

Chicago
May 29-1843

Friend Snow

Mrs Gray and I have returned to the City and have made deed as you wanted, and placed the same on Record and will send it to you as soon as I can get it from the Recorders Office which will be in 2 or 3 weeks. The Insurance I have also assigned over and will hold them, or send to you just as you wish. One of the tenants have moved out on account of the Blinds and some rather little thing not being done. But as I am here now will have the Blinds put on at once and think I can

Rent it again with as much
trouble; the rest of the tenants
are well pleased with their
new homes and I think if I had
been here the party would
not of men - as - I will look
after the property the same
as if I had not sold it and
I trust you will be pleased
with my doing so -

Yours Respectfully

Francis M. Gray

Room 6-127 La Salle St.

Chicago

10,313.2a

Chicago
June 17/73

Friend Shaw

Yours of the 13th Rec^d
with check. and you have
my thanks for your prompt
-ness. I suppose you and
Father Shepard had it under
stand that you was to pay
the interest. and that is why
I consented not to hold
you for half of the Mortgage.
But I will ^{pay} however this Father
or I will make it satisfactory
with you when you come
and to see us. for we do
not want any thing but
what is right. and I know
you do not. I gave the
interest to day and will send

The Receipt - with the Deed
and your ase to-day - The
Blades are being put on, but
They work so slow they will
not get them done before
the last of this week or first
of next - will send you
the Bill as soon as they
are finished and paid
for. We found a Man to
buy half of the Stock and
tools on the farm and work
it on shares. So we had to
let Mr Vedder go, was sorry
to do so, as we liked him
very much. but thought it
to our interest to do as we
have done - hoping to hear
from you and trusting you
will make me a visit be-
fore long. I remain
Yours Truly
F. M. Gray

Handwritten marks and characters on the left margin, including a vertical line and various symbols.

Leri Shaw's
Age

Levi Shaw's ac^t do

May 31	To Recording Deed	.90
" "	" 4 Notices to Rent hour	2.00
June 2	" Sadding 4 gavel	8.00
" "	" Numbers on houses	2.50
" 4	" Work on Ditch	1.50
" 7	" Chimney Steps	2.25
" 16	" Rechange on Check	.50
" 17	" Interest paid on Note	377.91
		<u>\$395.56</u>

Out Recd

June 4	Rent Recd farm 3 rd hour	\$45.00
" "	" " " 6 th "	50.00
" 7	" " " 7 th "	50.00
" 14	" " " 8 th "	50.00
" 16	Check Recd	<u>453.00</u>
		\$648.00

Out paid out - 395.56

Balance on hand June 17 252.44

To 32 Natl Bank

Ac^t Rent

By F M Gray

127 La Salle Street

Levi Shaw's
Age

Friend Shaw

Wils July 10/73

Dear Sir

I have been here
at home for a week or so and
have collected the Rent for
one of your Stores and have
the promise of the other in
a few days. The Rent Rec^d
is 58. Dollars and 75 more we
have paid your Taxes thirty
four Dollars, will send Receipt
with this - Your Rents in
Chicago I will collect
the first of the week and
will send you the Money or
hold it until you come
out - please write me what
to do - Yours Respectfully
L M Gray

Sept 30/1873

Friend Shaw
Dear Sir

You will please find
enclosed Draft and Statement
of your ac^t both here and
the Miles. Which I trust
will please you. I had of
sent it before, but have been
looking for you hear every
day. You will see that we
have got all the Rents due
to September 1st 1873.
Hoping you will make me
a visit soon. I am yours
Respectfully
J. M. Gray

Levi Shaw's ac
Statement to Sept. 1st 1873 Cr Dr

June 15	By Rent of Stone	\$ 8.00	
July 10	" " " Hodgkins	50.00	
" 10	To City Taxes paid		\$34.00
" 15	By Rent of Stone	8.00	
Aug 5	" " " Bleagby	75.00	
" 5	To Repairs on Building by Bleagby	7.50	
" 20	To Cash for Seed from farm		160.00
" 20	To " " Bbls for Seed		2.00
Sept 1 st	By Rents in Chicago for Aug	195.00	
" 3 rd	To Balance Sent by Draft		\$132.50
		<u>\$236.00</u>	<u>\$336.00</u>

127 La Salle
Oct-11th/1873

Friend Shaw

Yours is at hand and I have called at - 3 places with your ticket - and all I can get offered for it is Six Dollars. Will try and see if I can get any more for it - on the West-side.

