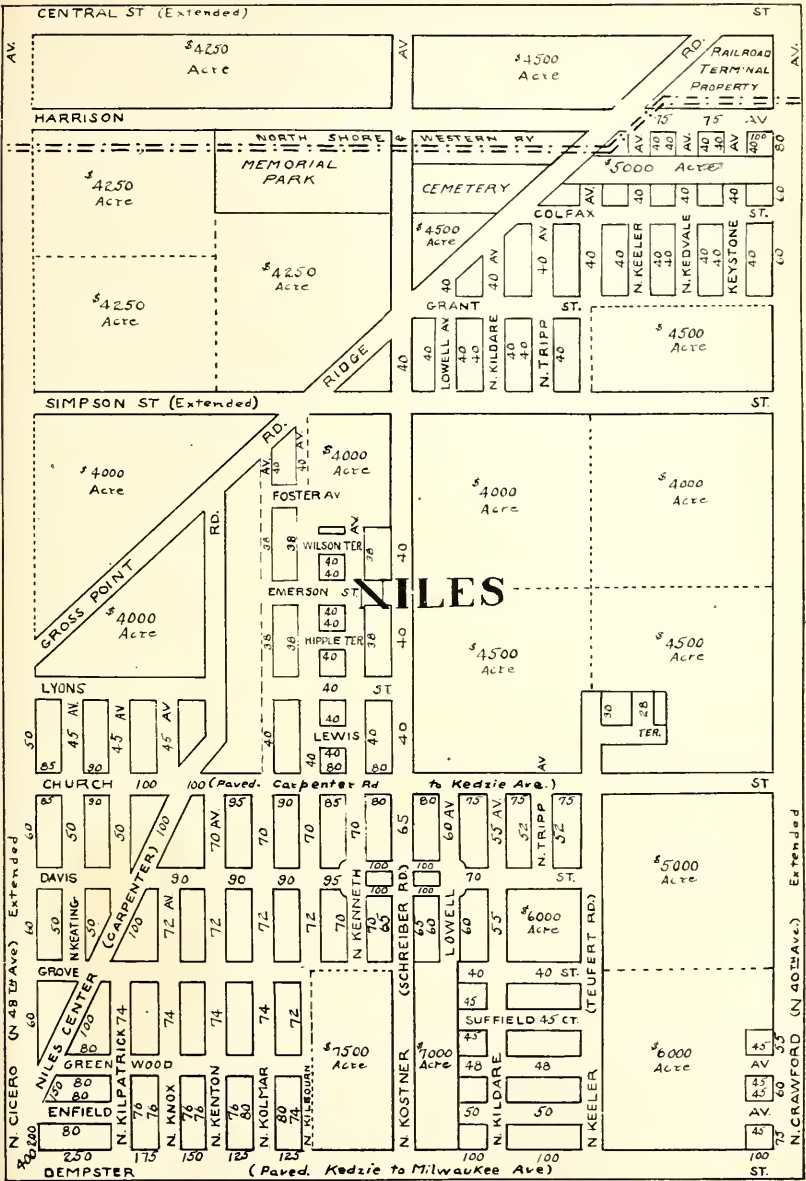
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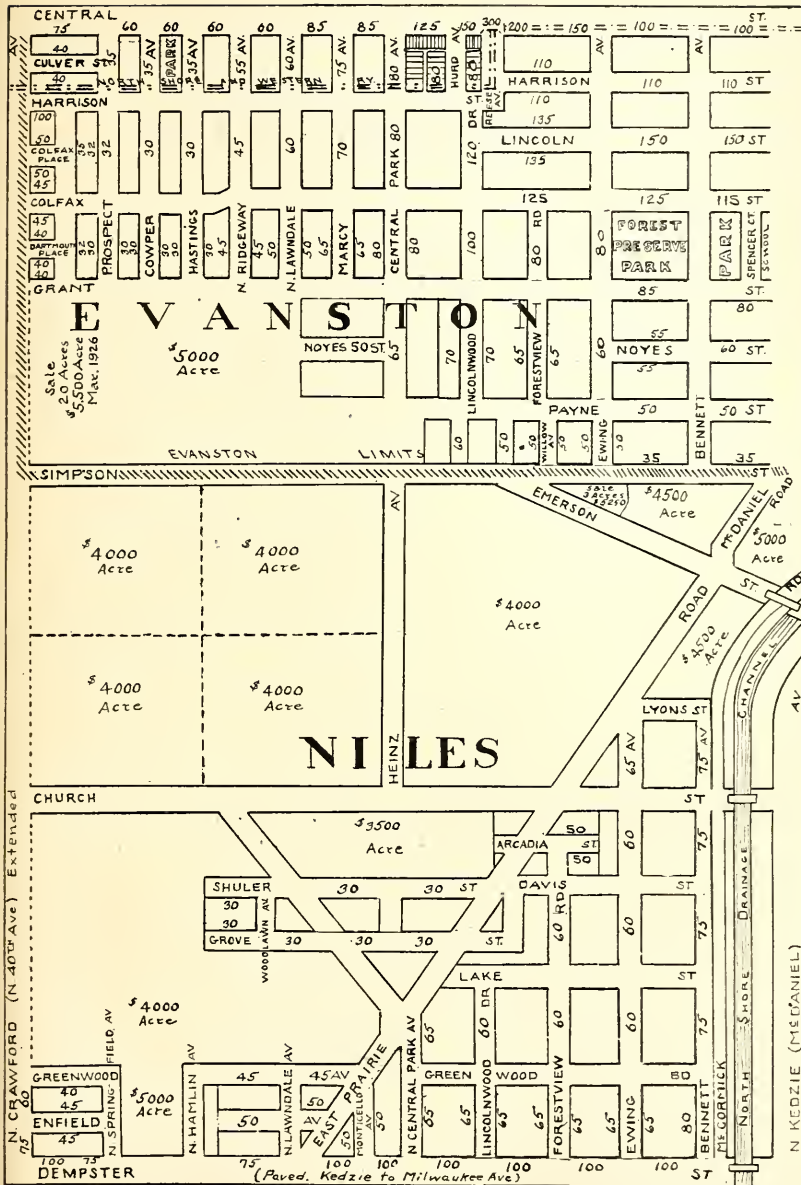
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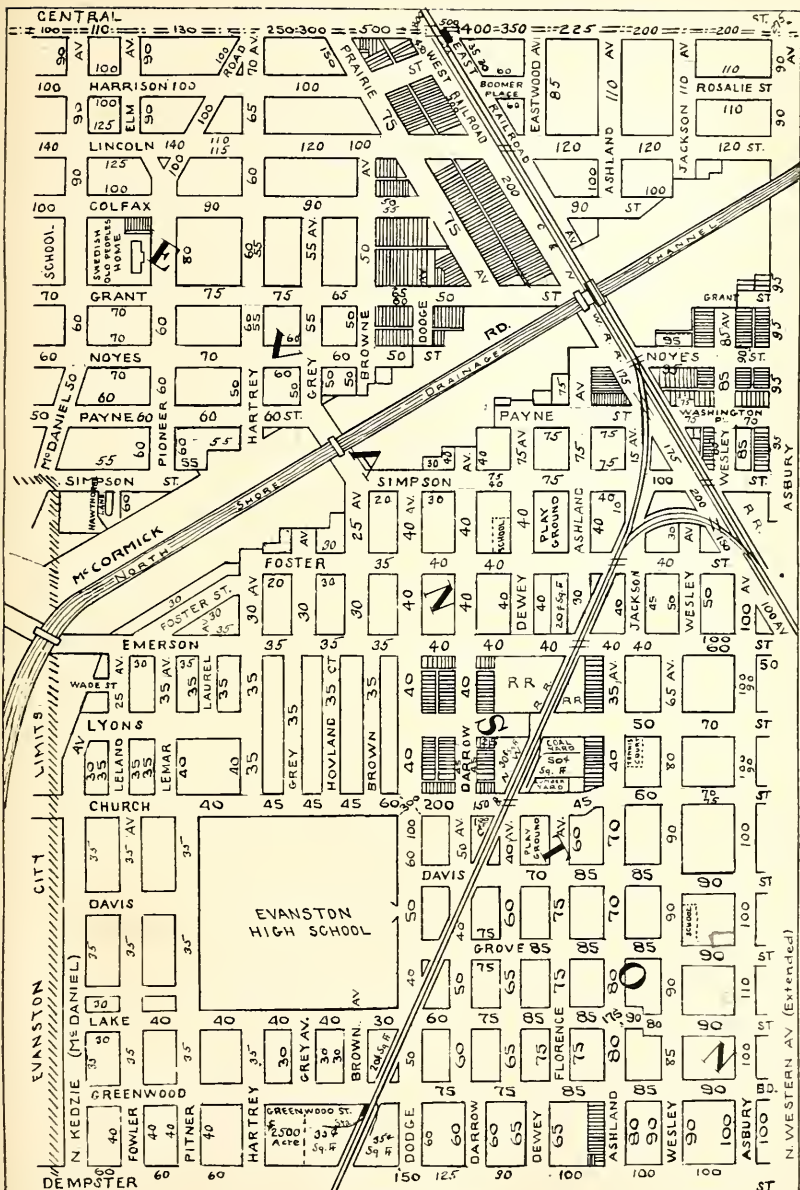
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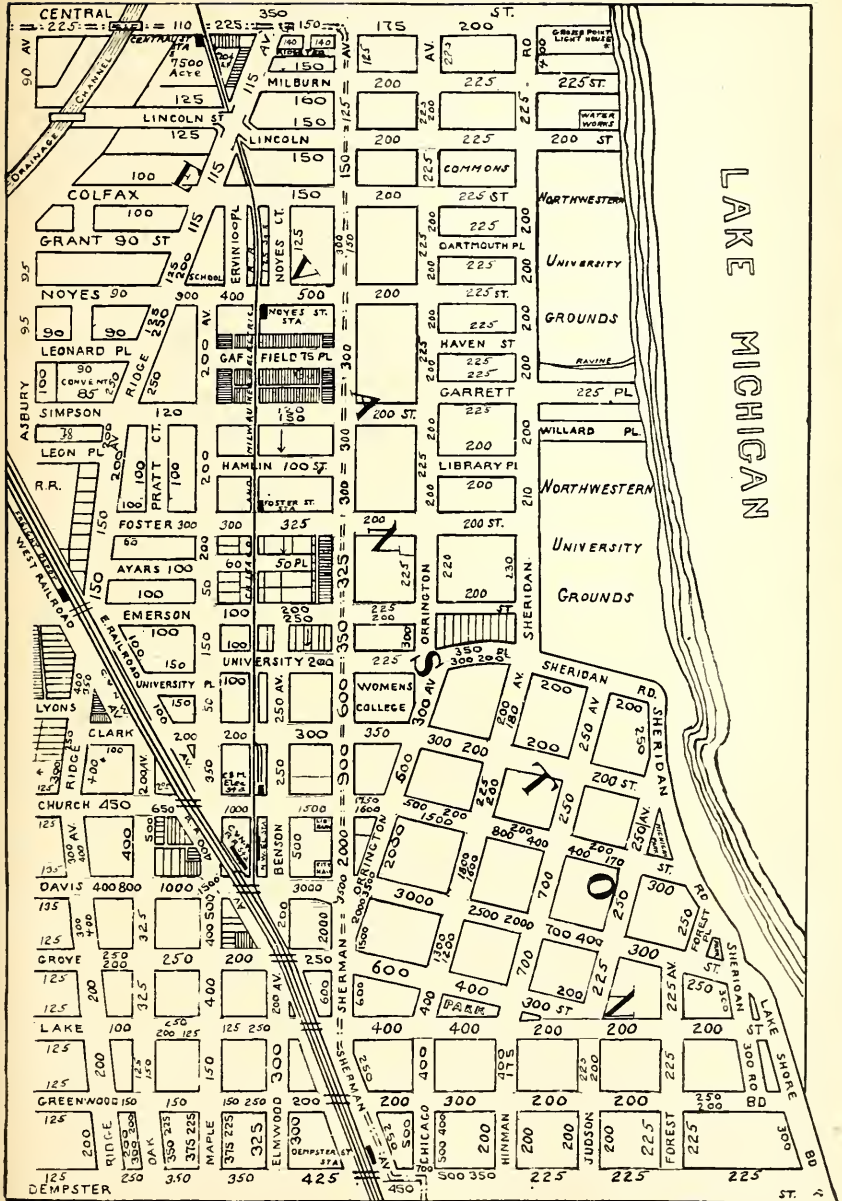
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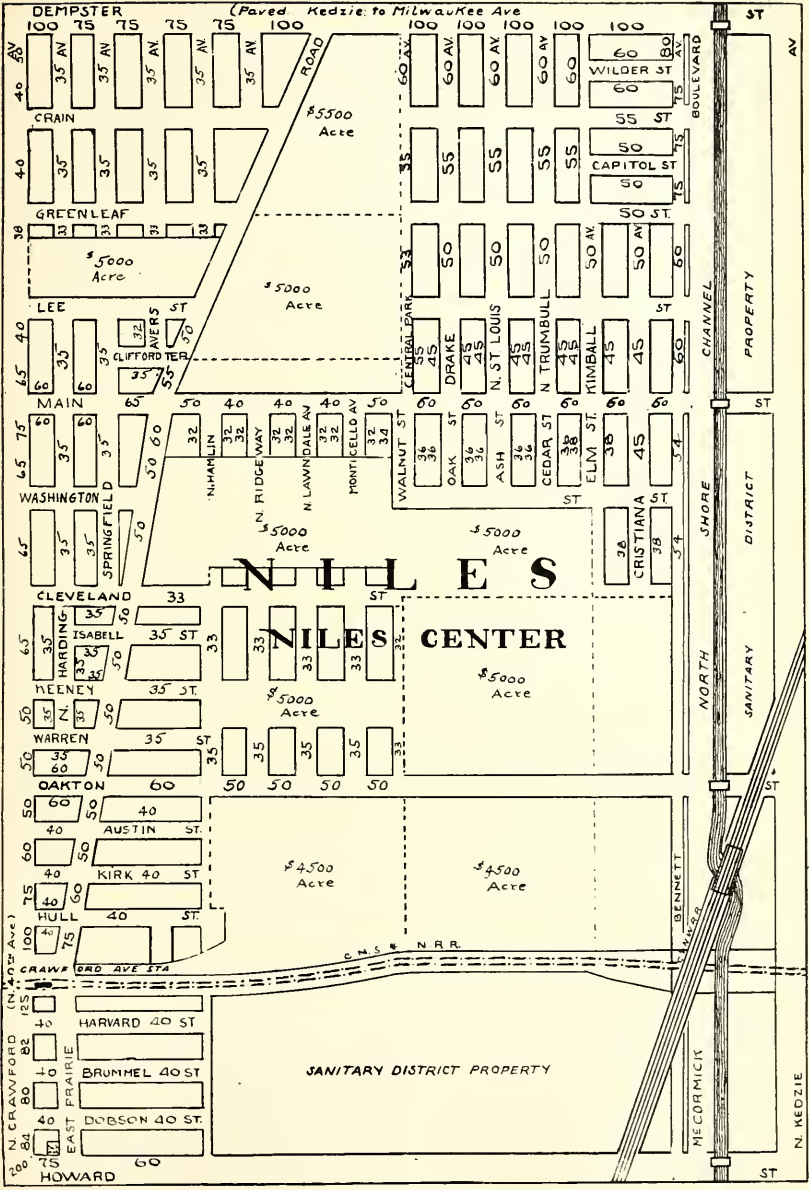












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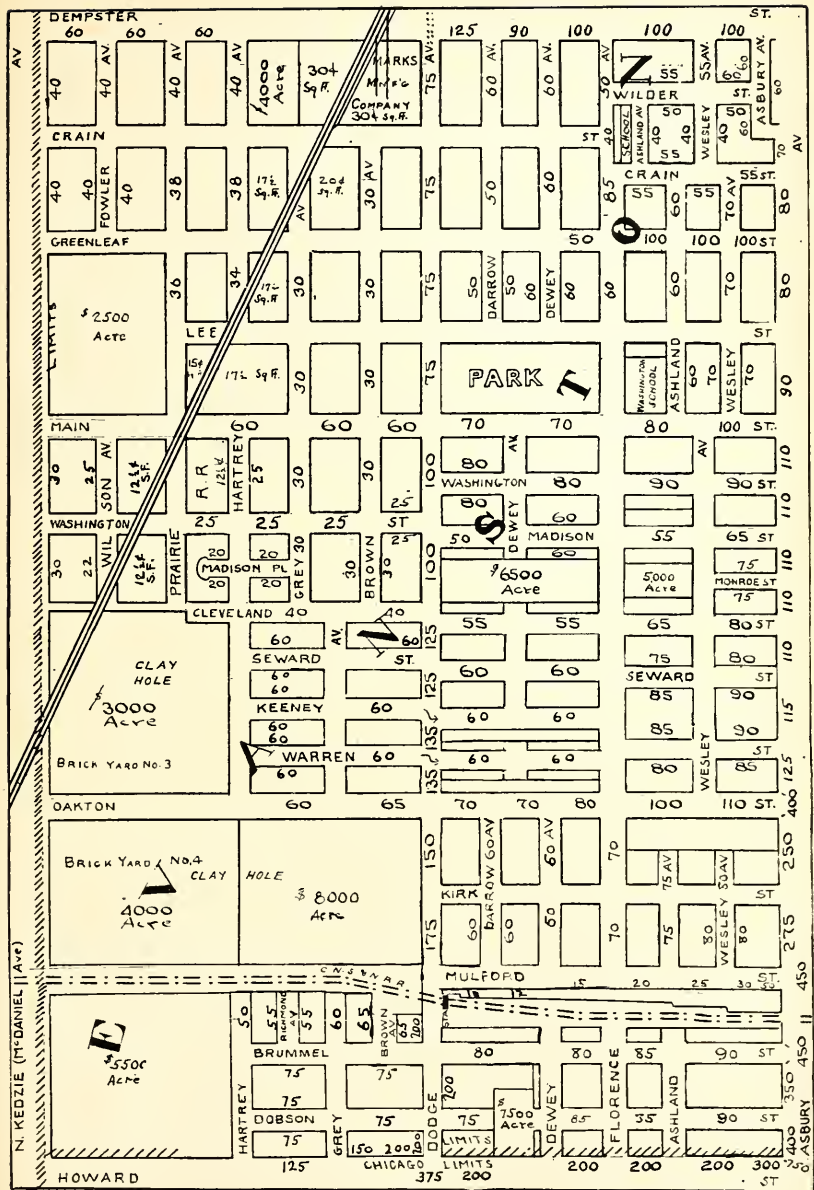
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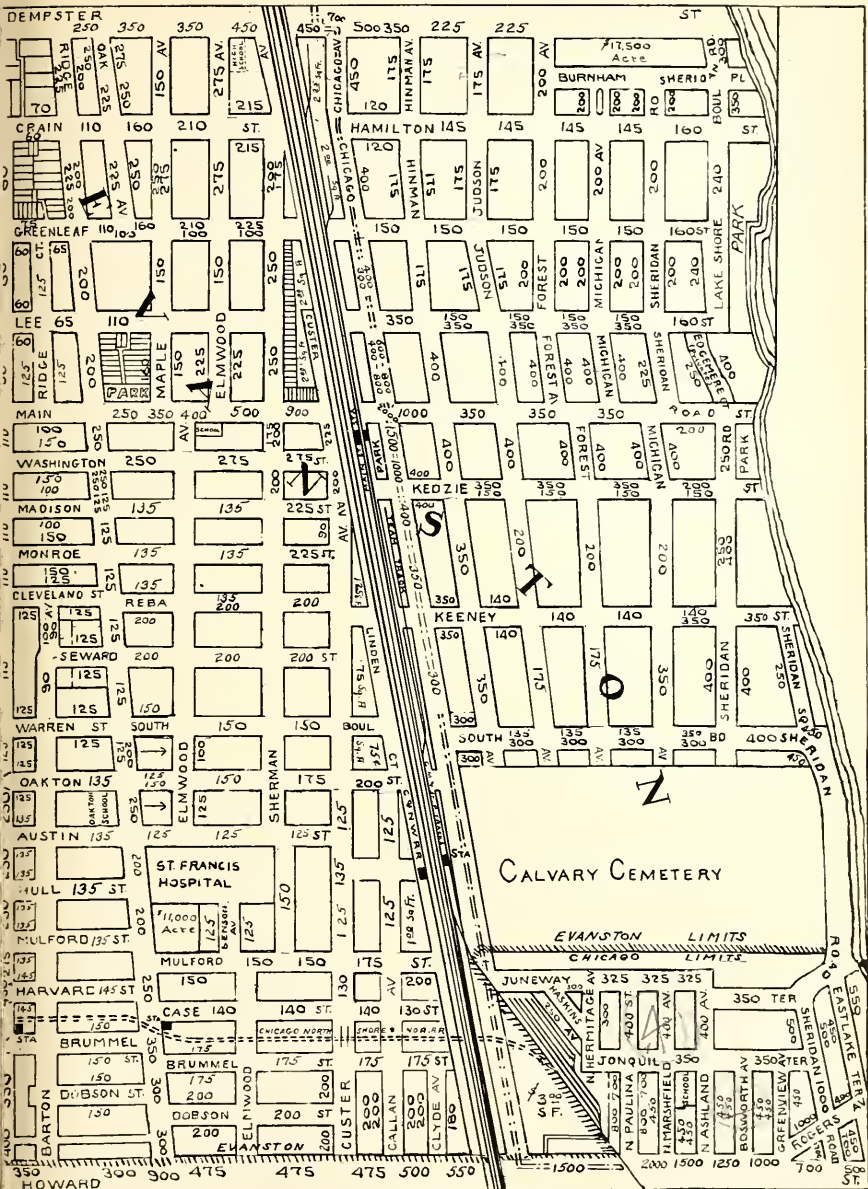
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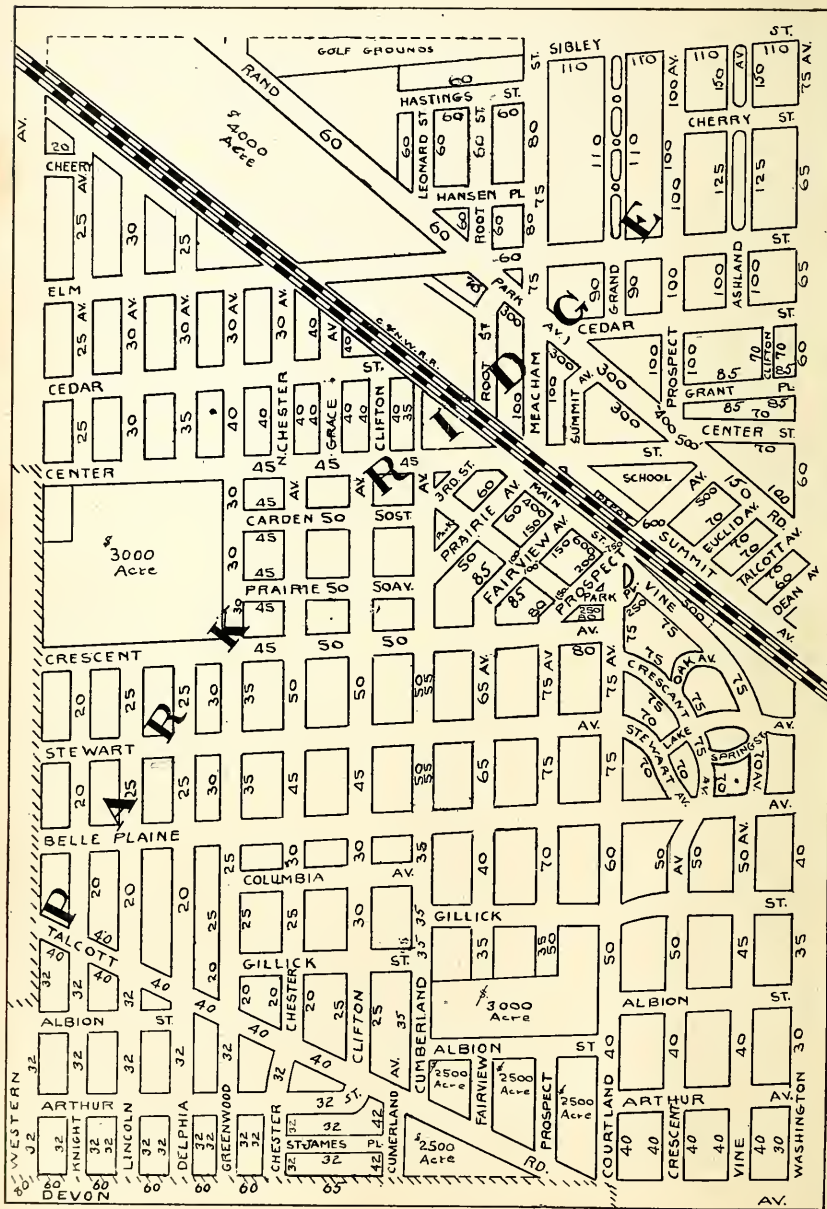
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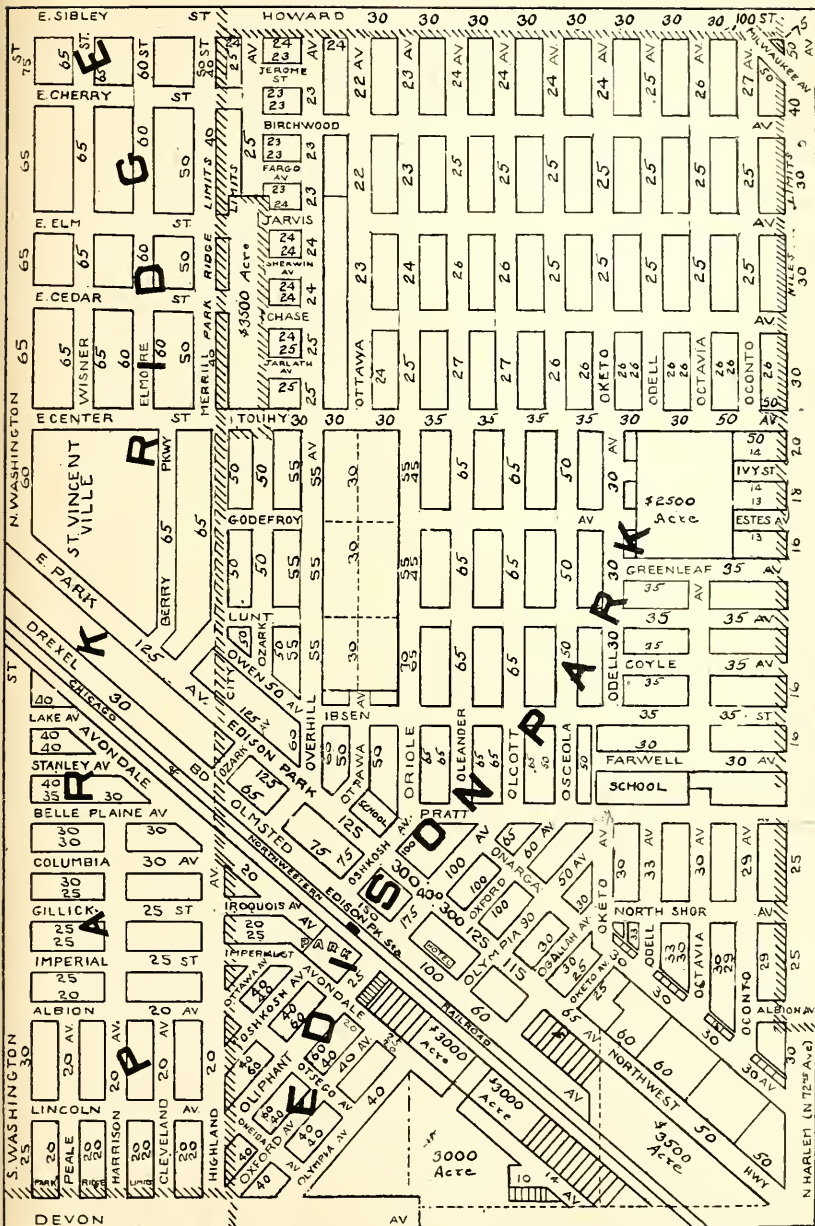
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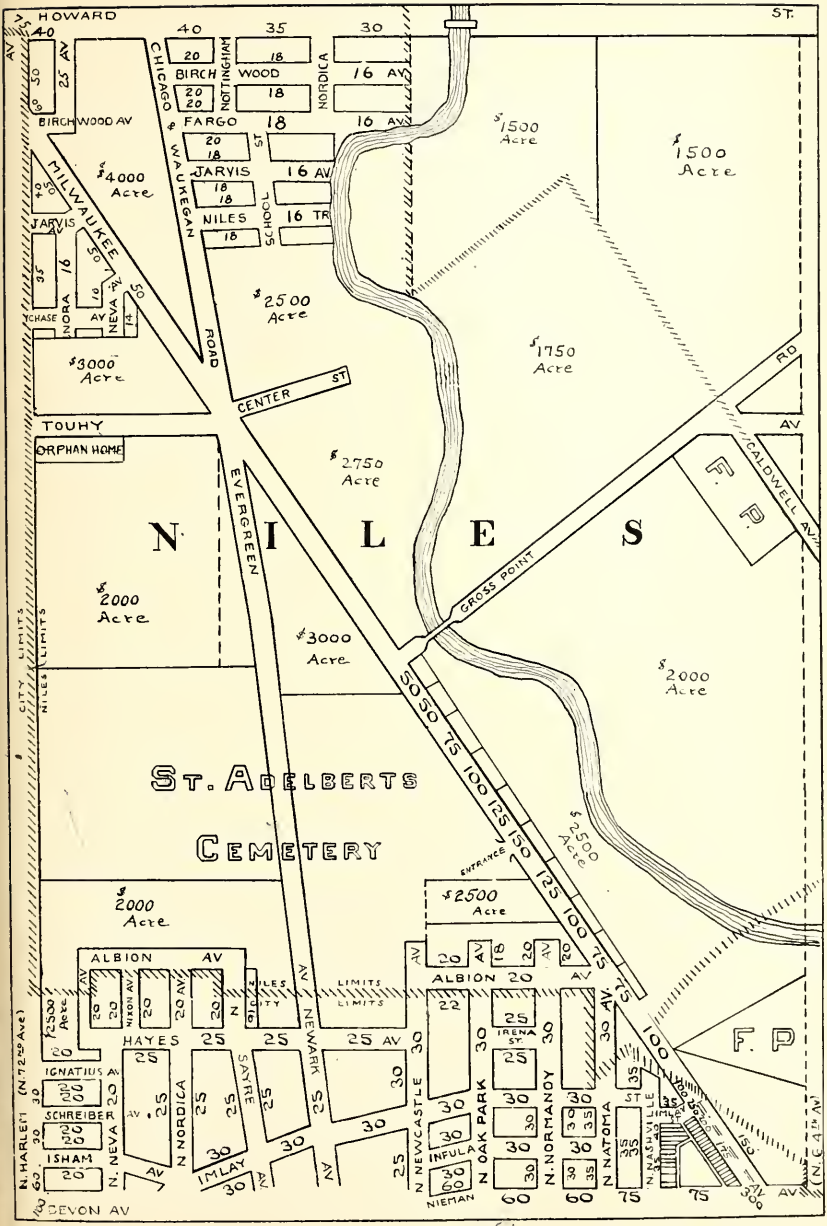






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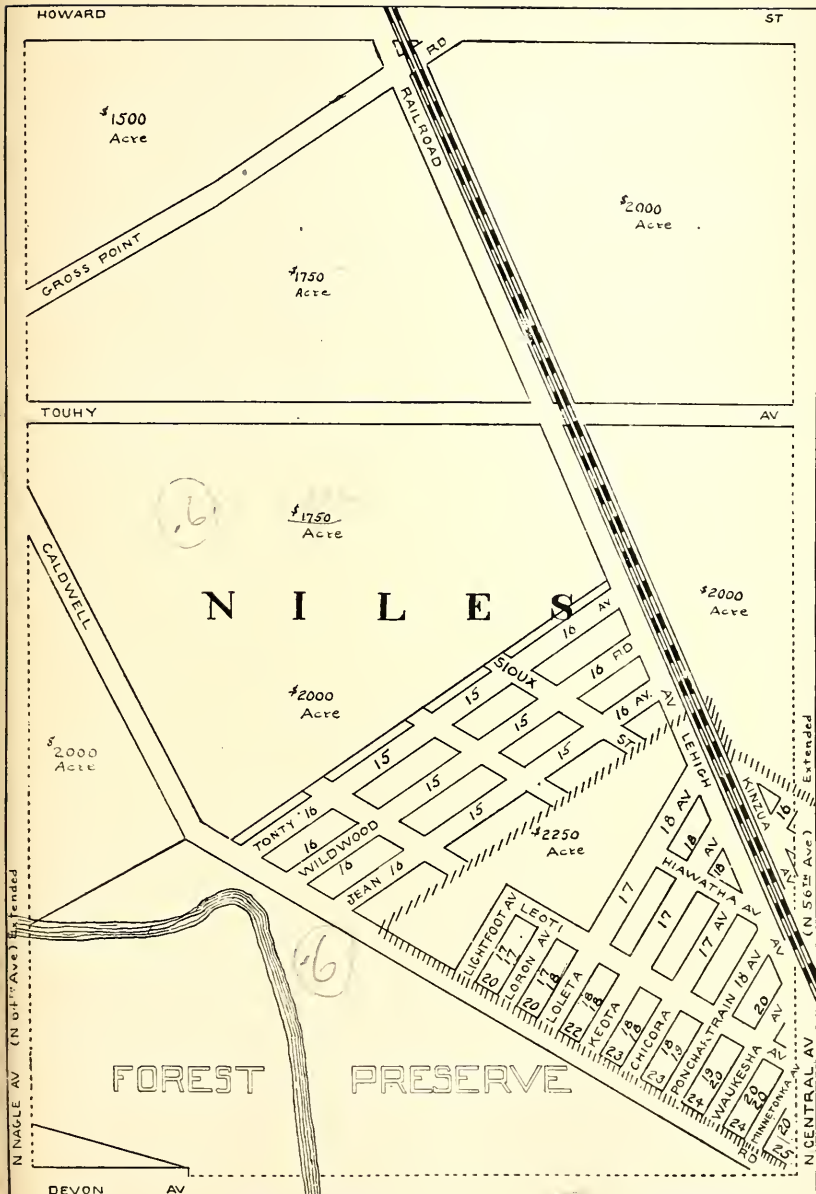
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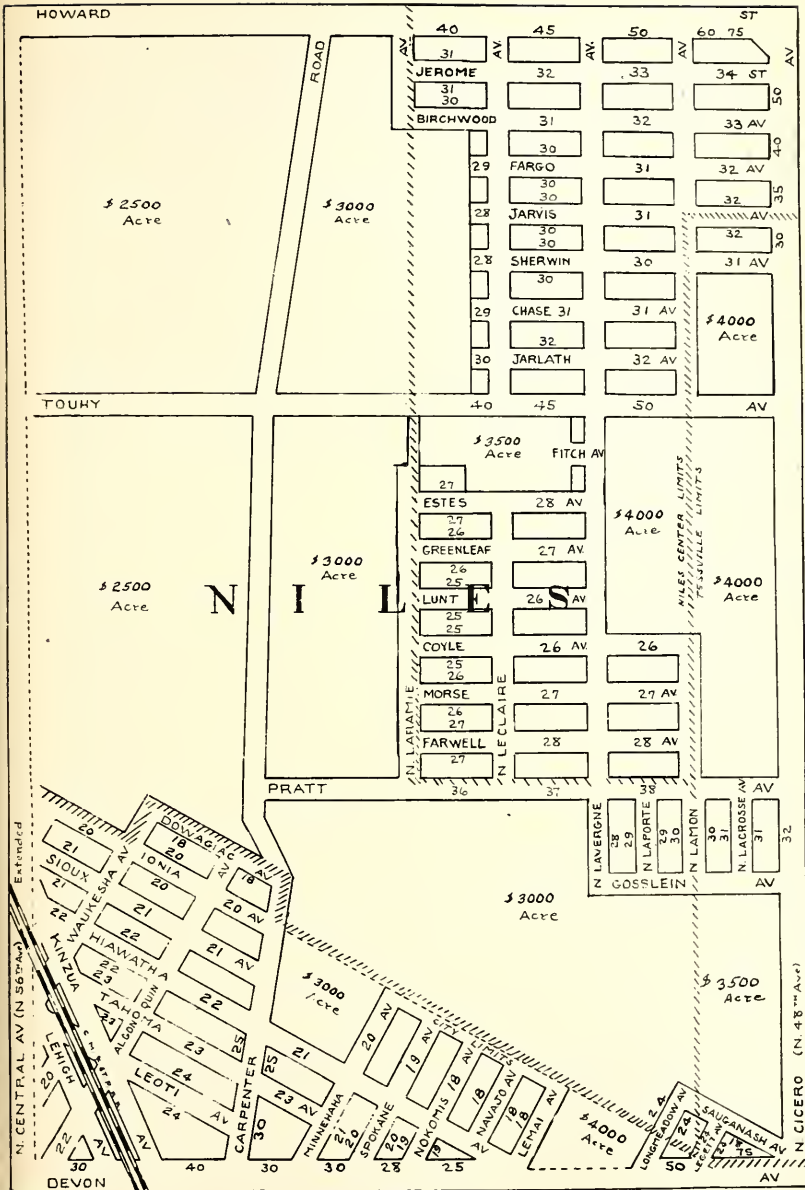




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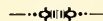
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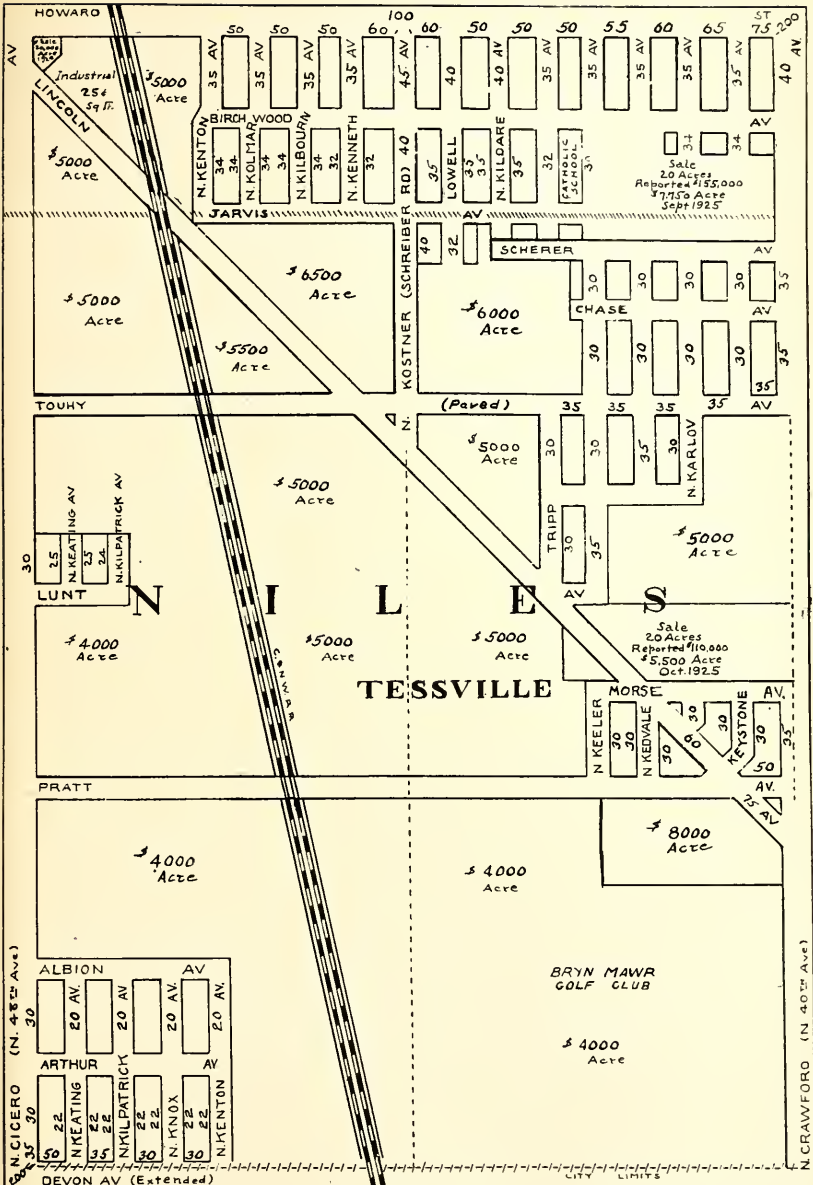


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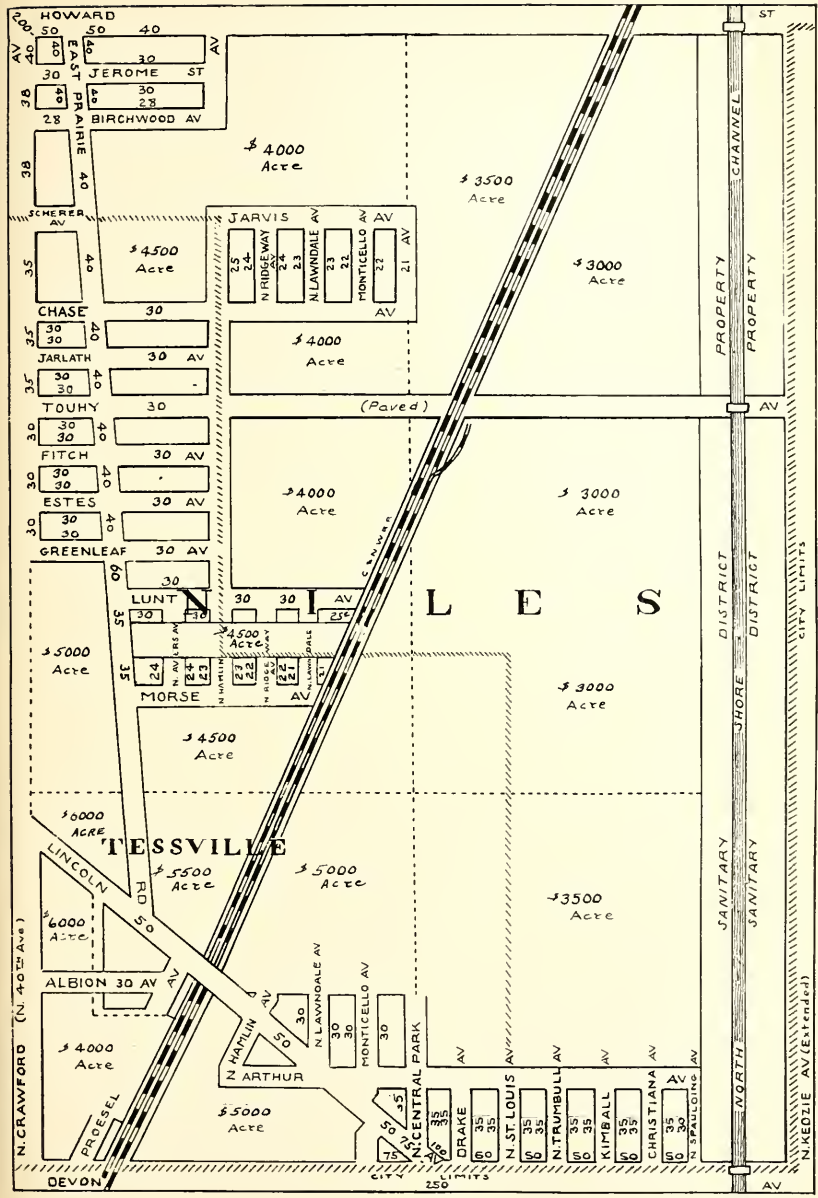


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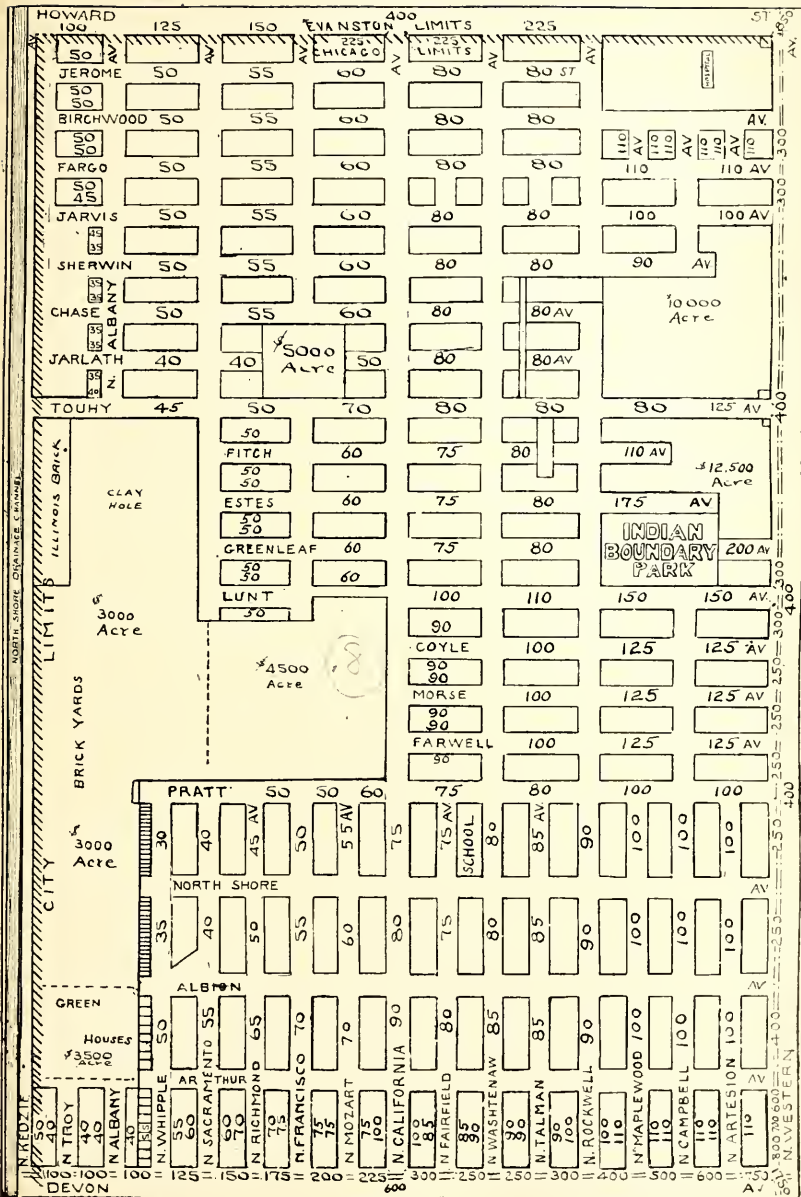
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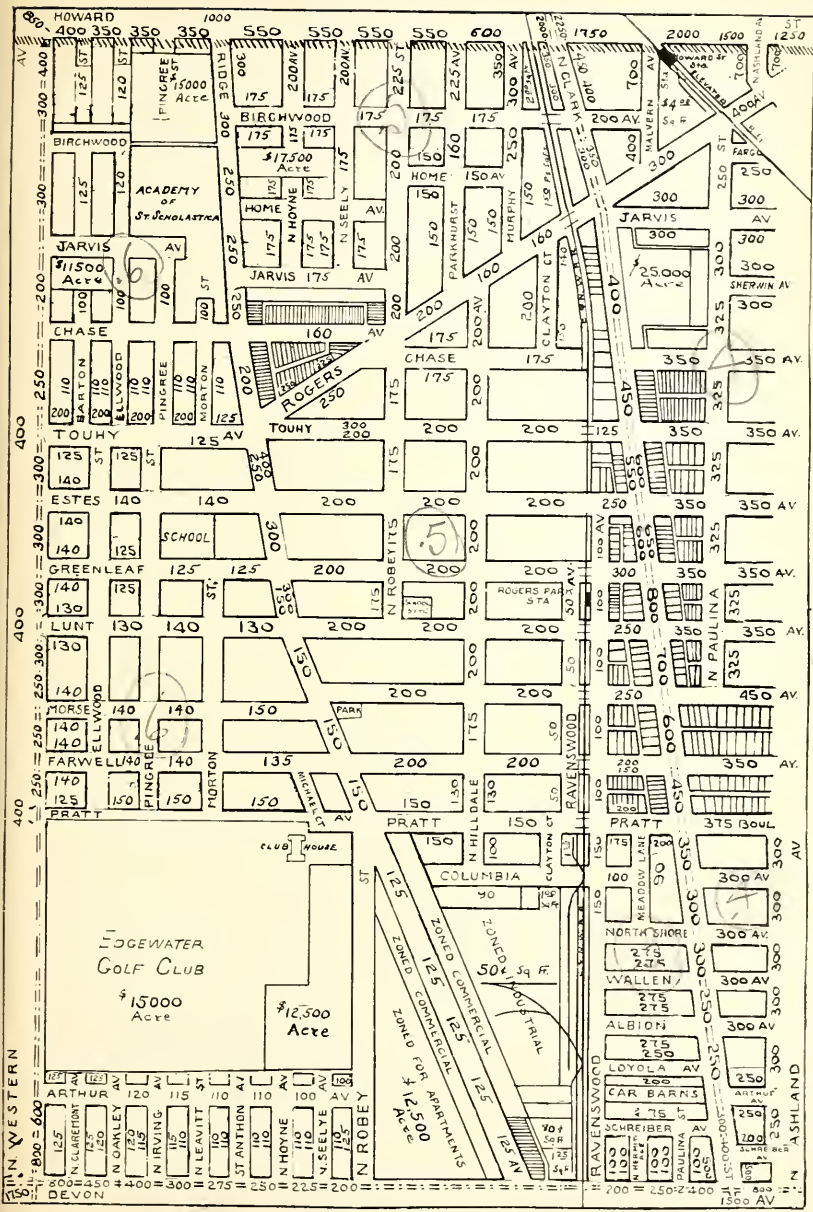
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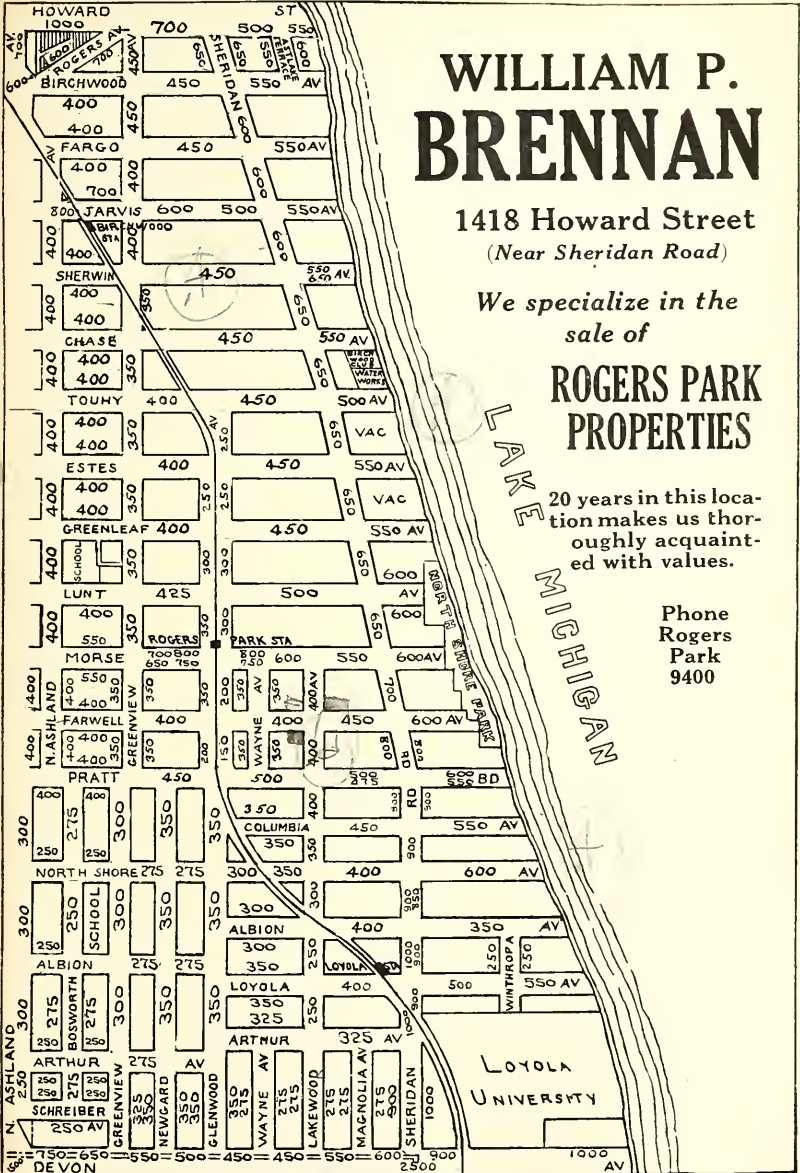
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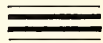






