

IRVING PARK VILLA

MR. CECIL DIXON has placed under our management several very choice building lots at IRVING PARK VILLA.

An inspection of the "Villa," with its beautiful park-like surroundings, its artistic homes—exhibitions of architectural supremacy, will more conclusively convince you of the extraordinary merit of lots at the "Villa," as homeland, and as an investment proposition, than any words or photography, this booklet can possibly contain.

We invite you to communicate with us.

We will assist you in the inspection of the "Villa," and give you the advantage of our long and varied real estate experience.

The testimony of thousands of satisfied customers is eloquent and infallible proof of our integrity and efficiency.

We guarantee that all property photographed in this booklet is located in IRVING PARK VILLA.

W. S. HENNESSEY & CO.

1115 Argyle Street

CHICAGO, ILL.

Phone Edgewater 1068

"Home"

A MOST beautiful instinct in man is his love of home. "HOME, SWEET HOME," are the words that appeal to all. Their music, like the plays of Shakespeare, is immortal. They appeal alike to the busy man, whose brain is active with a multiplicity of transactions; to the lawyer and doctor struggling for mastery in their well known arts; to the student, absorbed in profound speculations; and to the working man laboring hard for his right to live.

The word "Home" suggests a thousand thoughts of days that have gone to the numbered among the things that make up the past. It suggests the love of mother, father, sister, brother and friend. It means the place where we live; the environment that has contributed greatly to the formation of our characters.

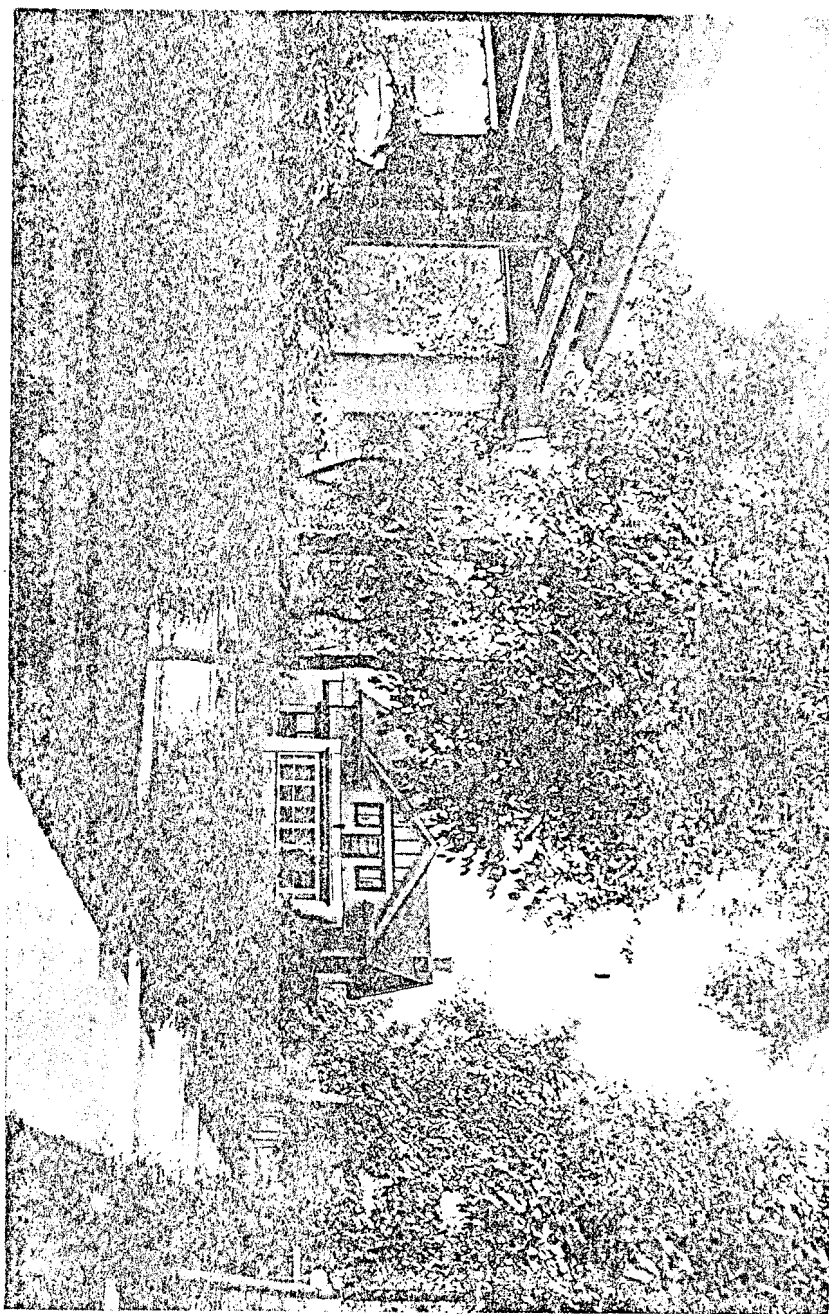
"Home" means the same to your children as it does to you. A "Home" amid the proper surroundings reflects peace and happiness on the soul, just as a "Home" among the squalid sights of unsavory surroundings besmirch the soul with unhappiness and a woeful lacking of gentility. For your children's sake, as well as for your own, locate your home in the proper place.