Enclosed you will find Draft for your Rent for September less \$6.75 for repairs which I told you about - when here. I have not - seen the - bills yet - but - am going the last - of next - week and then will look after your Property there.

Yours Respectfully

J. M. Gray

{ Rent for September 196.00 }
paid but for repairs 6.75
Draft sent for this \$188.25 }

127 La Salle St -
Dec 13th 43
[Dec]

Y
Friend John
Kearby

In order that I may
look after your interest there
to the letter. It is necessary
that I should have a Power
of Attorney from Friend Fowler
& Gates, so that I may act for
their interest at any time
with out delay, and I am
afraid (and so is Judge
and) that I should not have
this before for the protection
of your rights there. But
we trust it will be alter-
-ed in time to save all
trouble. The facts are this,
that my part of the title

is all right, but the Rockwells
being sick of what they have
done, they now try to claim
that - Timson J. Rockwell, never
consented to his part of the
trade and also their dealing
to Mrs Pratt, (the one we got
our Deeds from) was only
their Trustee and not the
actual owner, Now if I have
this Power of Attorney, to show
that I was and am your
lawful agent, and I acting
in good faith as I did,
will be able to hold the
property and get you
title as I bargained for.
Knowing the trade to be
a good one and one, and
of which we can make
considerable by improving
(as the following will show)
I don't think it best to let

at
the
Ca
pe
18
The
m
of
fr
the
ad
pe
12
an
the
\$1.50
an
sa
The
my
be
in

it be broken up. - Taking
the ground at the same time
called it in the trade \$100.
per foot, and building houses
18 feet wide at a cost of 3
thousand each (which if built
now will be as good as could
of been built in the summer
for \$2500) and they will be much
better than the Adams houses
both in looks and finish
and will be 18 feet wide in
place of 16 and have a lot
125 feet deep in place of 67
and the entire cost of such
houses will only be ground
\$1800. house \$2000, making 38 hundred
and, or if you wish to figure
safe call it 4 thousand each,
The property being on the south
side is more salable and
brings a higher price than
in any other part of the

= City. Now if we can
 do in the future, what
 we have just done (and I
 know no reason why we can
 not) with all the advantages
 we will have - viz - being on the
Tenth Tier, having wider houses,
 and better ones, with deeper
lots, we will make if we
 get no more than we did
 for the others, 25 hundred per
 house or on the 18 (which is
 the number we can build)
 will be 45 thousand or \$225000,
 each. Now I don't say that we
 will make this large amt -
 but if we do in the future
 what we have done in the
 past, "We will" but if we
 only get 5 thousand a house
 we will be doing well - but
 without doubt - we will

get more than this in Eight
months in 12 Months, - And if
your people will furnish
the money to build with, it
will be a grand investment -
for them. - And on my part -
I will give them back a third
deal of each house and lot -
drawing interest - payable every
6 months and principle falling
due in 5 or 10 years just - as
you want it, - The ground
being clear and you holding
the only license because all
the property - you will own
that it will be a first class
loan. - Now after you have
a talk with friend Evans,
Fowler, Gates and the rest -
of your good people - please
drop me a line and let
me know what they think
of this - of course the money

will not be needed only
as the work is finished.
Trusting you will not delay
the Book of Attorney, and hop-
ing I may never have an
occasion to use it. Love
Yours Truly
F M Gray

P.S.