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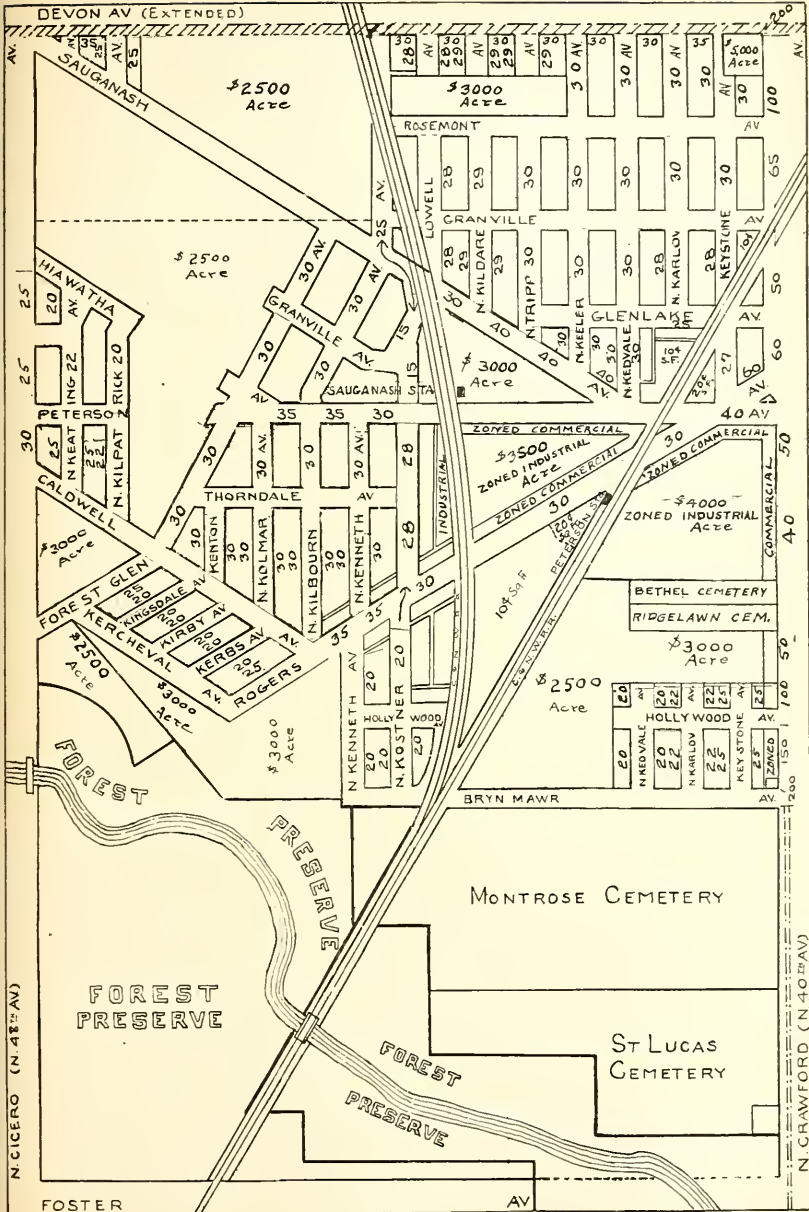


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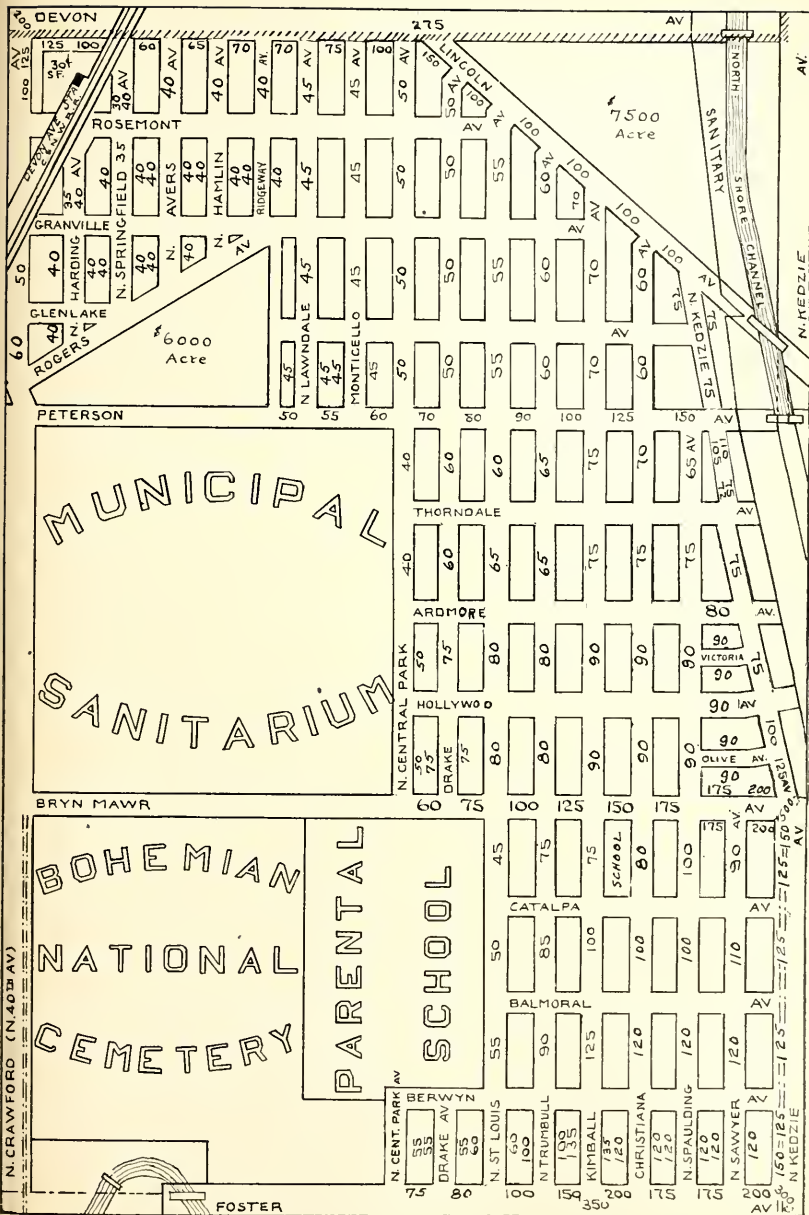
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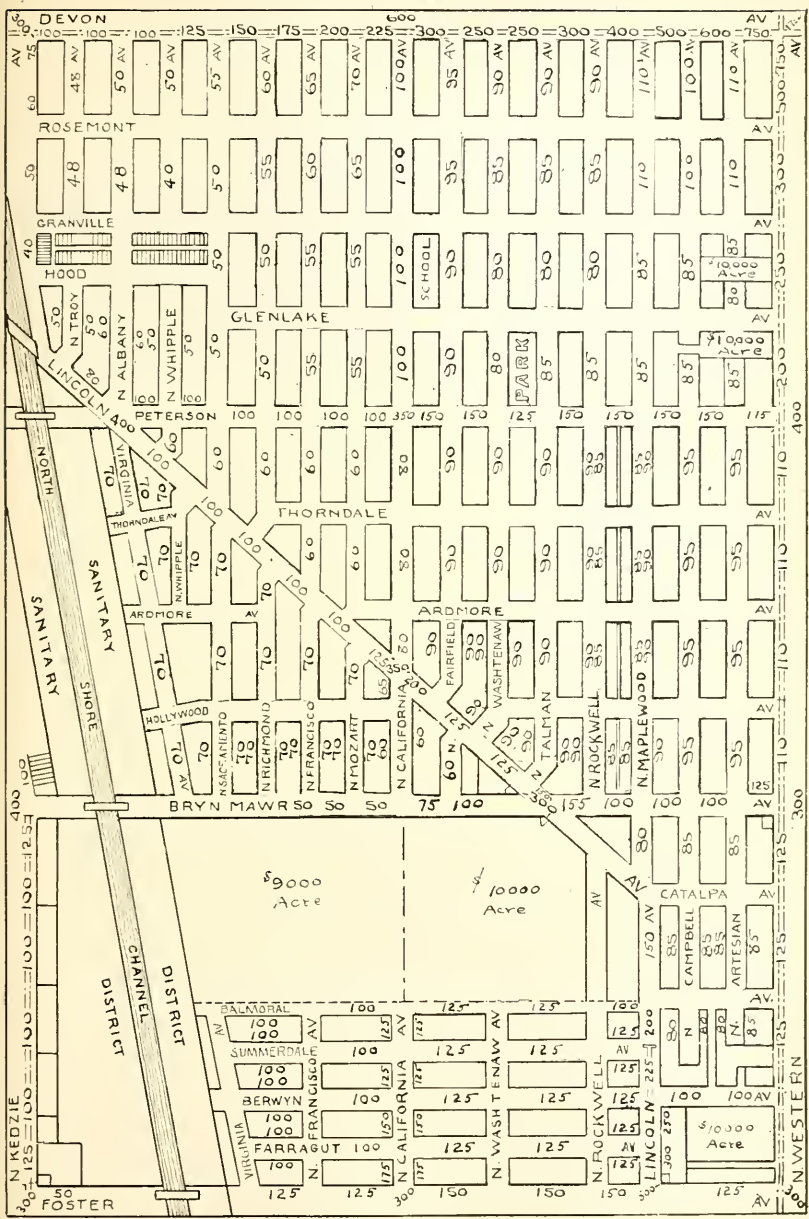
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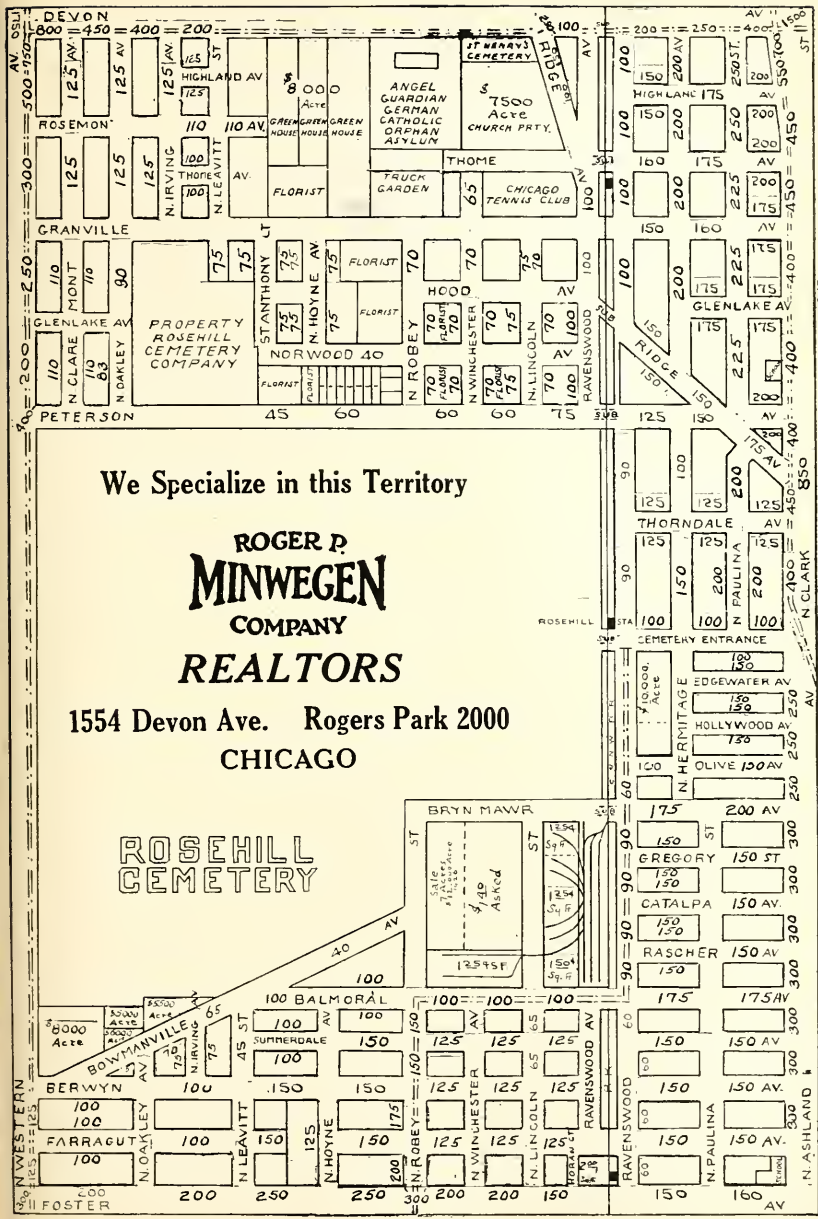
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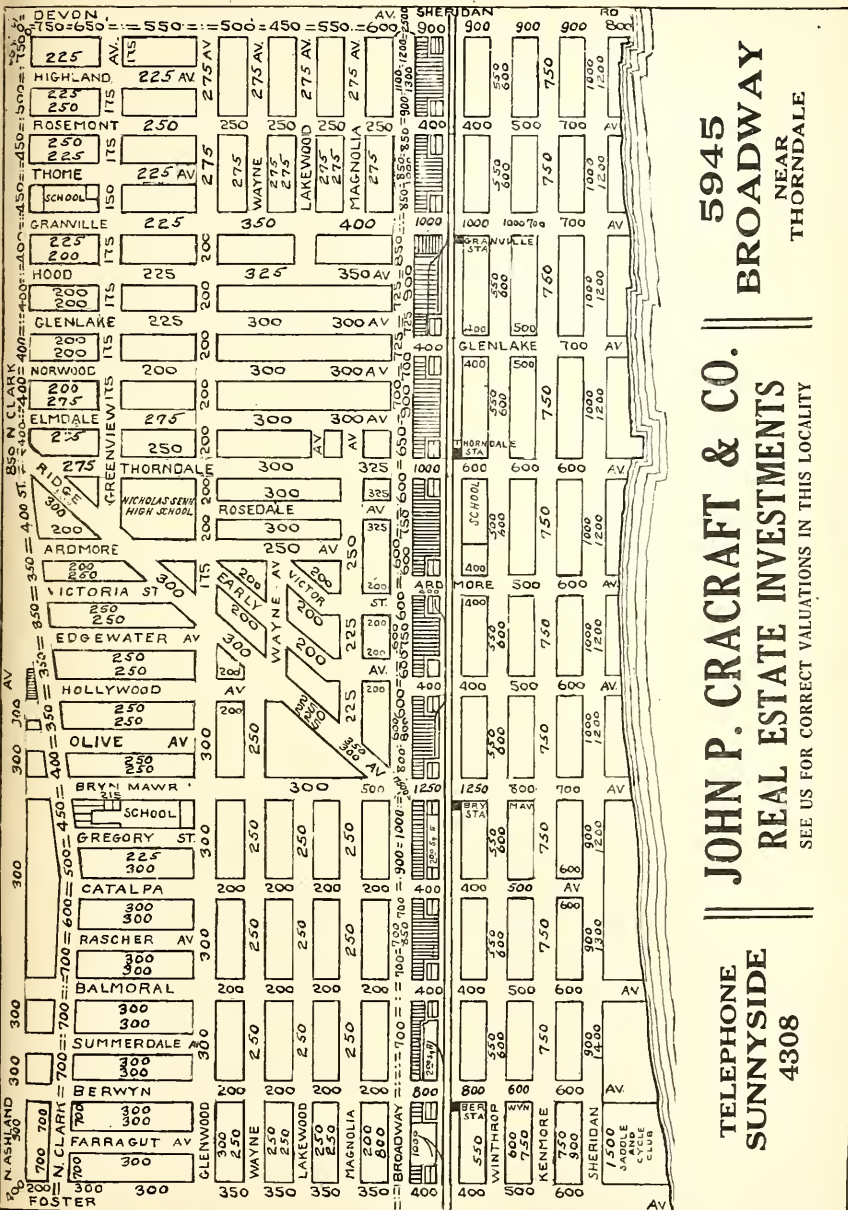
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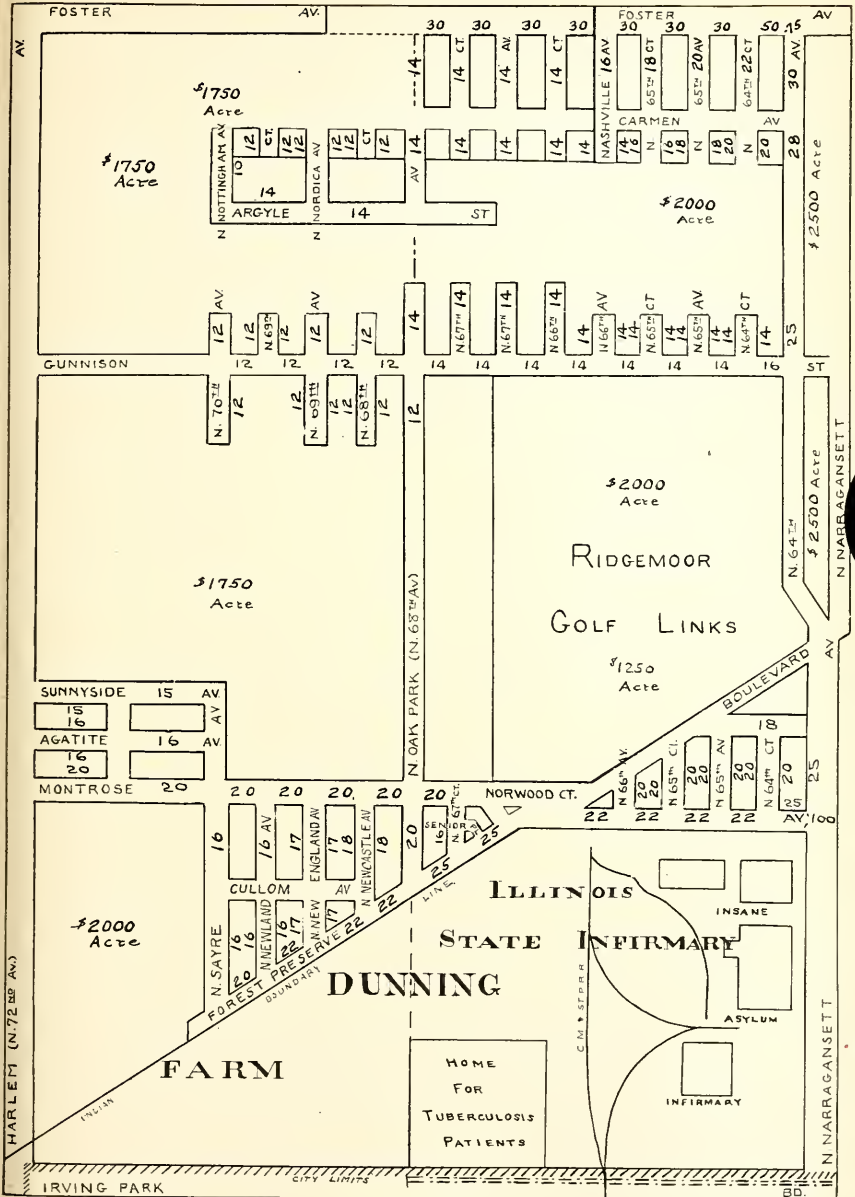


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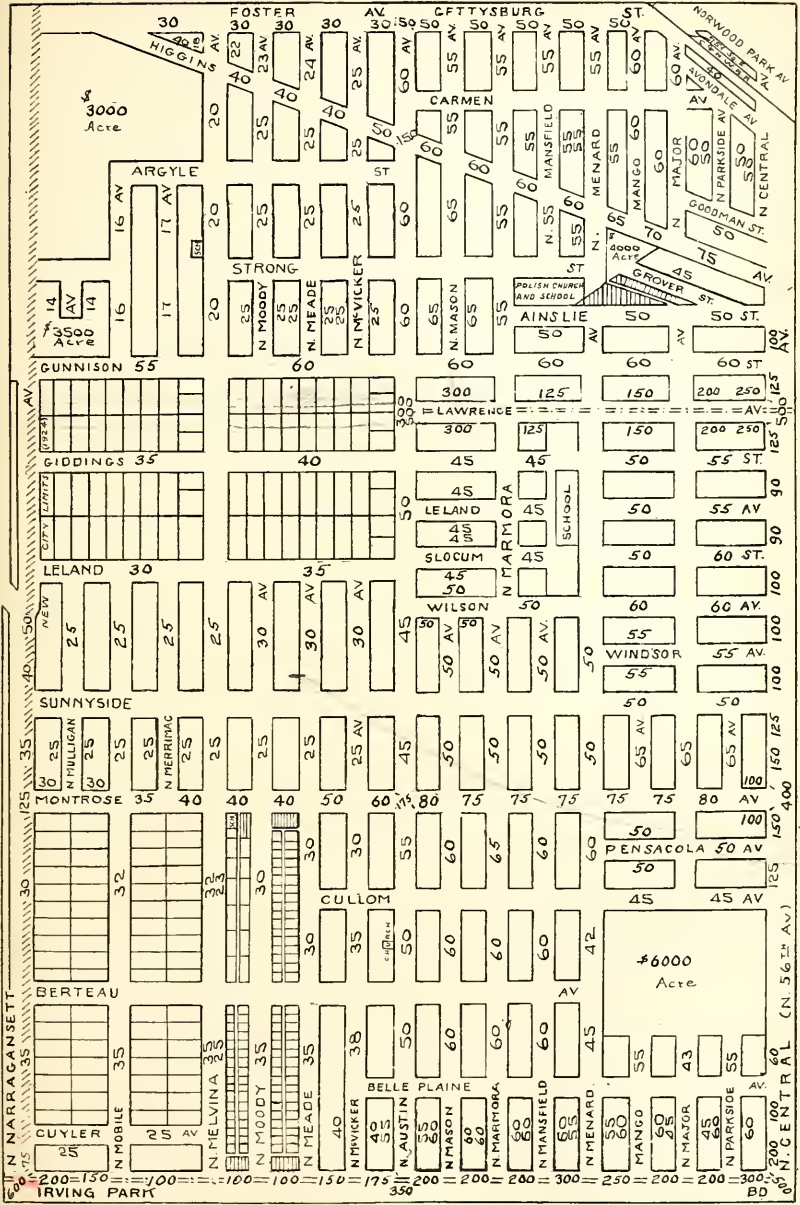
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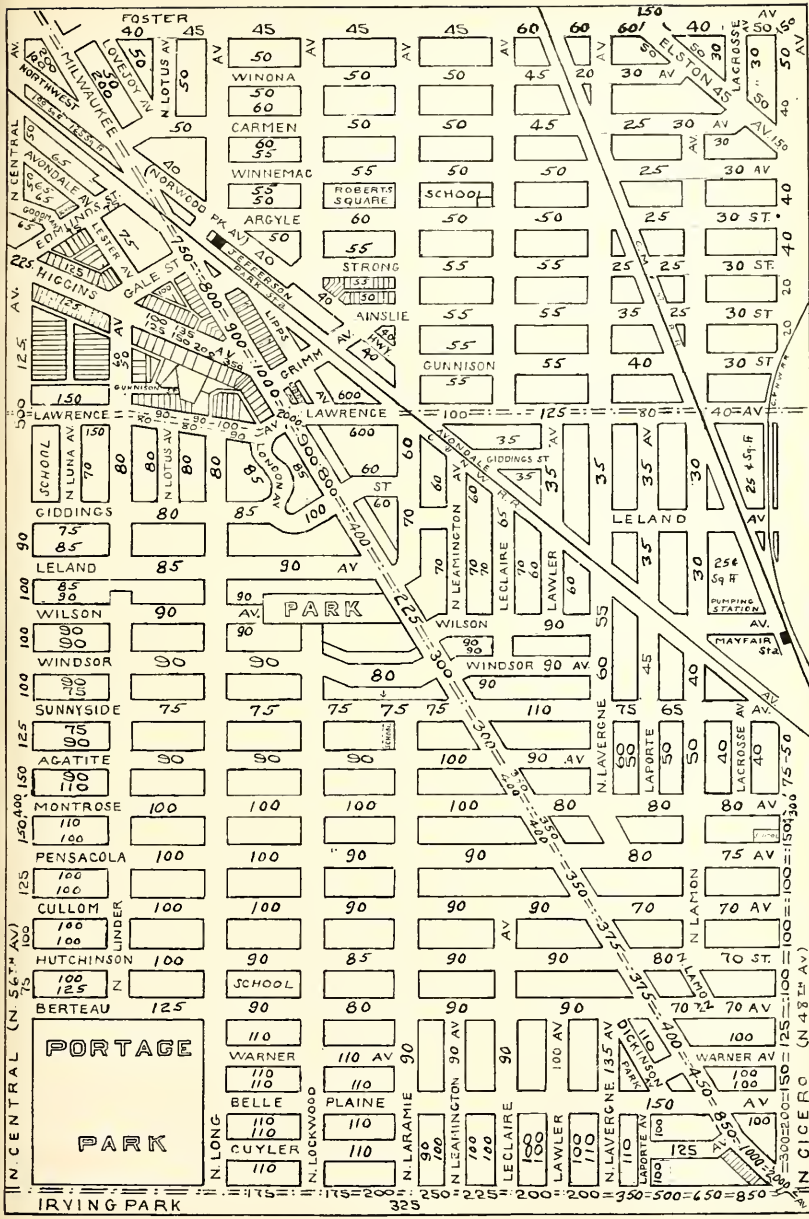
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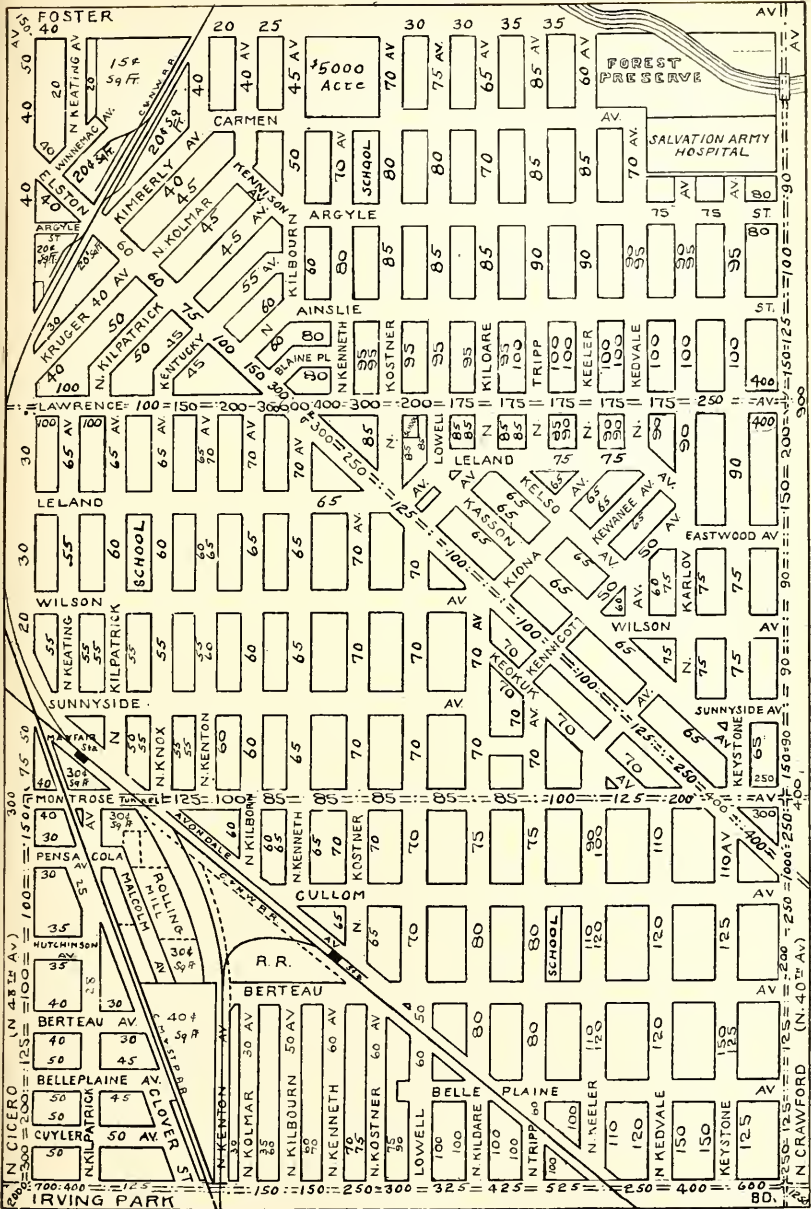
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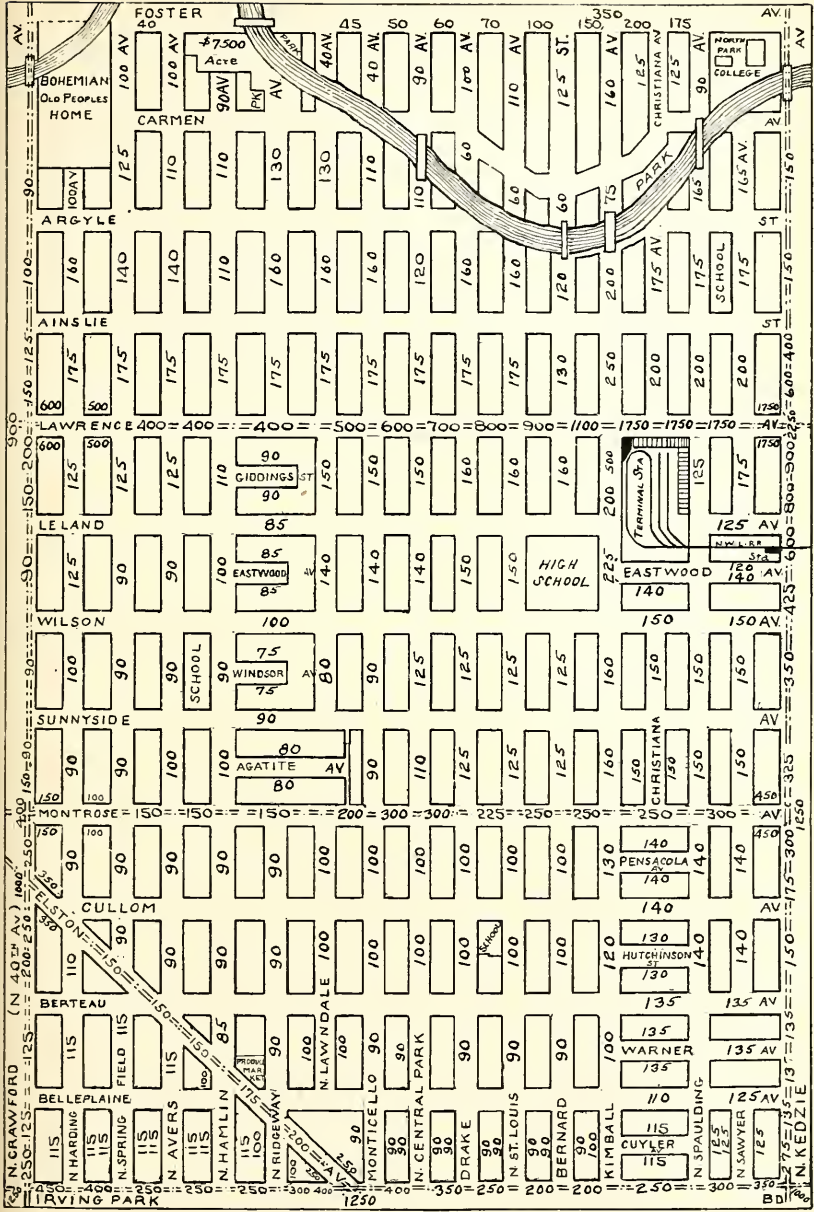
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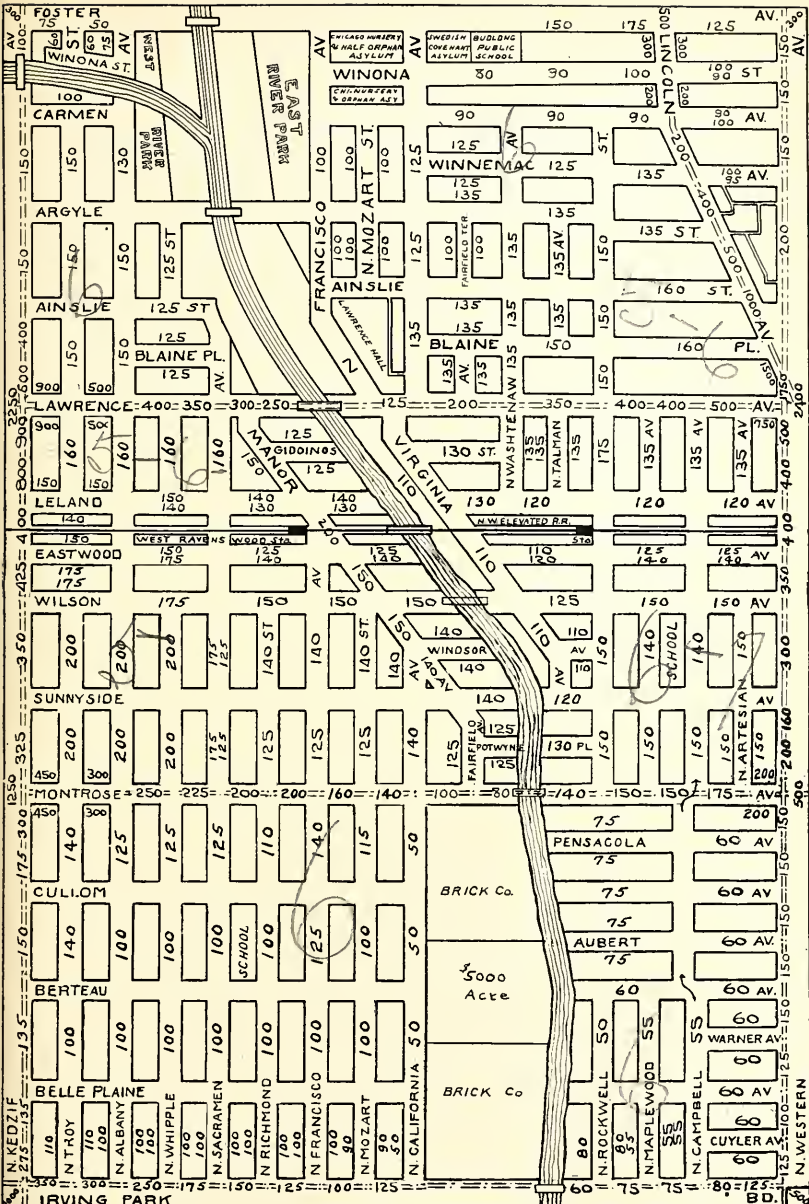
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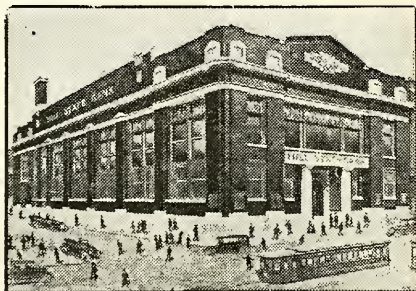
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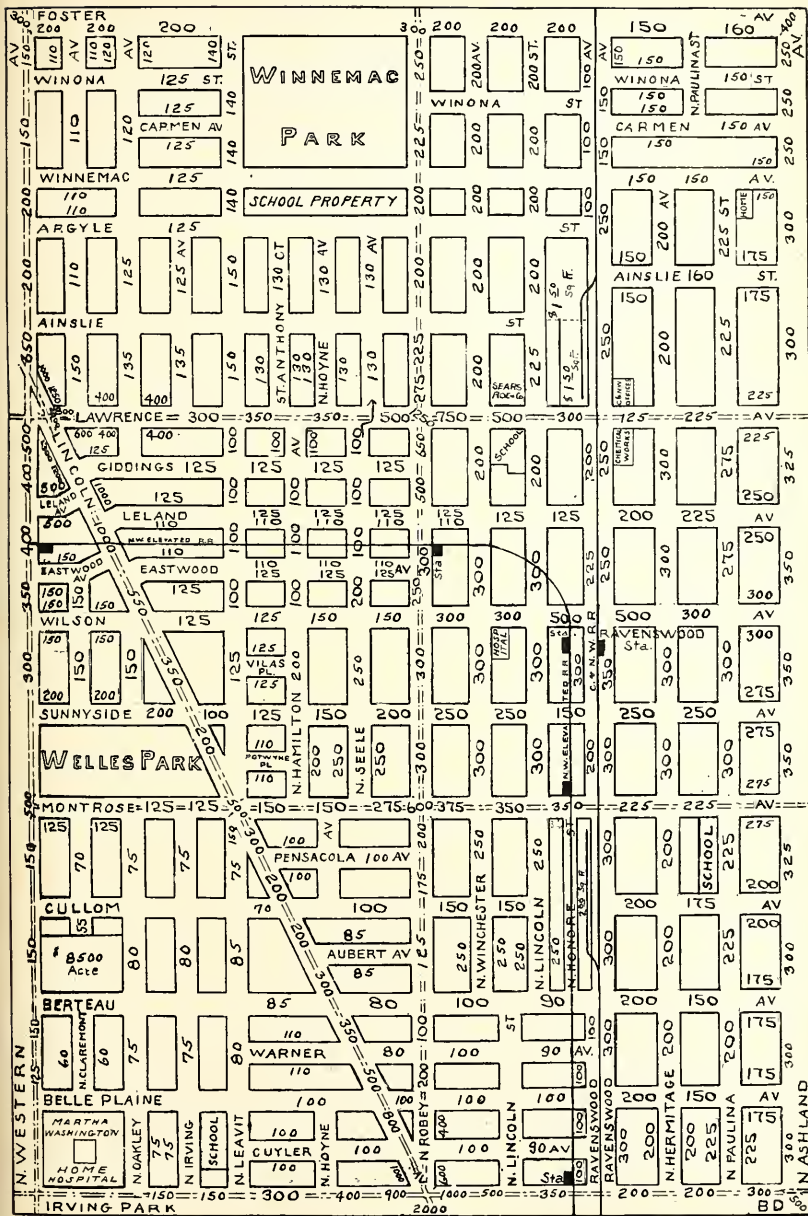
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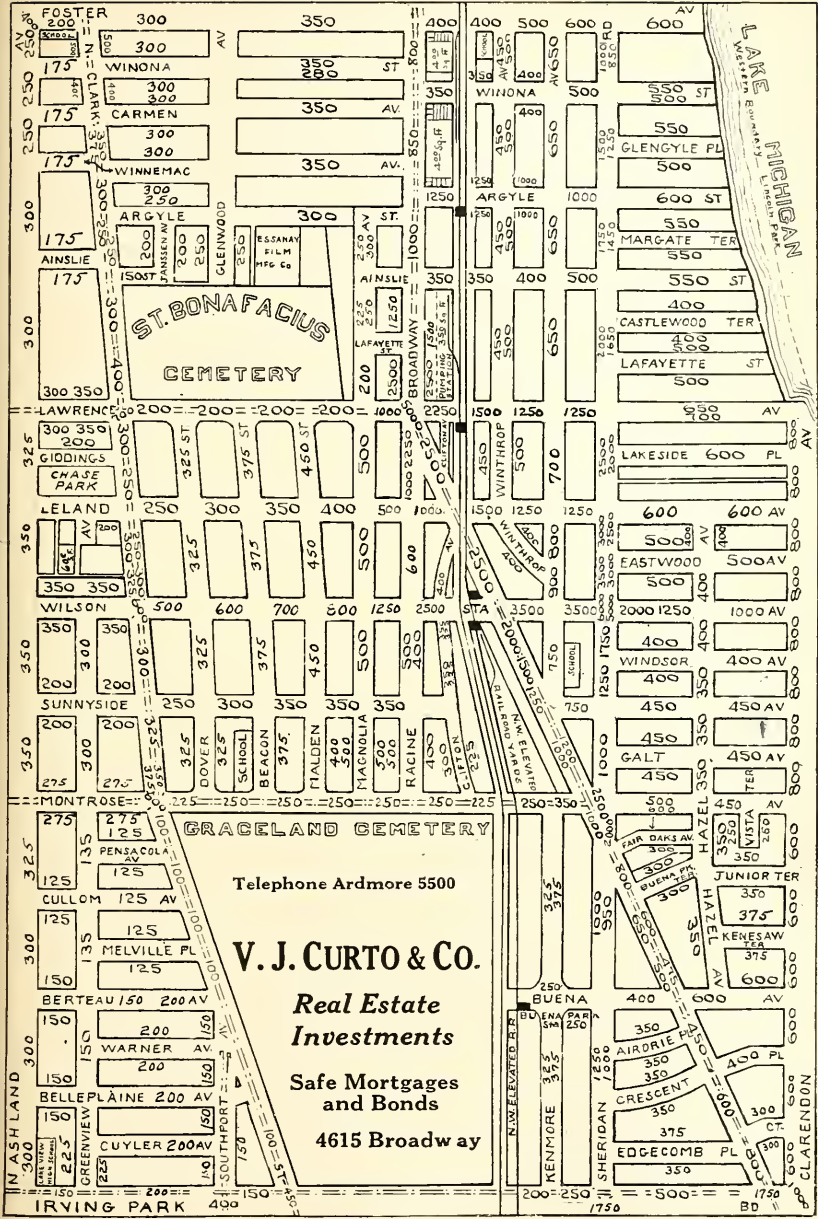
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A detailed street map of the Lake Shore district on the North Side of Chicago. The map shows streets running parallel to Lake Michigan, which is labeled 'LAKE' in large, stylized letters. From north to south, the streets are: Foster Av., Lawrence Av., Wilson Av., Montrose Av., and Irving Park. A vertical street, Clarendon, runs from Foster Av. to Irving Park. Other streets shown include Clarendon Beach (Municipal), Pumping Station, Junior Ter., Robbins Ter., Kenesaw Ter., Buena Av., Gordon Ter., Bittersweet Pl., and U.S. Marine Hospital. Property lots are marked with '500' or '750' square feet. A 'Bathing Beach' is indicated between Lawrence Av. and Wilson Av. The map is bounded by 'AV.' on the left and 'BD.' on the bottom.