The all important question is, where is our "Home"?

The problem for the future is, where should we locate our "Home"?

The purpose of this little booklet is to solve the problem, to give you a few suggestions, calculated to be helpful in improving your home conditions, thereby contributing to the health, peace and happiness, not only of yourself, but of those near and dear to you.

Build your home at Irving Park Villa.



North Avers Avenue, Looking Toward Avondale Avenue

Where Should We Locate Our Home?

EVERY man has a limited amount of energy. In order for that energy to be productive of proper results, it must be properly applied. Energy improperly applied is like any other leak or waste. The most perfect machinery is that which produces the greatest results, at the smallest cost, and with the least effort. To accomplish this, waste and leakage must be eliminated.

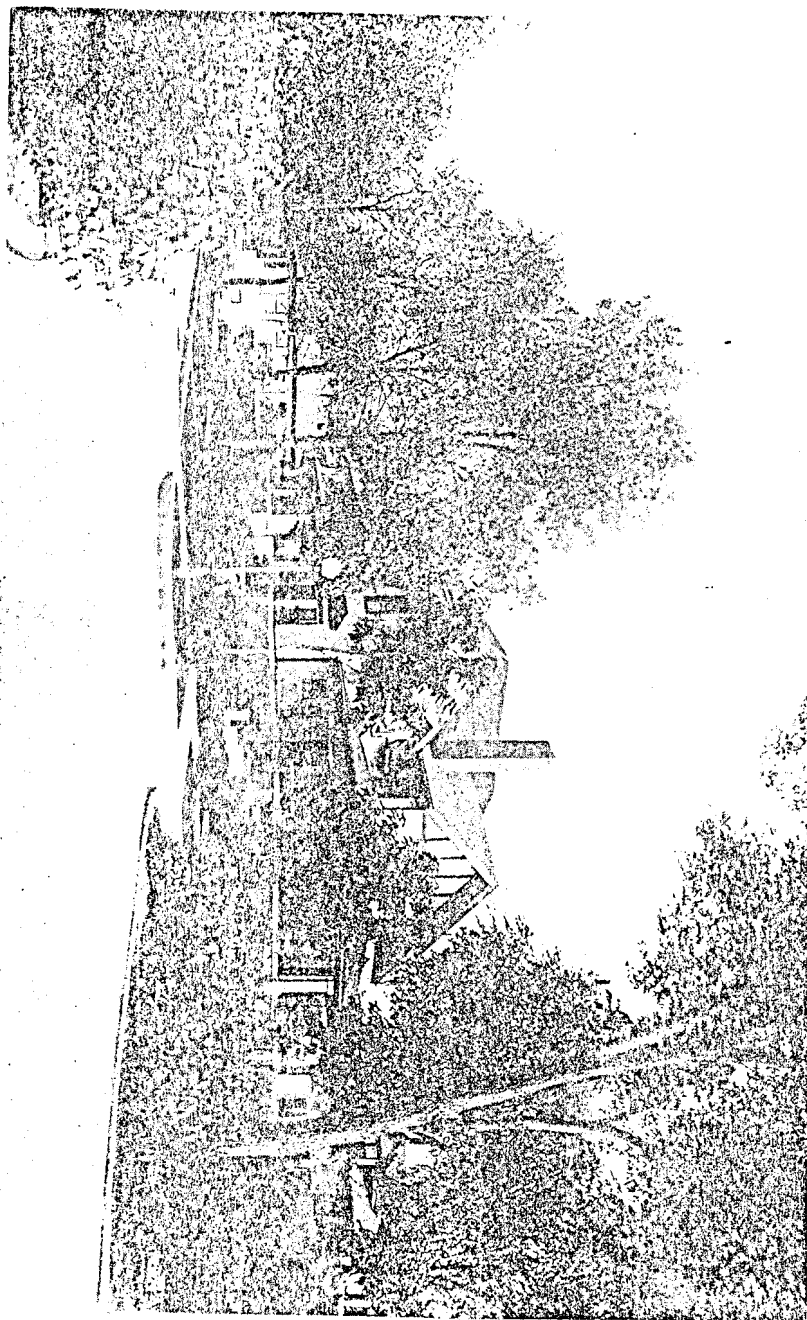
A man wastes energy, by doing something he should not do. To be successful in his undertakings, he must apply all of his energy to the performance of his daily task. A leakage or waste of that effort will prove deteriorating and ruinous.