Enclosed you will please
find the Deed from Mrs Keatt
to you and also the Deed
you left with me -

The Board of Public Works have prepared ordinances for the opening of Calumet avenue from Thirty-fifth to Thirty-seventh streets;

127 La Salle St
Dec 22^o/43

Dear Sir
Near Friend

Your good letter and the Order of Attorney came to hand this morning and I am glad to say that I have not had any use yet for the ~~contract~~ and I hope I may never have. Mr Rockwell is going home to get his brother to make the papers that we want and I think in course of time it will be finished up. I will deed of my half of the land to Foster Shepard and also a contract for your half to him

and the Rockwells now
think they have no chance
to do any thing, but finish
their part of the track - and
that - will be true, if
the Deed and Contract be
put on Record - but I hold
them and they will not
go on Record, unless I
am sure they will come
never will - to break up
the track, (which I now
think they will not do.)

Mr Spragle writes his
son that he has exchanged
his block for a stock of
goods and I think he
has made a good trade.
He has thought all the time
that he would make the
exchange with you - but
I was quite sure you
would not let Calver

are late go until you
make a large home on
them, I am to work all
the time trying to get the
street opened and seeing
what we can get houses
built for, and by the way
I send you with this your
mine see that something is
being done, and I think if
we are going to build this
now is the time for we can
let a contract much lower
now than we can in a month
from now. I am going to
Wiles to day, to stay until
after Christmas and will
look after your matters
there - hoping to hear from
your good people in regard
to building - I am

Yours Truly
H. M. Gray

If not called for in Ten Days, please return to

J. M. Gray

AGENT OF WESTCHESTER FIRE INS. COMPANY,

Water Mich

at

J. M. Gray



*Levi Shaw, Esq,
New Lebanon,
Columbia Co. & New York*

1852

100
80 Sh

10,313.86

Wiles Mich
Dec 29/1843

Friend Levi

You will see by this that
I am in Wiles and will be
here for 5 or ten days - and
I am in hopes to get a letter
from your people telling me
what they think about building
on their Calumet Ave. ground,
I am sure that we can make
a nice little some by so clo-
ing - please send my letters
to Wiles until I write you
of my return to Chicago -
Enclosed you will find
statement of your Wiles
property - and as soon
as the weather is good will
have the roof on the corner

Building repaired, —
Our Chicago travel is a
about the same as when I
wrote you last; Mr Rockwell
has gone home to Vermont
to get his brother to make
the balance of papers and
is to send them to our Law
yer, and I trust in a few
days every thing will be
made all right.

We are having a hard snow
storm to day, and it looks
very much as if we are
going to have Michigan.
Hoping this will find you
all well and trusting I
will hear from you soon
& remain

Yours truly
J. M. Gray

Statement from Sept-1st to Jan 1/74

Sept-14	Rec ^d of Stone	for Aug	\$8.00
" 25	"	" " " Sept-	8.00
Oct 6	"	" Hodgkins Co	50.00
" 15	"	" Stone	8.00
Nov 15	"	" "	8.00
Dec 26	"	" "	8.00
" 27	"	" Bleazby	75.00
			<u>\$165.00</u>

Dr

Oct-19 th	To Cash paid Insurer	\$5.00
Dec 29 th	" " Taxes	64-10
" "	" Balance in Bank	\$15.85
		<u>\$165.00</u>

J. C. LARIMORE, PRESIDENT.

P. S. ABBOTT, CASHIER.

Citizens' National Bank of Niles.

Niles, Mich., Jan'y 30 1874

H. W. Crampton
Dear Friend

Your kind letter of the 26th is at hand (and although I have not much to write) will reply to it. The trade I consider much, but Mr. Rockwell (who we traded with) trying to play Ultra smart, has made it necessary for us to have deeds from the Rockwells as well as Mrs. Potts deed. Which would have been all we wanted had he not claimed that he & Brother owned the property - but I trust and expect every day to receive the balance of papers which will make the title with out a doubt all right. I have got my part of the papers - but the Brother in

Vermont - has not seen the Deeds
that I want for you. And as our
lawyer holds all the Deeds and
papers of the Adams Street houses
more as well as yours. With my
order not to give up any of
them - until both of the Rockwells
make and deliver to him, all
papers and Deeds as per Con-
tract made with me - which
I feel quite sure will be
done in course of time. -

Now as to the Houses we talk
of building I will enclose a rough
plan which I have made and
you may get some idea from
it, what they will be - this is
if we adapt it - which I think
after looking at many houses
is the best and cheapest one
that we can build - but if you
or your people will suggest
any other plan, I will be pleased
to receive it. -

J. C. LARIMORE, PRESIDENT.

P. S. ABBOTT, CASHIER.

Citizens' National Bank of Niles.