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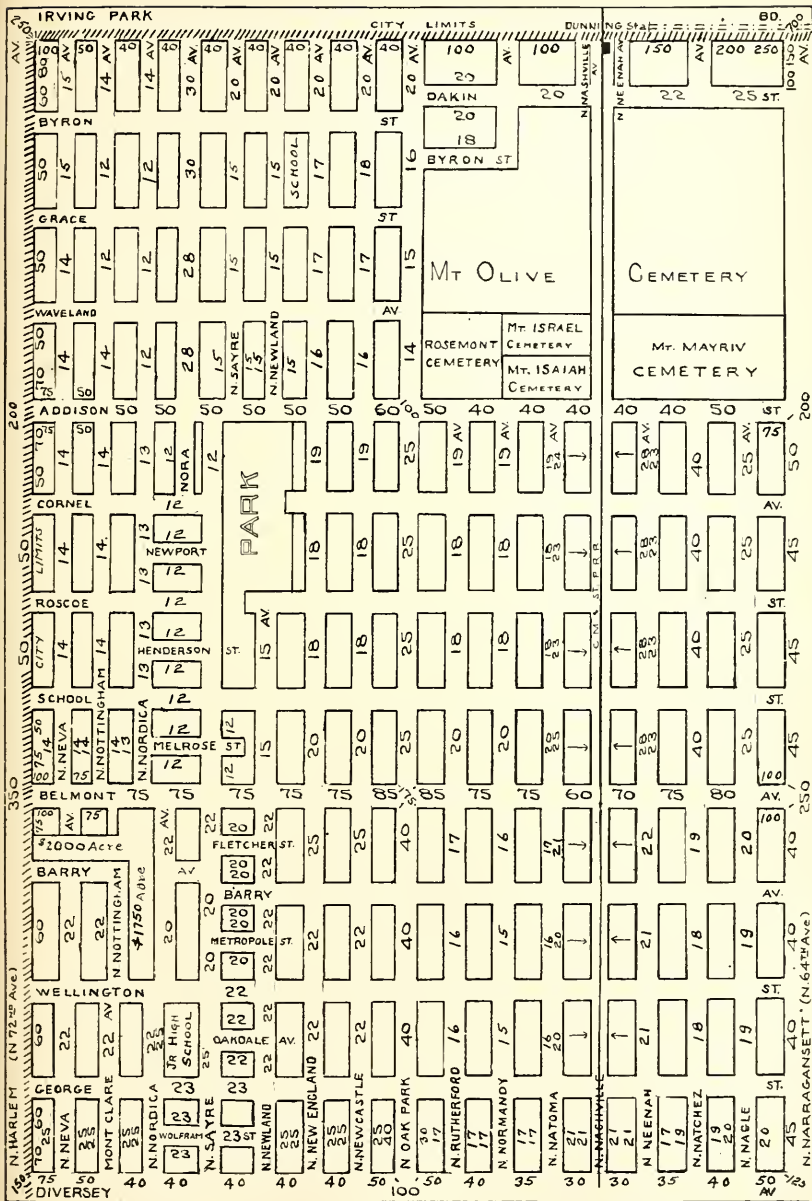
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IRVING PARK		175	350	200	200-300	250-200	200	300	BD
AV. 150	\$ 8000 Acct	\$ 7500 Acct	CHURCH PROPERTY	60	60	60	60	60	75 ST
50	BYRON	35	55	58	60	60	60	60	60 ST.
50	BERENICE	50	55	55	58	58	58	58	58 ST.
50	GRACE	50	55	55	58	58	58	58	58 ST.
50	BRADLEY	30 IPL	52	SCHOOL	55	55	55	55	55 AV.
50	WAVELAND	30	52	WARWICK	52	55	55	55	55 AV.
50	FATTERSON	30	52	52	55	55	55	55	55 AV.
50	ADDISON	65	65	65	75	85	75	75	100
50	EDDY	25	30	30	30	35	35	35	100
45	CORNELIA	25	30	30	30	35	35	35	40 ST
45	NEWPORT	25	30	30	30	35	35	35	40 AV.
45	ROSCOE	25	30	35	35	35	35	35	40 AV.
45	HENDERSON	20	20	20	30	35	40	40	\$ 4500 Acct
45	SCHOOL	20	20	20	20	25	50	50	50 ST
45	MELROSE	20	20	20	20	25	40	40	\$ 5000 Acct
40	BELMONT	90	90	90	100	100	100	100	125 AV.
40	FLETCHER	20	25	25	25	30	35	35	125 ST.
40	BARRY	20	25	25	25	30	35	35	125 ST.
40	METROPOLE	20	25	25	25	30	35	35	100 ST.
40	WELLINGTON	20	25	25	25	30	35	35	100 ST.
40	GEORGE	25	25	25	25	30	35	35	100 ST.
40	N. NARRAGANSETT	40	40	40	40	45	50	50	100 ST.
40	N. PULLIGAN	25	25	25	25	30	35	35	100 ST.
40	N. MOBILE	25	25	25	25	30	35	35	100 ST.
40	N. HERRINAC	25	25	25	25	30	35	35	100 ST.
40	N. MELVINA	25	25	25	25	30	35	35	100 ST.
40	N. MOODY	25	25	25	25	30	35	35	100 ST.
40	N. MEADE	25	25	25	25	30	35	35	100 ST.
40	N. PFLICHER	25	25	25	25	30	35	35	100 ST.
40	SCHOOL	25	25	25	25	30	35	35	100 ST.
40	N. AUSTIN	40	40	40	40	45	50	50	100 ST.
40	N. MASON	35	35	35	35	40	45	45	100 ST.
40	N. MARIORA	45	45	45	45	50	55	55	100 ST.
40	N. MANSFIELD	45	45	45	45	50	55	55	100 ST.
40	N. MENARD	35	35	35	35	40	45	45	100 ST.
40	MANGO AV	35	35	35	35	40	45	45	100 ST.
40	N. MAPOR	35	35	35	35	40	45	45	100 ST.
40	N. PARKSIDE	40	40	40	40	45	50	50	100 ST.
40	N. CENTRAL	100	100	100	100	100	100	100	600
40	DIVERSEY	25	25	25	25	30	35	35	100 ST.
40									\$ 8500 Acct

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65	65	65	70	70	70	75	80 ST	
65 64								
BYRON 64 63	64	64	65	68	68	73	75 ST	
BERENICE 63 60	63	63	64	67	67	67	70 AV	
GRACE 60 55	60	60	SCHOOL	65	65	65	65 ST	
WARWICK 55 55	55	55	55	60	60	60	65 AV	
WAVELAND 45	55	55	55	55	55	60	65 AV	
ADDISON 80 40 80	80	80	100	100	100	100	100 ST	
EDDY 40 45	40	55	55					
CORNELIA 45 45	45	55	53					
NEWPORT 45 45	PARK	55	53					
ROSCOE 45 45	45	55	55	60	90	60	65	
HENDERSON 45 45	45	45	45	60	60	65	80 70	
SCHOOL 45 50	45	45	45	50	60	65	75 ST	
MELROSE 50 200 175	50	50	50	55		65	75 ST	
BELMONT 200	=140=	=125=	=125=	=150=	=125=	=150=	300=AV 400	
BARRY 40 40	40	40	40	55	65	70	75 ST	
WELLINGTON 40 40	40	40	40	55	80	70	75 AV	
GEORGE 40 40	40	40	40	55	80	85	90 AV	
N. LONG 40 40	40	40	40	55	80	85	90 AV	
N. LUNA 40 40	40	40	40	55	80	85	90 AV	
N. LOTUS 40 40	40	40	40	55	80	85	90 AV	
N. LOCKWOOD 40 40	40	40	40	55	80	85	90 ST	
N. WOLFRAM 40 40	40	40	40	55	80	85	90 ST	
N. CLARE 40 40	40	40	40	55	80	85	90 ST	
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DIVERSEY 100 75	100	75	75	90	100	100	100 125 AV	

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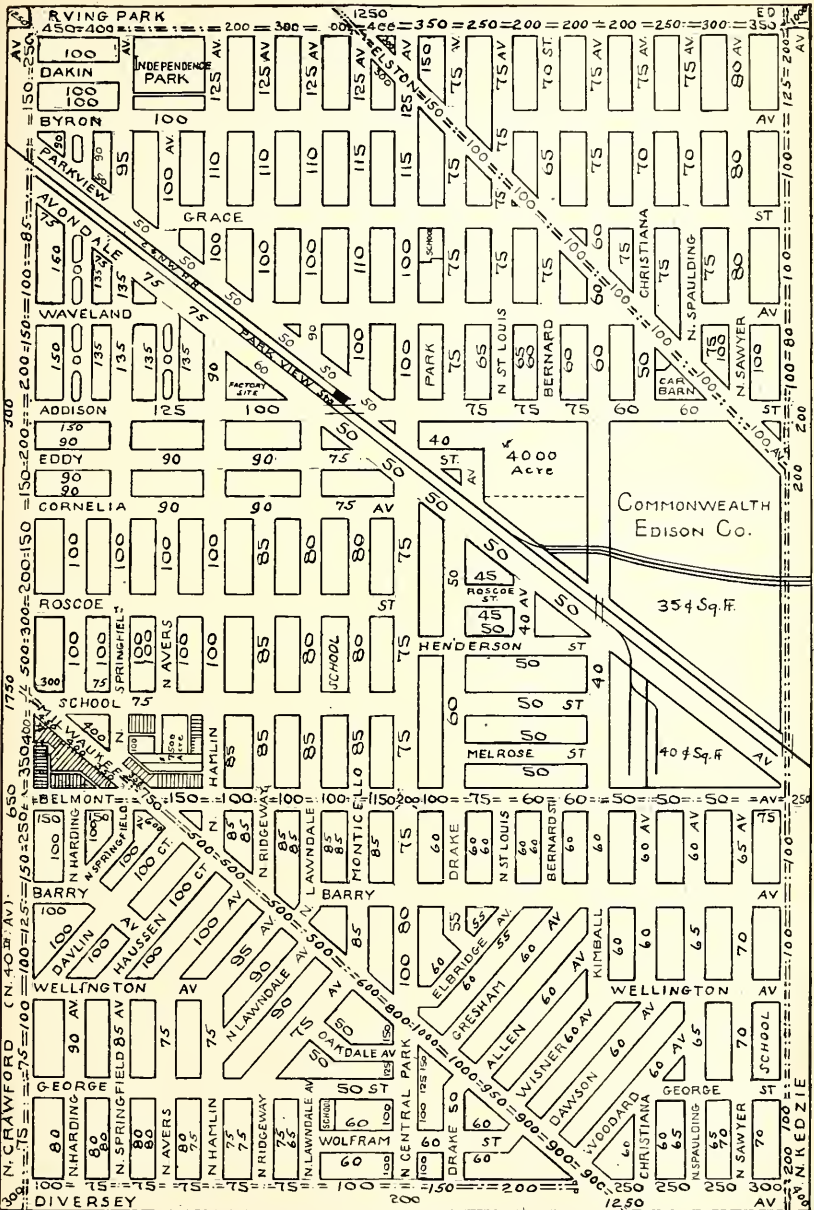
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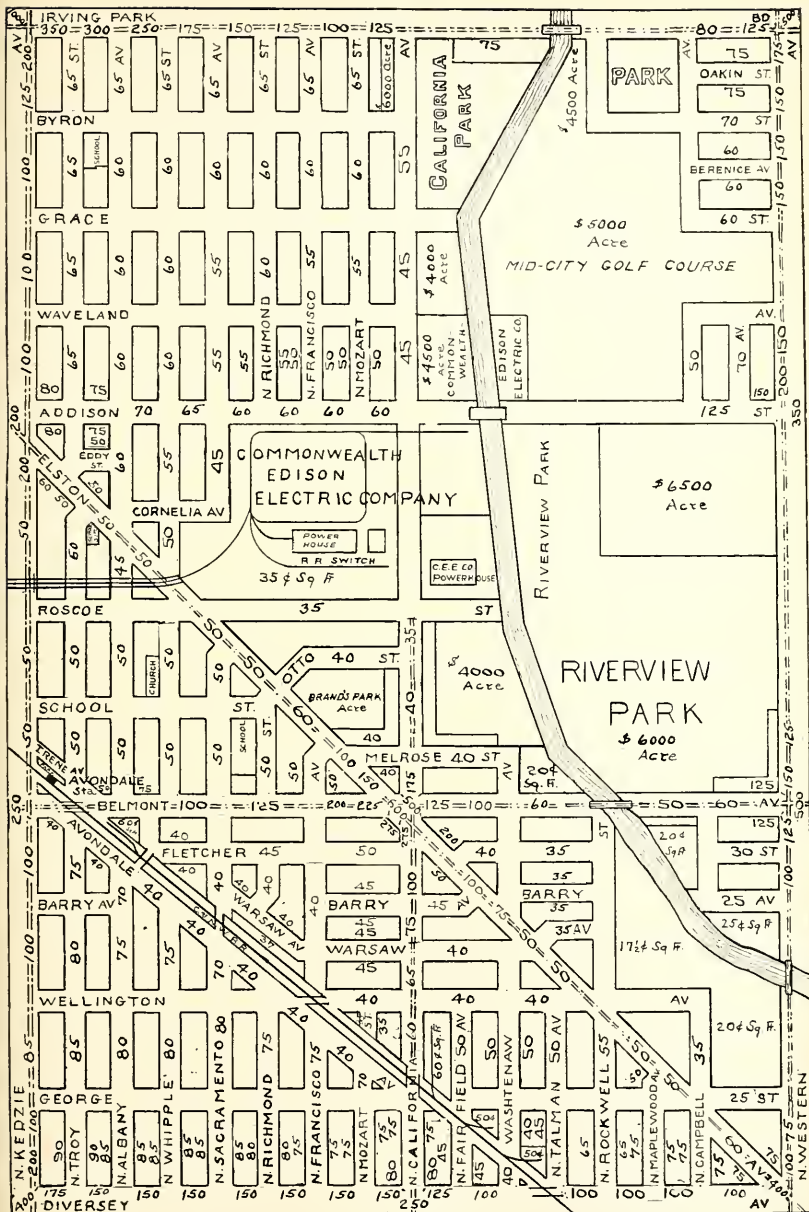
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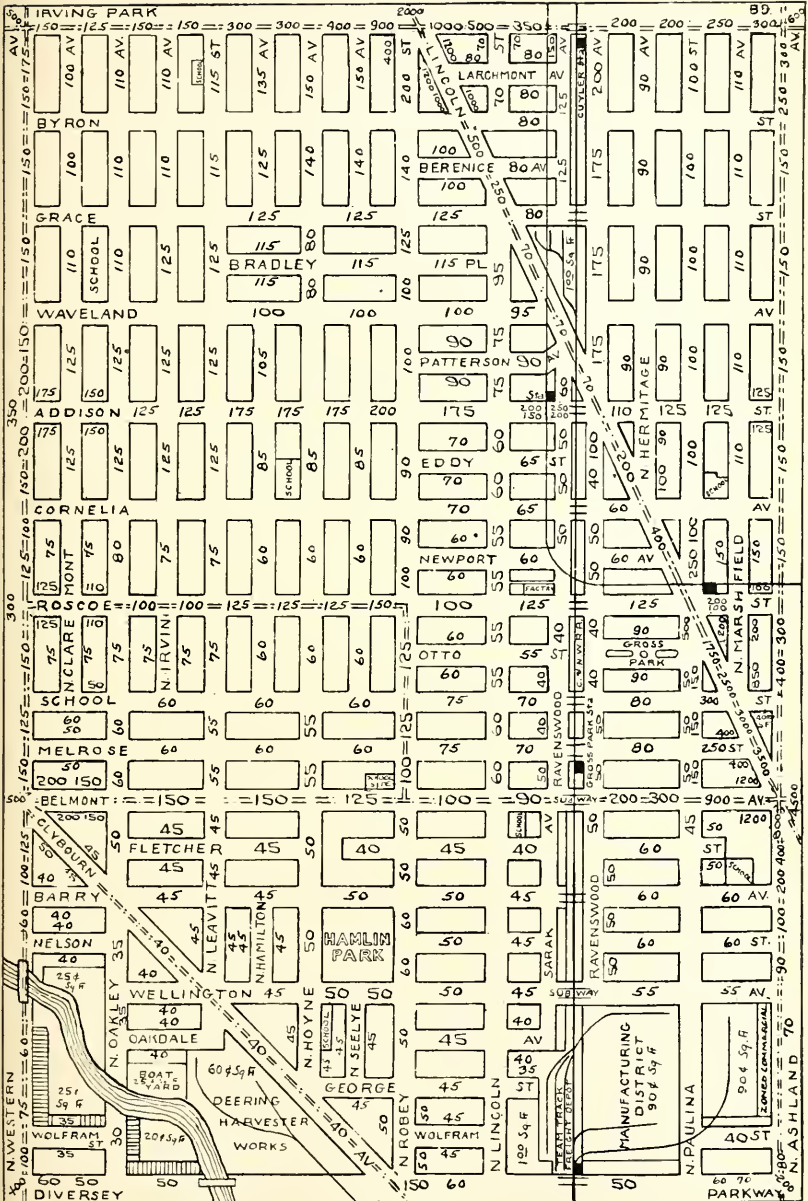












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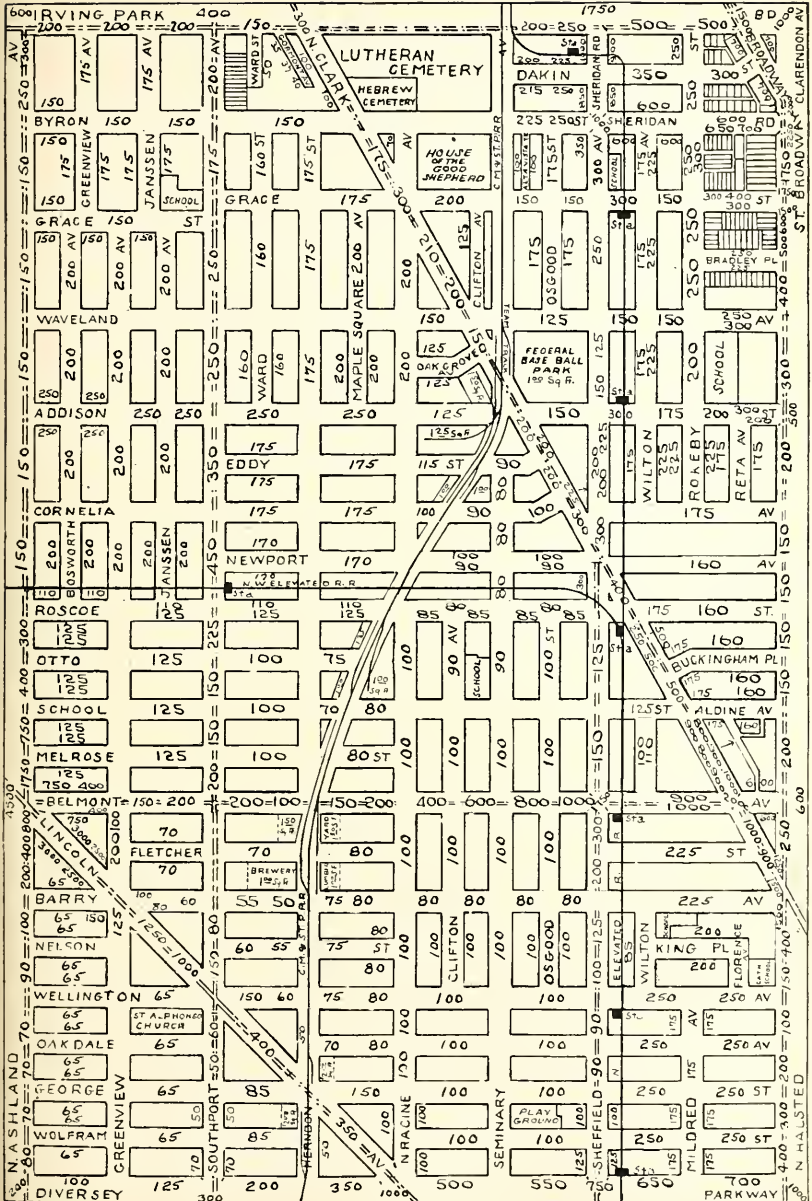
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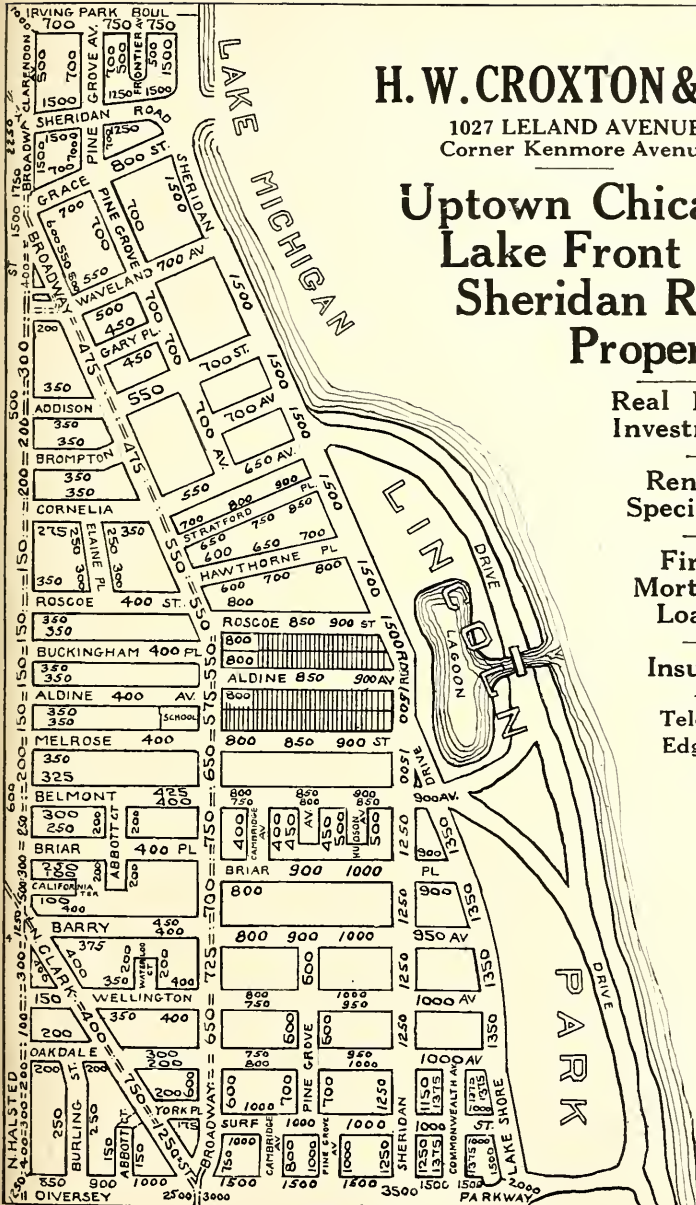
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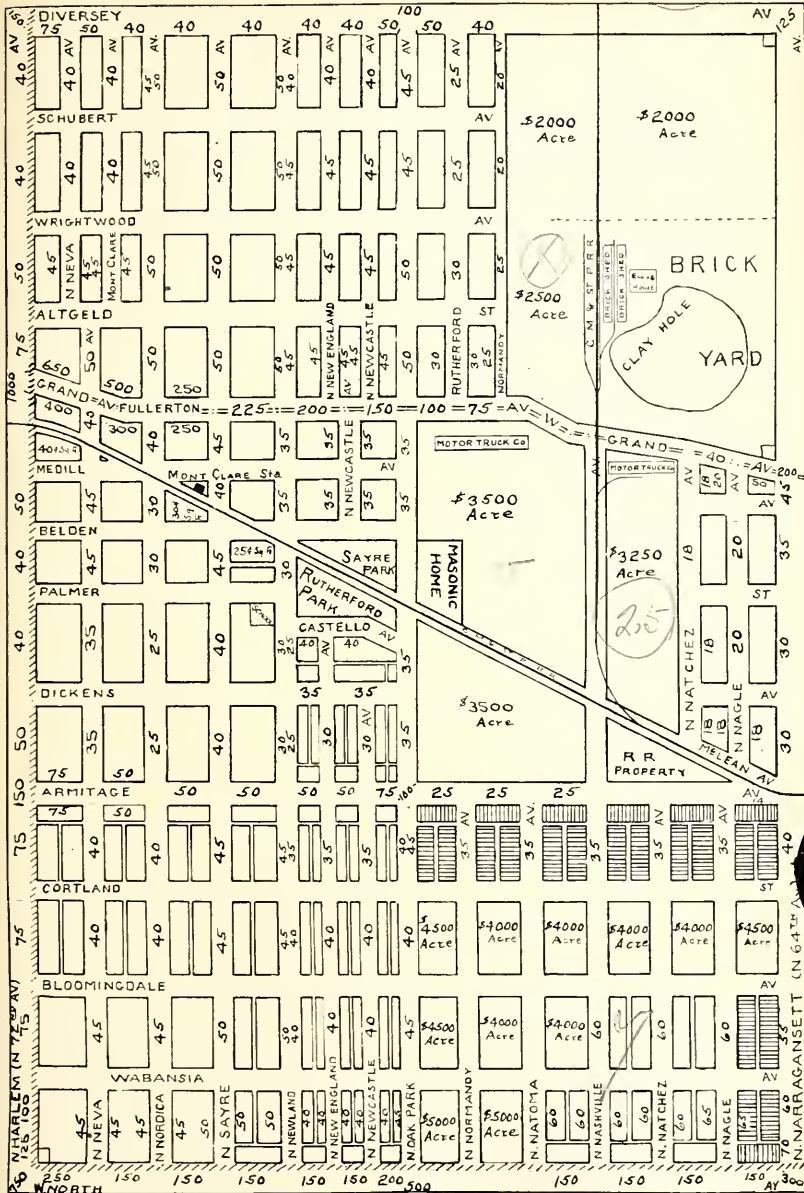
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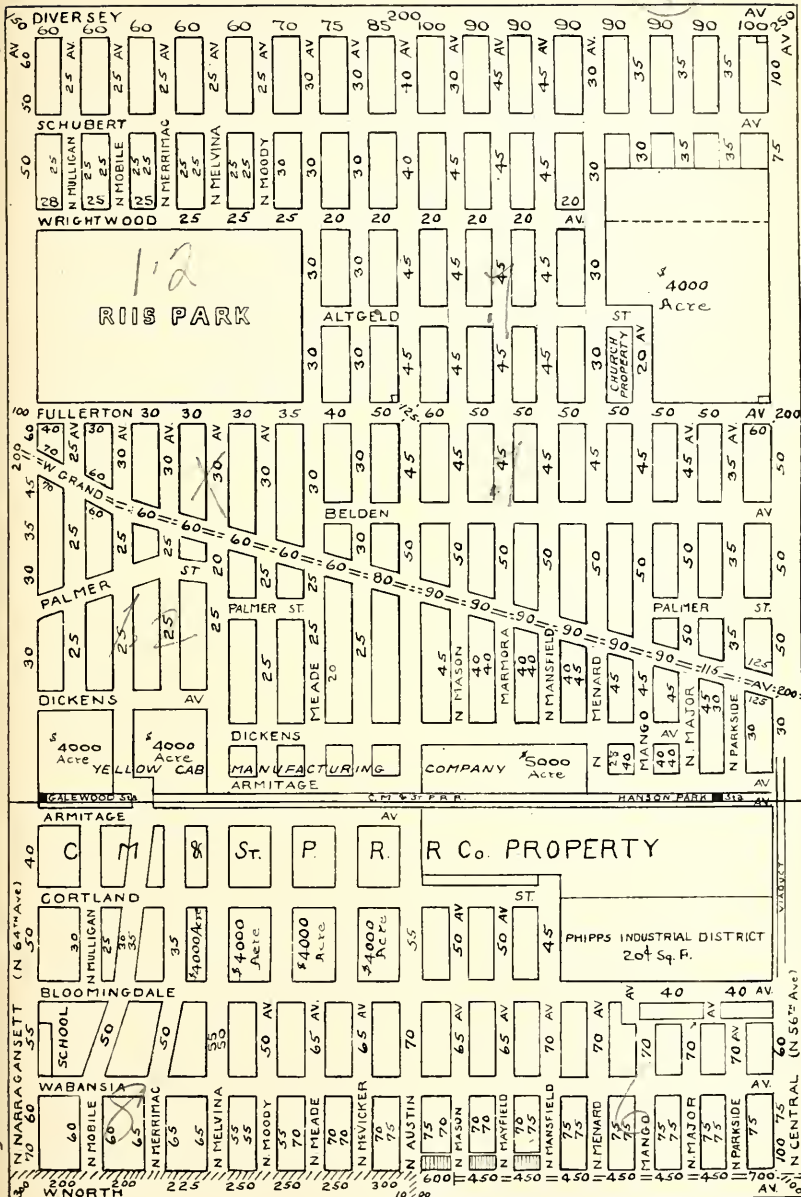
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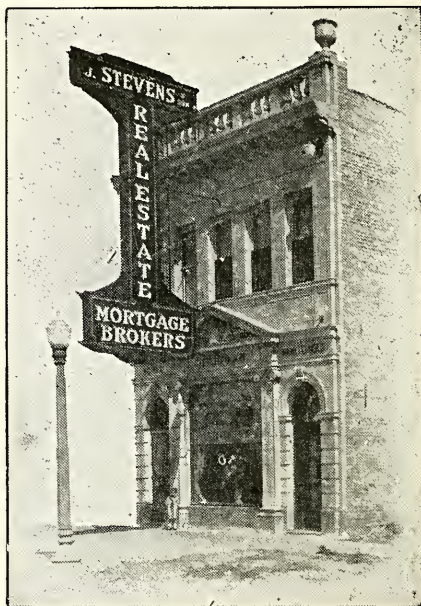
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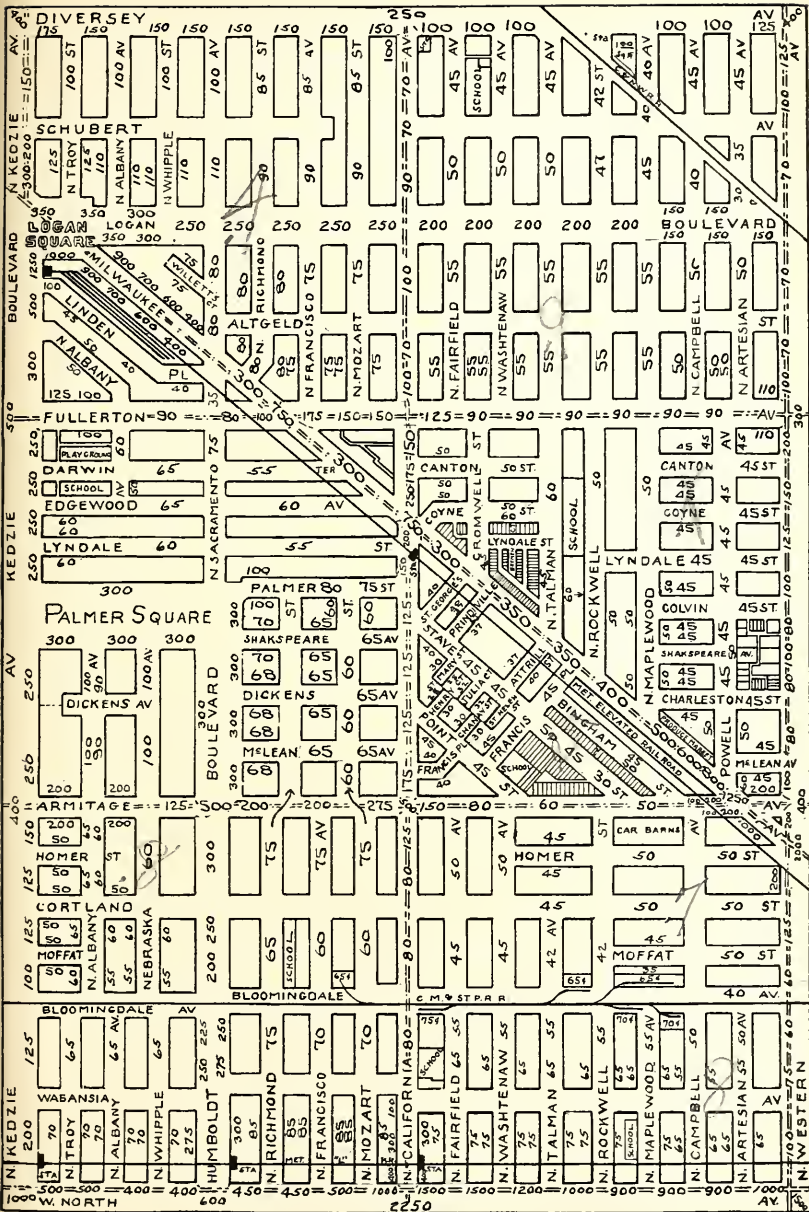
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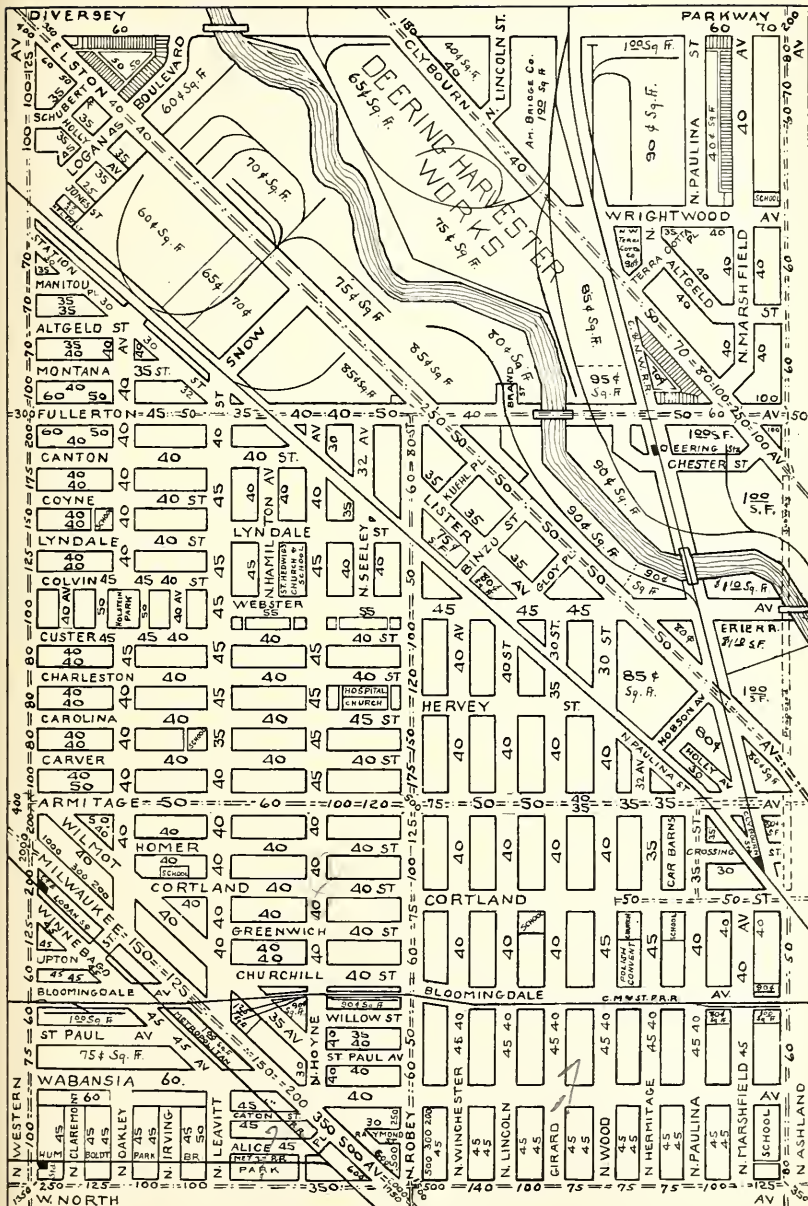
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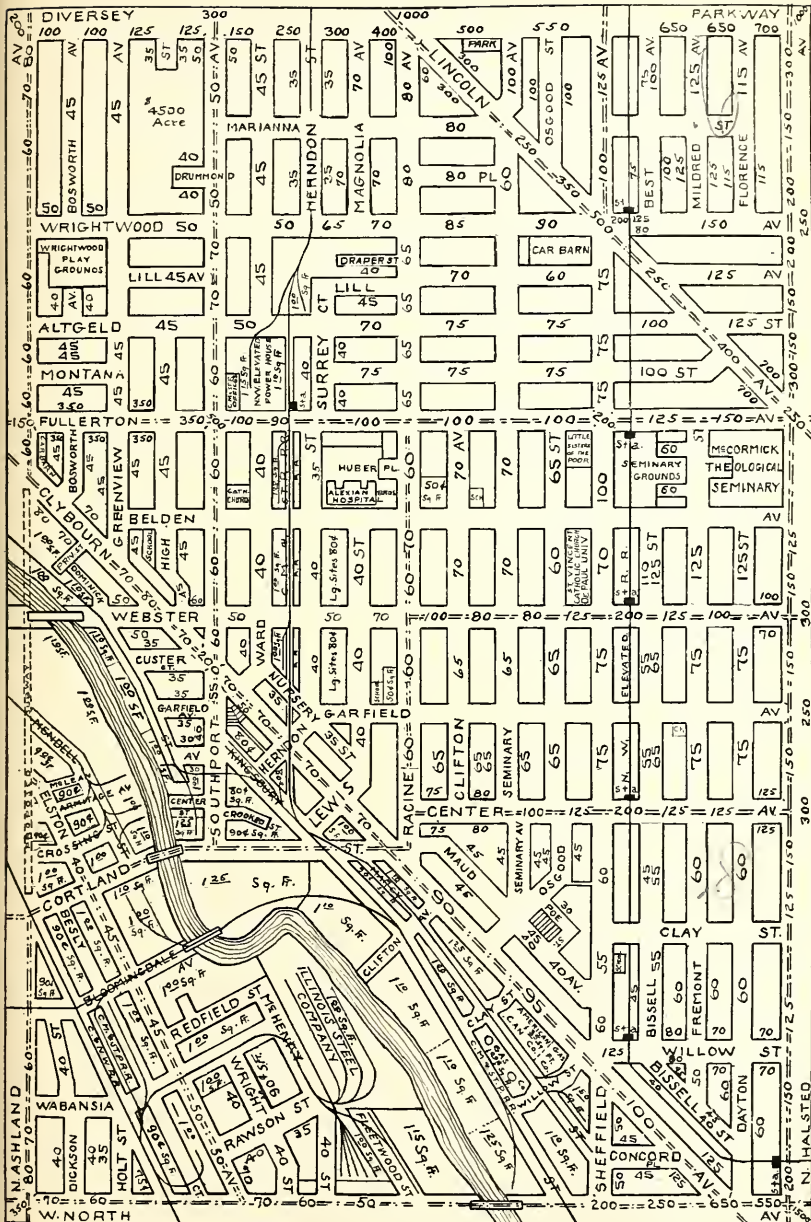
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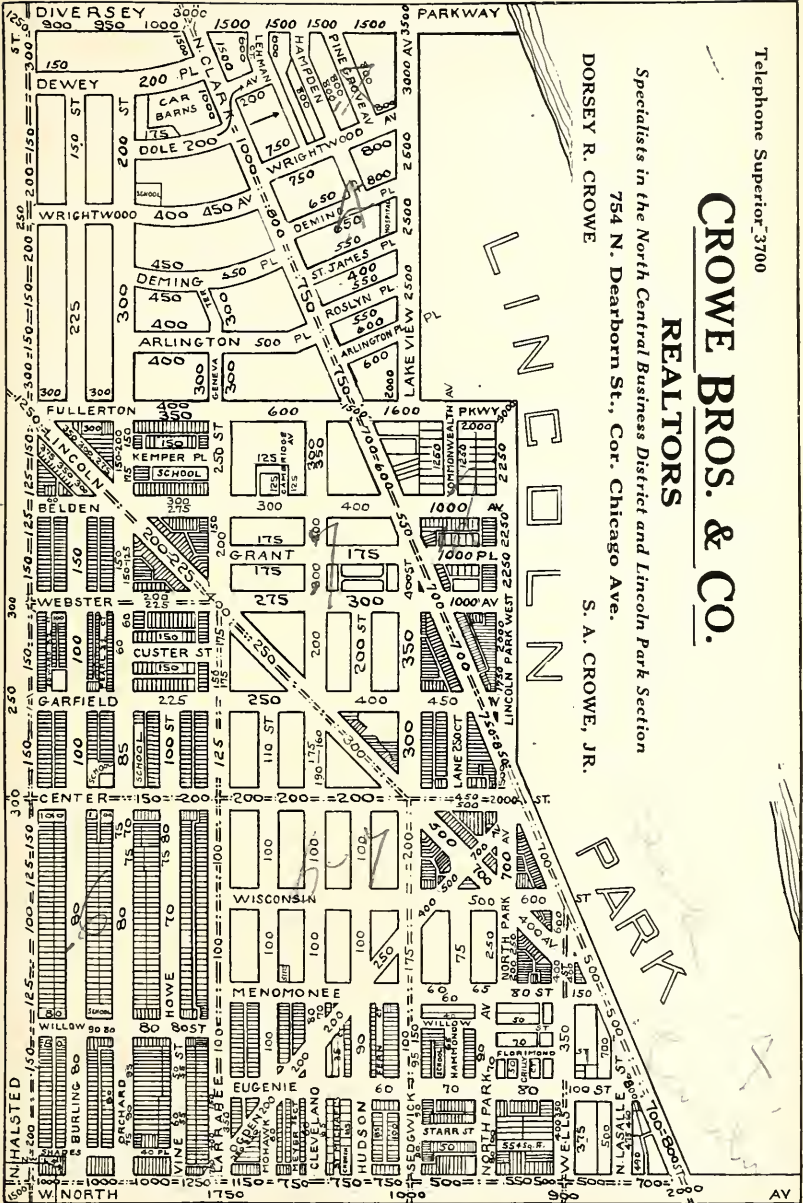
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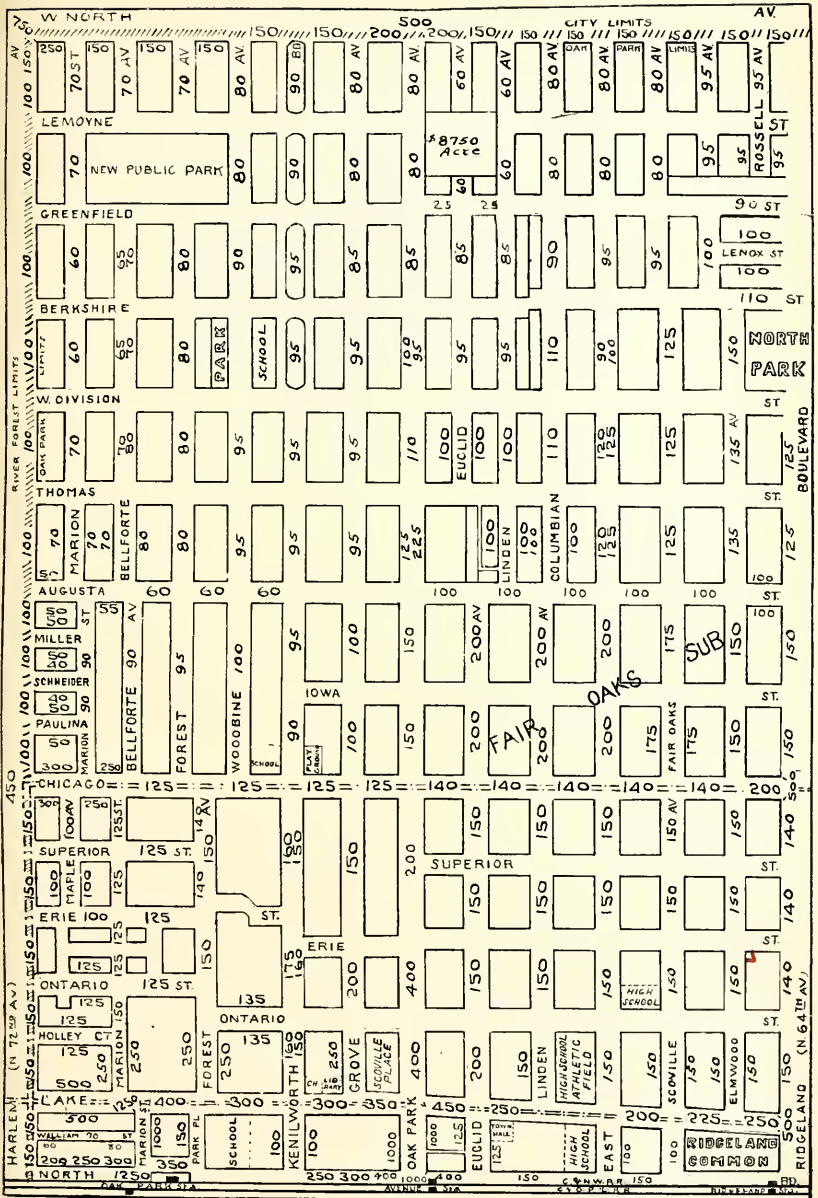
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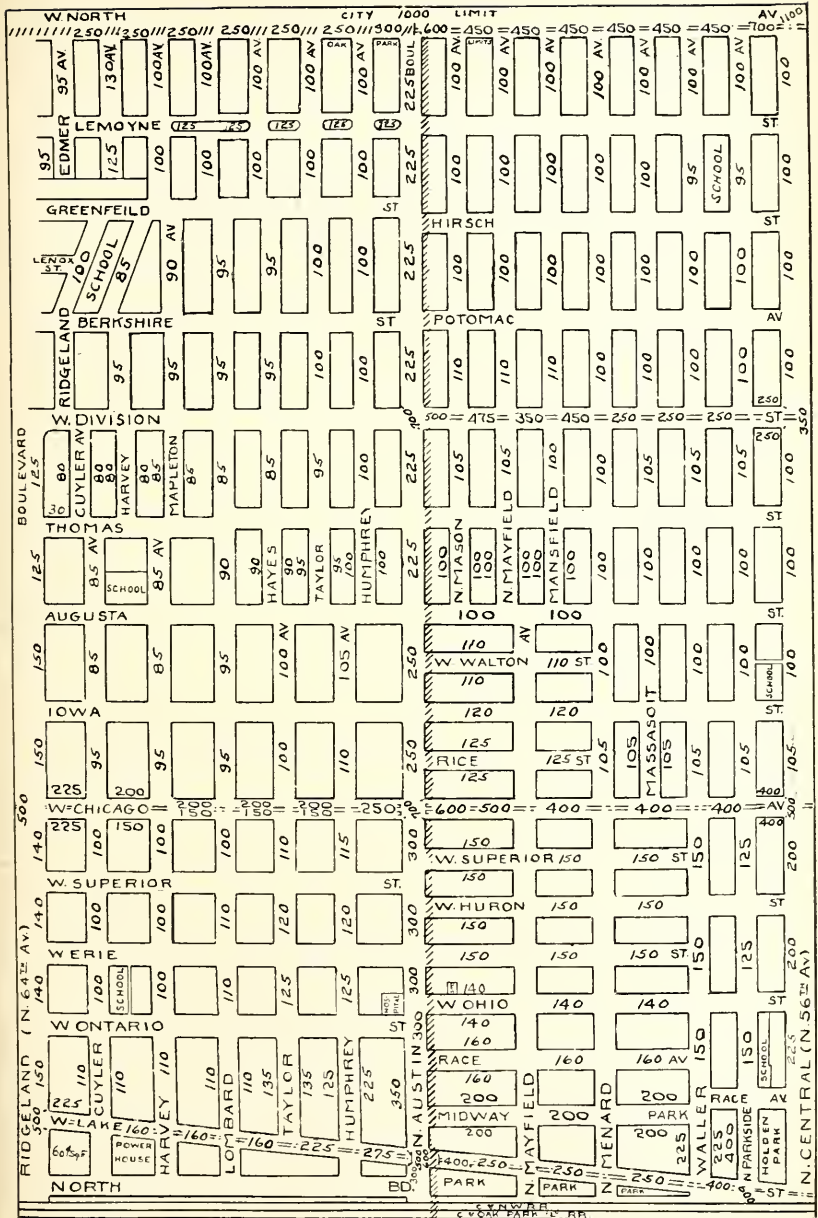
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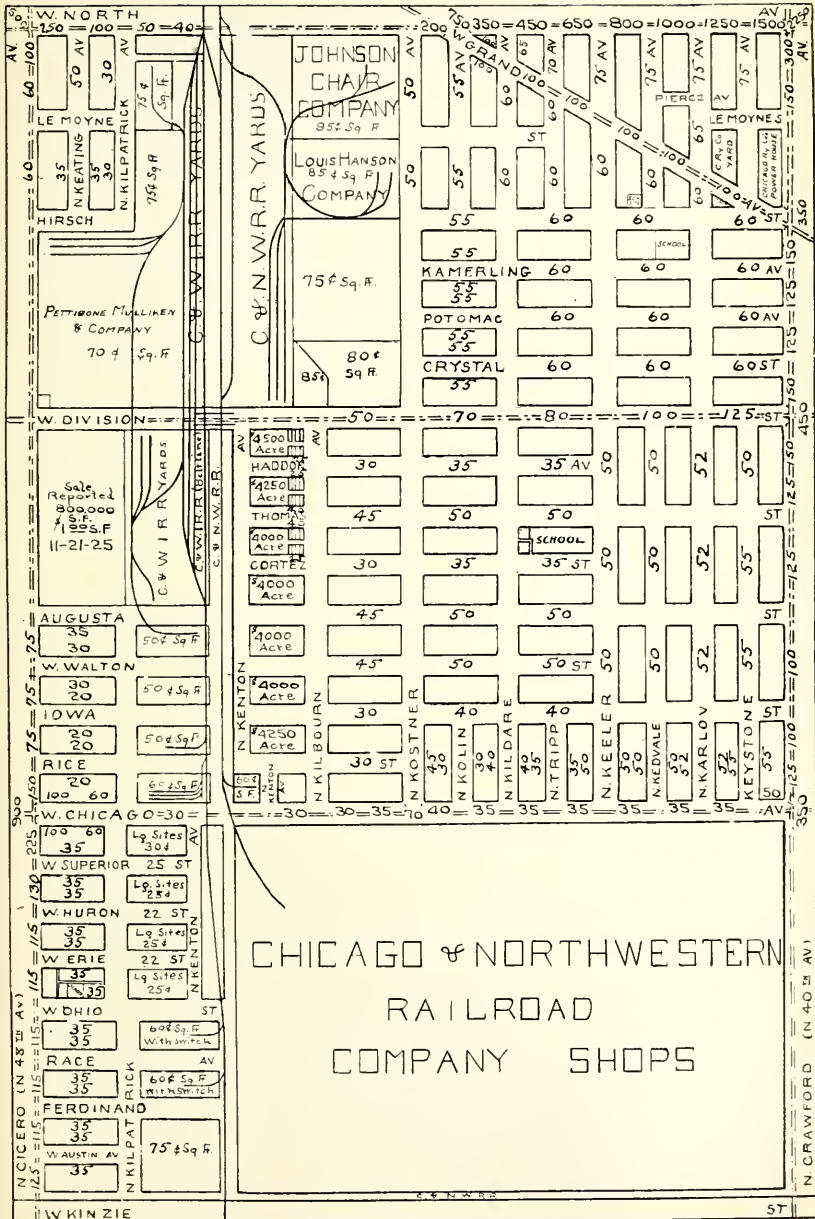
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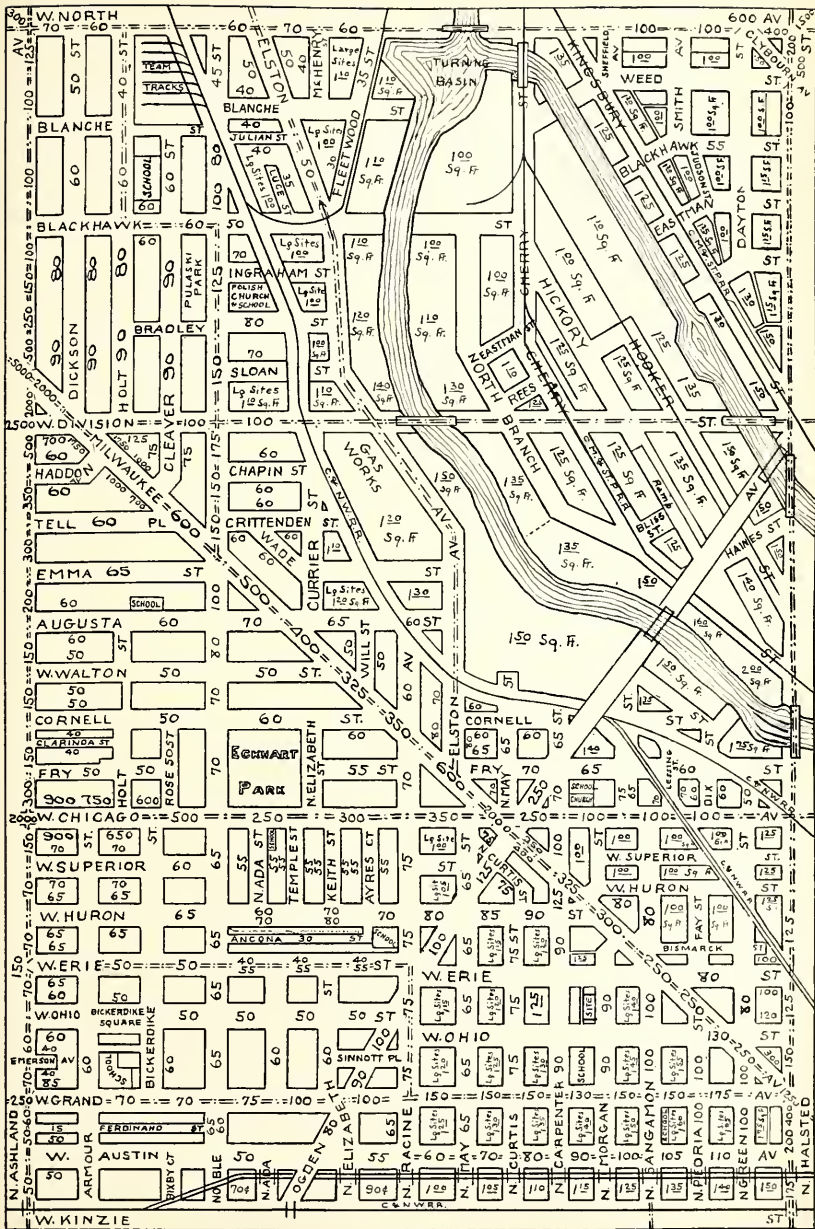
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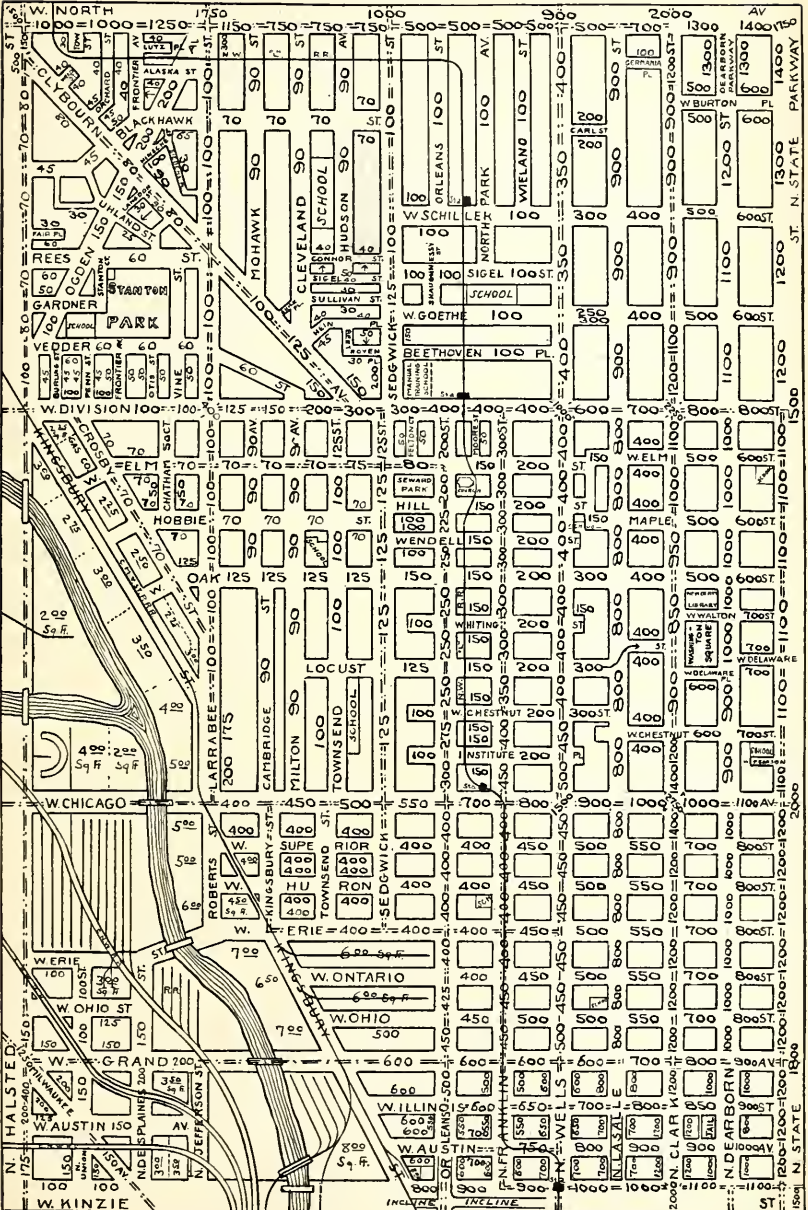
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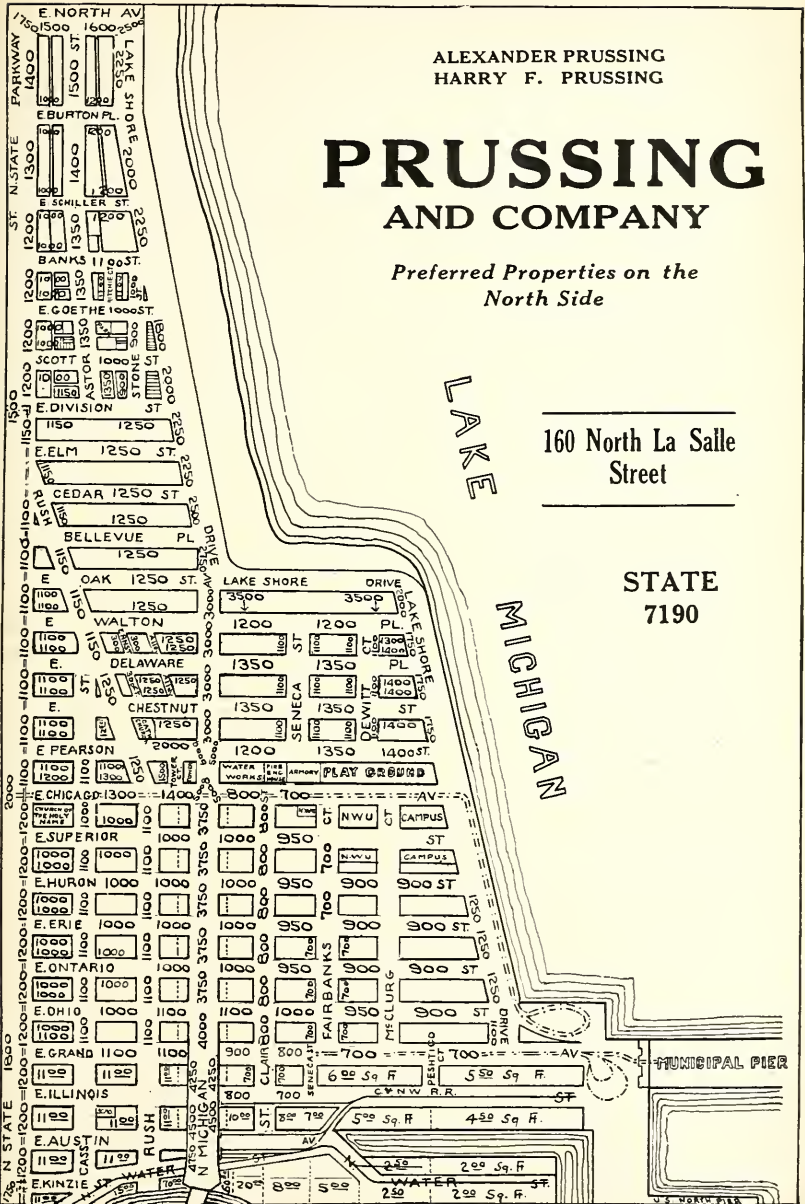
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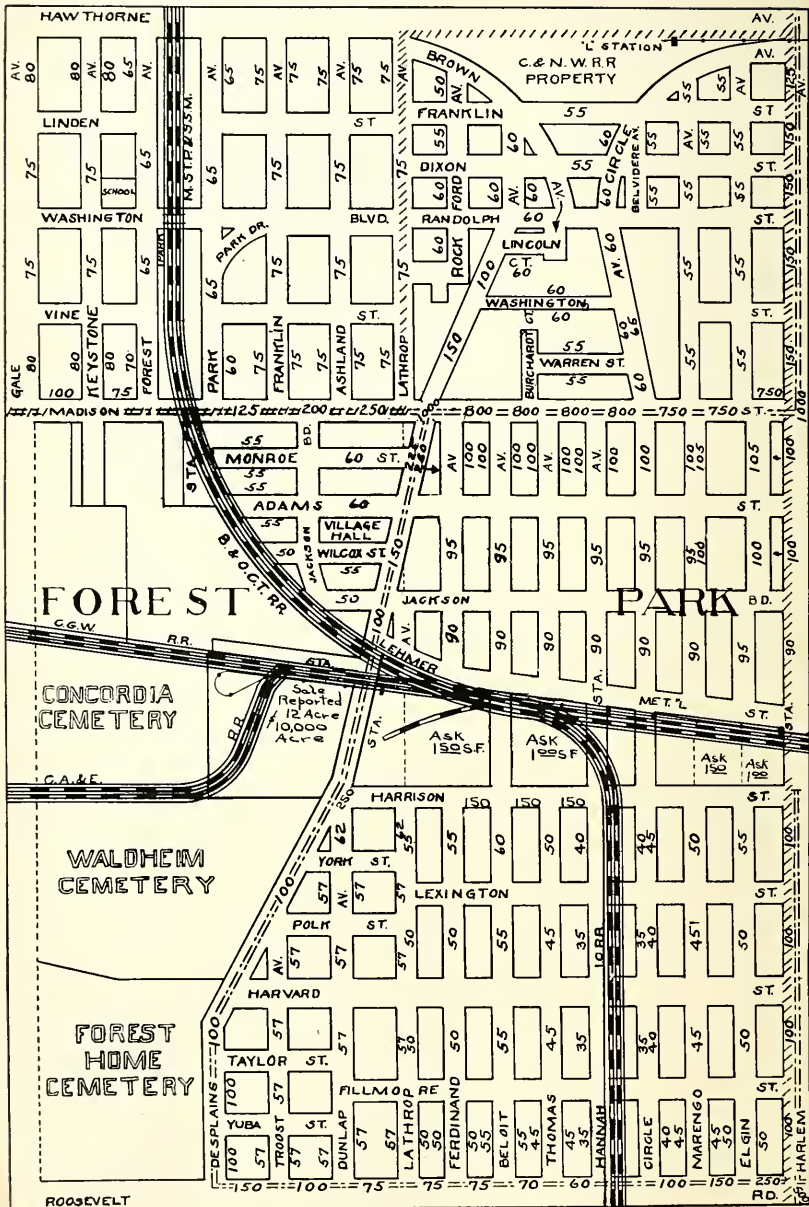
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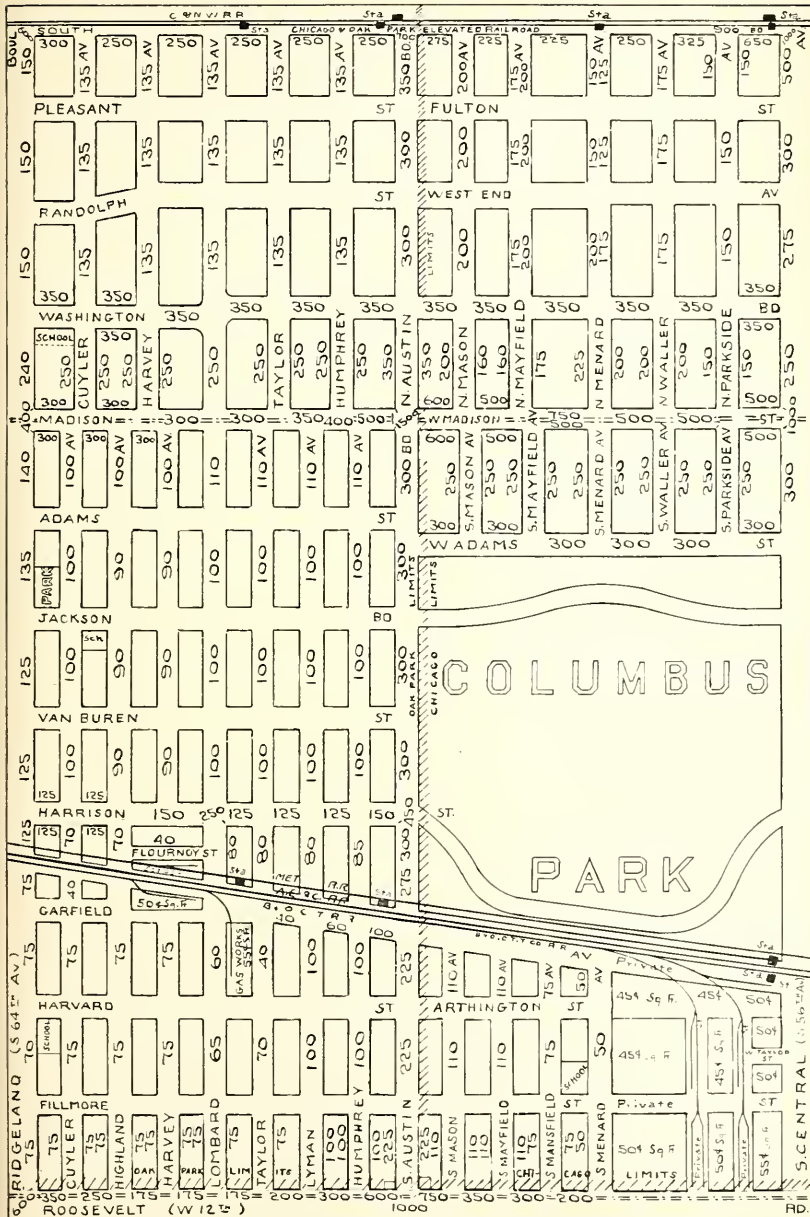


