There is a leak or waste of effort, if it is misapplied by tedious, unnecessary, body-racking, brain-fagging travel to and from your place of business—the place where you should manifest your greatest effort. The commutation between the home and shop, or office, is in many cases harder and more severe, both mentally and physically, than the real day's work.

Therefore, we say to you, do not waste your effort by tedious travel between your home and place of employment. Save that effort. Store it up. Apply it to your work. Reside at Irving Park Villa, where land is cheap in price, but otherwise, priceless. The "Villa" has the best of traveling accommodations—not so long as to be tiresome, but sufficiently short and pleasant for recreation.

Living at the "Villa" is a pleasure and not a task. Don't waste your effort!

North Harding Avenue, At The Corner Of West Waveland Avenue



Schools - Churches - Theatres

THE "Villa" is not only delightfully located, but it is conveniently located.

1. It is convenient for the man who has business downtown. It provides him with excellent transportation facilities. The "Park View" Station of the Chicago and Northwestern Railroad is located at this property: During the commutation hours, trains run at intervals of less than fifteen minutes. During the remainder of the day the service is correspondingly good. A trip to the "Loop" by the "Northwestern" may be made in ten or twelve minutes. Excellent street car service to the "Loop," and to all parts of the city, adds to the accessibility of lots in the "Villa".

2. It is convenient for the Lady of the House, as she has several very good and well equipped neighborhood stores in which to trade; and of course, it is easy for her to travel to downtown shops.

3. The amusement lover has well equipped and excellently managed Moving Picture Theatres within easy walking distance. The "Villa" is also within easy traveling distance from several other amusement places.