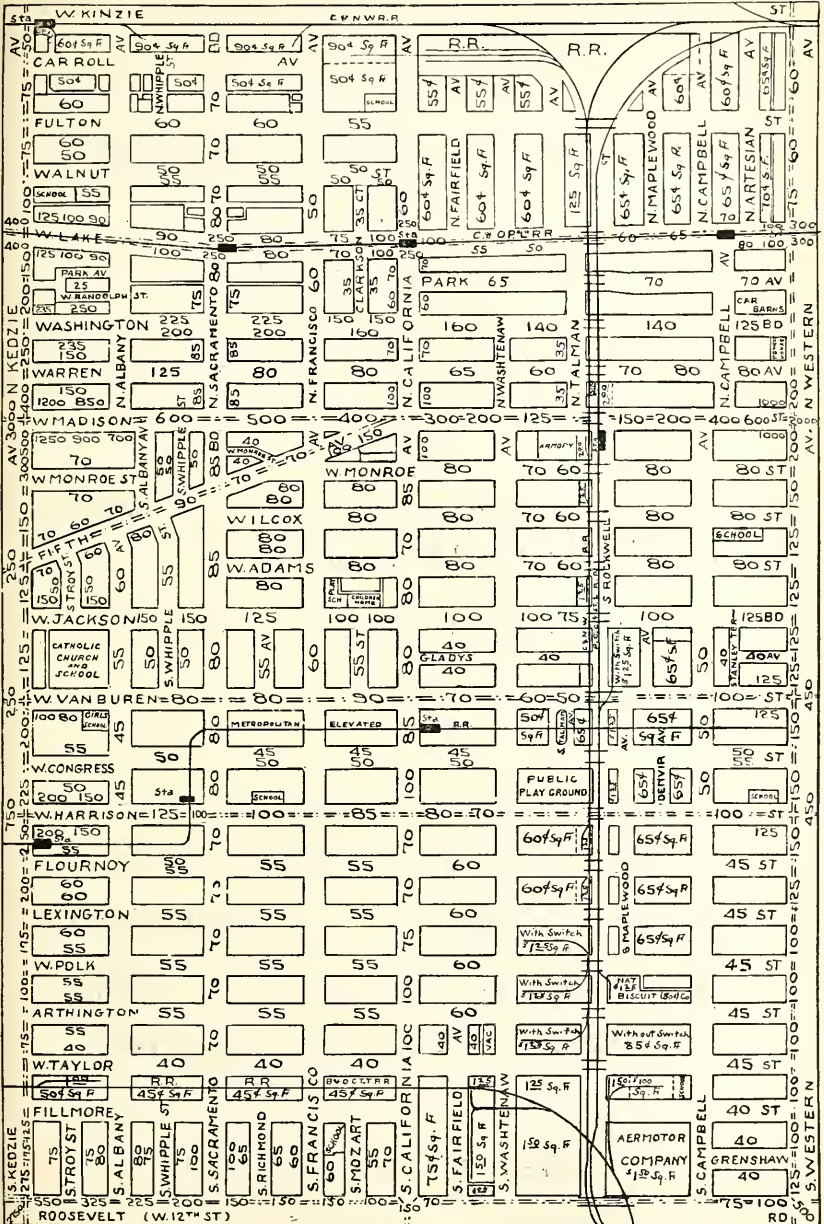












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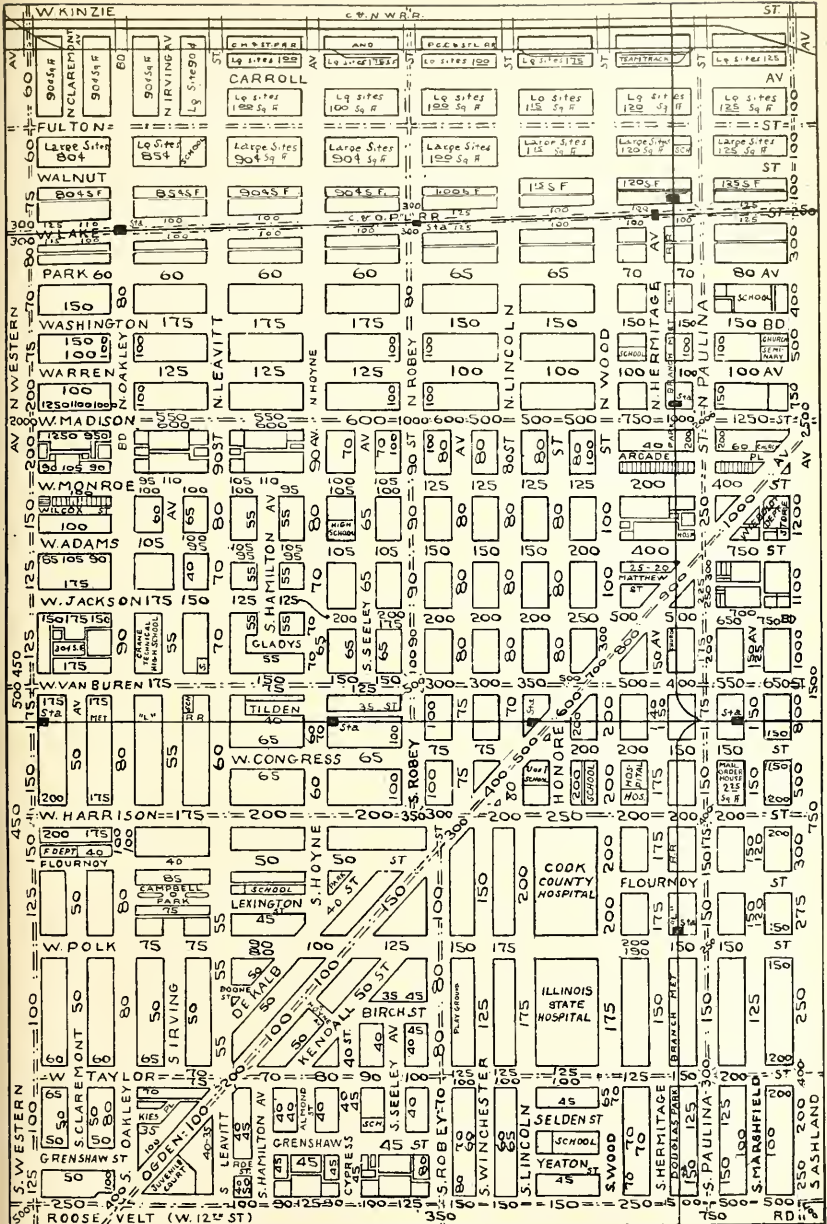
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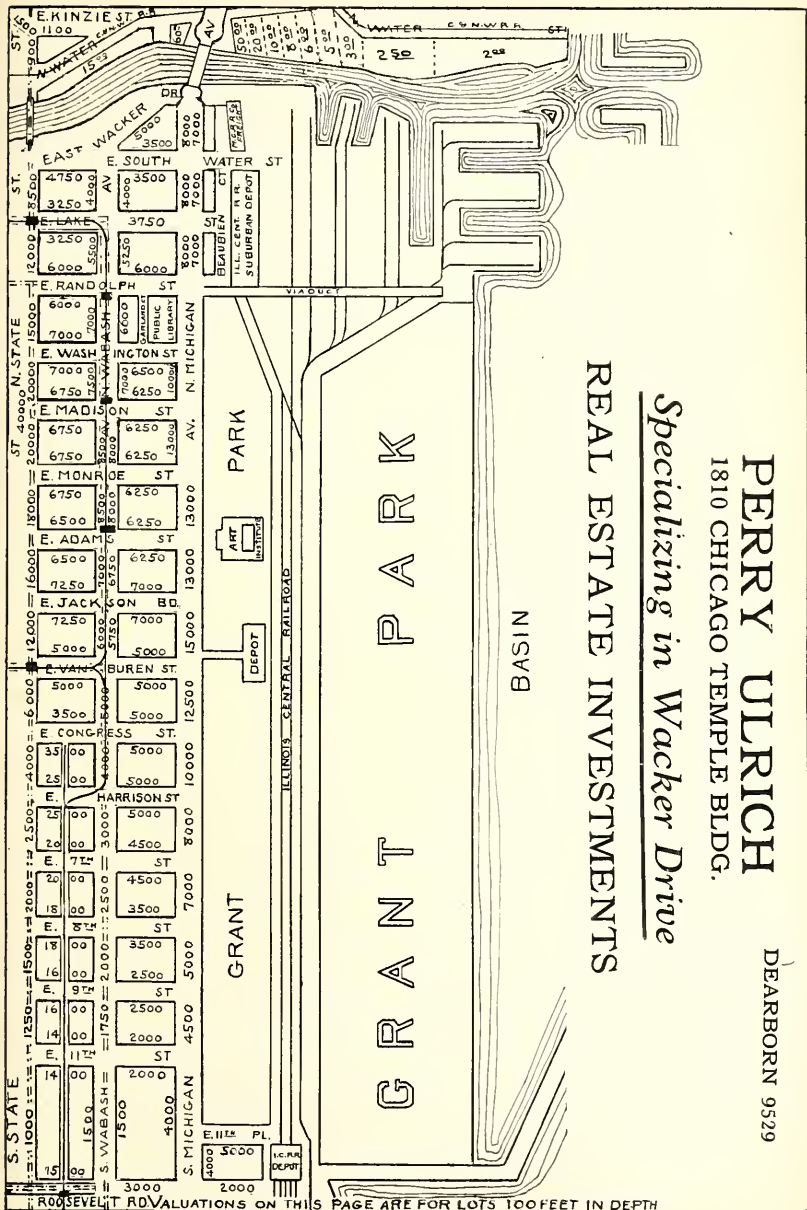
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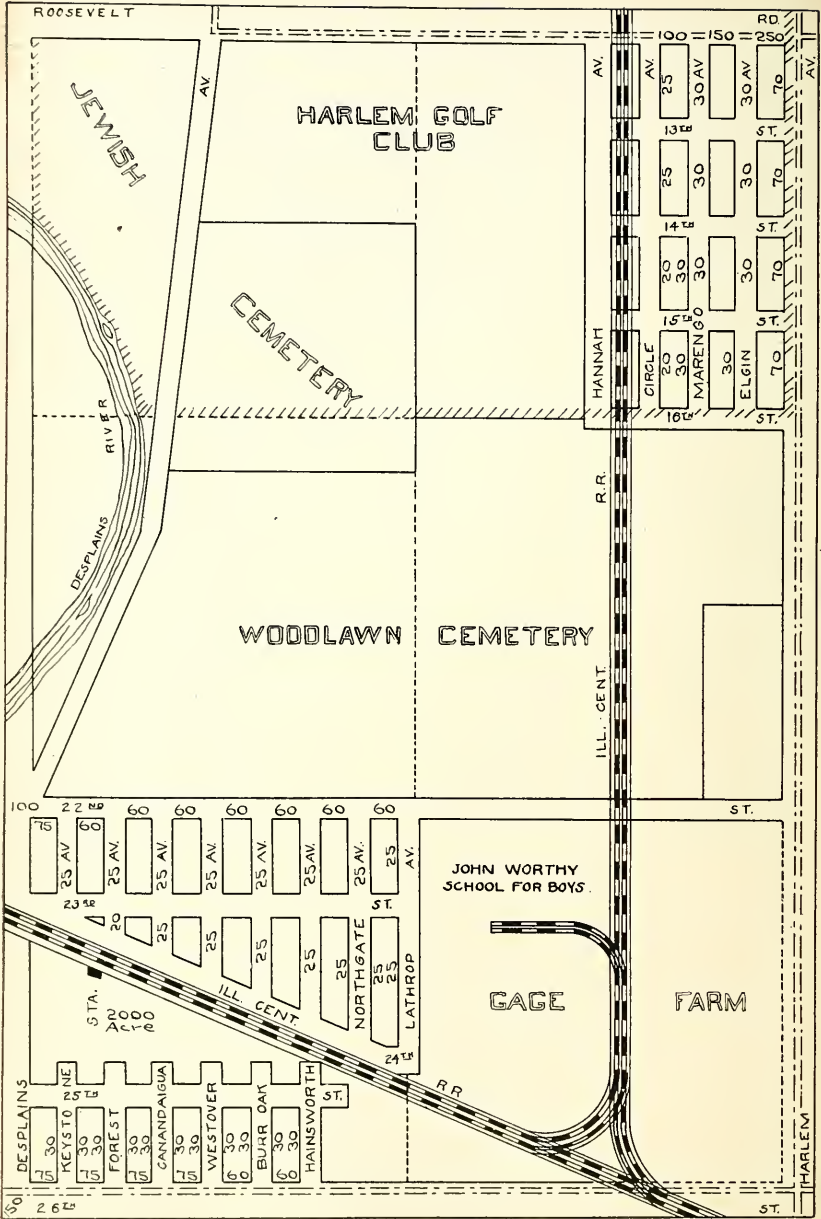
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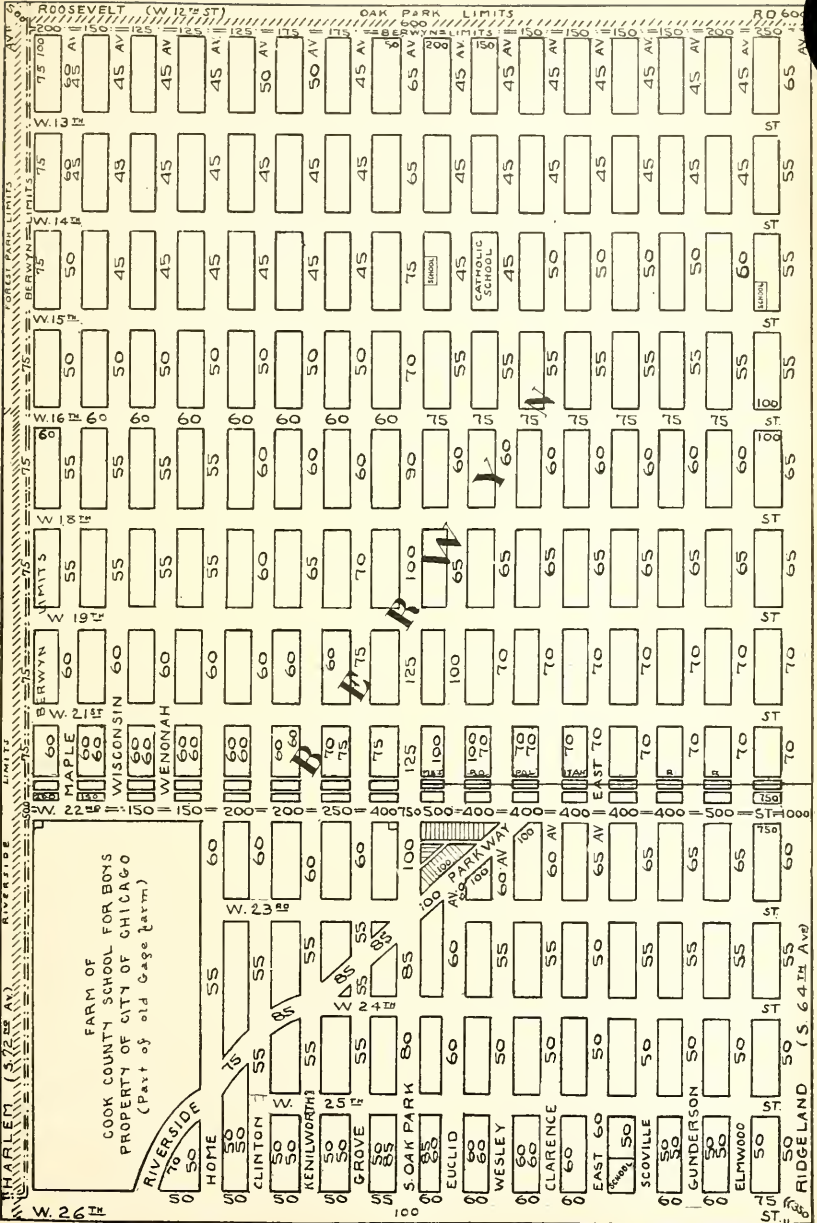




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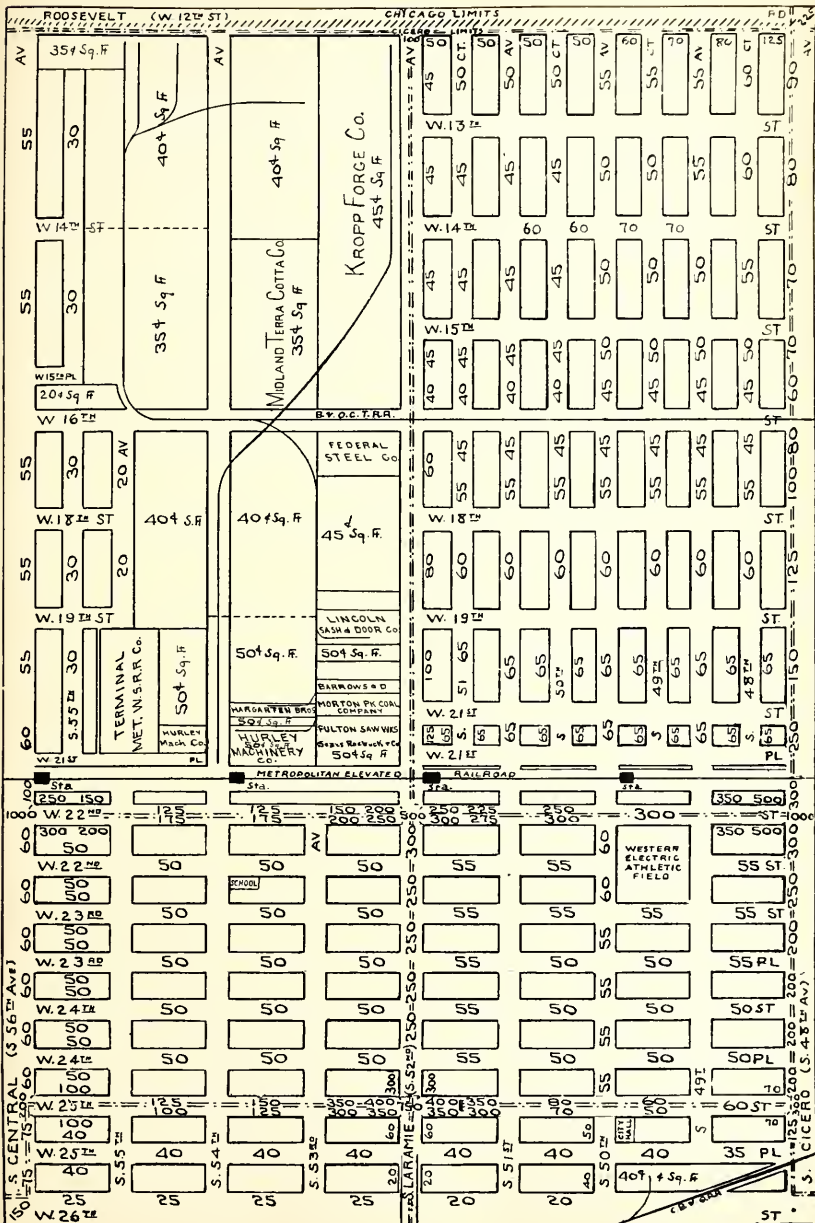
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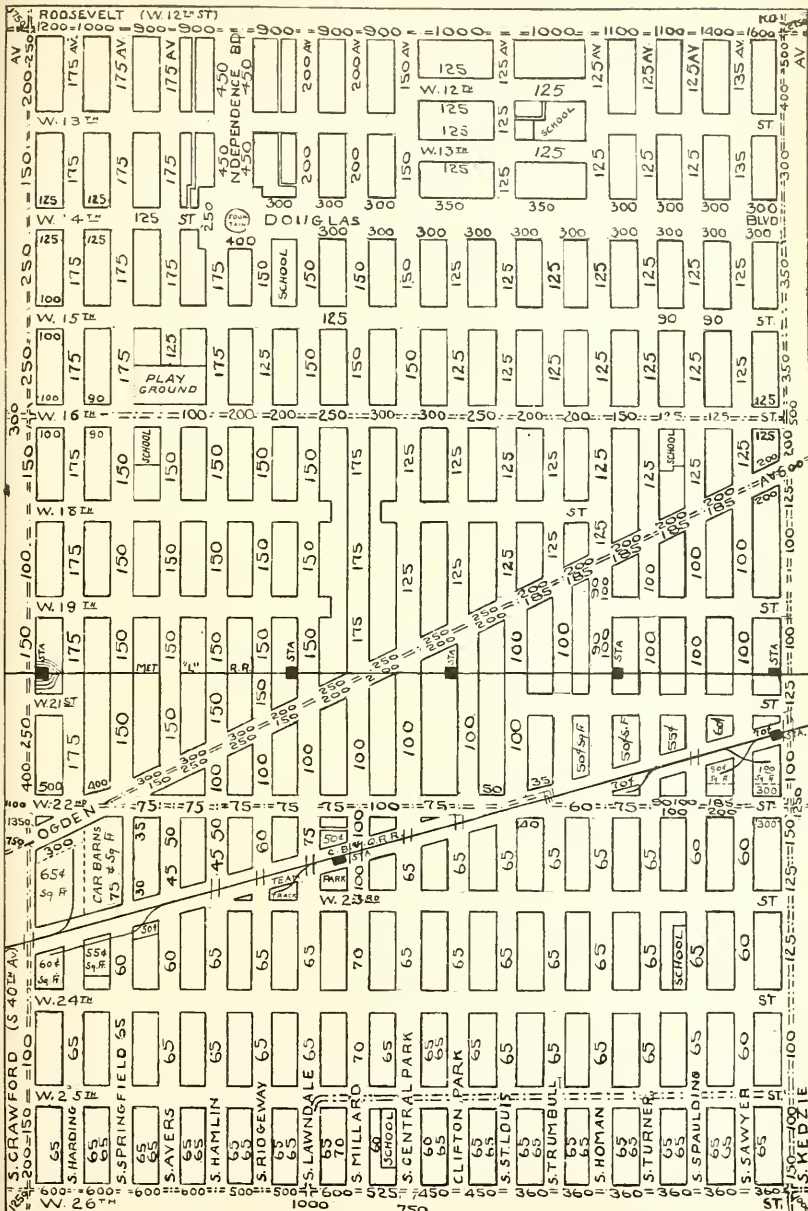
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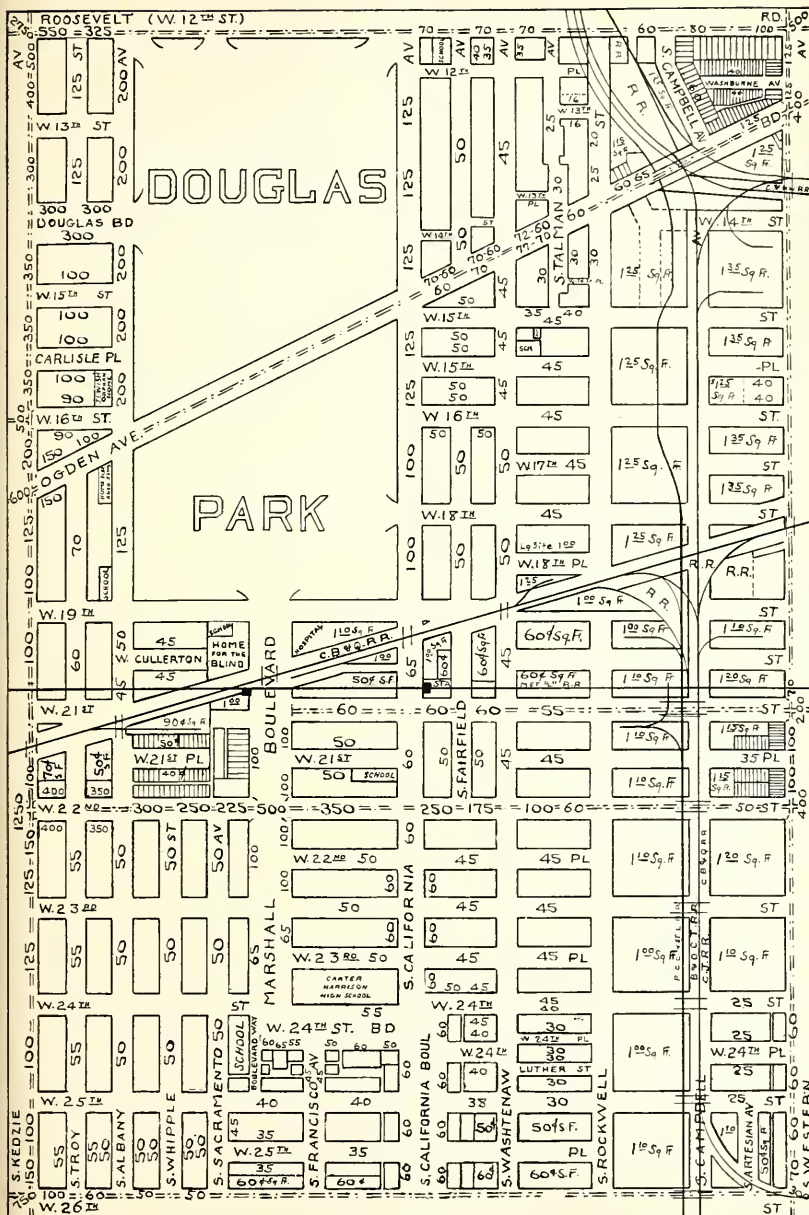
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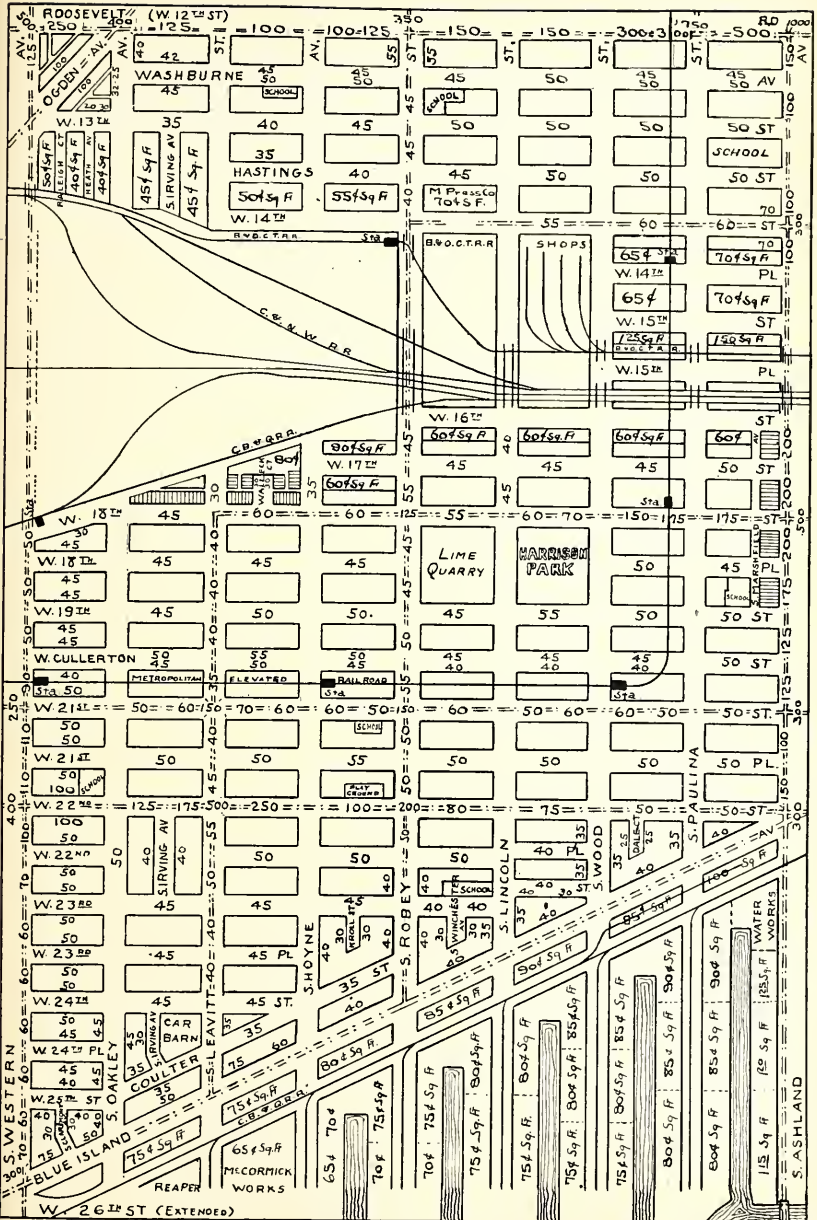
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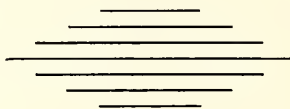
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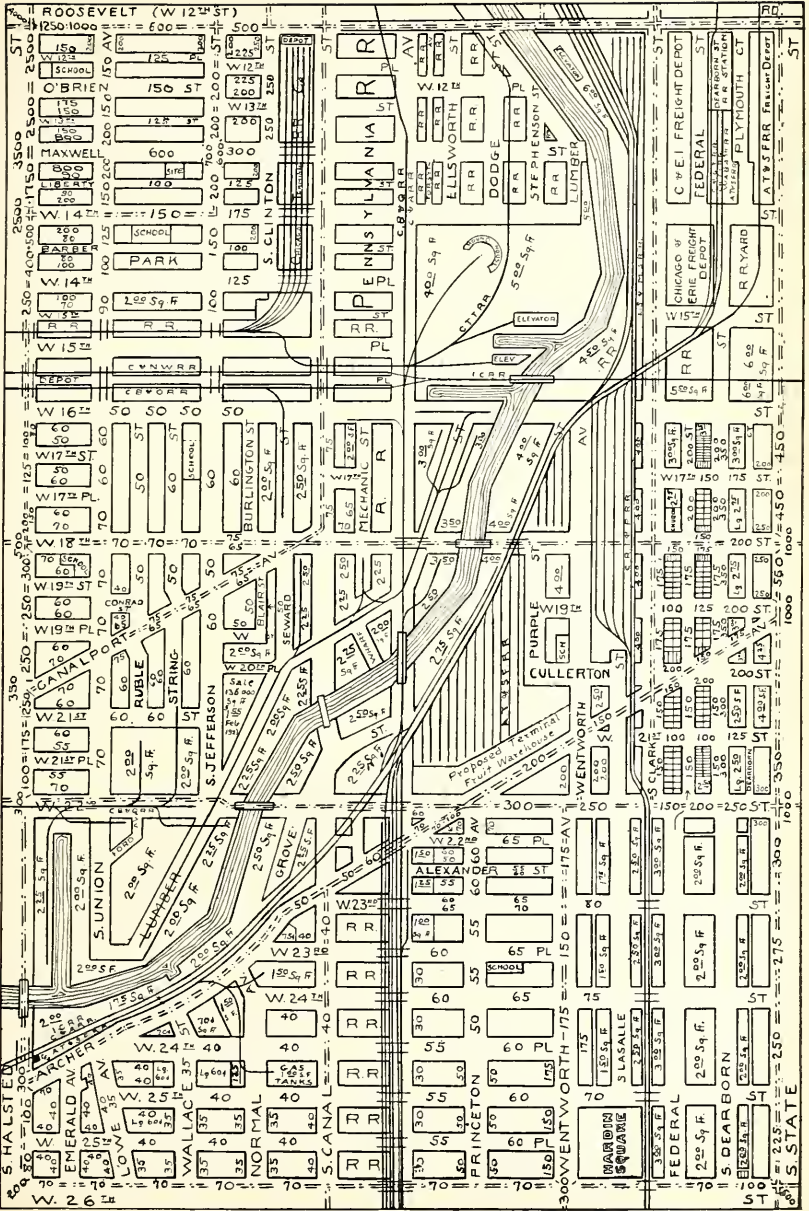
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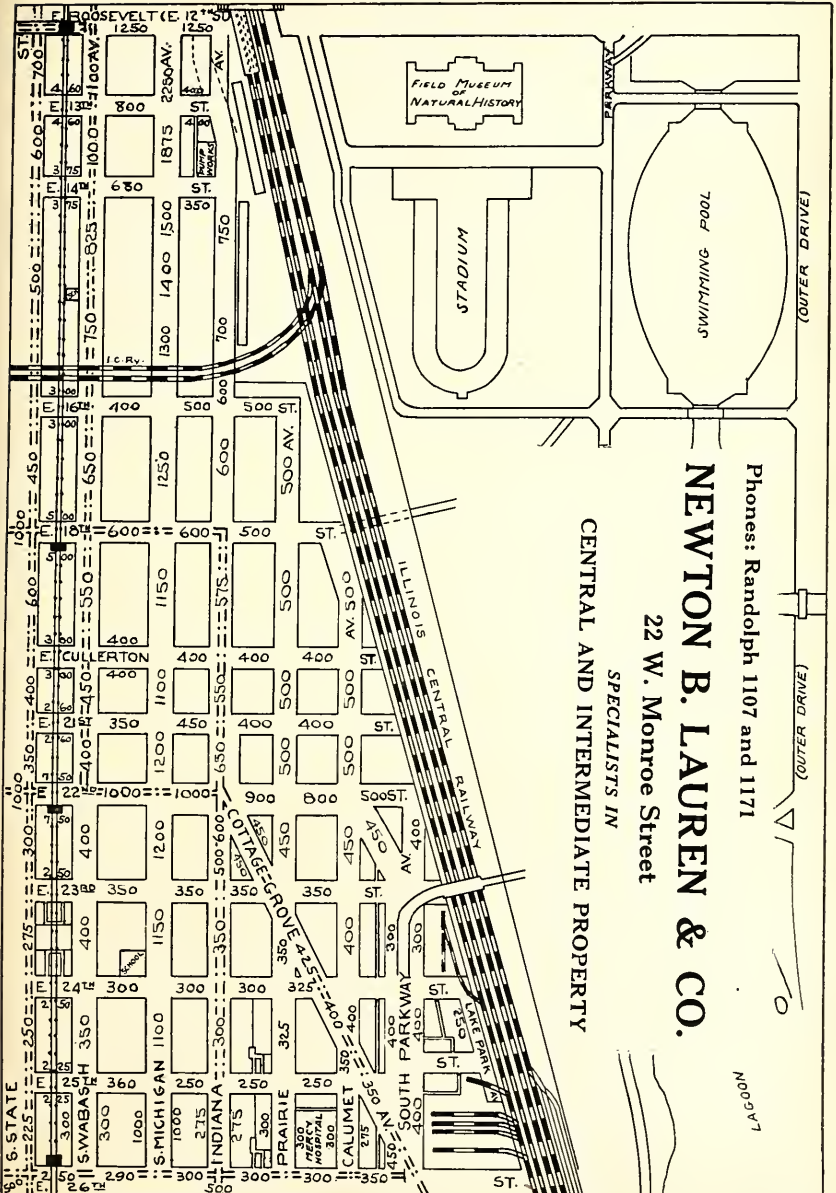
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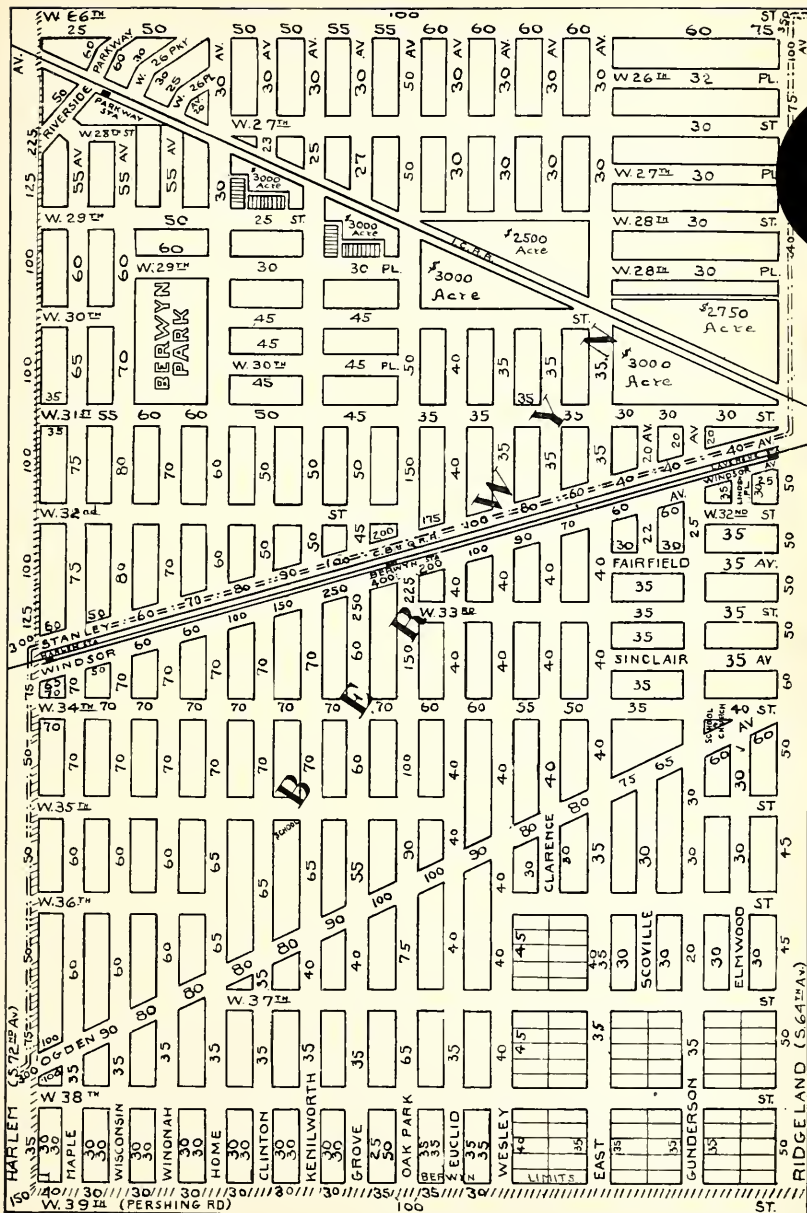


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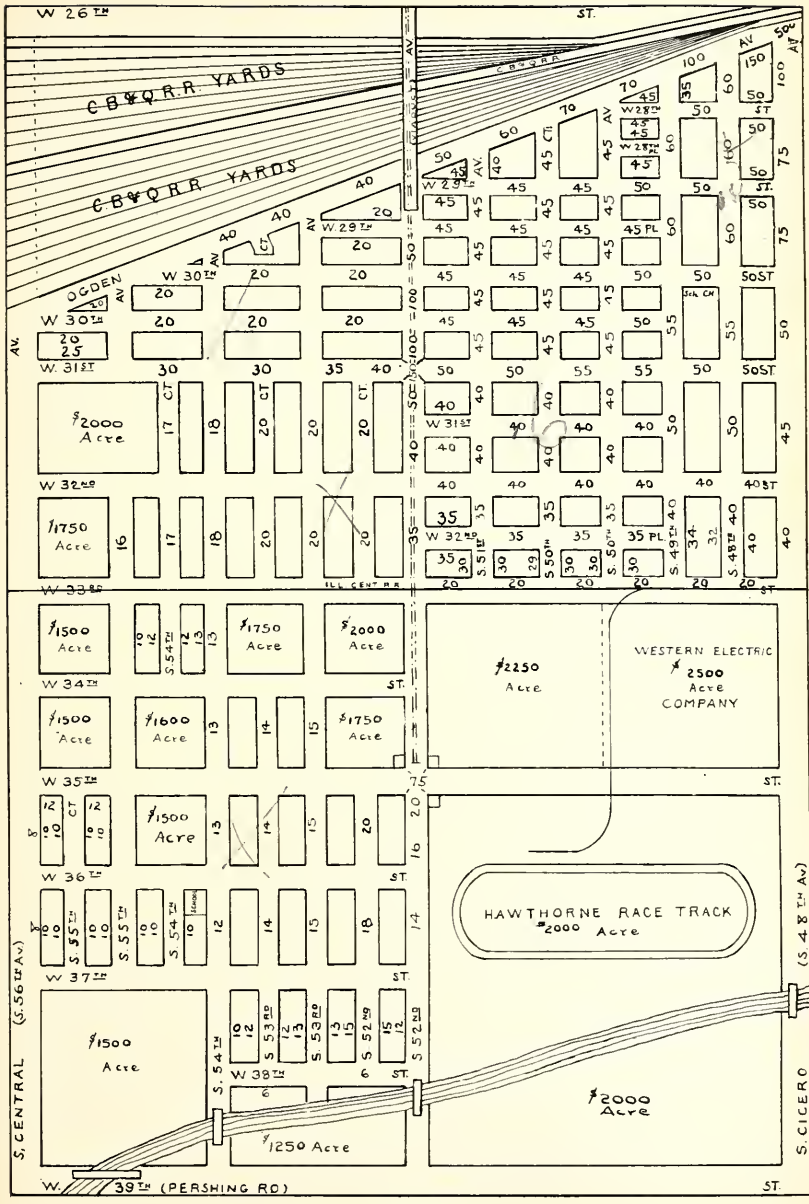
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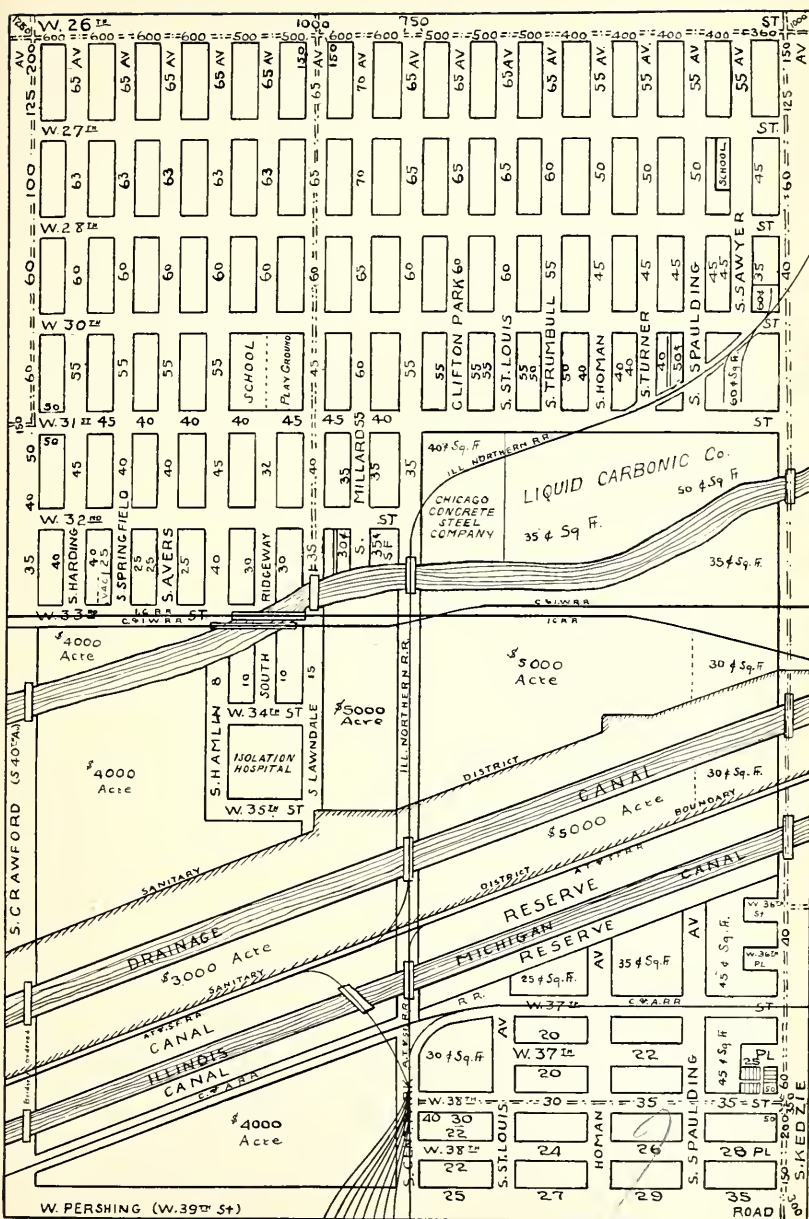
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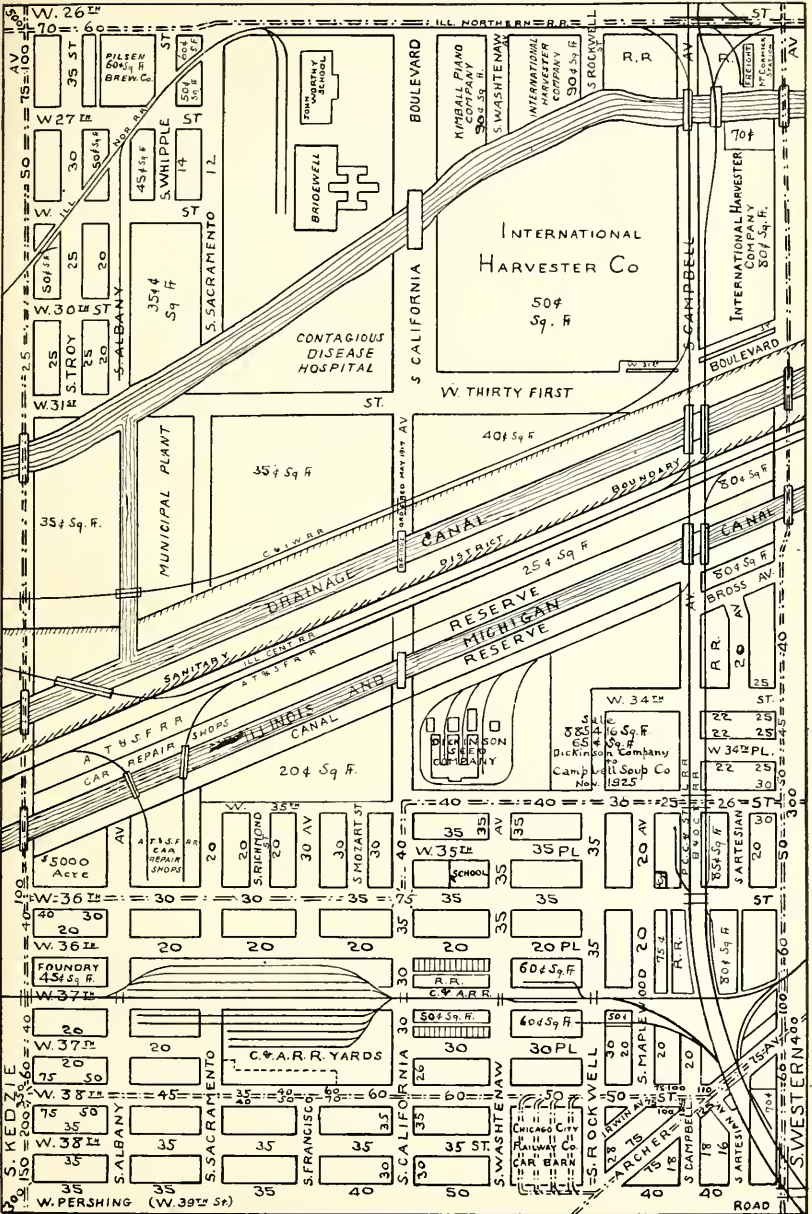












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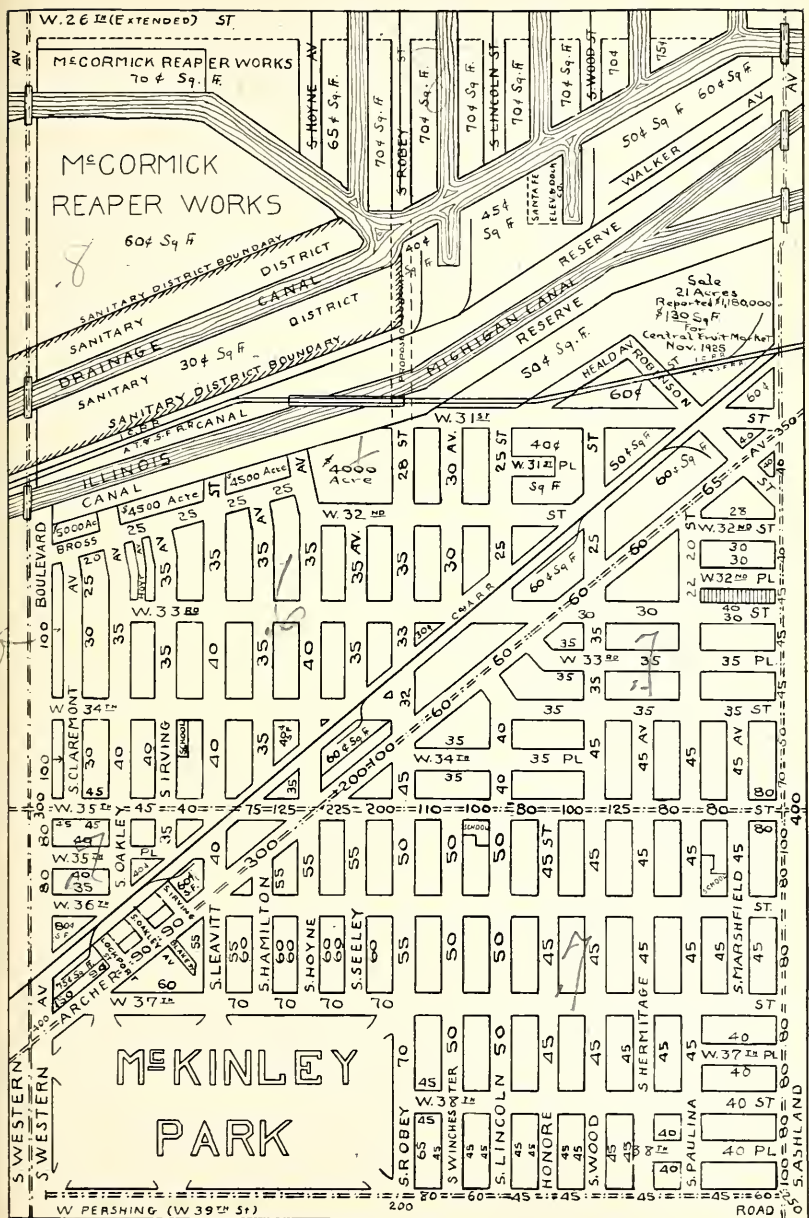
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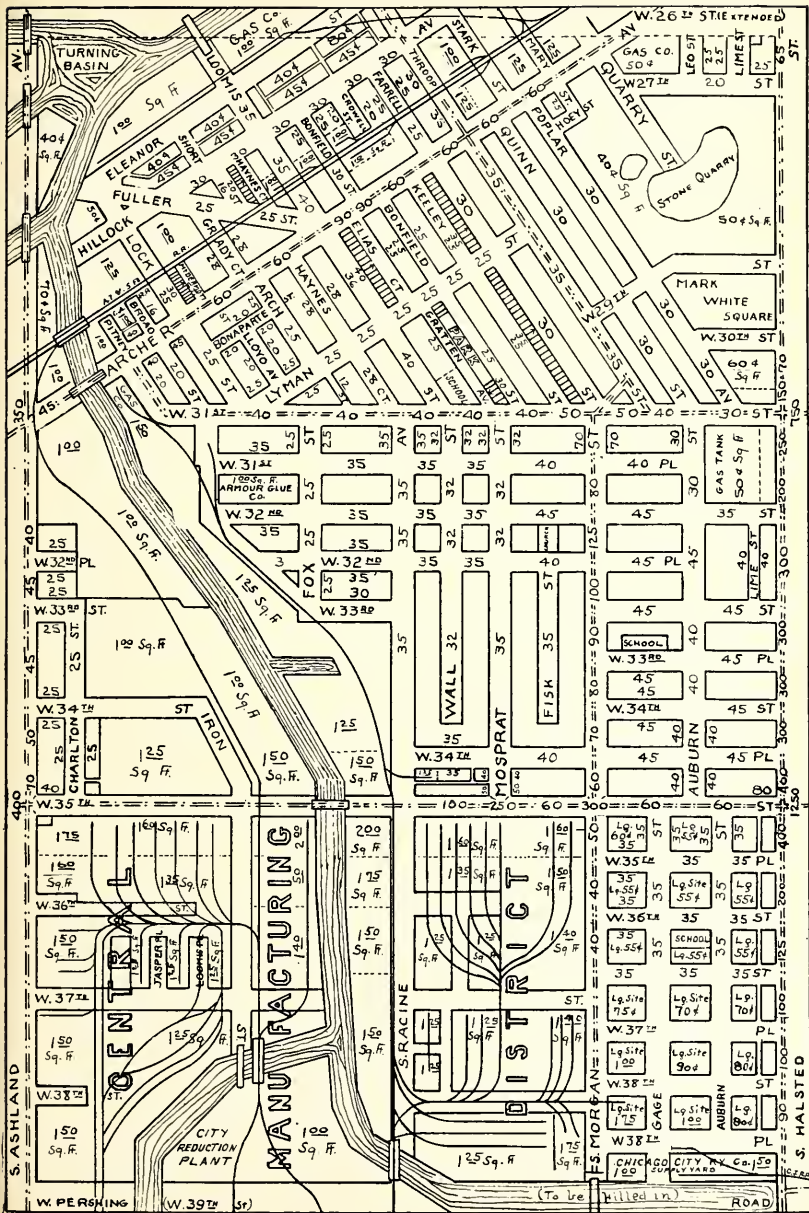
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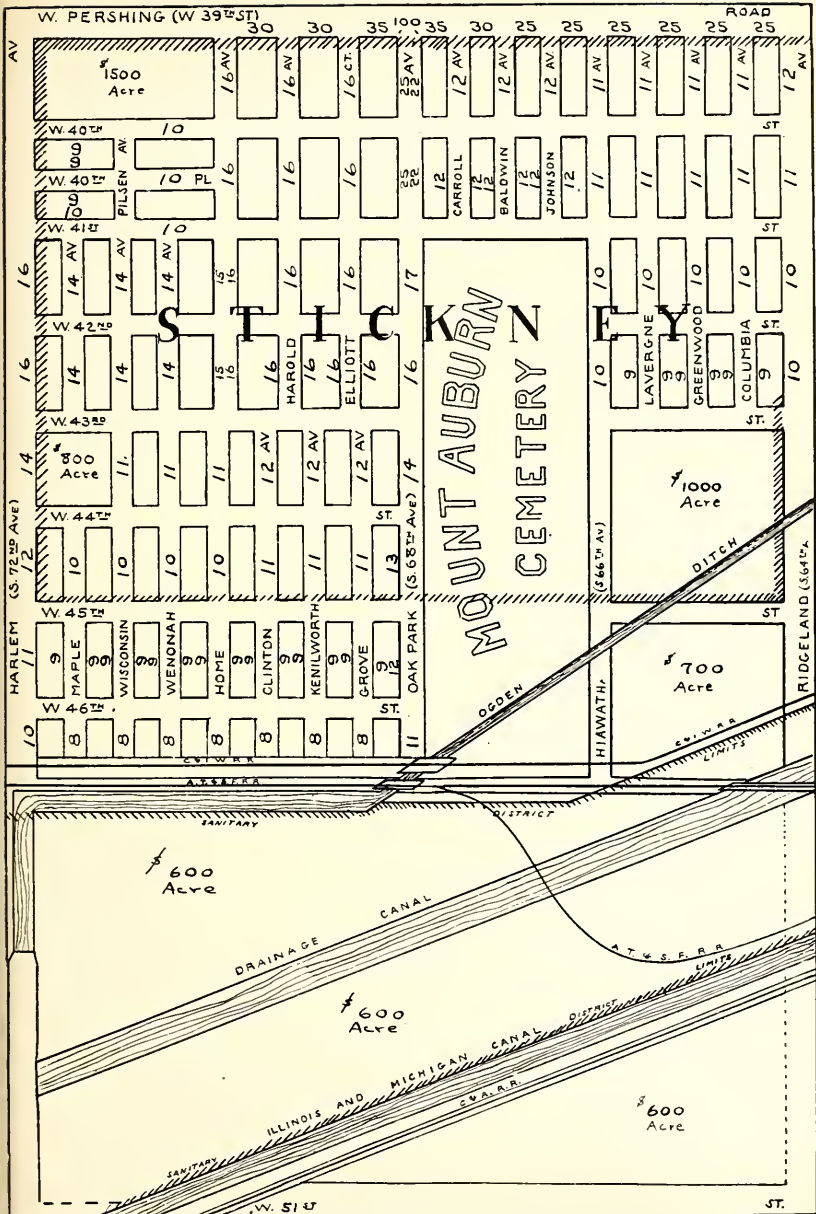












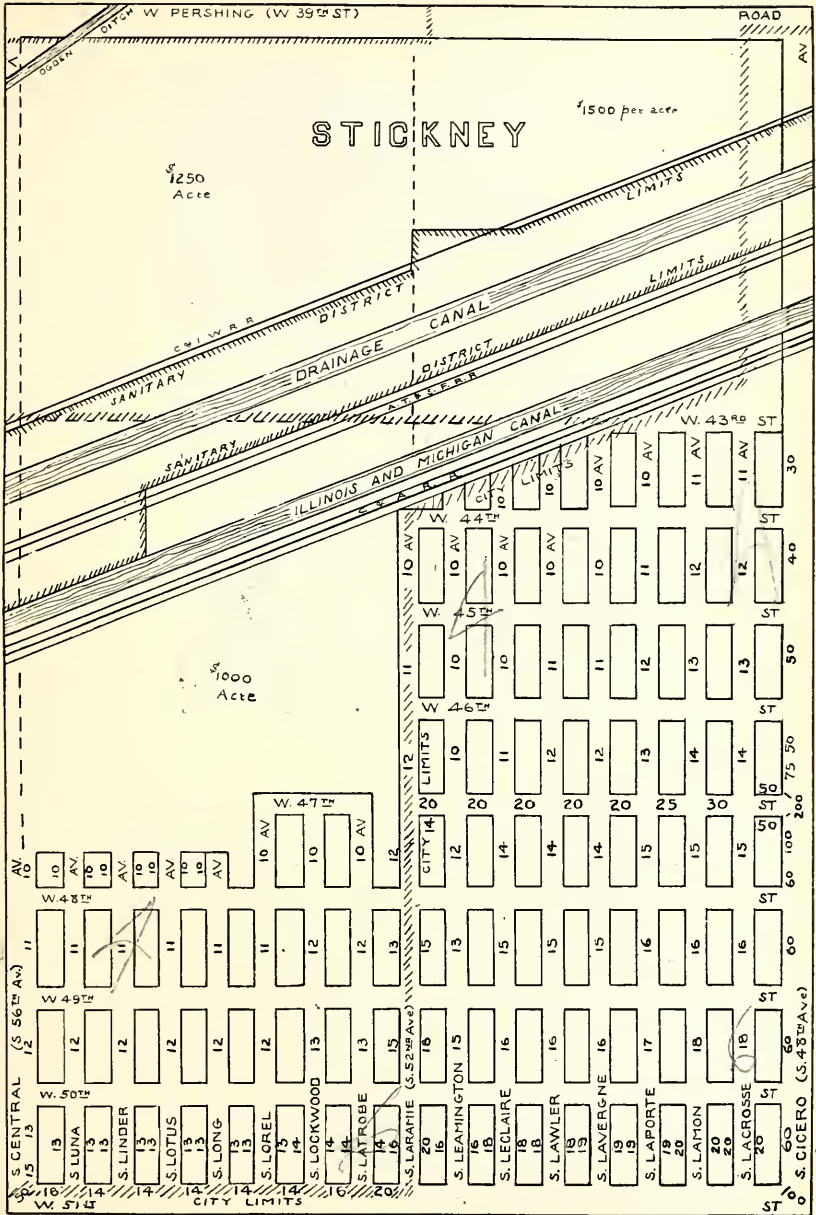
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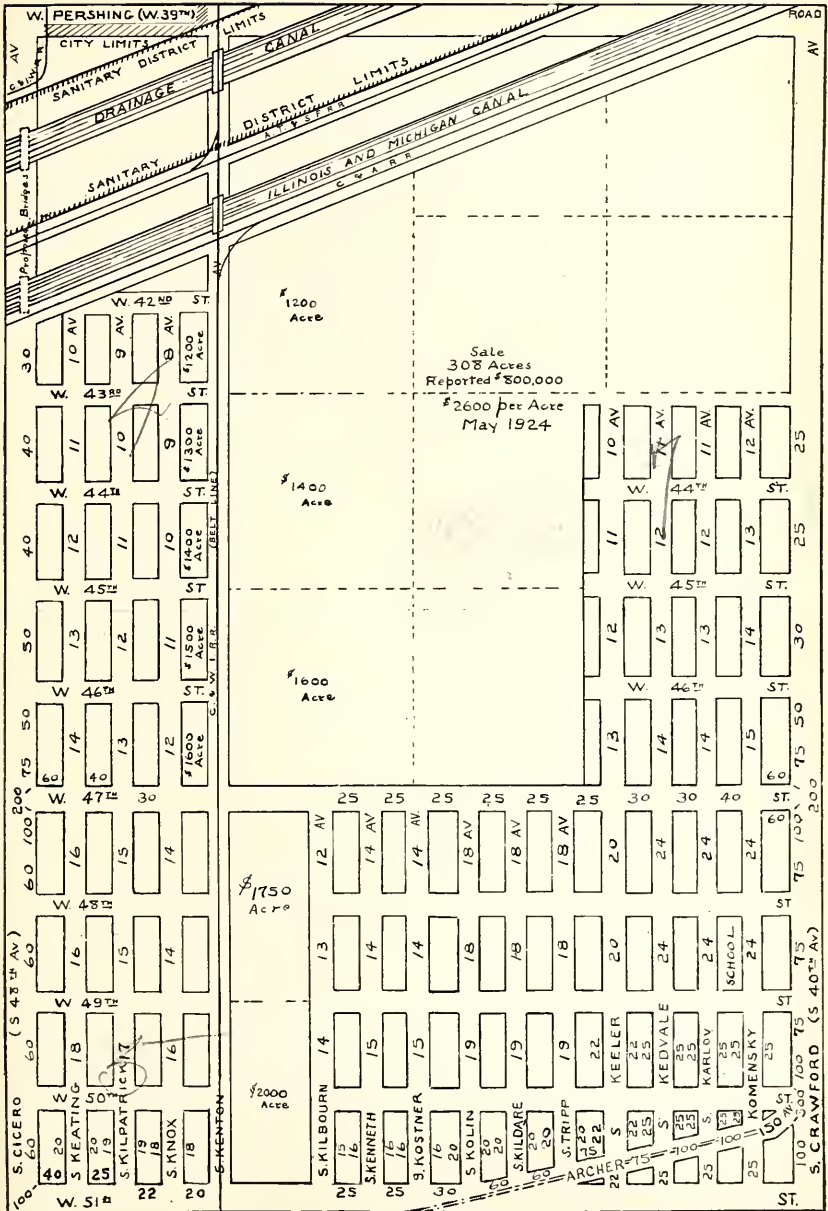
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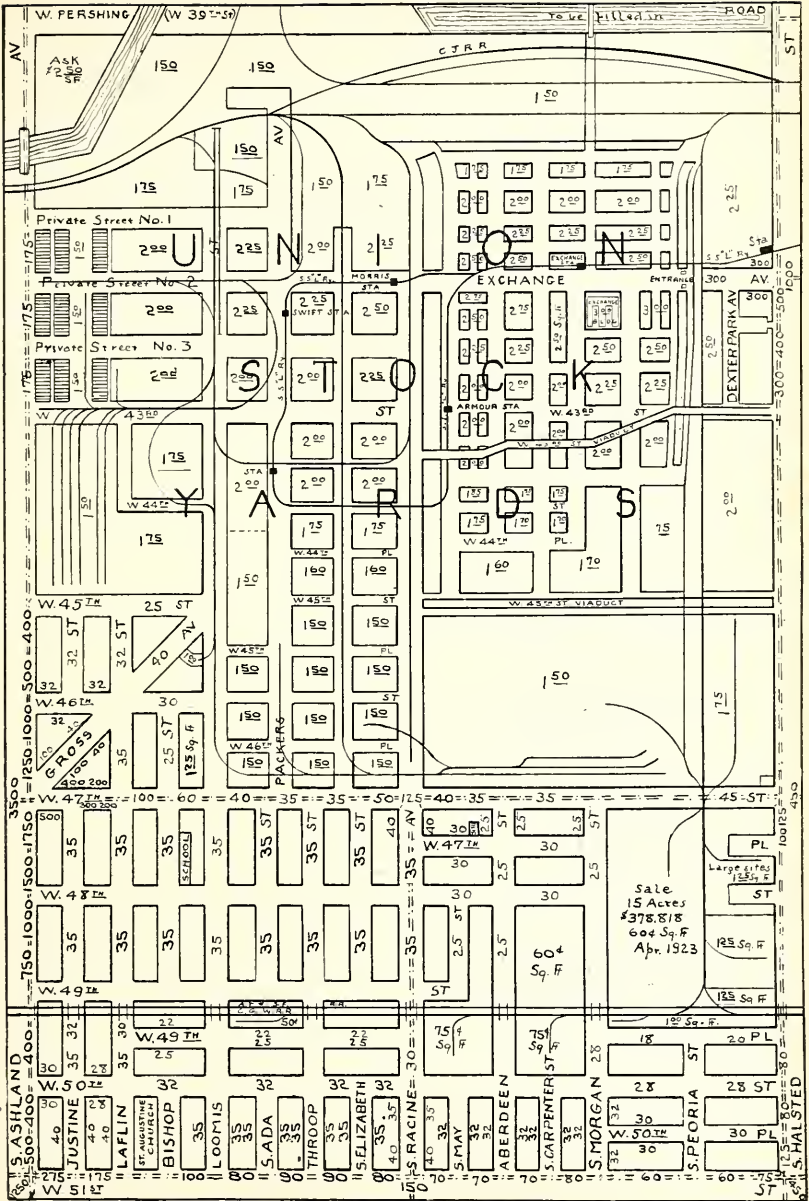
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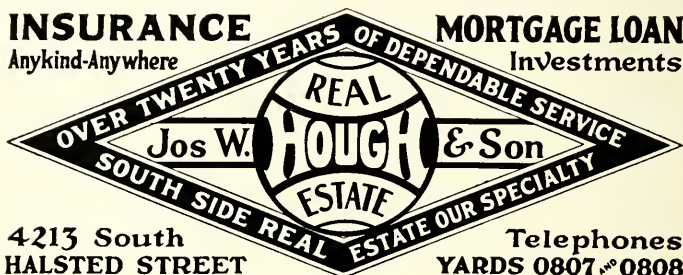


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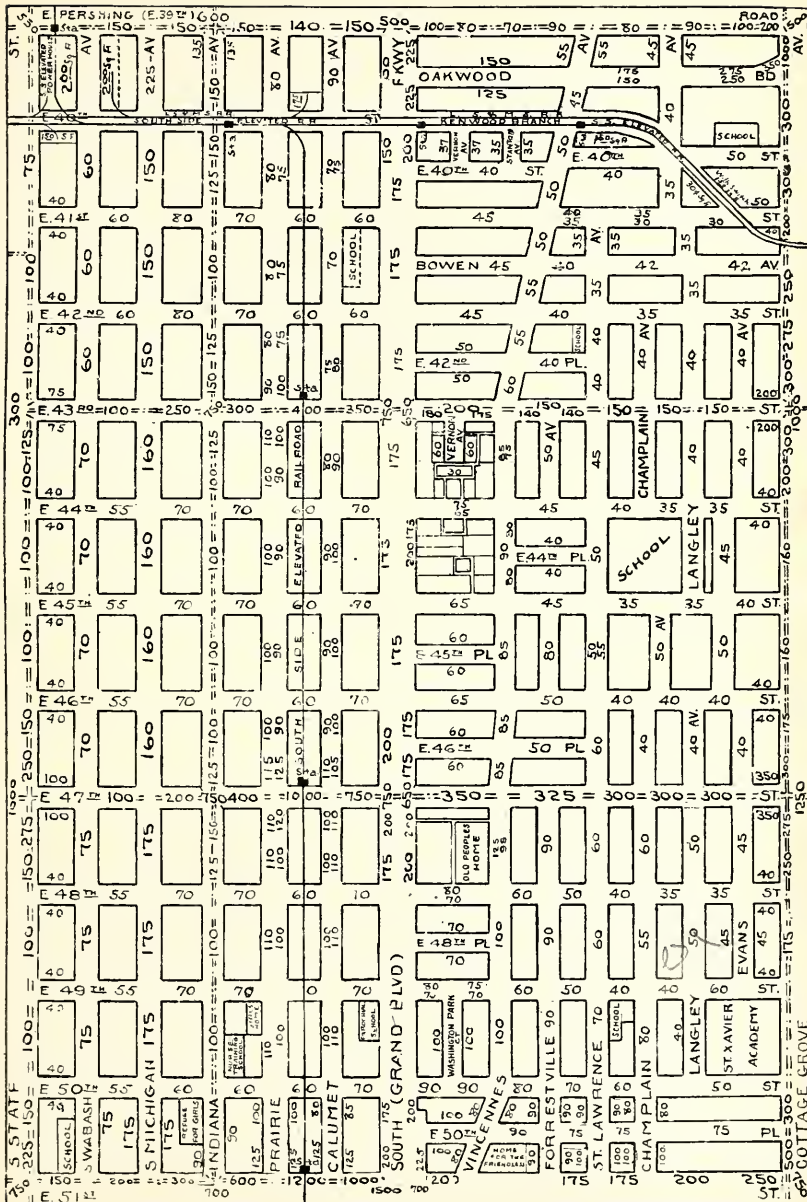
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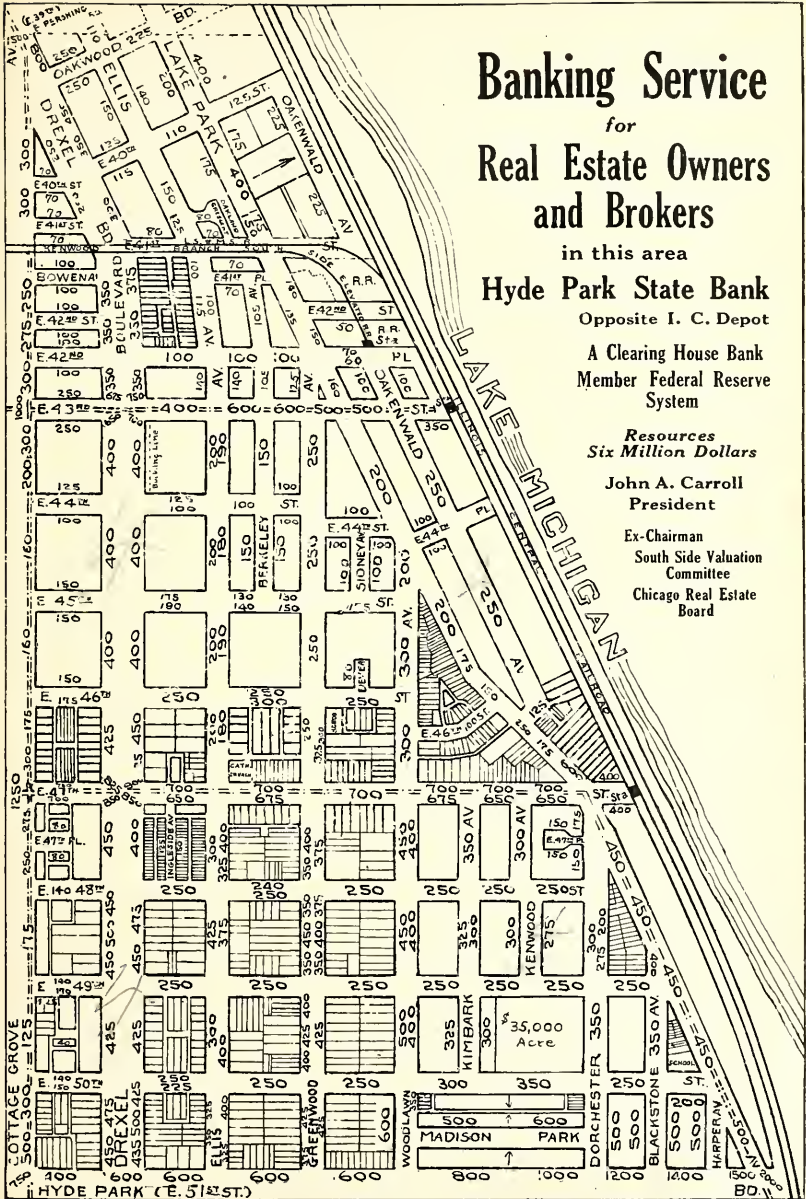
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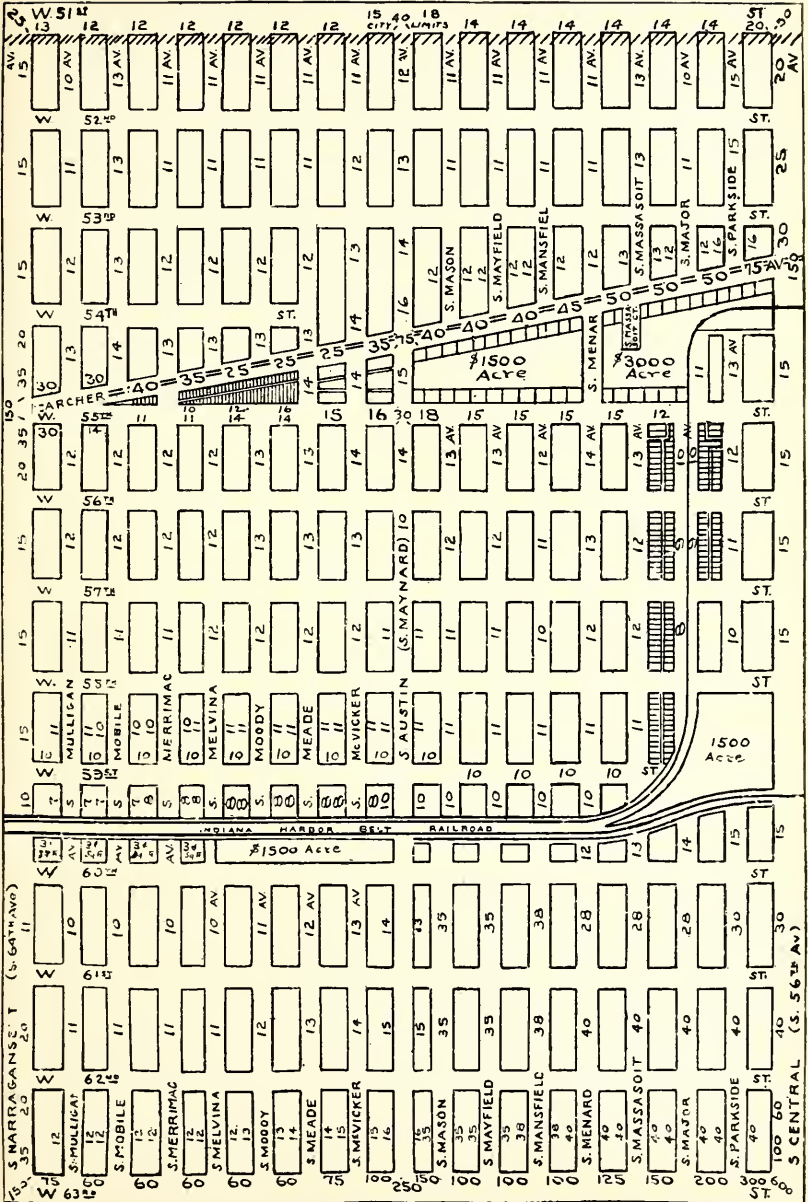
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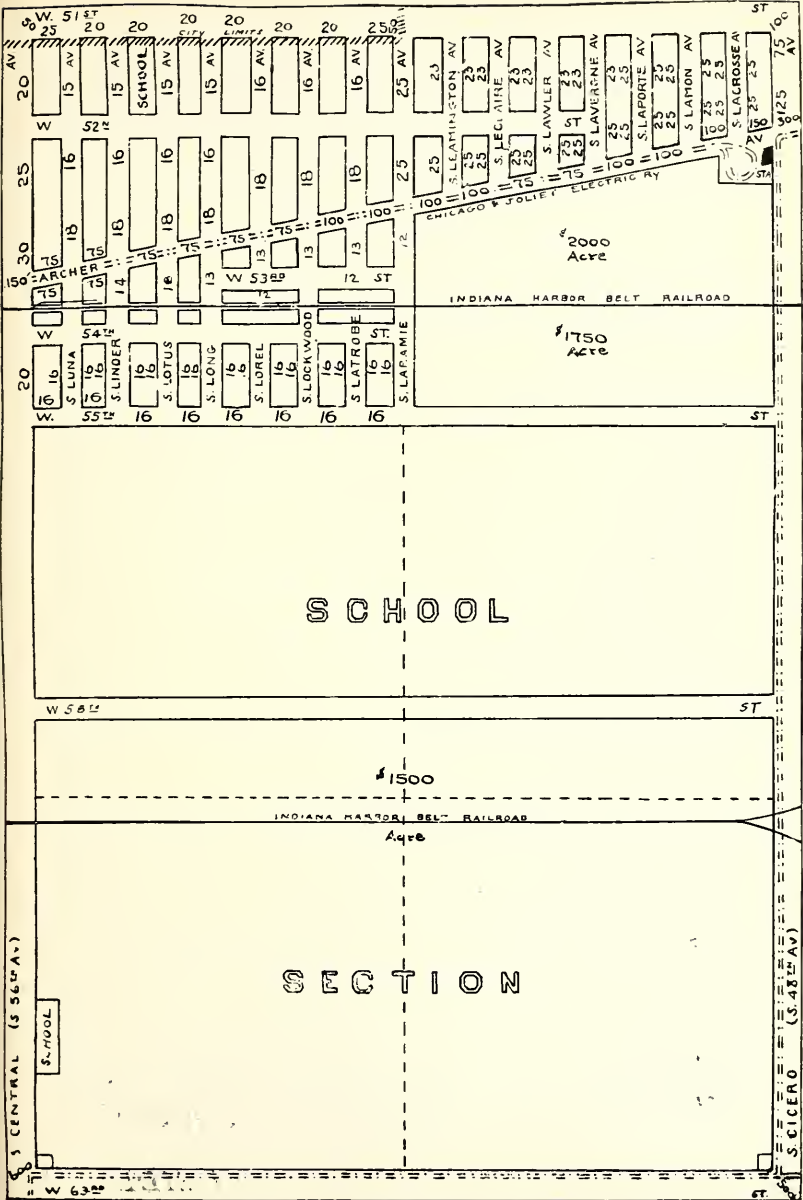