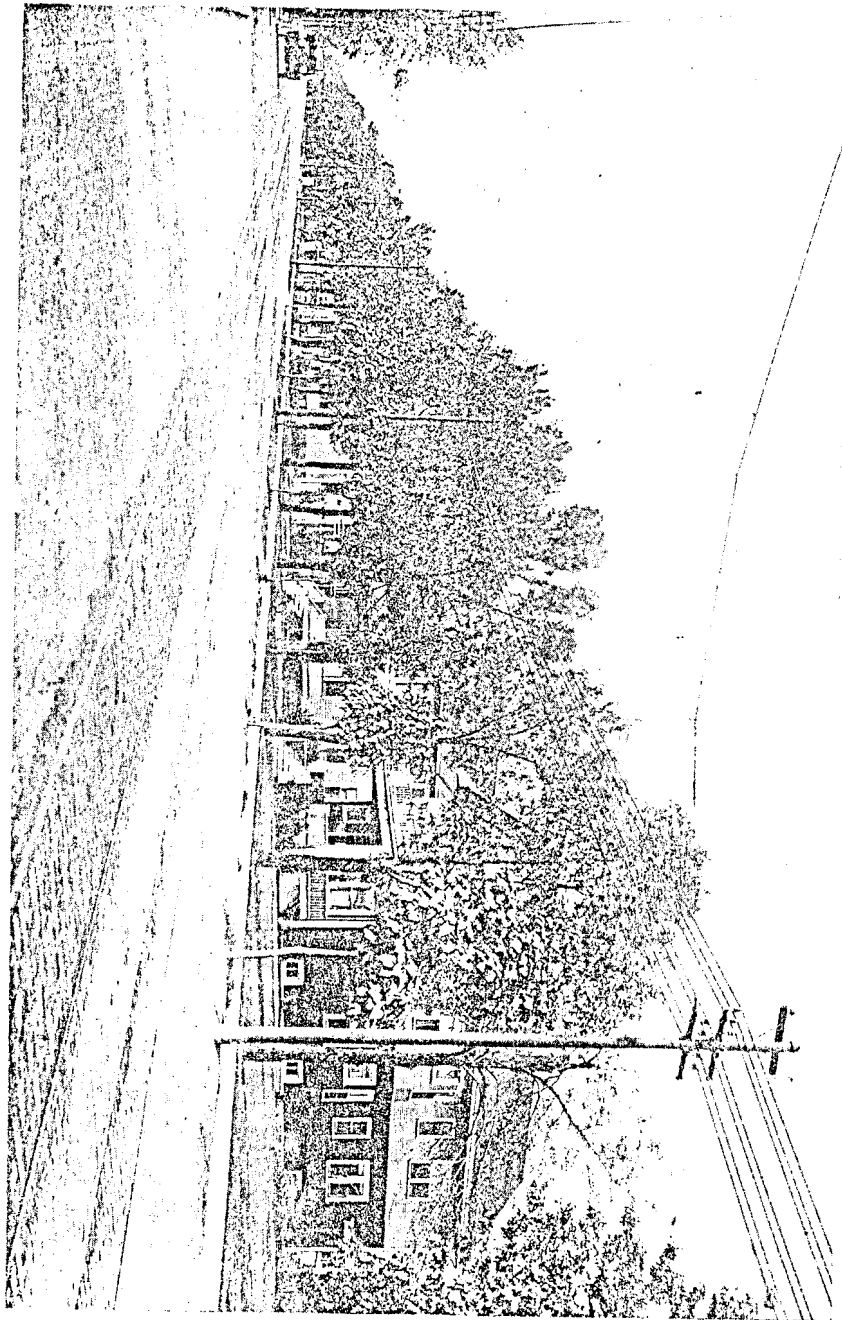
4. The "Villa" is convenient to Churches and Schools. The New Irving Park High School (Carl Schurz), within easy walking distance, erected at a cost of over \$500,000, is one of the most excellent institutions of its kind in the City of Chicago. Churches of all principal denominations are likewise within easy walking distance from any part of the "Villa".

For commercial, educational and social convenience, IRVING PARK VILLA cannot be excelled.

We have only a few plots for sale. Buy one of them now.

AN AFTER THOUGHT!

"A straight line is the shortest distance between two points." The purchase of a lot at IRVING PARK VILLA is a straight line to success and happiness.



Crawford Avenue, Showing The Crawford Avenue Car Line

Pices

WE are selling lots at the "Villa" at \$40 a front foot. They are worth \$80. They will soon sell for that price. Why?

Let us answer this question. Compare the advantages the "Villa" offers as a home centre, with the advantages of locations where land is selling for \$80 a front foot.

Compare the beauties of the Villa with the surroundings of other places where land is selling at \$80 or \$100 a front foot. Think of it! You can buy a fifty-foot lot in this beautiful Park-like Villa for \$2,000.

You can construct a handsome bungalow for \$3,000.

You will then have a magnificent home in a splendid location, amid the most beautiful surroundings, within easy traveling distance from the business centre of the City for a price, that is, too frequently squandered on trashy Real Estate.

Irving Park Villa is the place for people who appreciate and insist upon having the better things of life.

Terms

We are able, for a limited period, to sell these valuable lots on easy payment contracts, providing for the payment of 10% of the purchase price on execution of the contract of sale, and 2% of the purchase price, monthly thereafter. A \$50 deposit will bind any bargain.

We will convey any of the lots by warranty deed, upon payment of one-half of the purchase price. The balance may be provided for by a three-year mortgage, bearing 6% interest, payable semi-annually.



Another View At North Avers Avenue And West Waveland Avenue

Restrictions

THE wise and experienced home builder will at once ask, "What are the restrictions"? He knows that in order to have a home with proper surroundings the land upon which he builds it must be properly restricted.

The "Villa" is restricted to suit the taste of even the most fastidious. Apartments and business buildings are not permitted, only residences for the occupancy of one family may be constructed. This guarantees a "Home" amid proper surroundings, devoid of tenement house environment.