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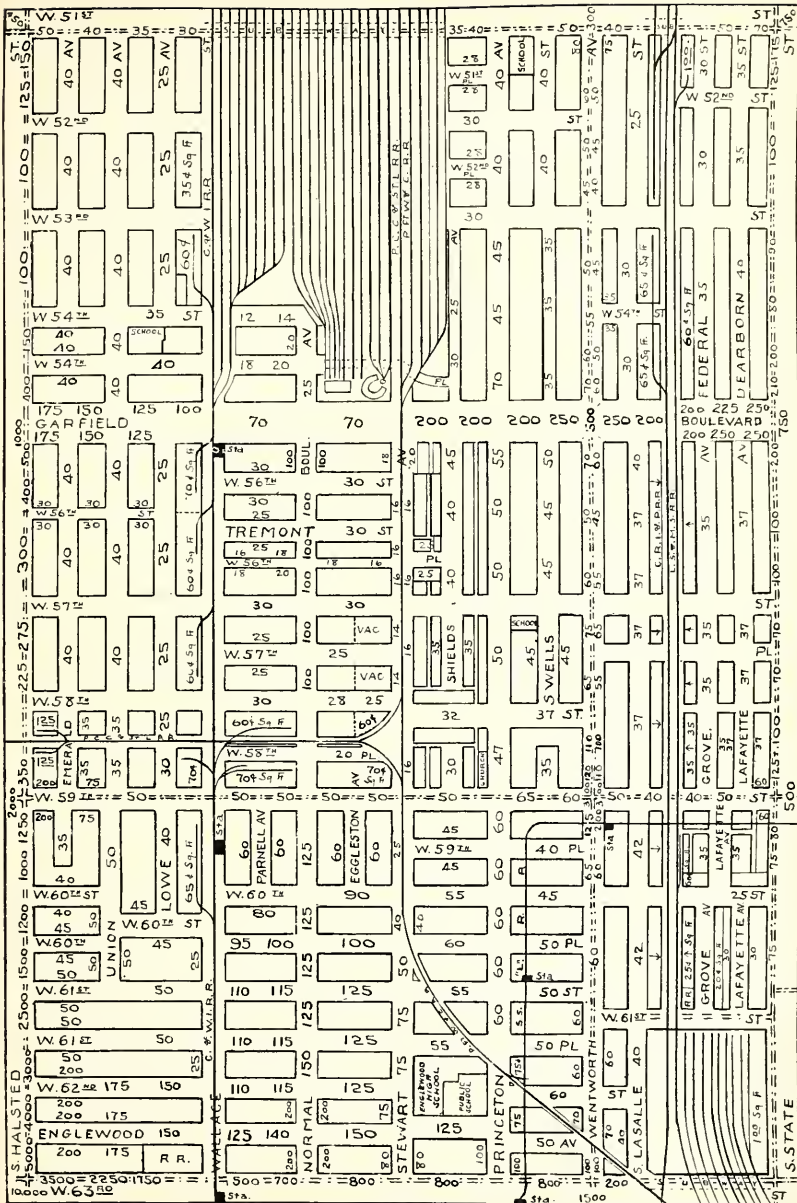
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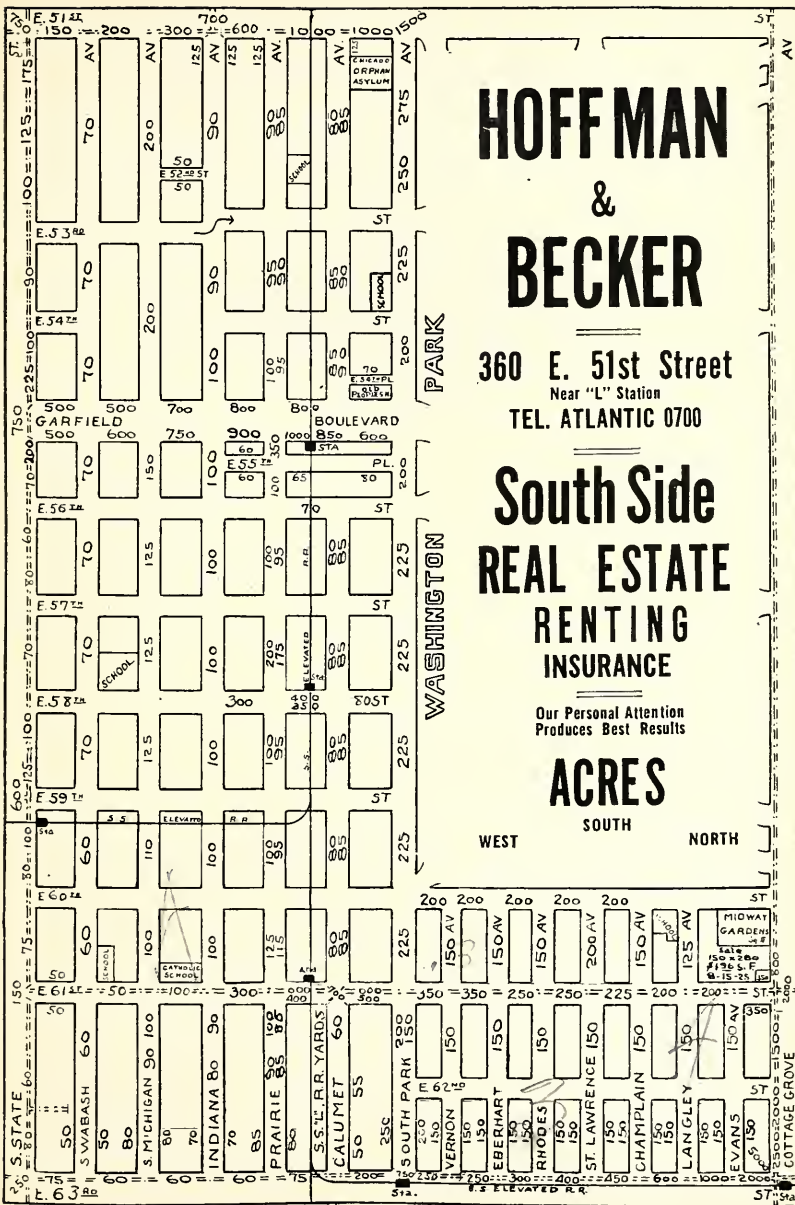
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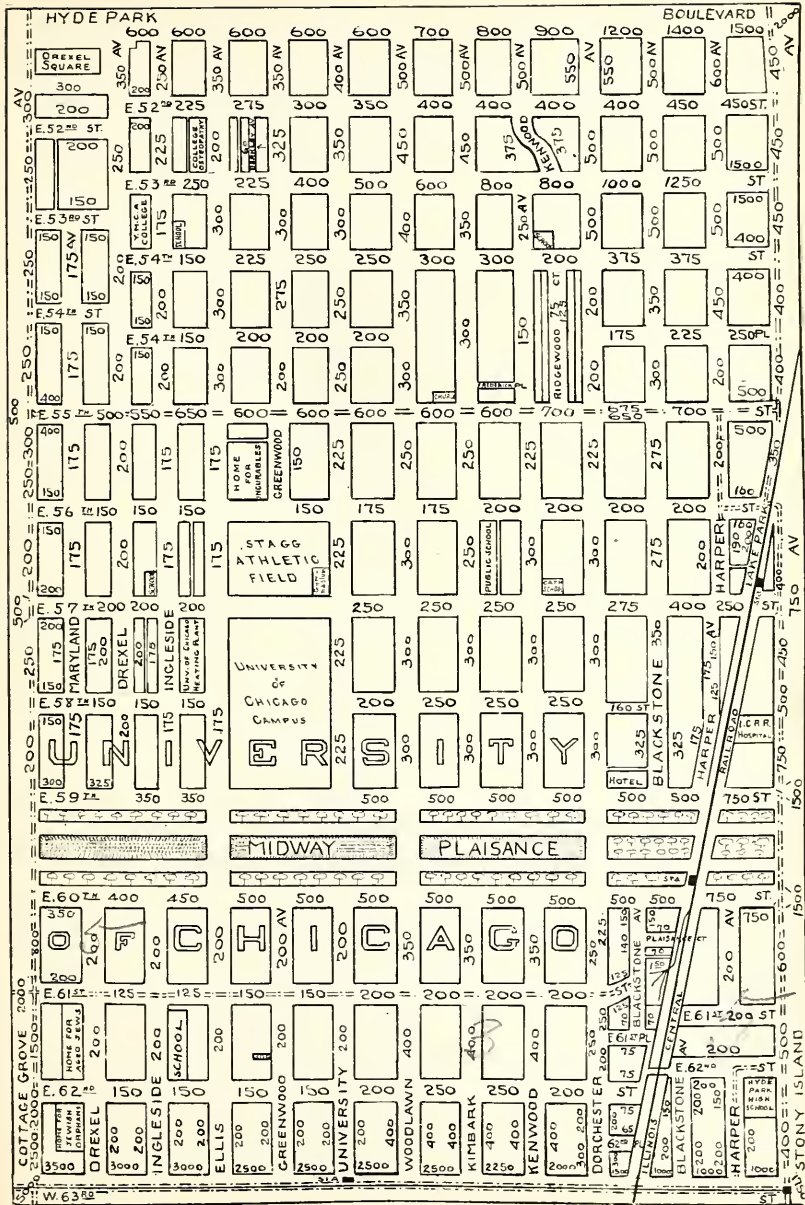
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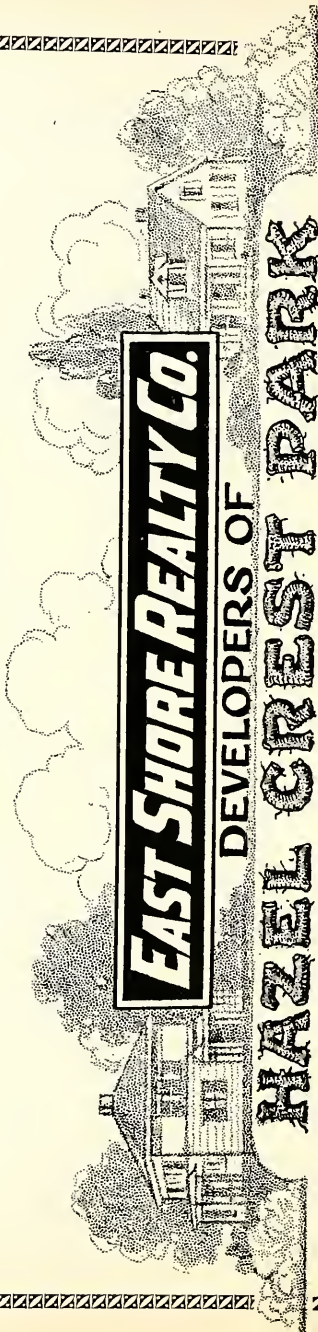


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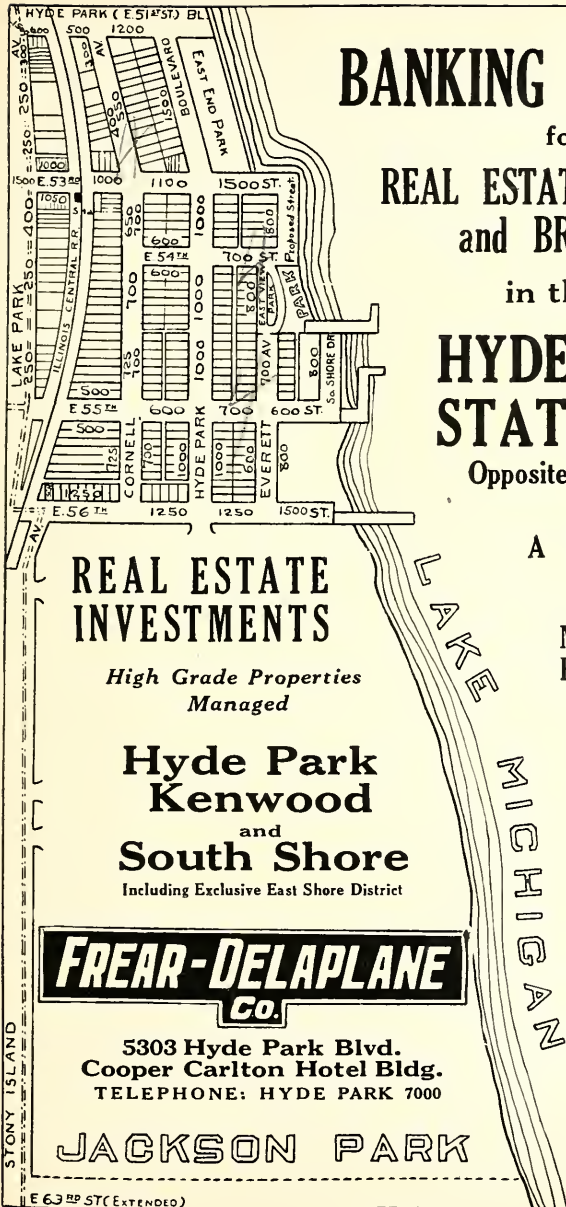
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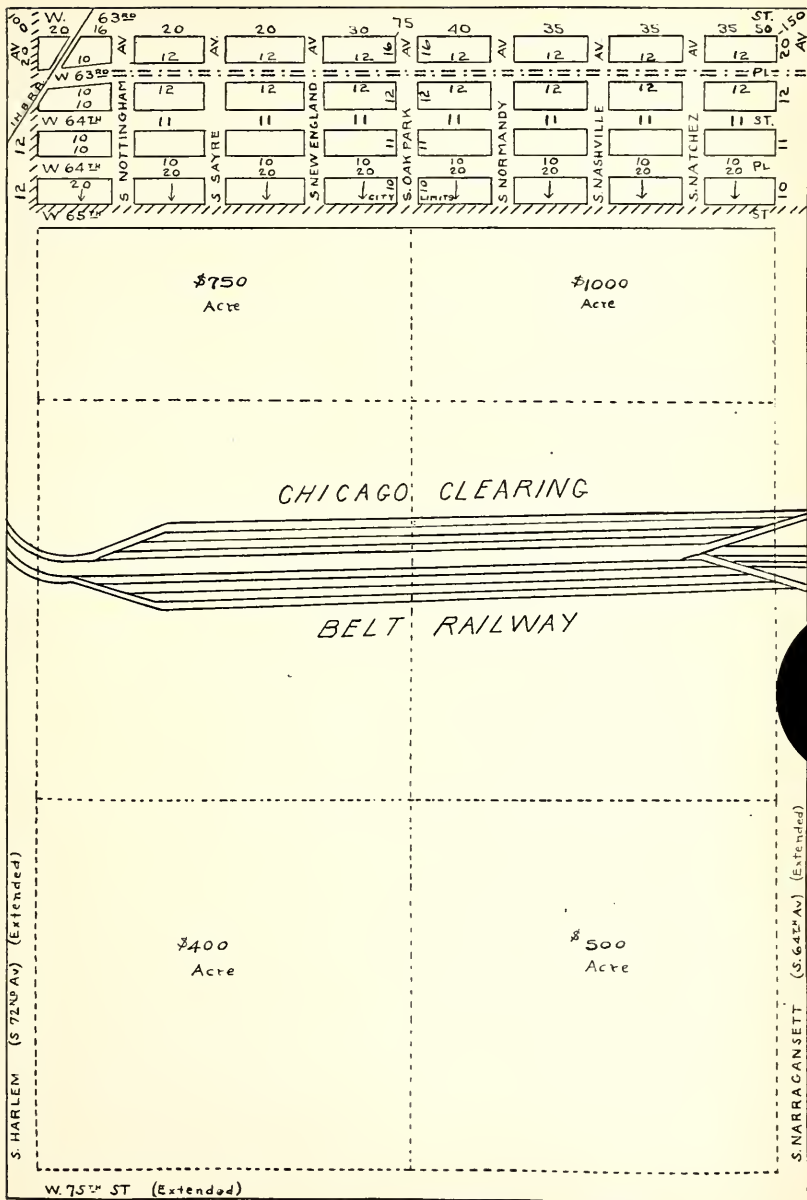


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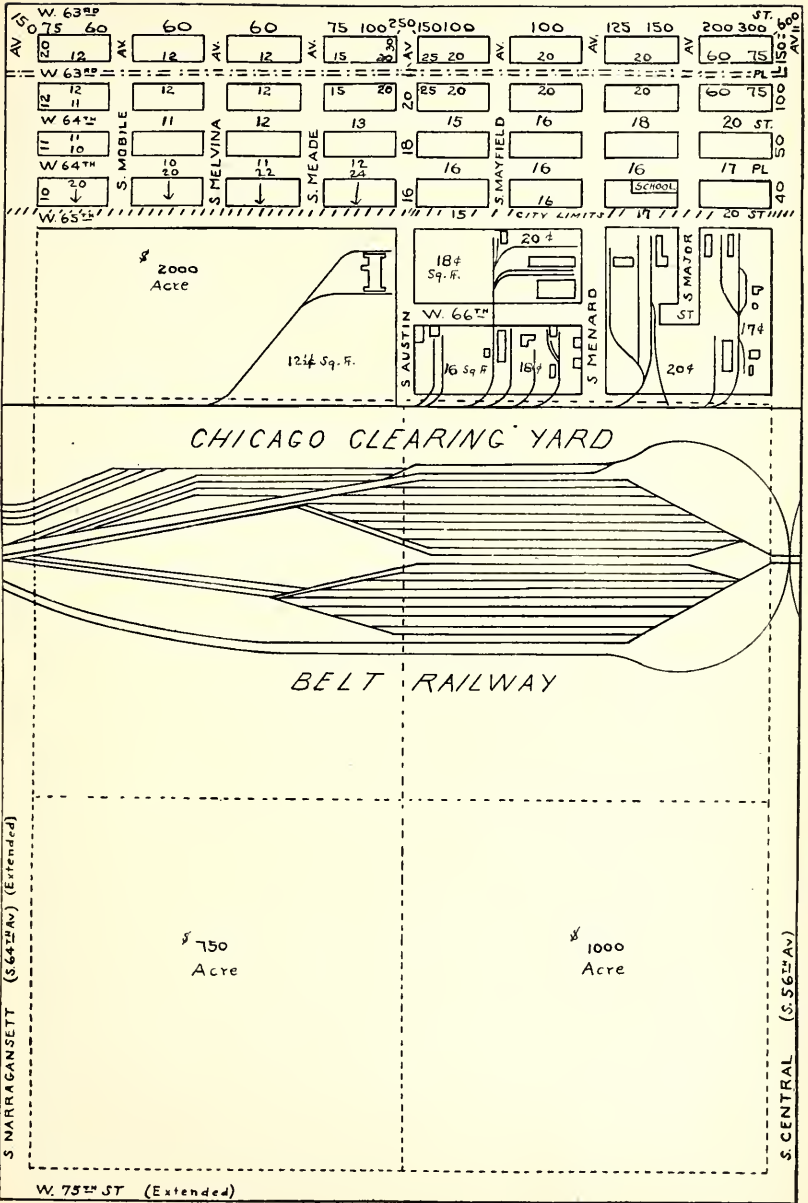




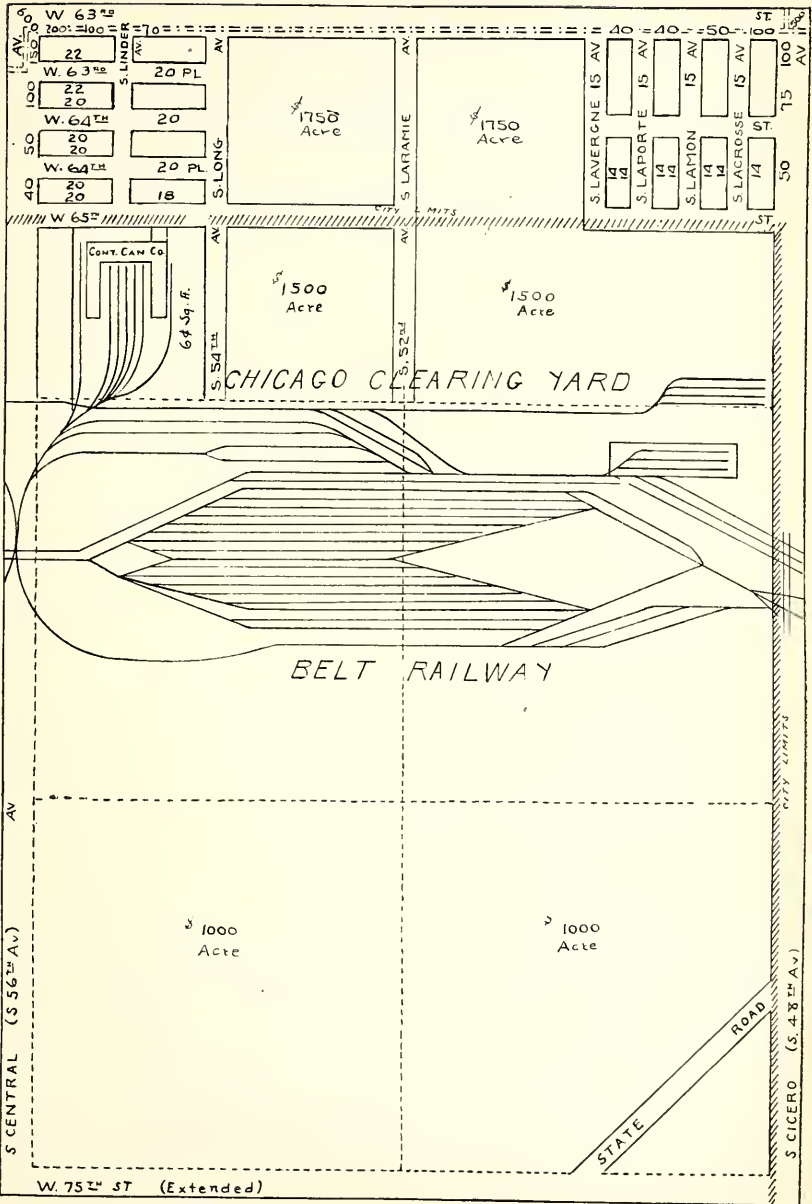












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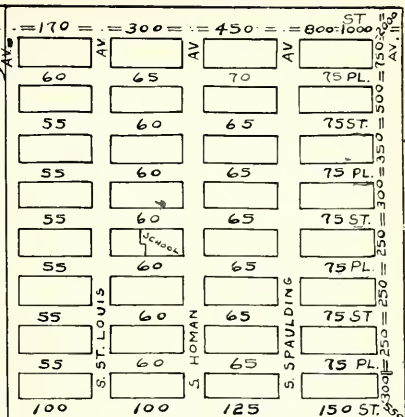
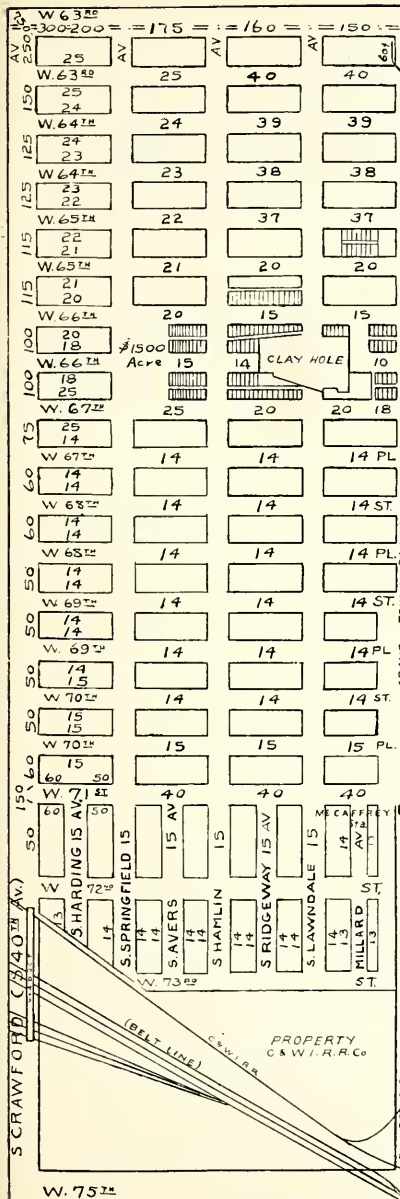
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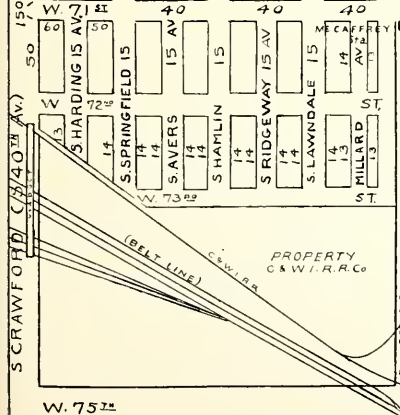


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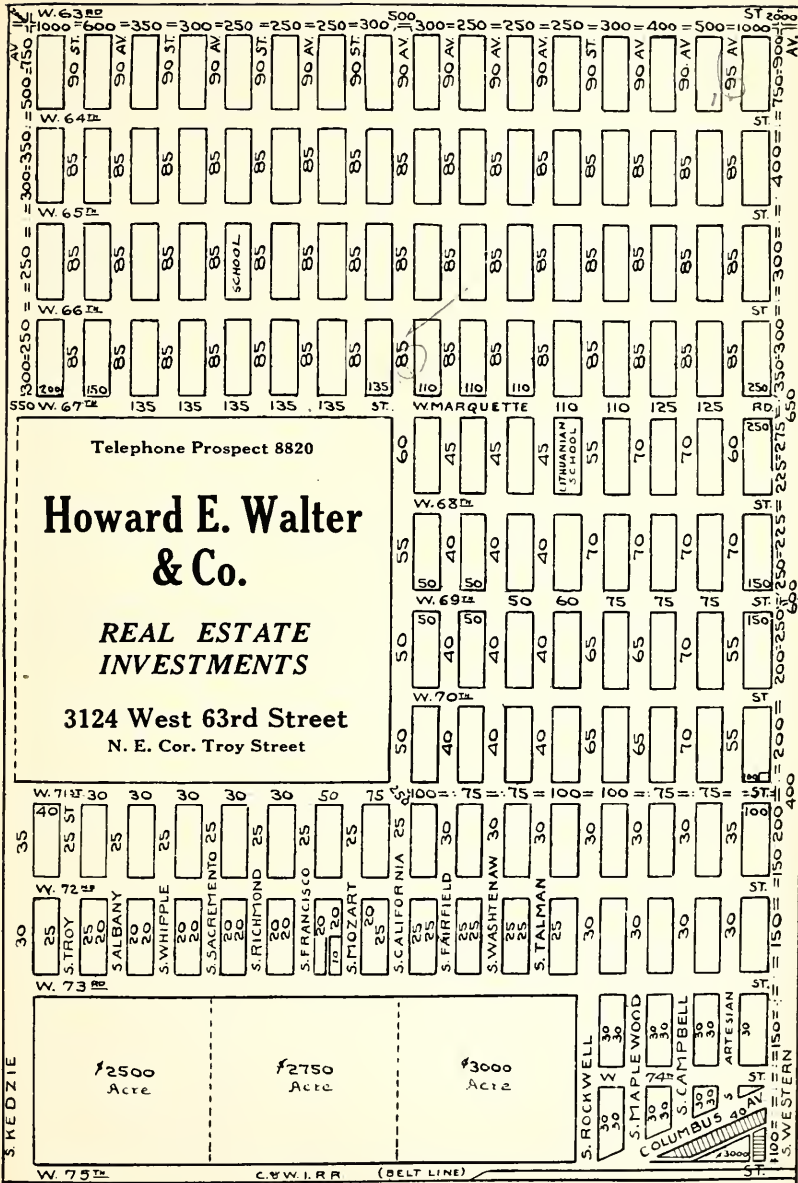
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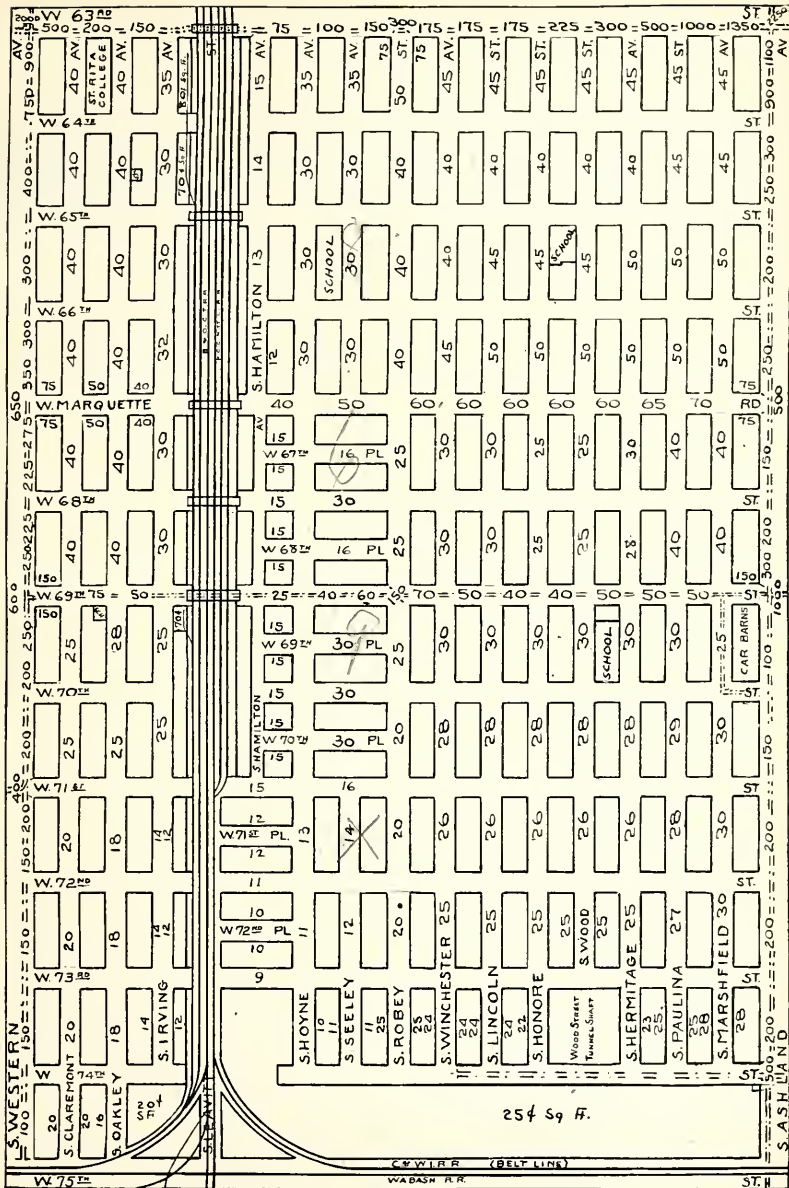
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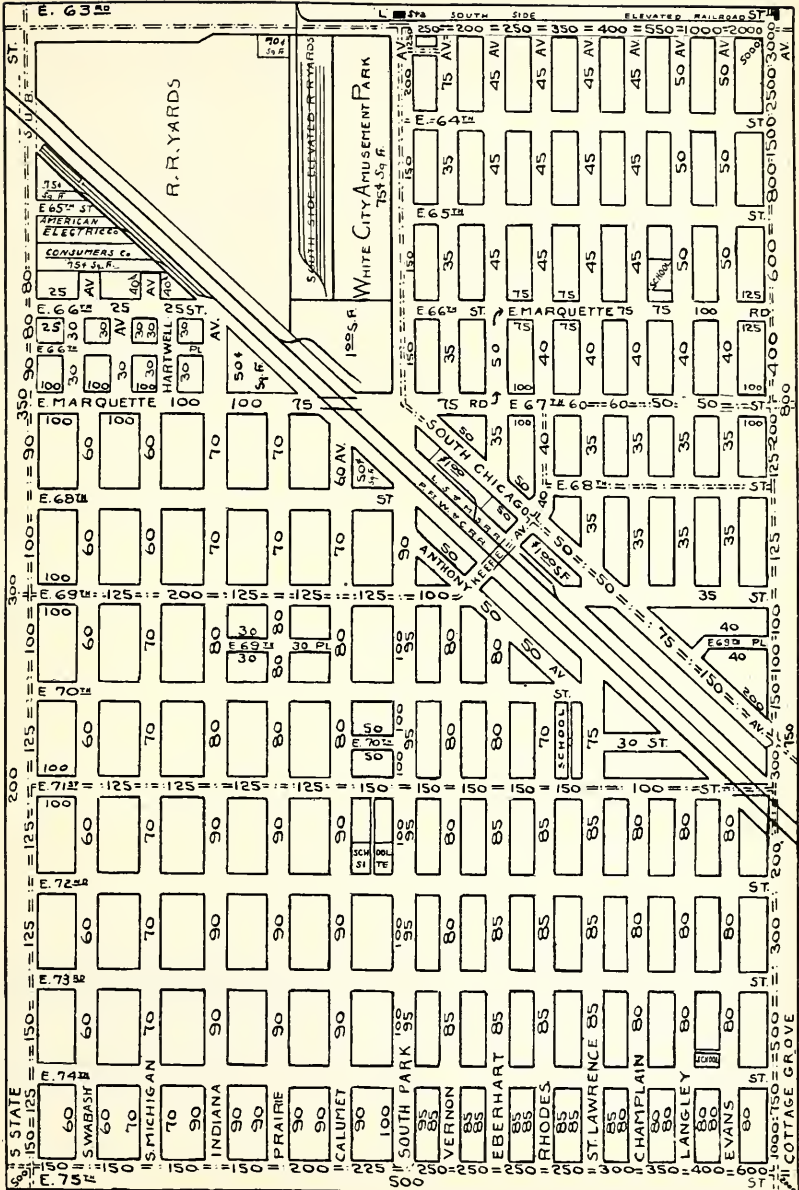
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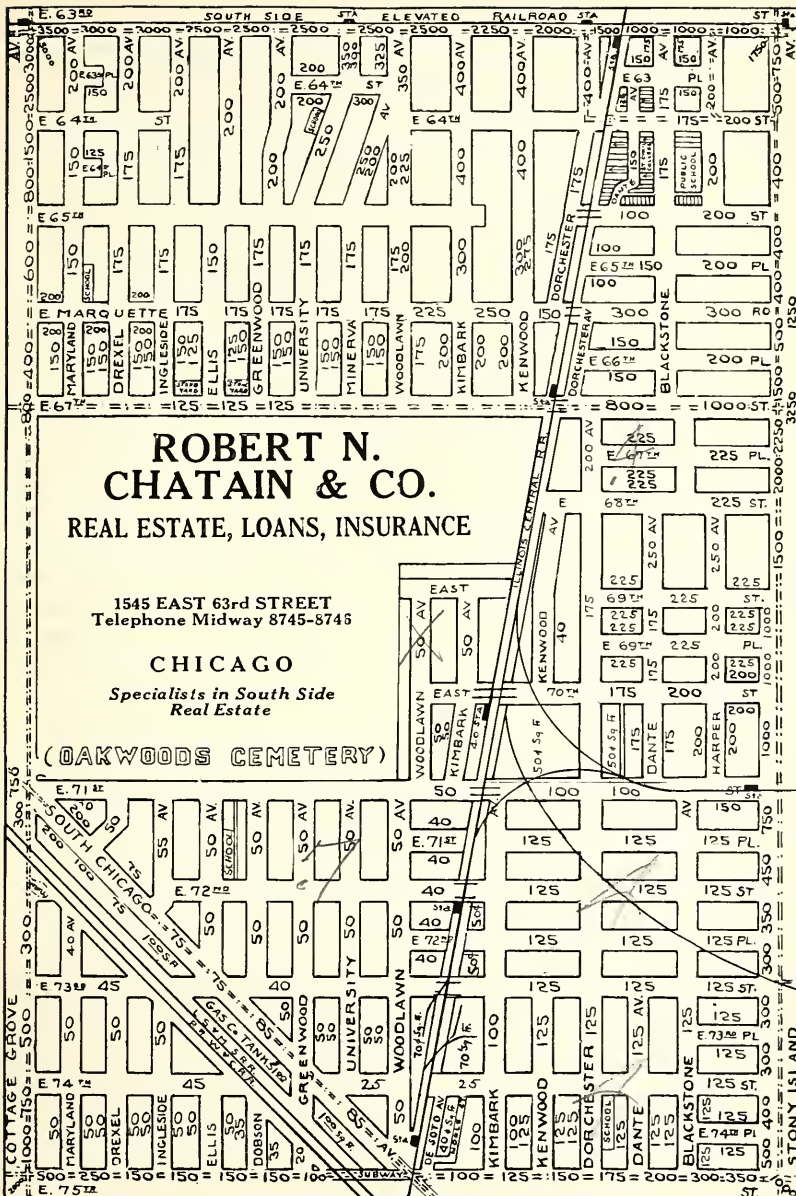
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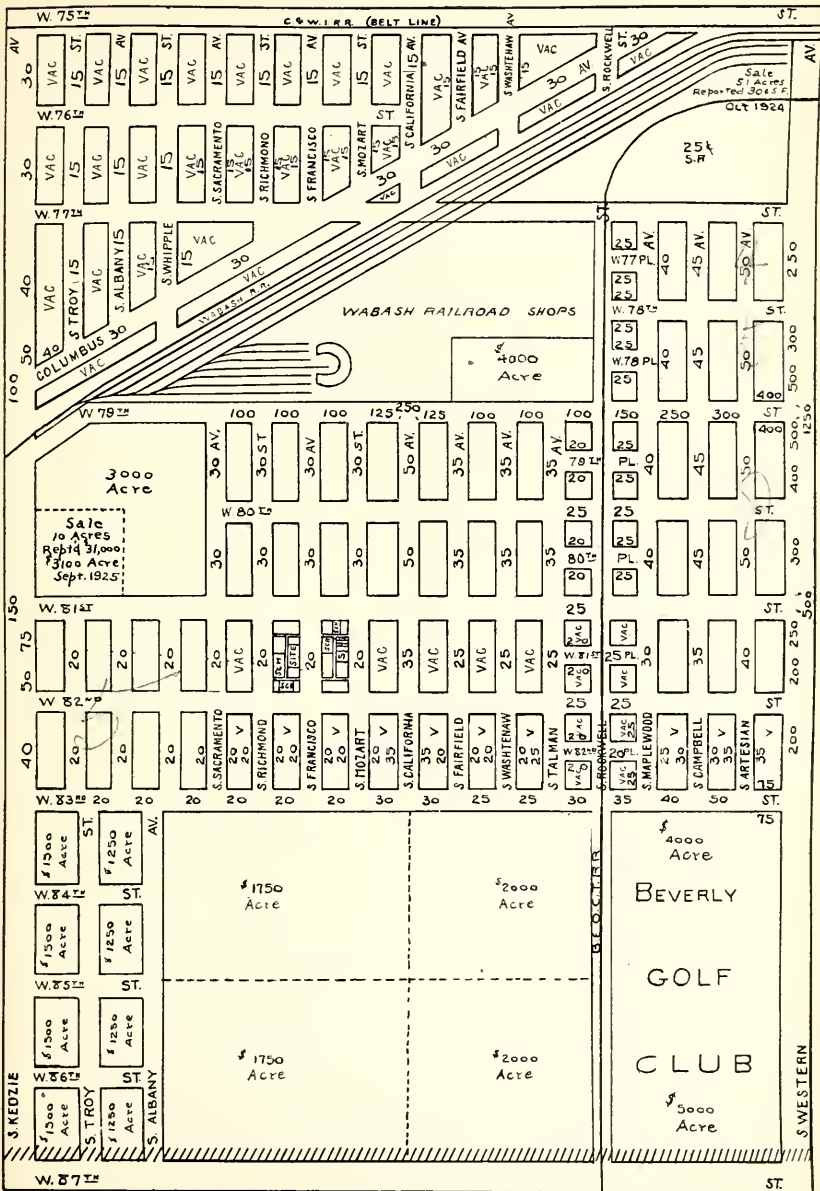


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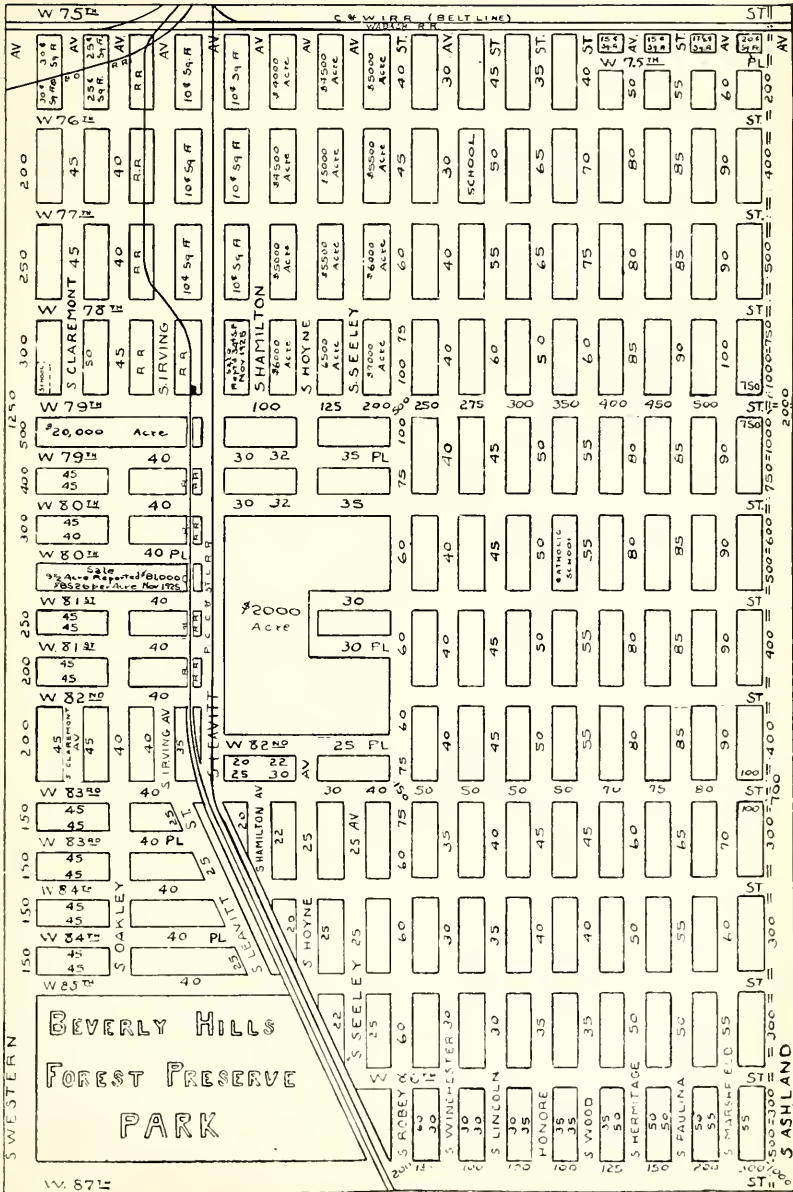
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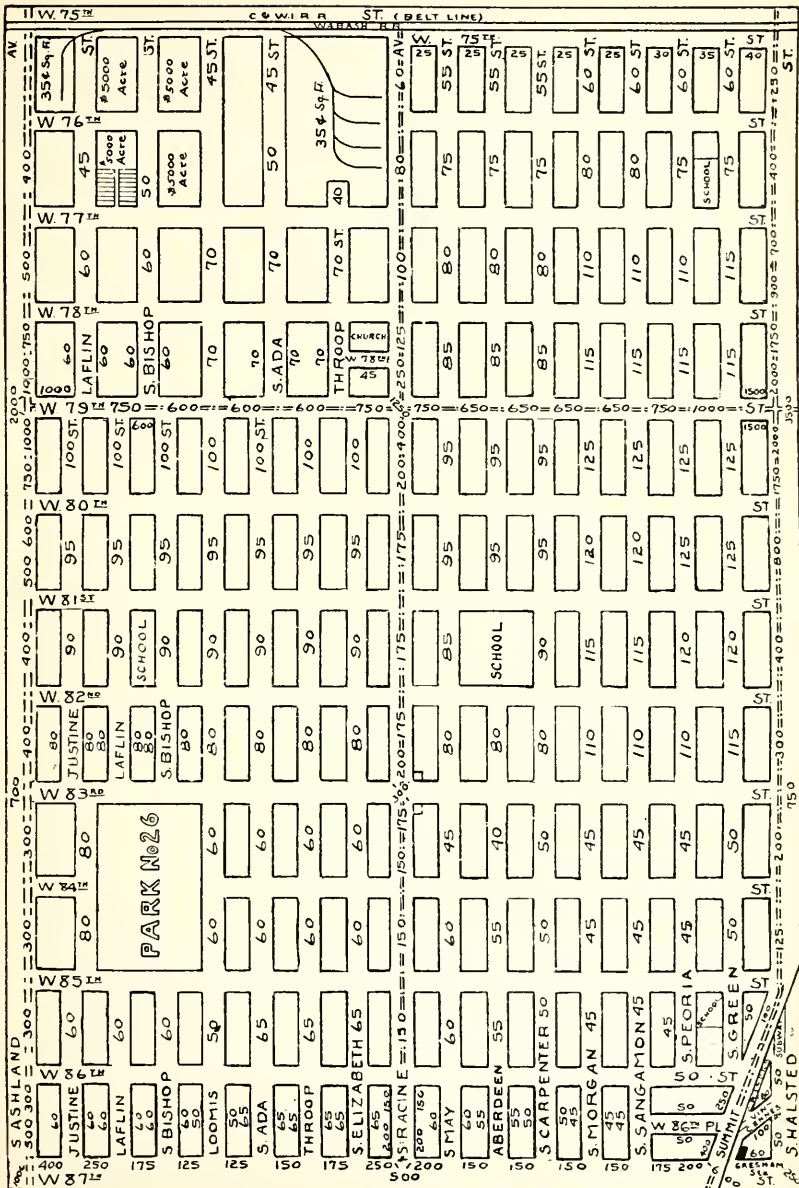
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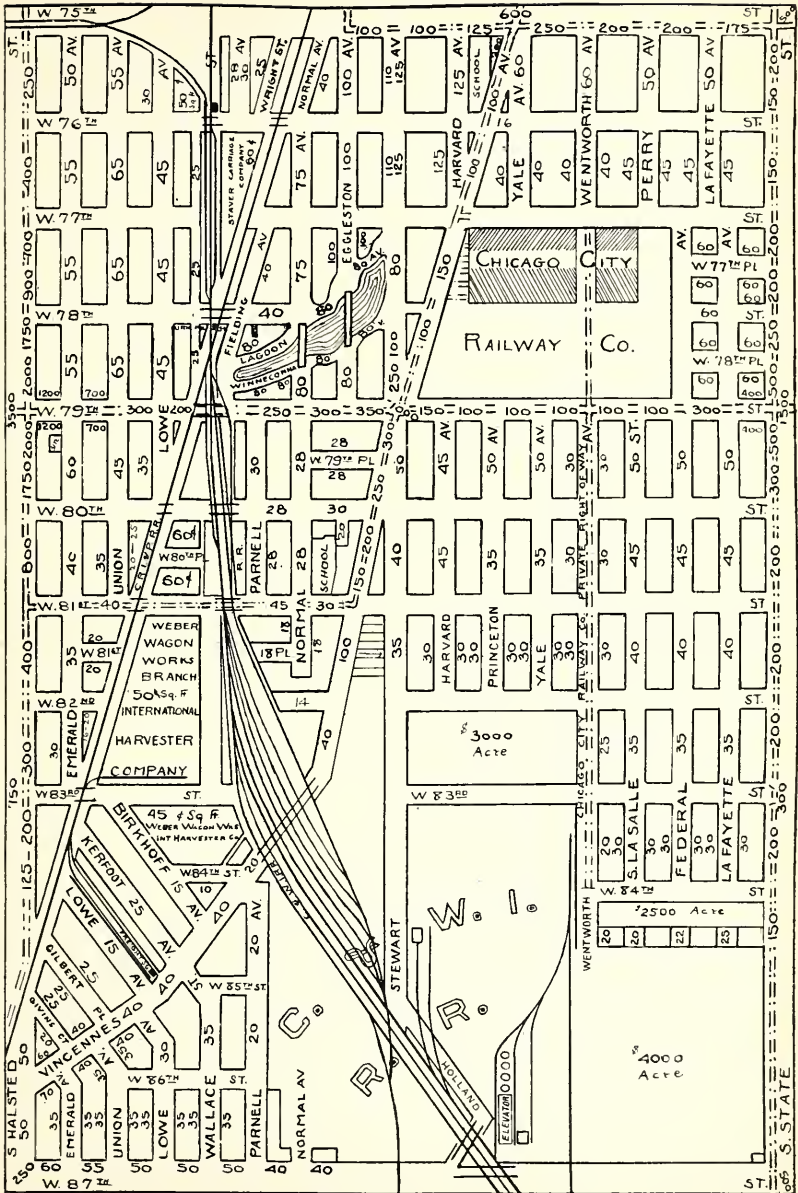
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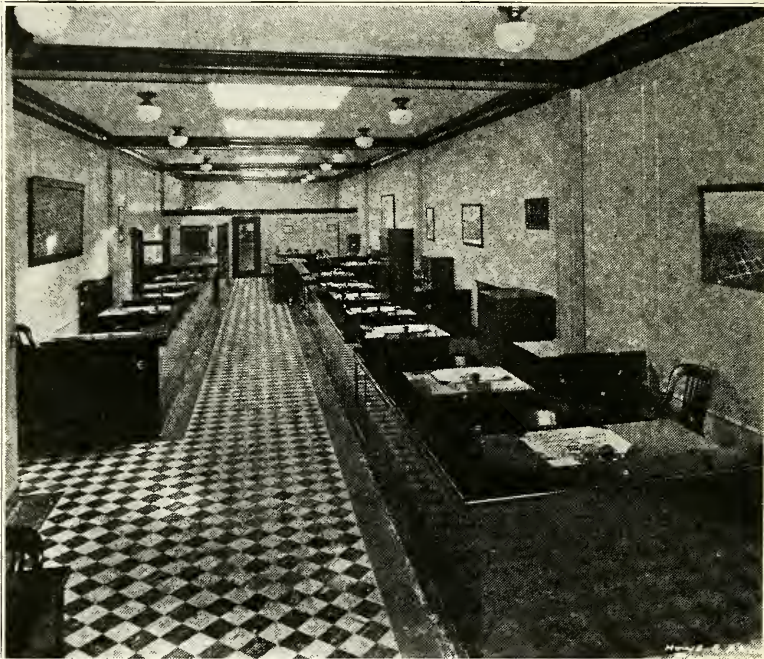
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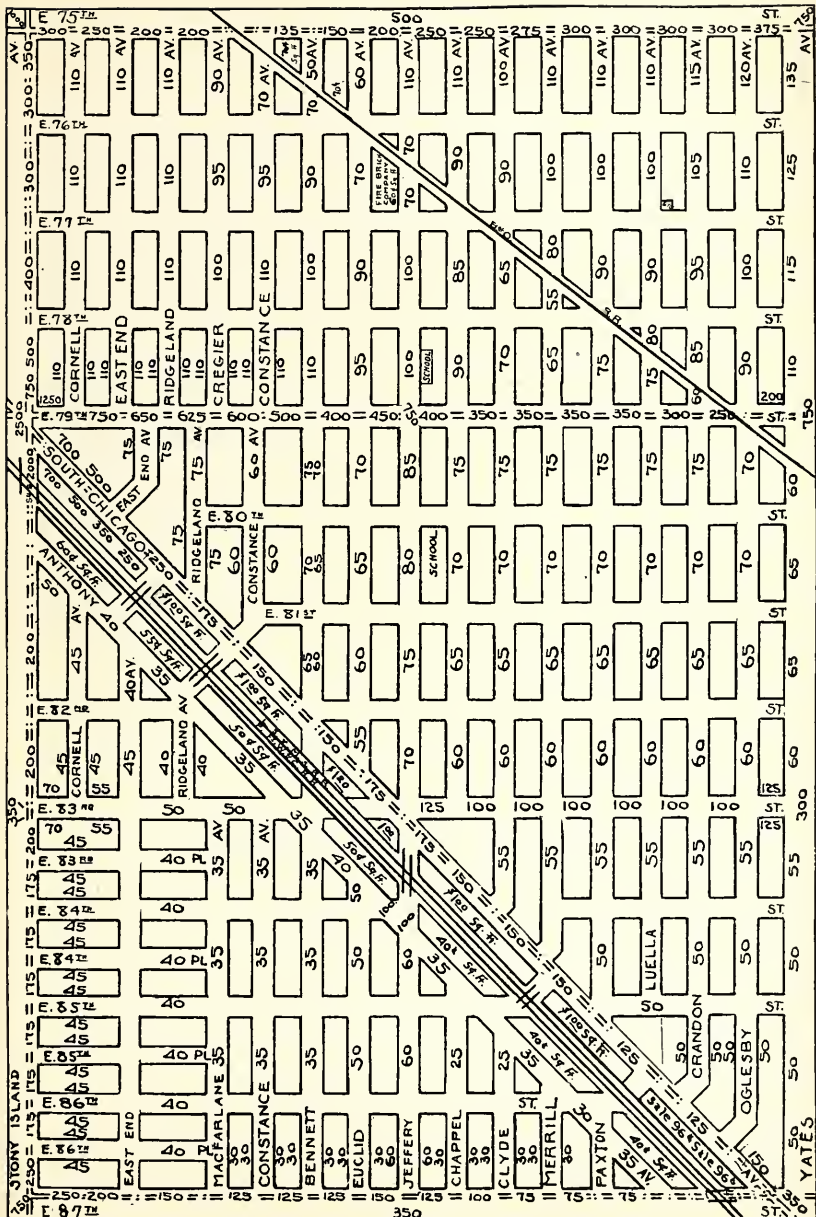
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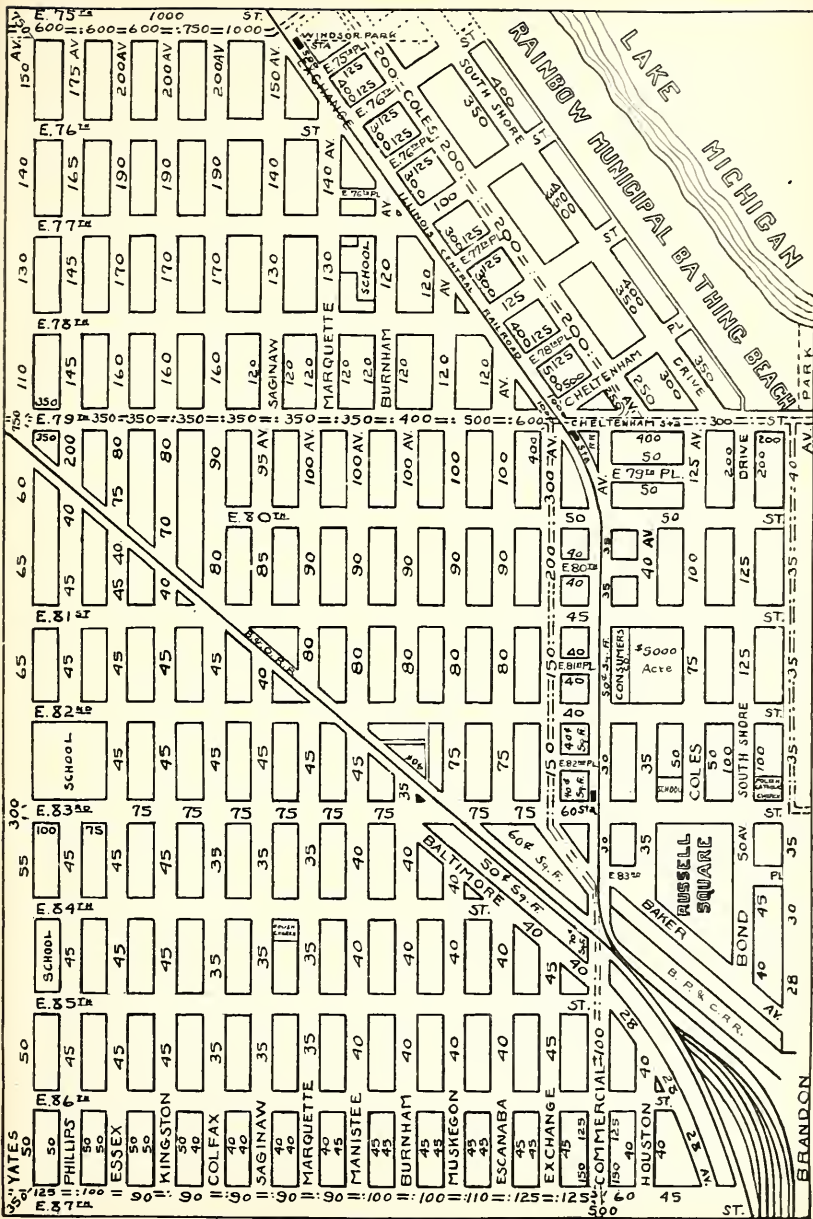
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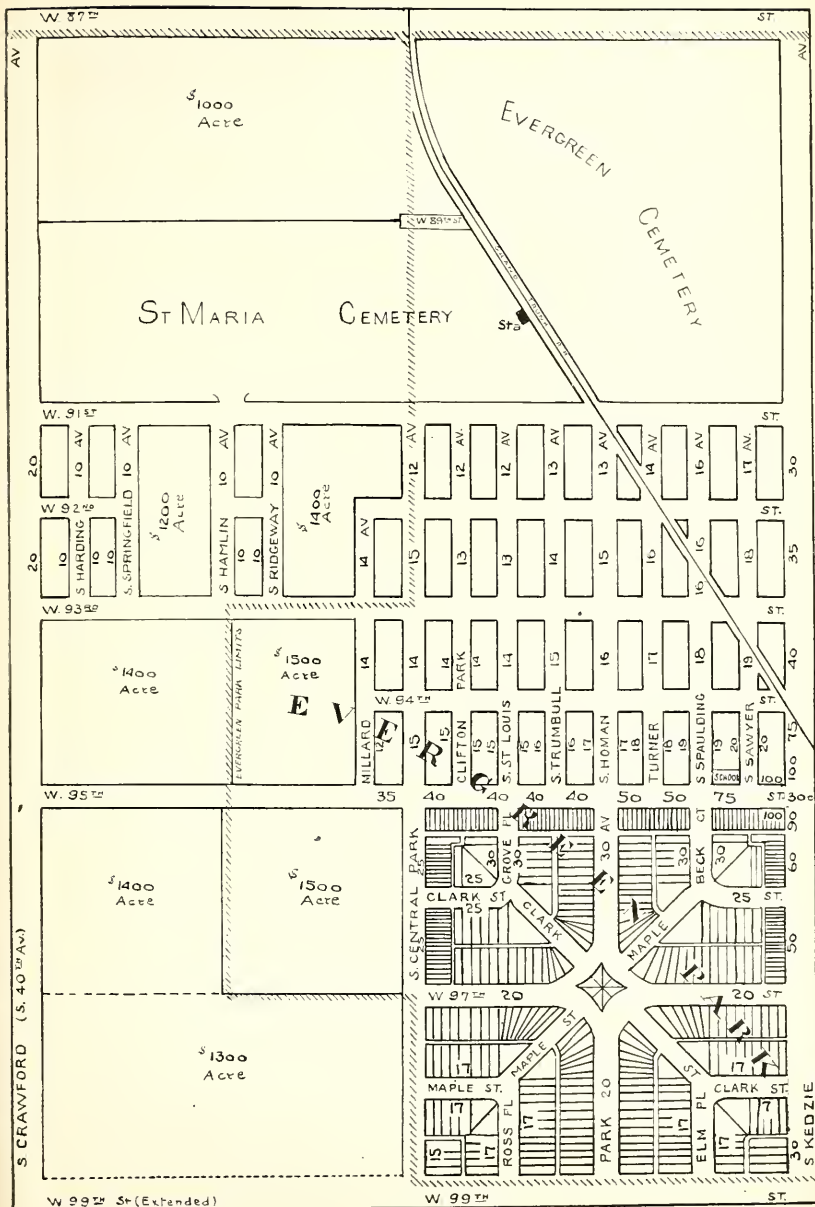


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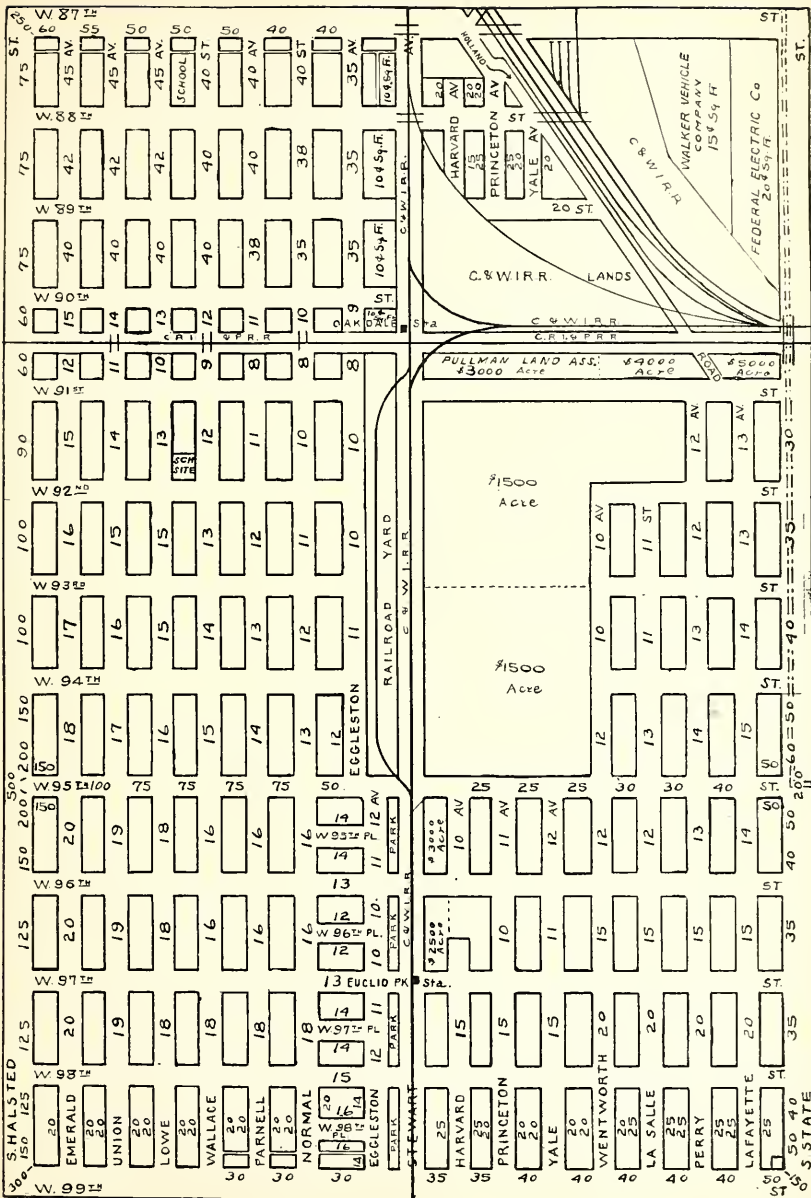
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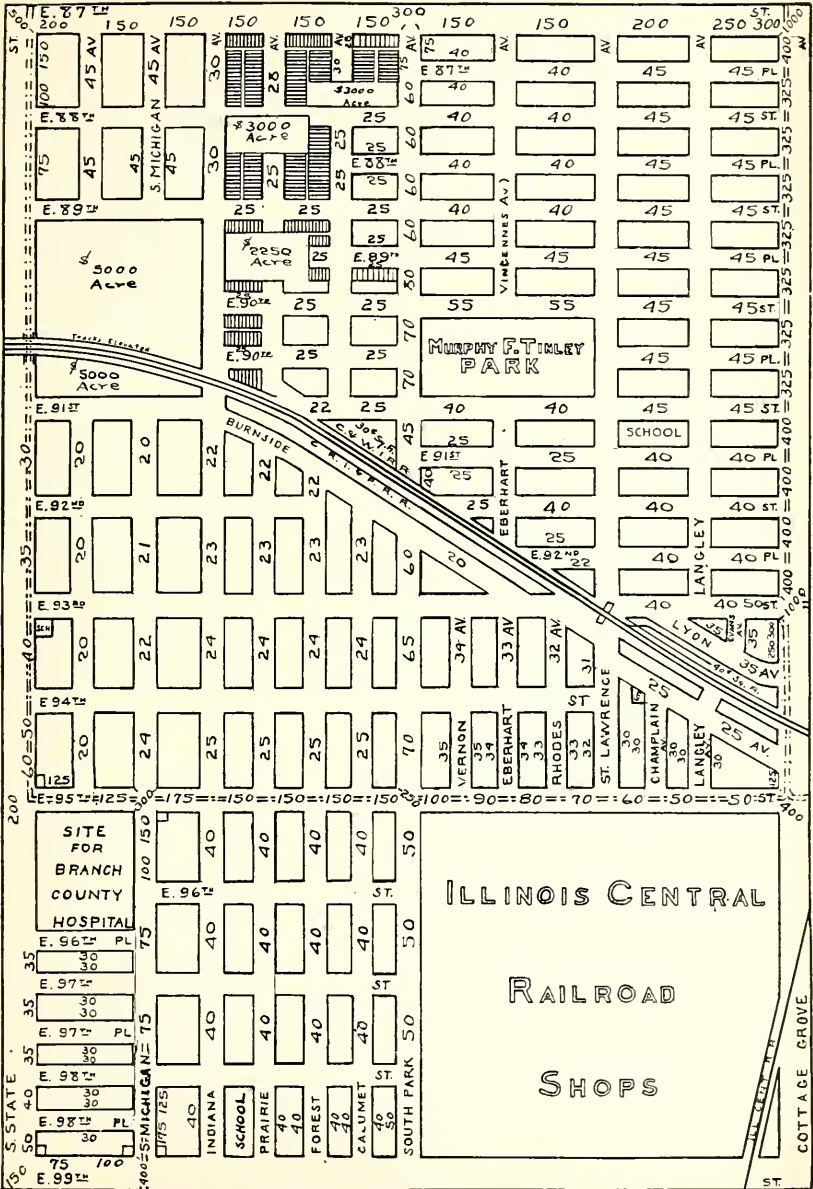
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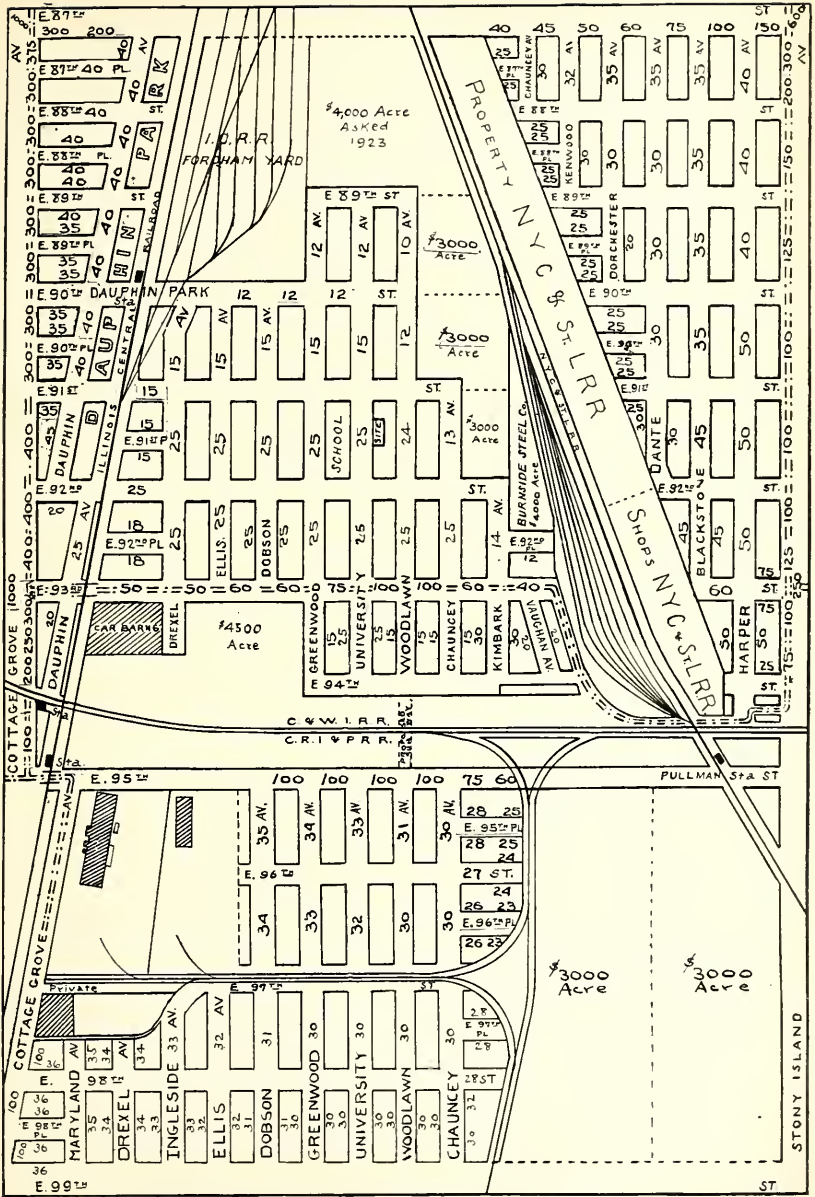
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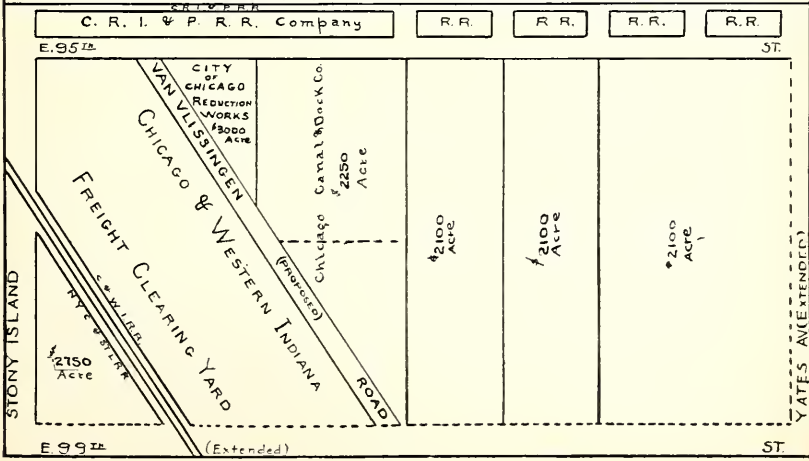
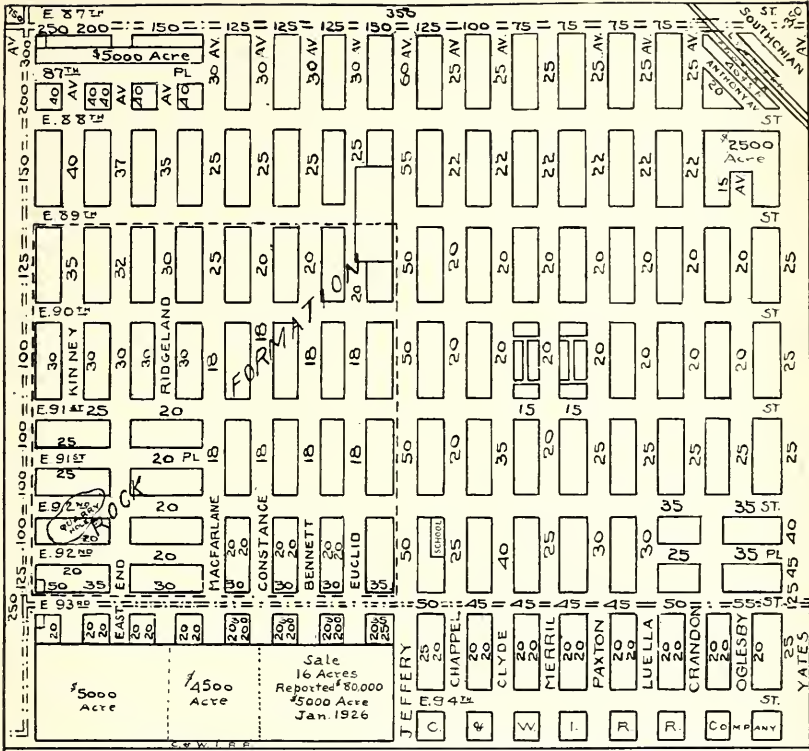


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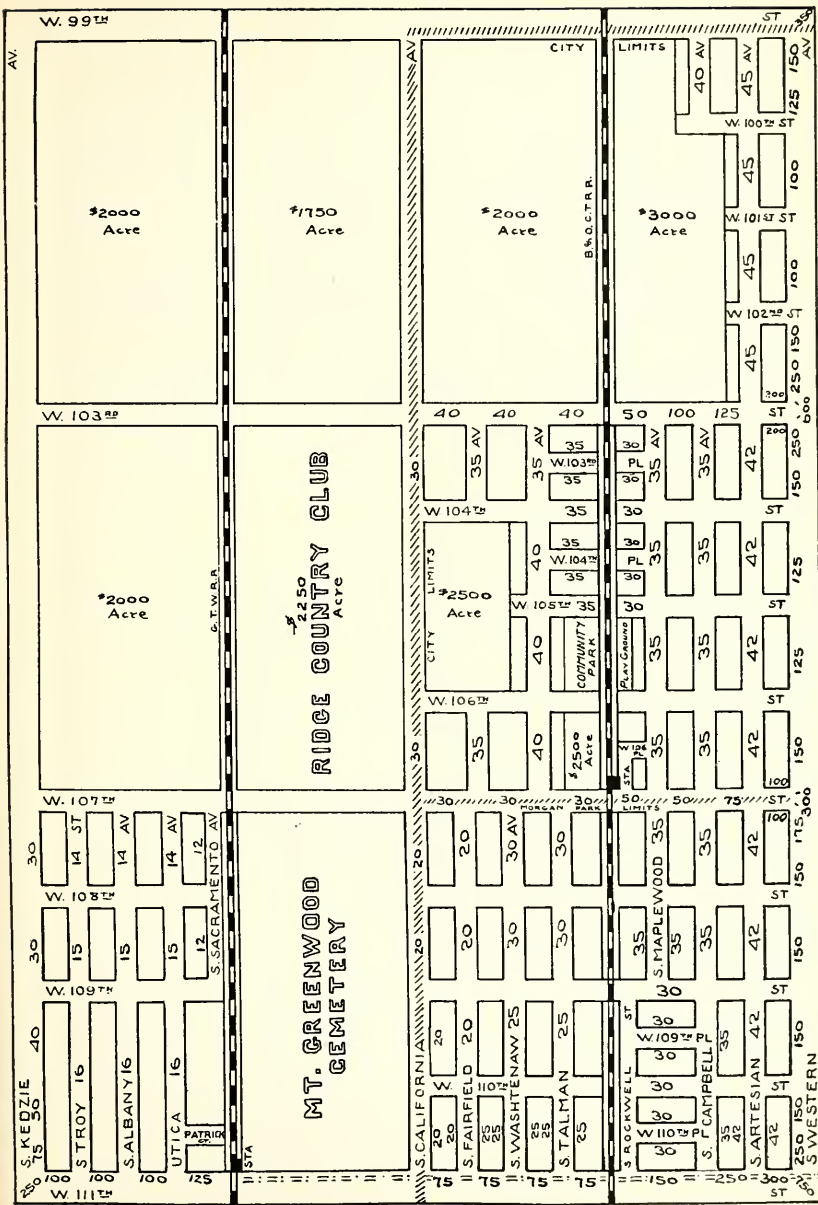










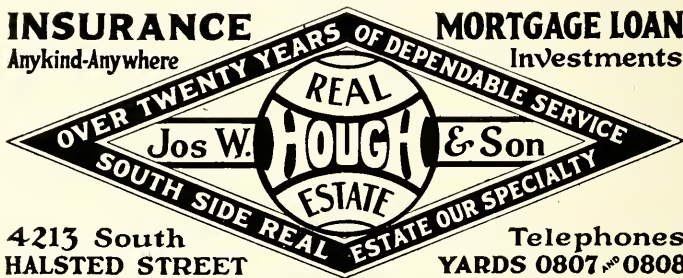


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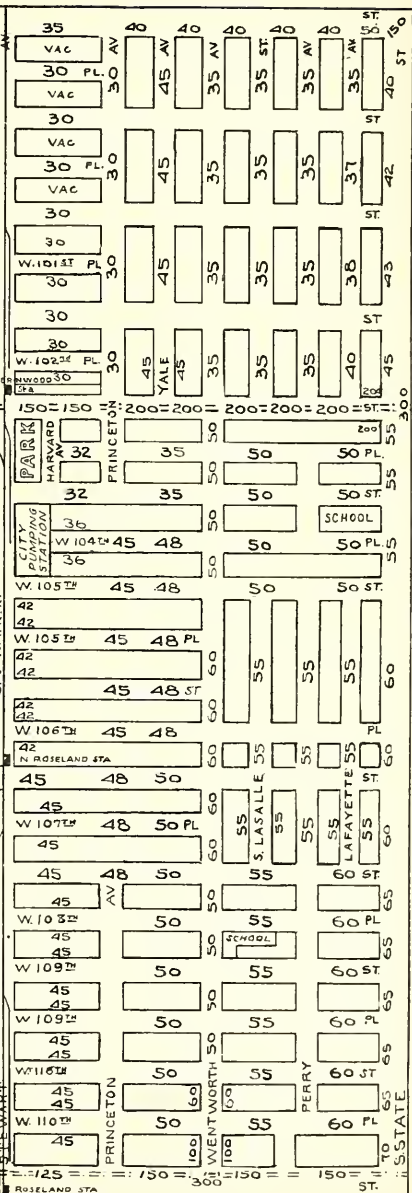
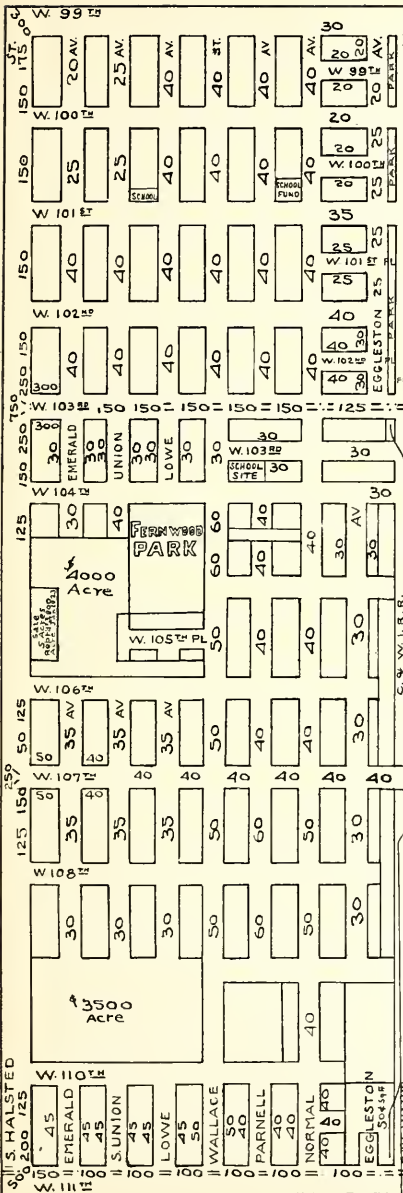
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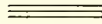
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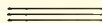
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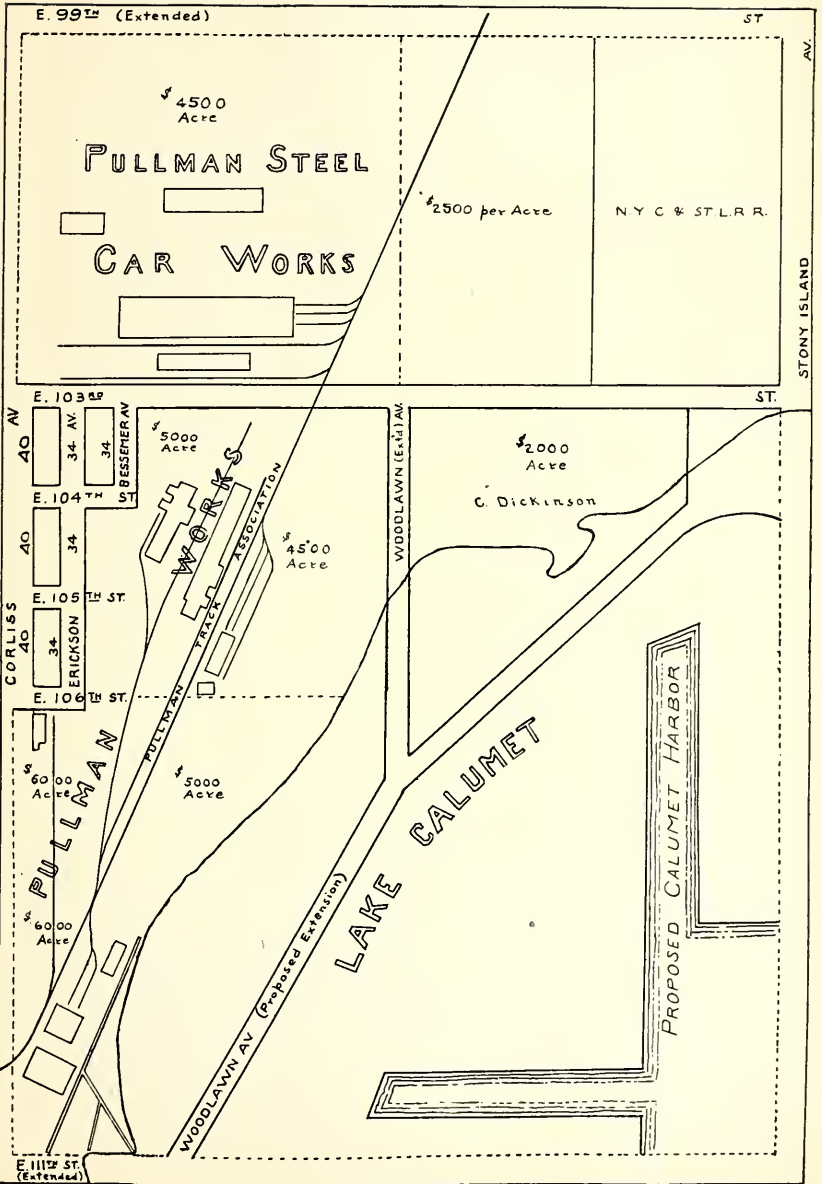
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**BRANCH OFFICE.**  
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*(See Pages 139 and 153)*



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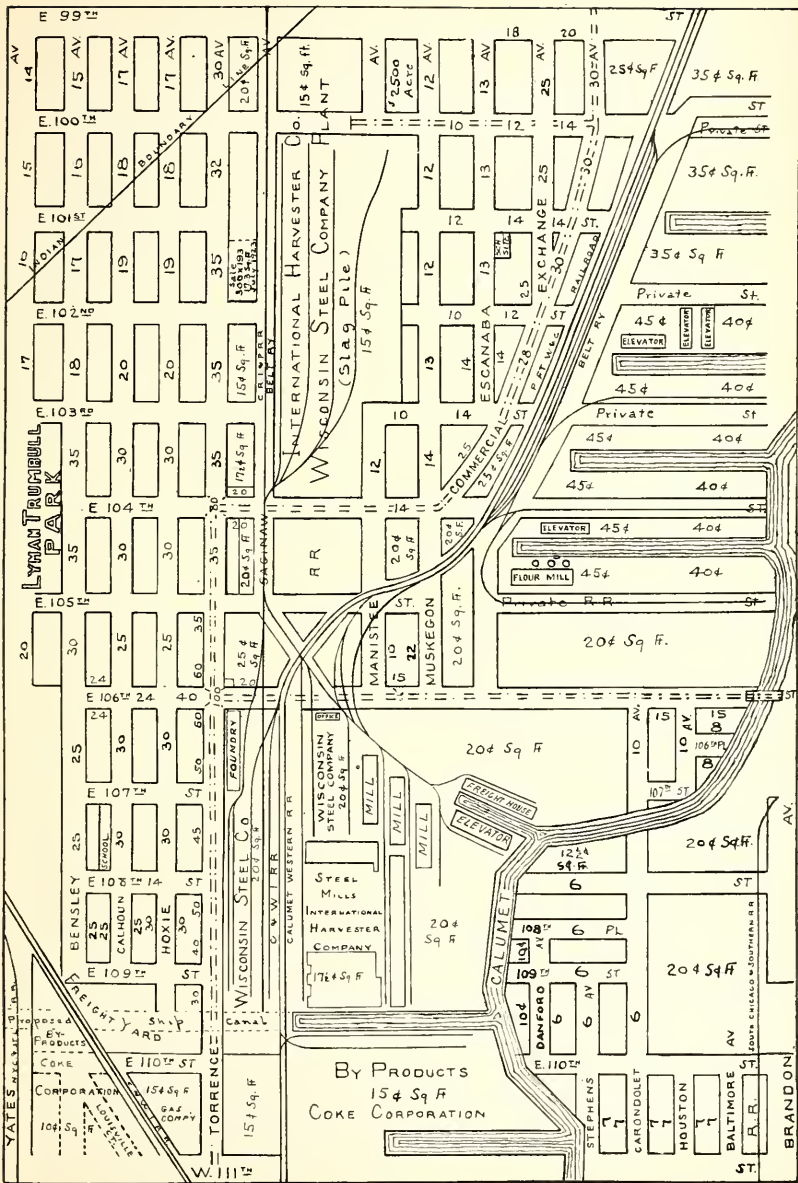
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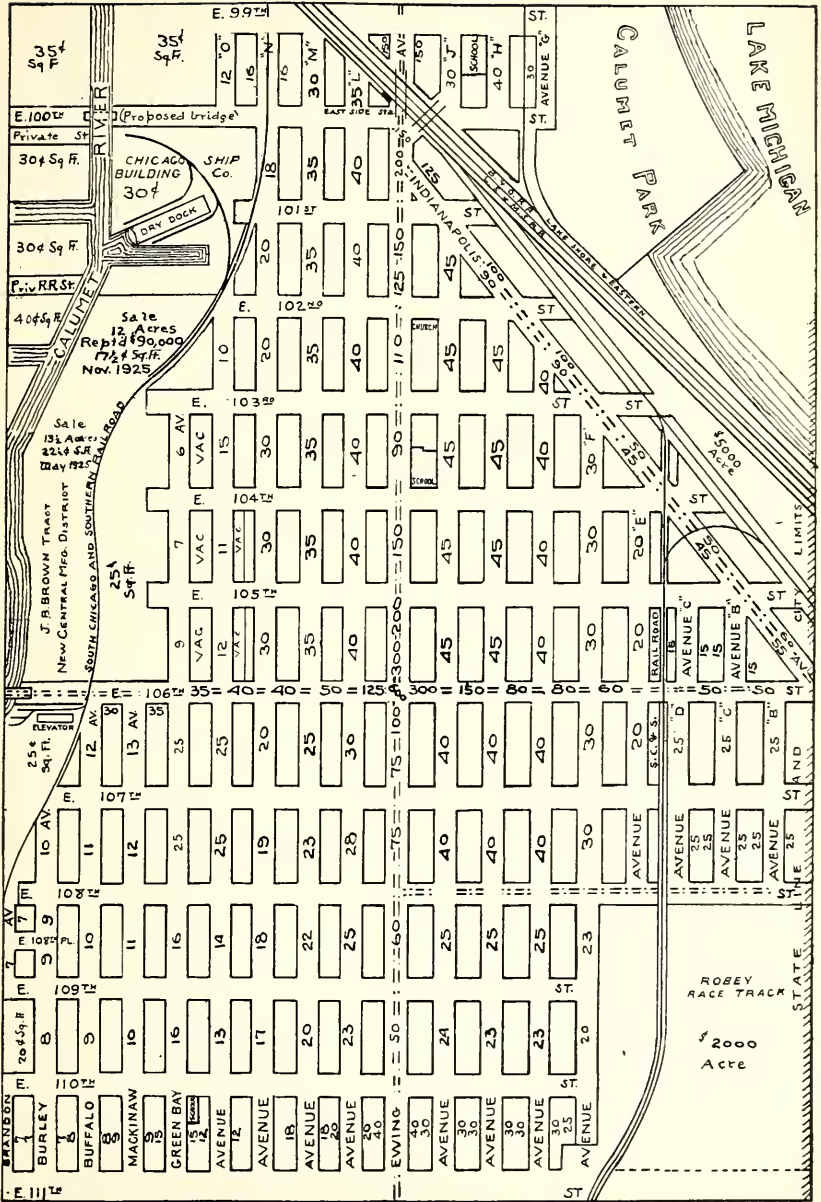
**Paul Steinbrecher  
and Company**  
Tribune Building

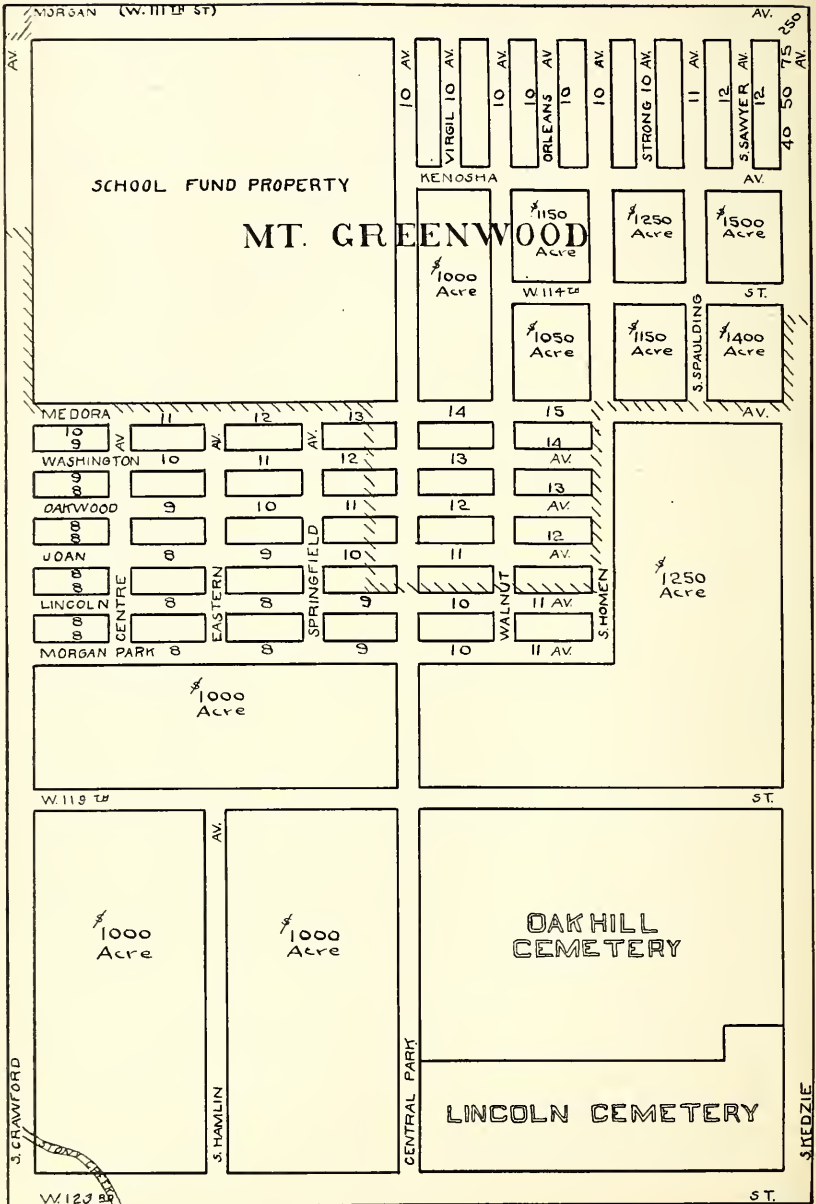
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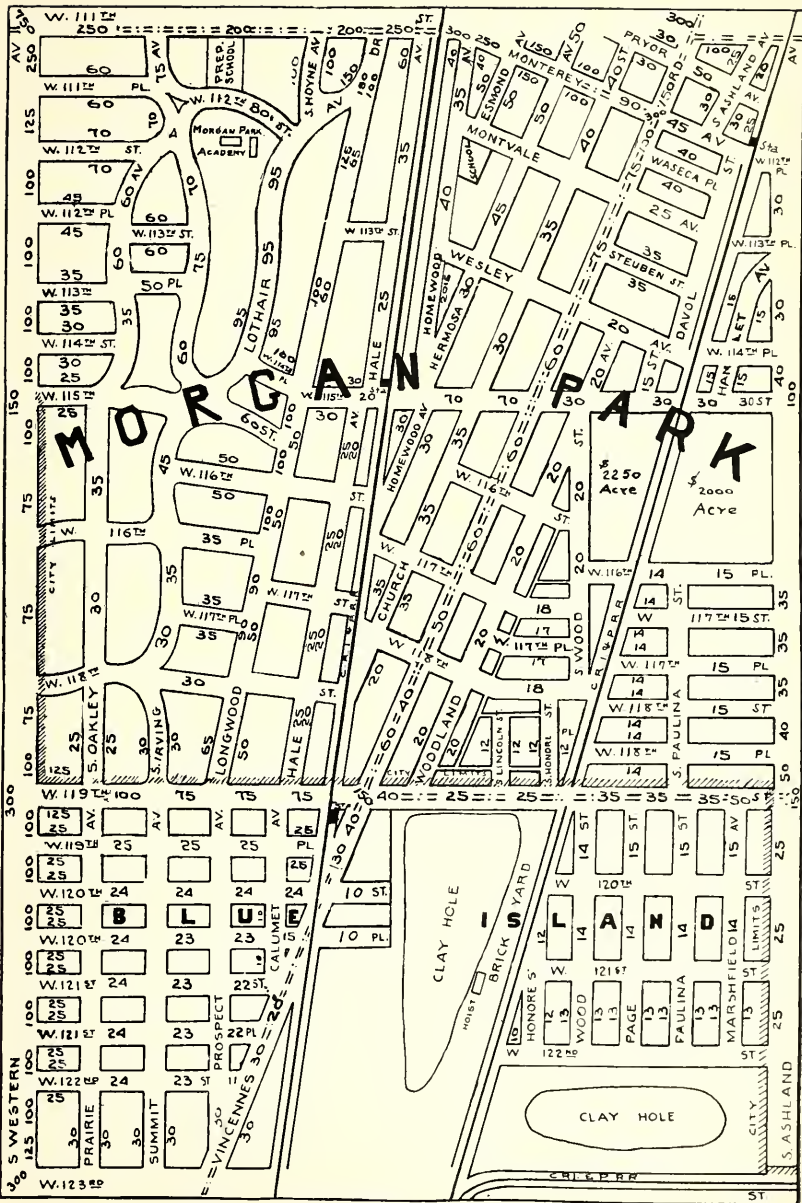
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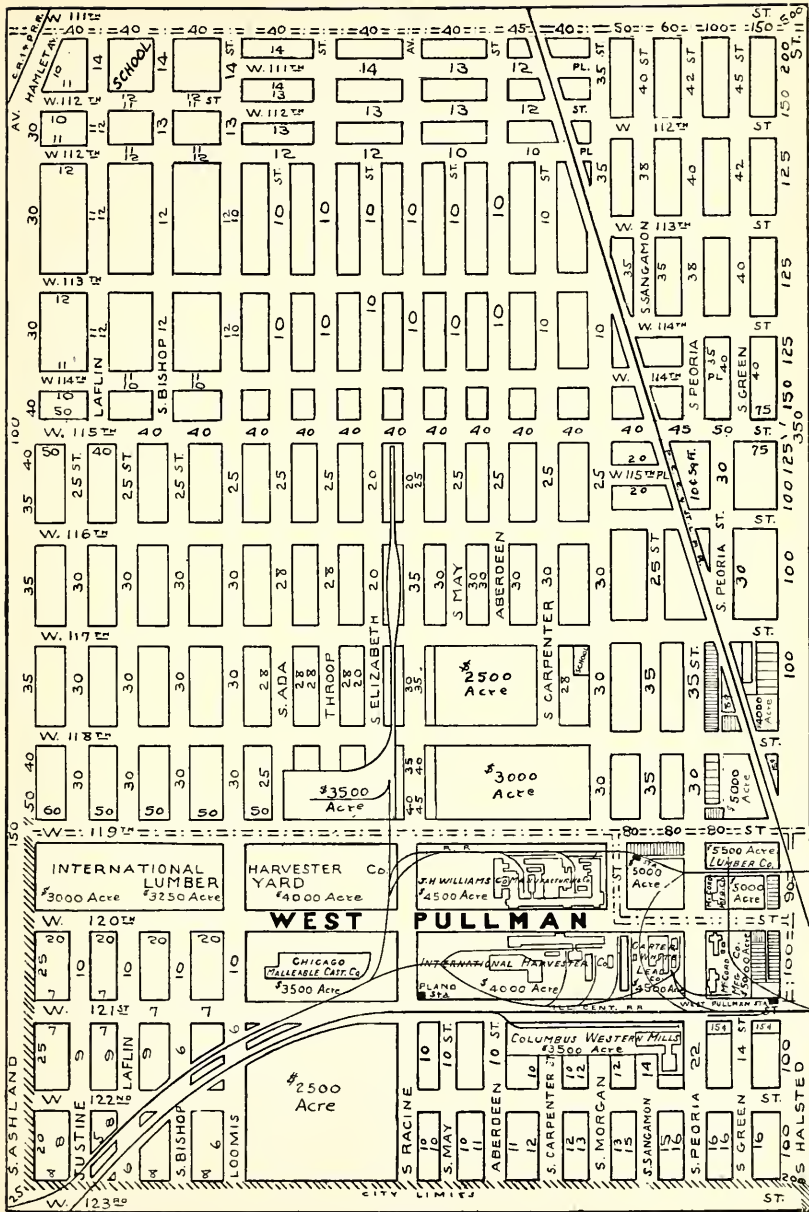
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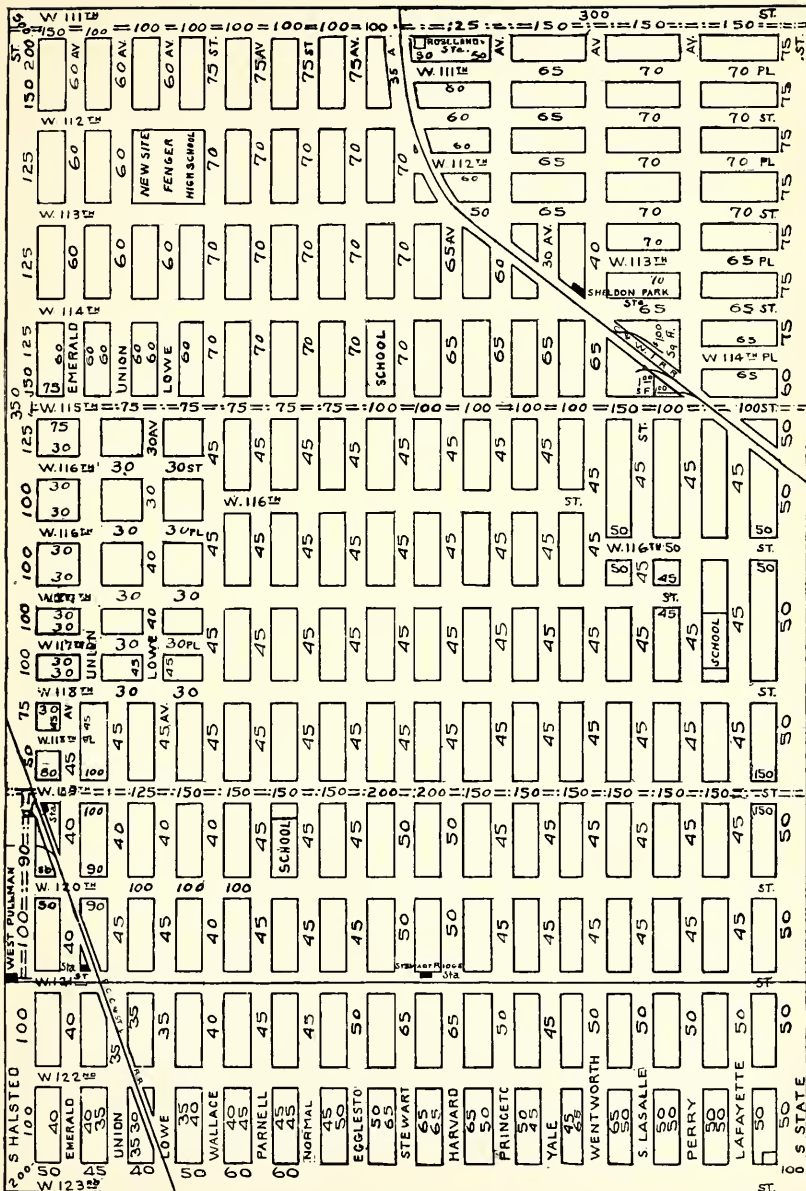
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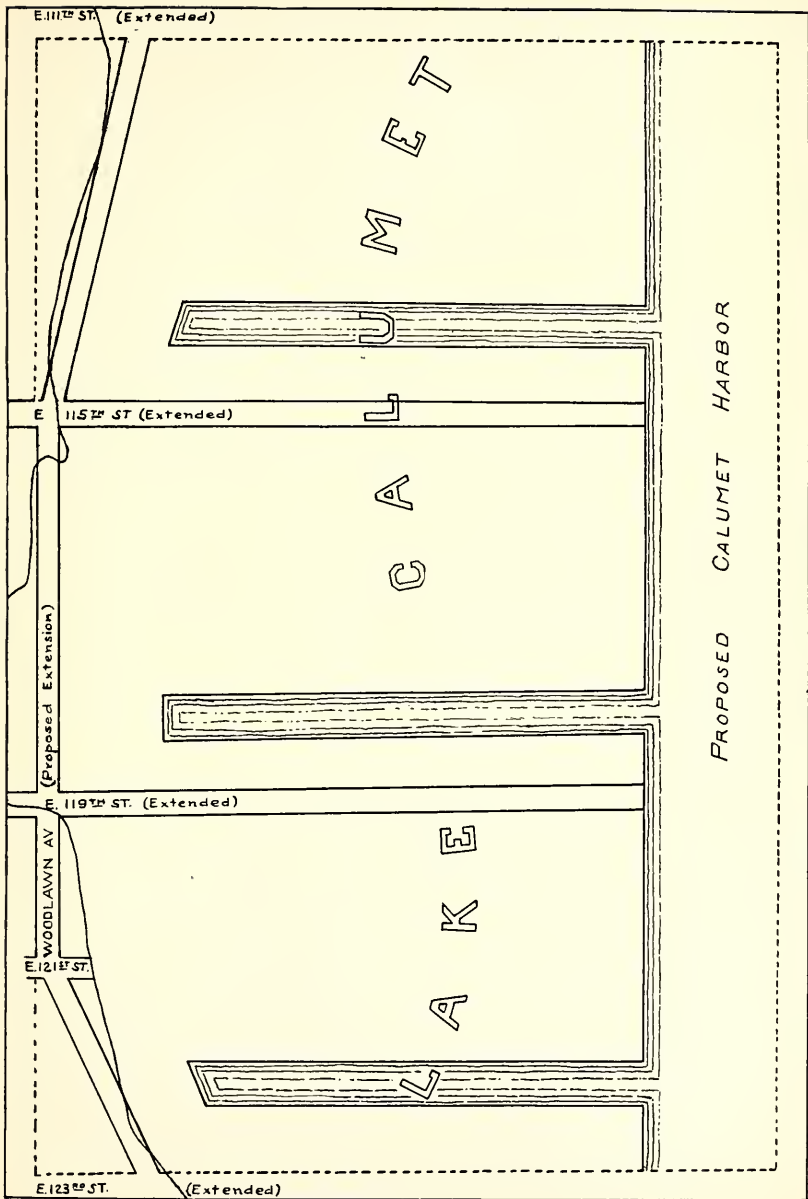
11901 South Michigan Avenue