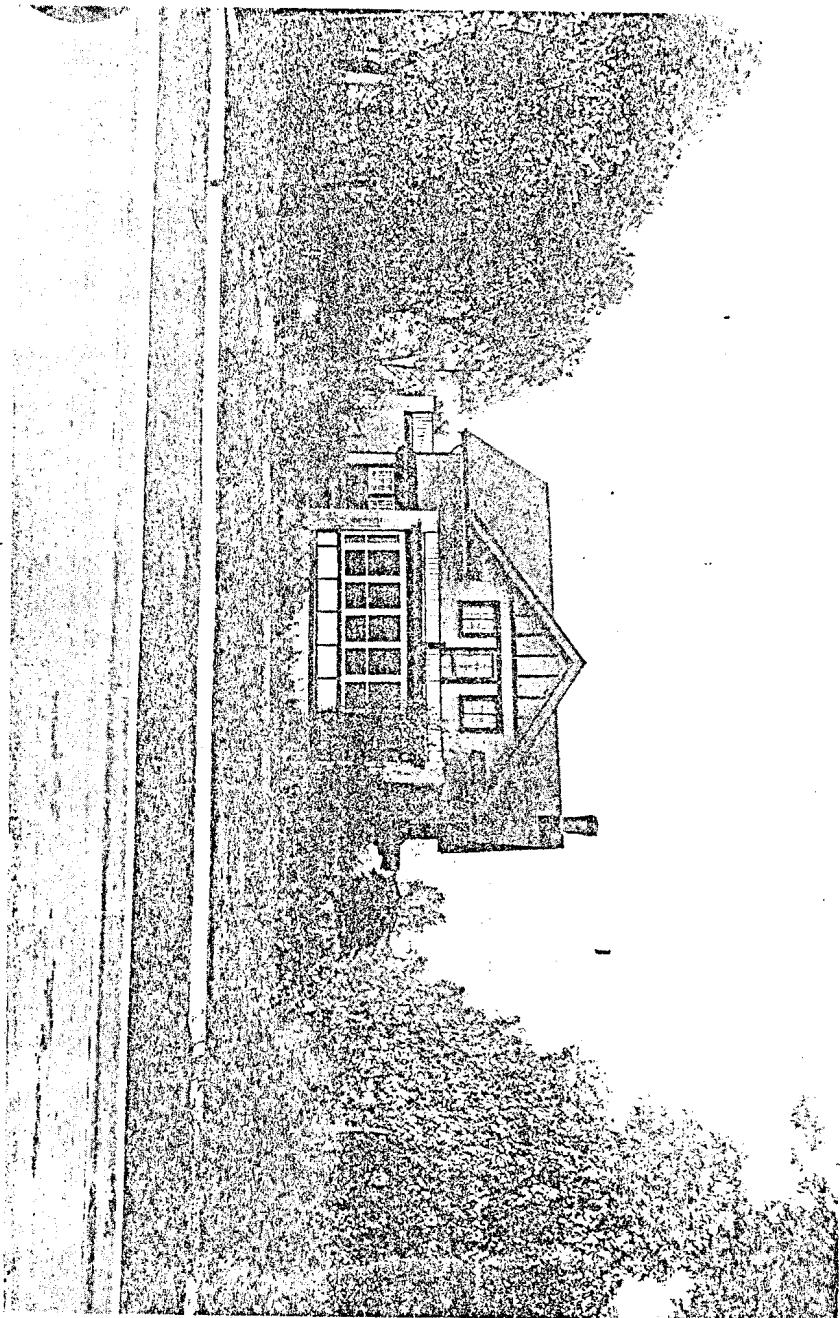
Each purchaser must have at least fifty feet of frontage. This restriction guarantees light, air and beauty.

No house or bungalow can be constructed at a cost of less than \$2,500. A peep at the beauties of the "Villa" will show the wisdom of this restriction. This is not a cheap neighborhood, though we are selling lots at cheap prices.

Do not mistake the values of these lots, because of the prices for which we are selling them. Lots at \$200 a front foot could not look any better.

Before building your home, insist upon having land where you know the precise description of the building that may be erected on the adjacent land. Do not be annoyed by the vexatious query, "I wonder what the owner next to me is going to build on his land?"

That matter has been determined at Irving Park Villa.



A Home On North Avers Avenue

At North Harding Boulevard. "A thing of beauty is a joy forever."