Tel. Pullman 4373-9470





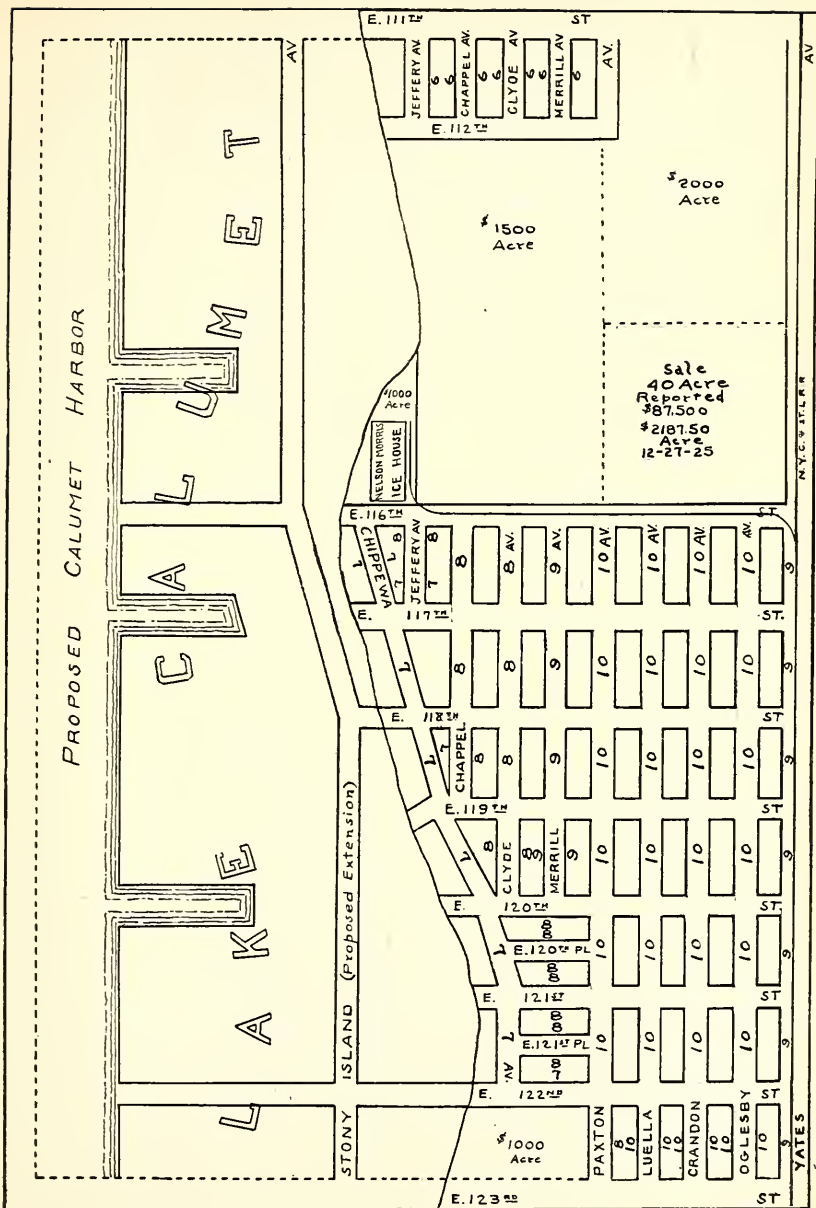




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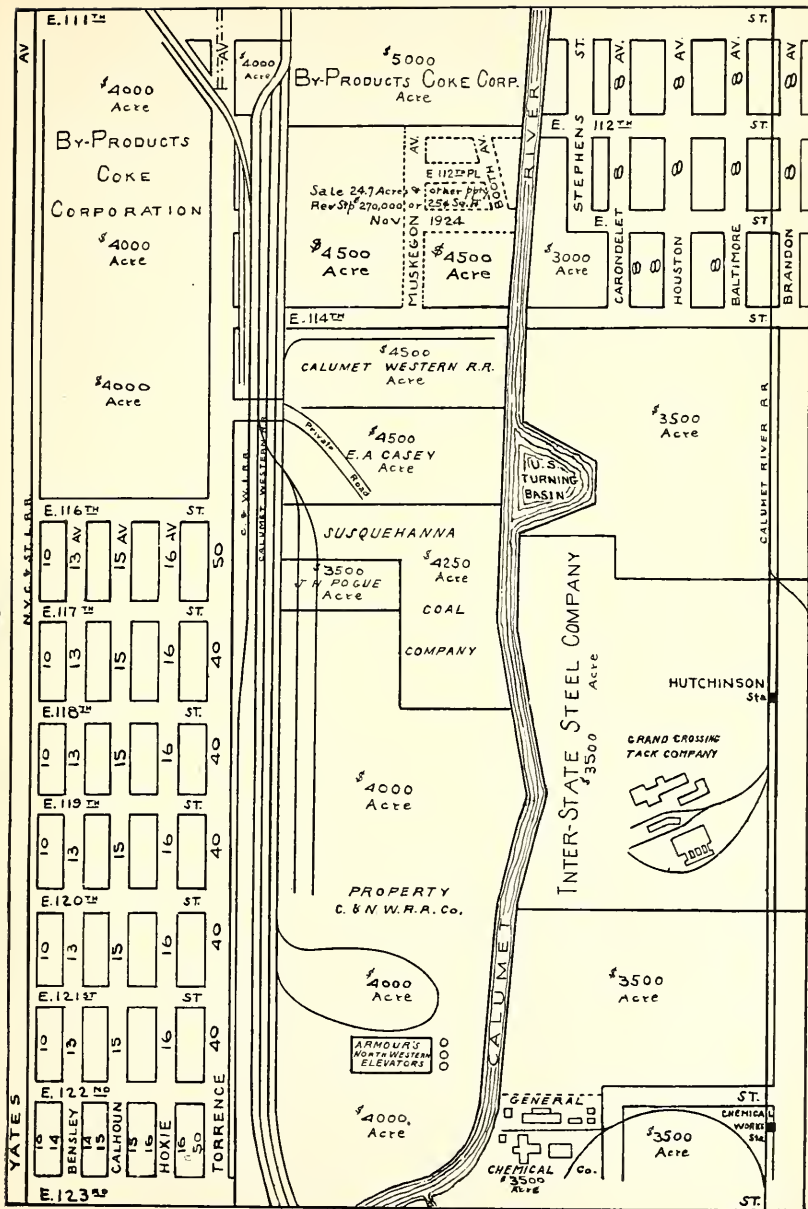




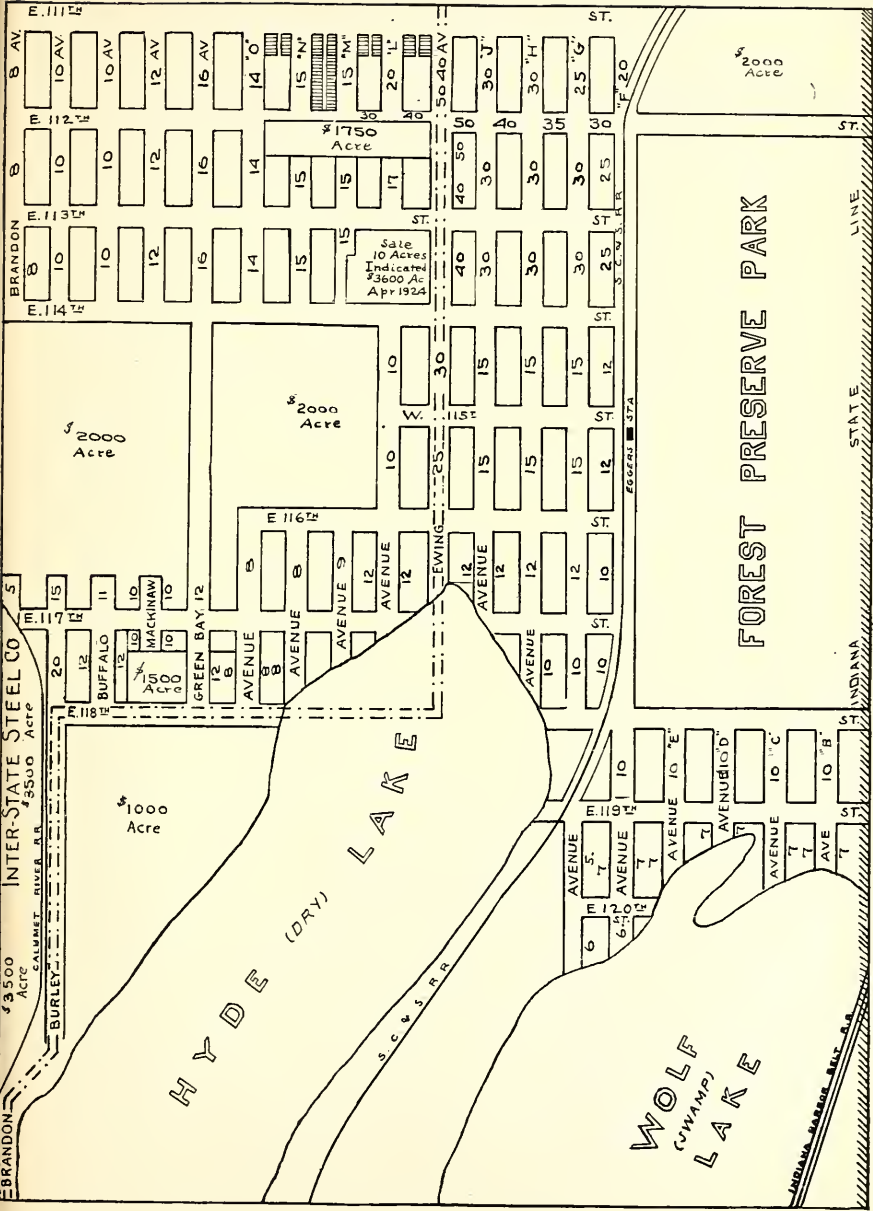
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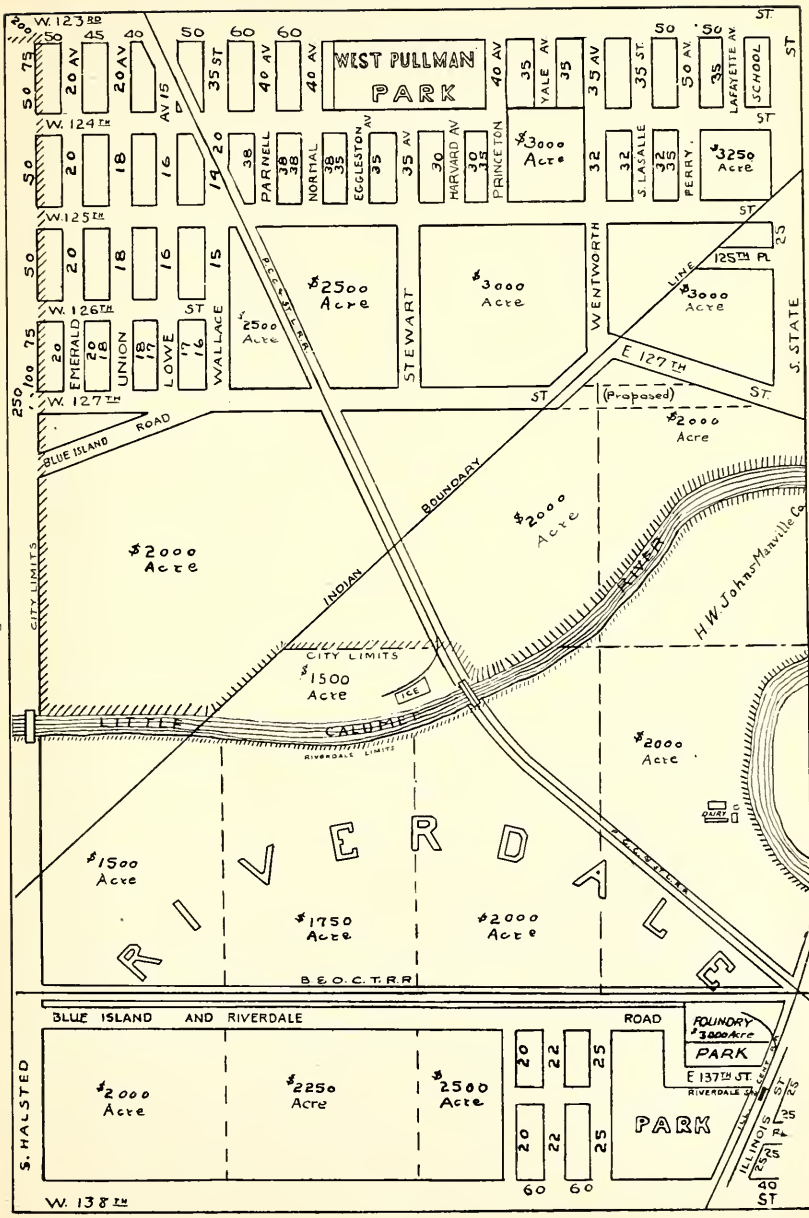












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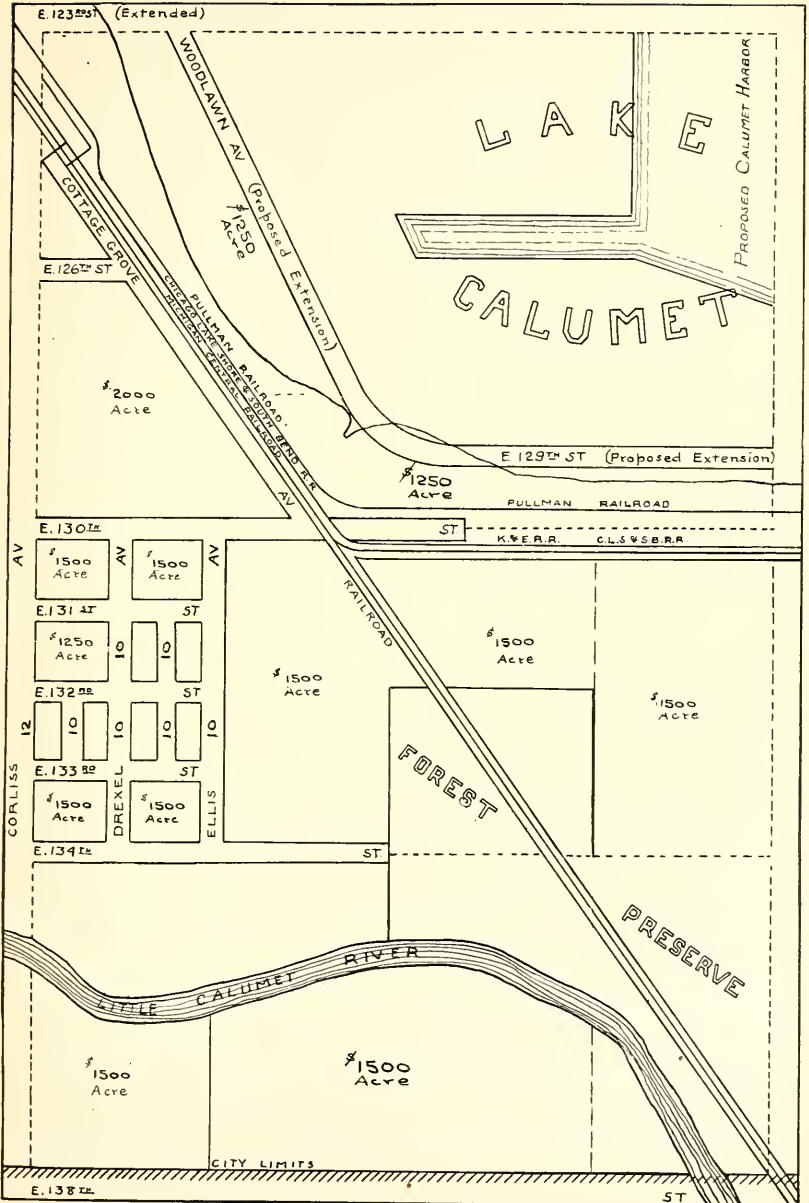
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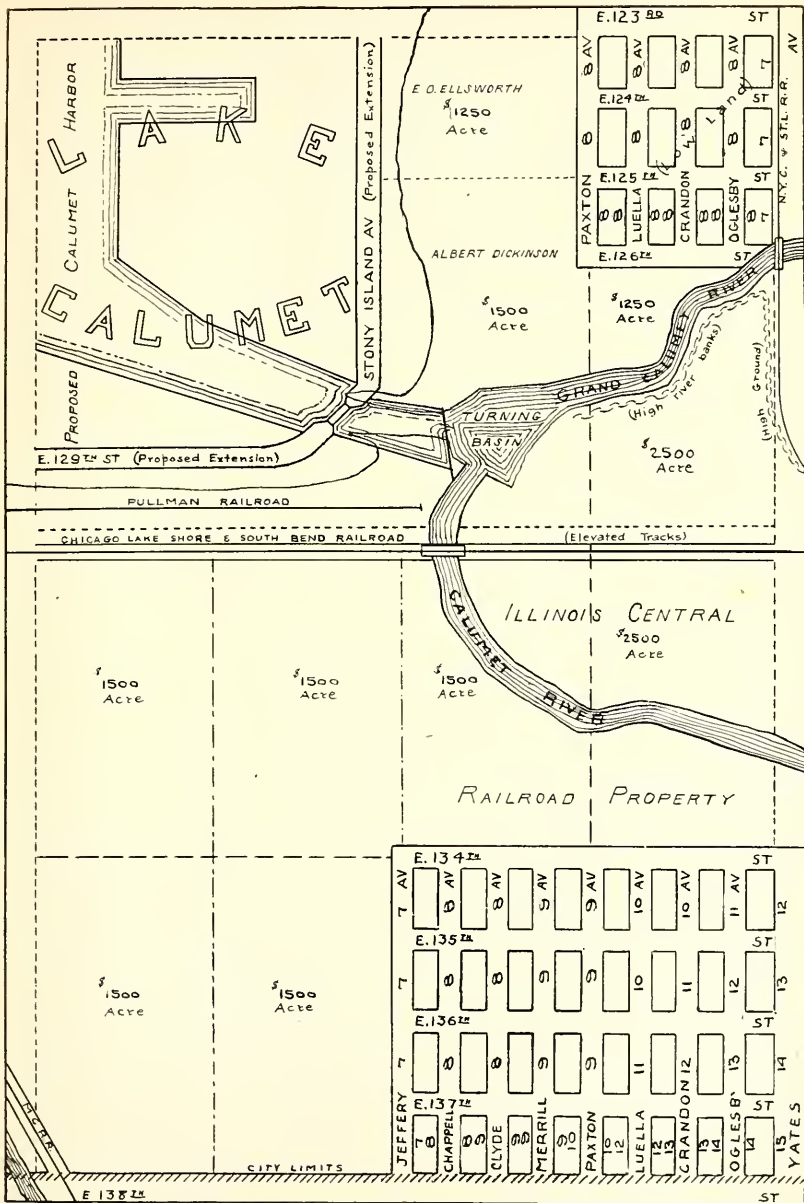




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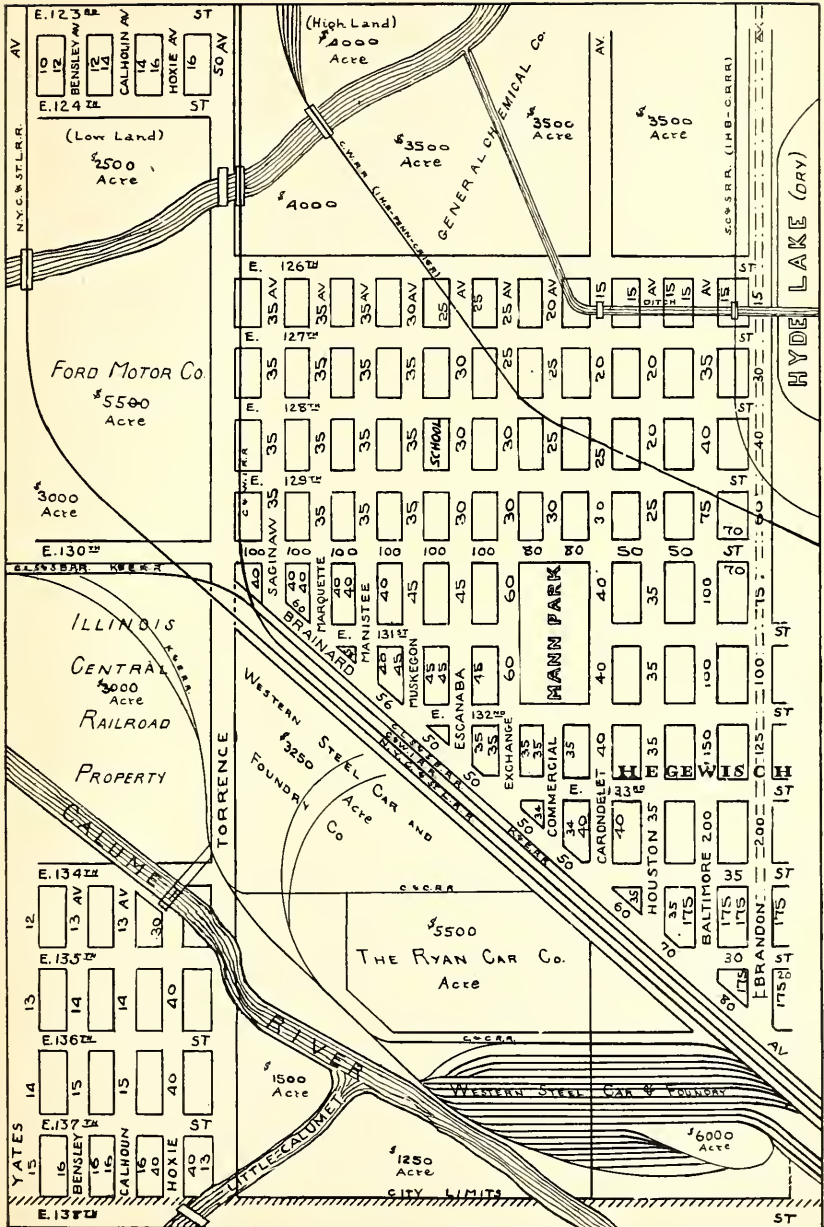


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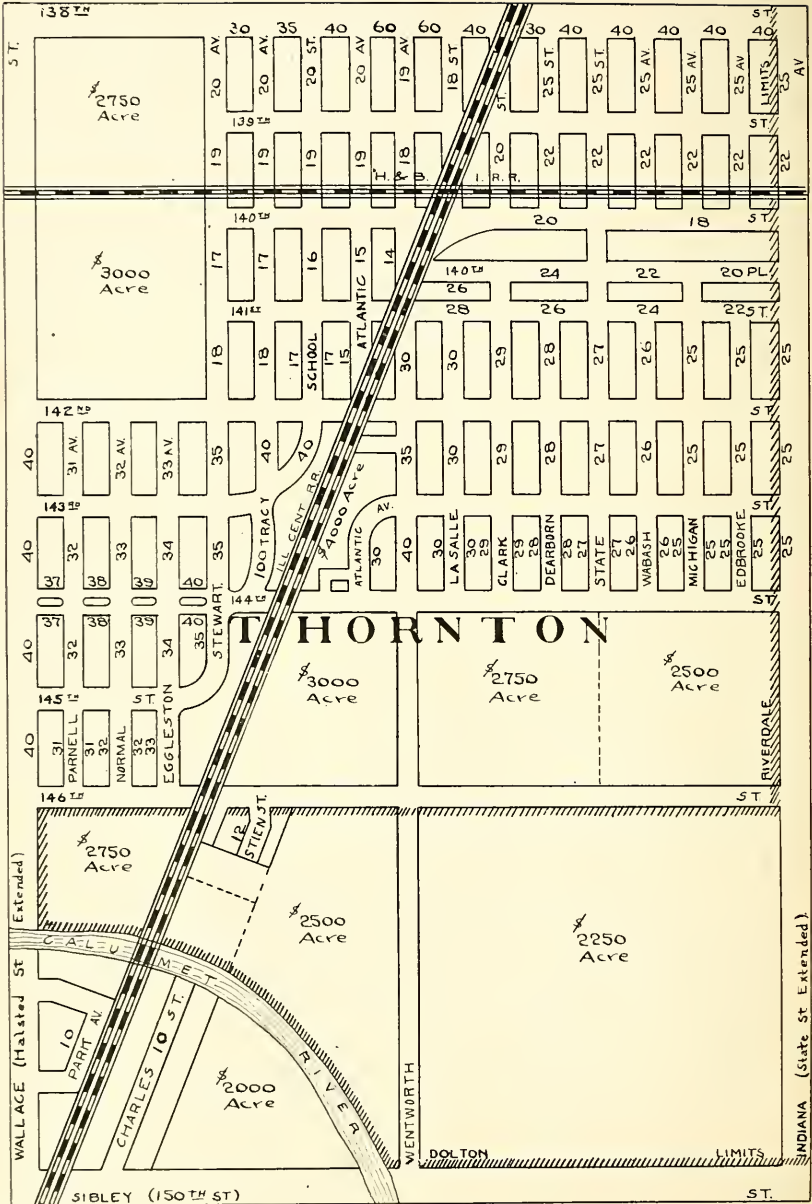


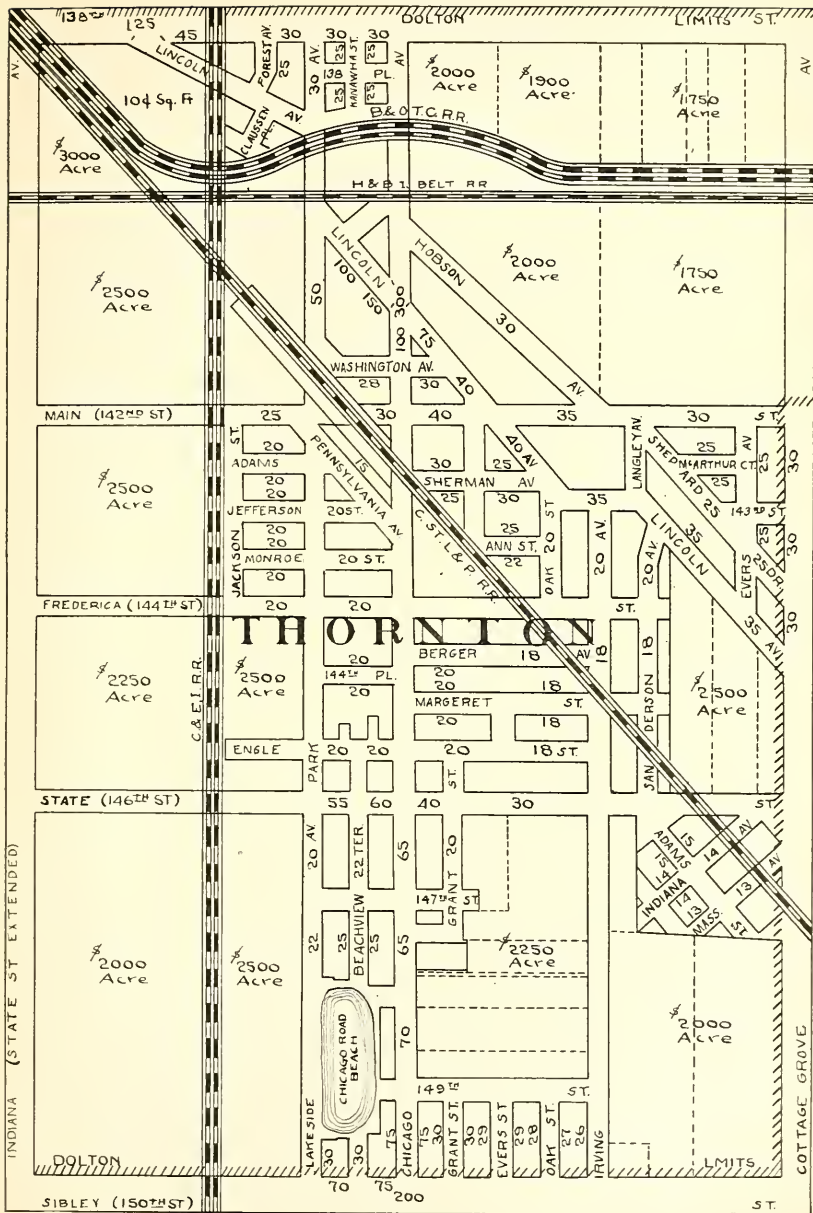






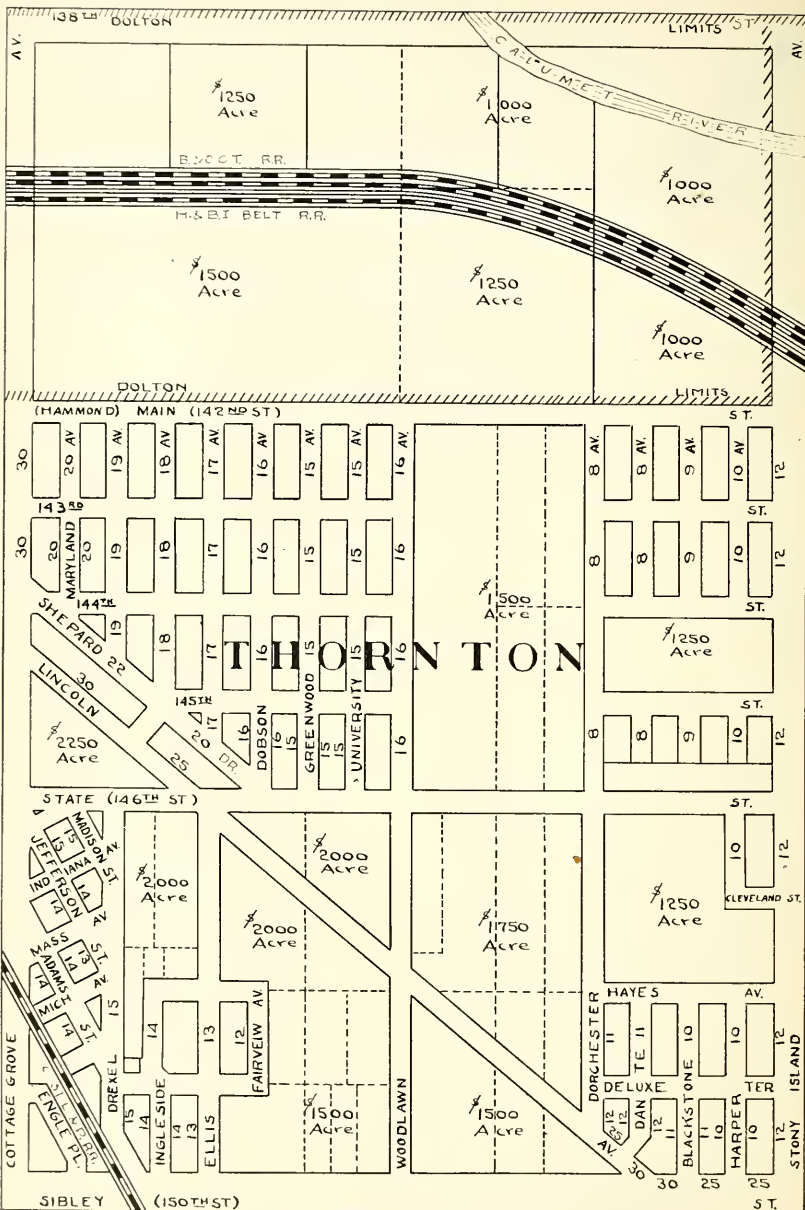






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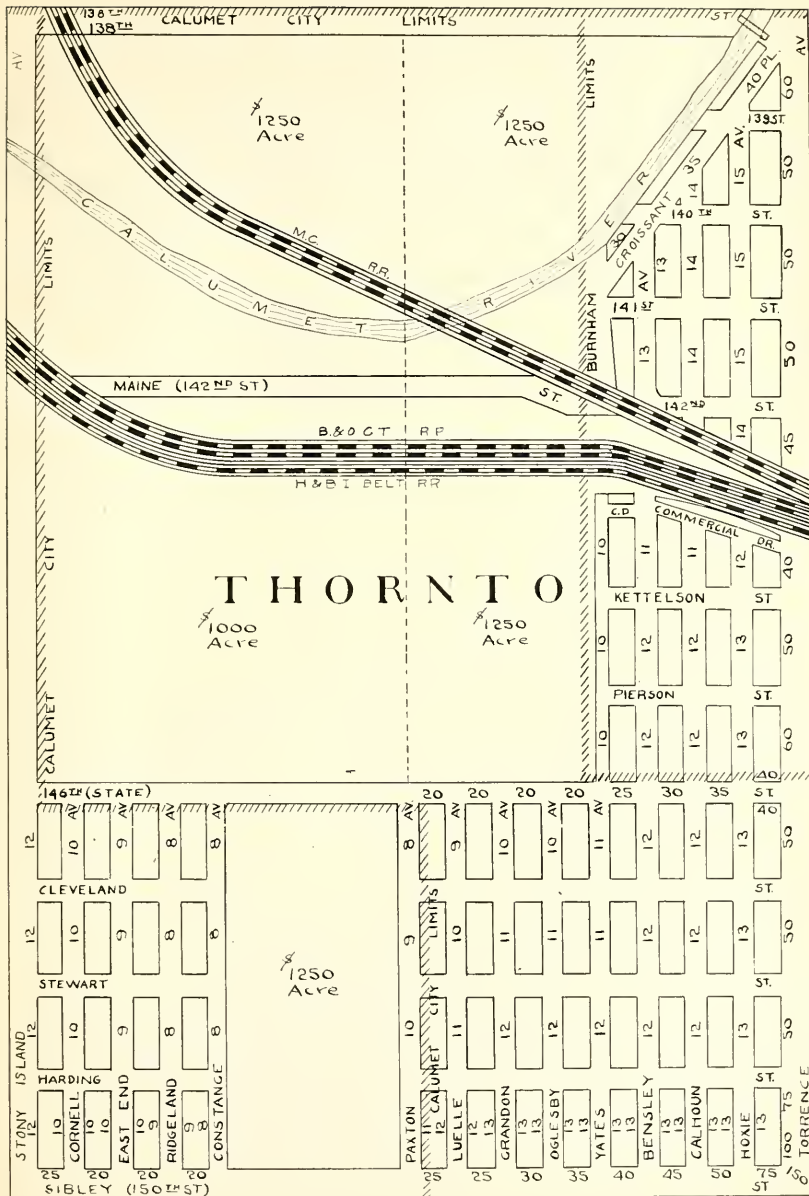
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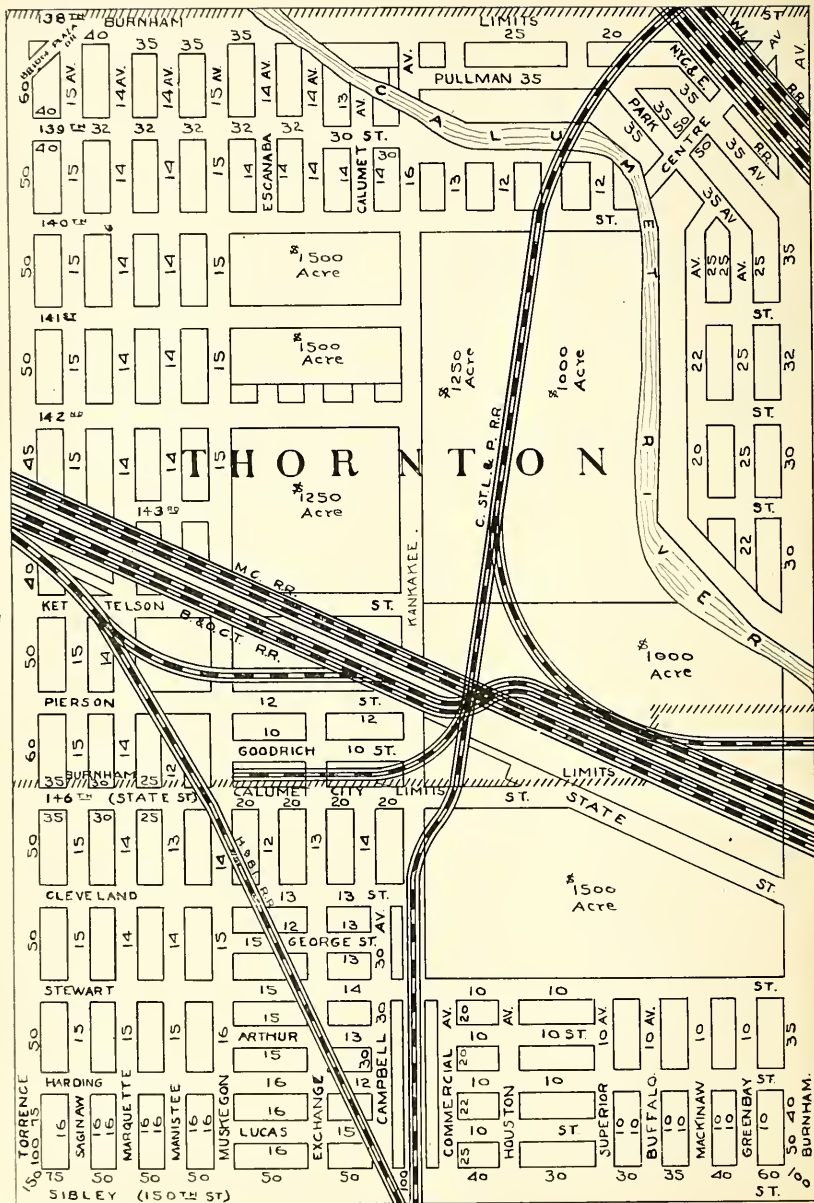


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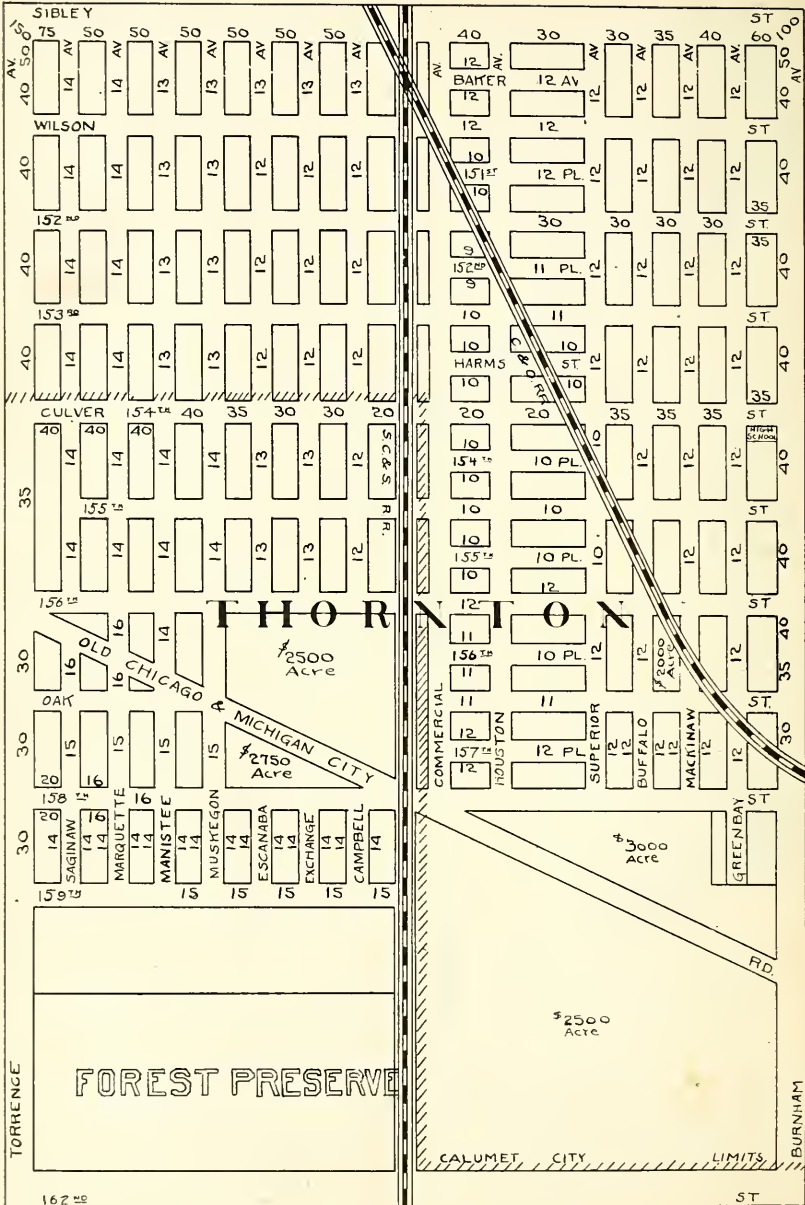
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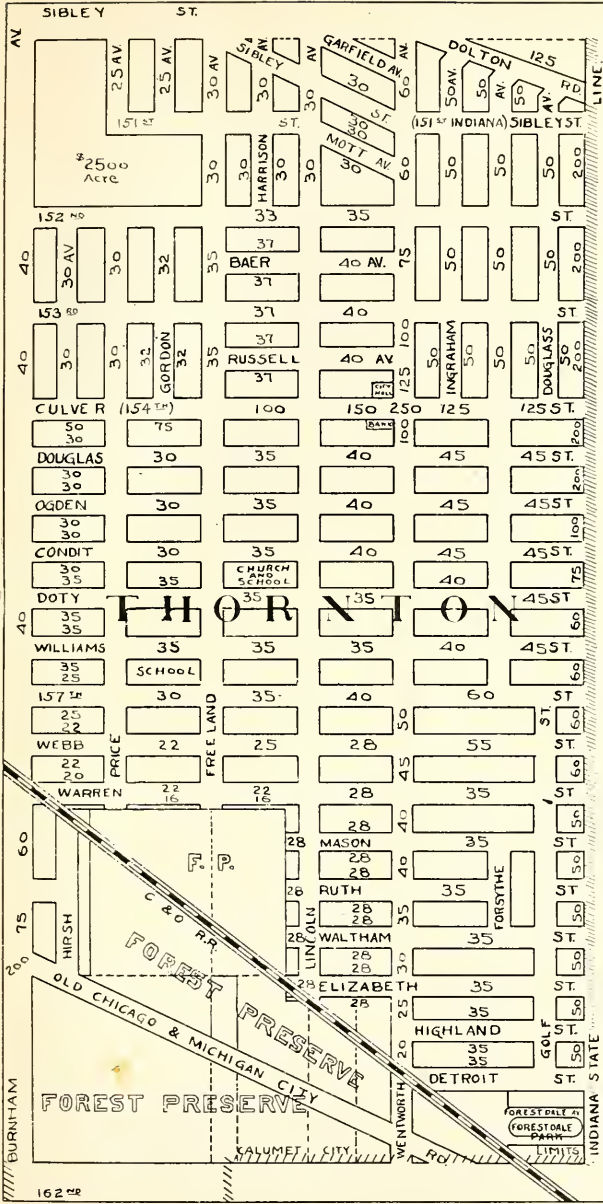






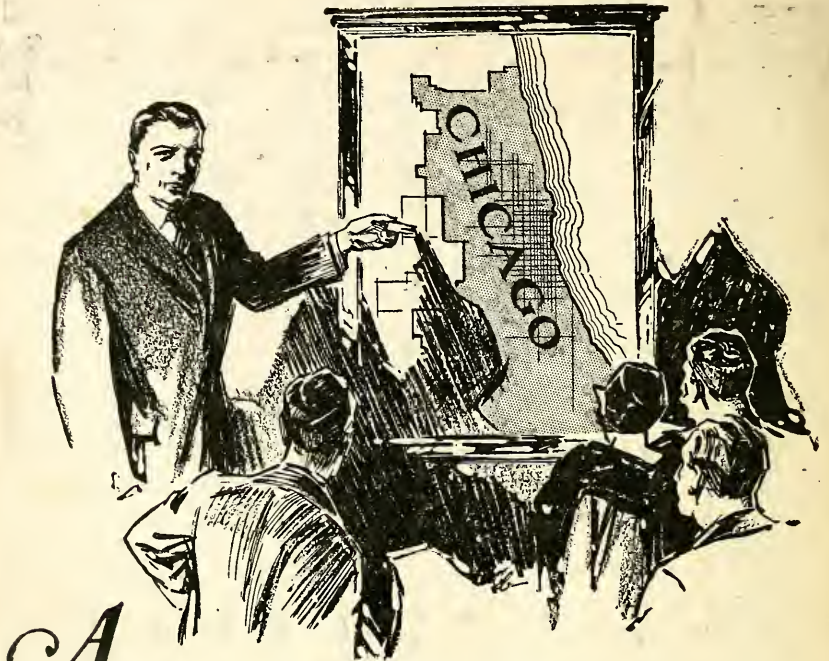






I N D I A N A





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