Niles, Mich.,

[Jan 3, 1874] 187

The 1st story or basement as per this plan has Dining Room, Kitchen, Girls Room, Store Room & Water Closet under stairs, - The 2^d floor has 2 Parlor's and a bed Room or Library, and the 3^d floor 4 Meeting Rooms, Bath Room & Closets - With gas & Water in each Room. I think we had better build them 20 feet wide in place of 18 as I wrote you - and in 2 blocks of 8 houses each as they will look better and will give an alley of 10 ft - between the blocks, and further I suppose and I both think we will get enough more for the houses built - in this way, to make up for the two houses that we can not build by taking this plan - They will cost us from 22 hundred to 25 all.

Finished. I have a party who says
I will take the 16 houses at - 36
thousand which is \$2250. per house
and I think this is as well as
we can do, as to the Money it
will be wanted just as the
work progresses - Always keeping
back enough to make us safe
that they will be finished as per
plan - and I want to get as many
of them done by the first of May as
I can, but that will depend upon
how soon they are commenced and
the kind of weather we have,
as to putting the piles stores in
I will do so, if I can - but I am
afraid it can not be done, as
the parties who build houses
don't like to take property for
pay, but I will give a good
trade for them in course of
time, - Hoping to hear from
you often and with kind
regards to France Levi and
the rest of your good people.
I remain Yours Truly J M Gray

Chicago

July 10th 1844

Friend Shaw

Your of the 5th has been sent to me from Niles, which place I left last Tuesday to take after our matters here, I find that every thing Stap's when I am away and is just as I left them, the Gulbert on Adams Street Property has not been paid but the Rockwells are to pay it and they have asked Mr. Dwight to give them 60 days time on it and he has granted it, I have seen Mr. Rockwell (the Lawyer) and he says the Deeds and every thing will come all right in a few days which I hope they will. I am very busy trying to get the Street opened in front of Calumet lots and am to meet the City Council Monday Evening

and I think it will go all right,
and I am also looking and figur-
ing on building houses and
I think such ones as I have
written you about will cost
us from 23 to 24 thousand
each and I still think it best
to build in 2 blocks of 8 houses
each. Now if you are willing
and can furnish the money
I will go ahead and let the
contract and have 8 of them
finished by the first of May
and the balance just as soon
as can be, so that we can
dispose of them in the summer.
The money will be wanted in
the following way, about 4 thou-
-and the last of Jan'y, 4,000 \$
in Feb'y, 4,000, in March, and
the balance in April & May for
the first block, and not quite
so soon for the 2^d block, as
that may not be finished be-
fore the first of June or July.

You will please answer me
 here at Chicago at once as
 I can let the Contract much
 cheaper now than I can in 20
 or 30 day from now, - In regard
 to trading Cities Notes, I have
 had 2 Notices in paper to get
 away for Brick &c. and I find
 they ask me 849 Dollars for
 Brick in way of trade and only
 600 Dollars for Cash. So you can
 see that it is best to hold
 the property and make trade
 with some other party, now
 as to title of Calumet Corp-
 orly, I will see that it is all
 right and good before we
 do any thing, and as we have
 one of the best of Lawyers which
 we own trust - I feel sure that
 we are safe to go ahead. -
 Mr. Spangler has returned from
 New York and did not make
 the trade that I made, you

about, but - Can make it at any
time - He has been waiting he
says to hear from you - He knows
if your people will trade with
him or not - And he wishes to
make the trade with you, if
you wish to do so, Now I don't
wish to influence you in either
way - For you and Mr. Shingle are
both my friends - but as you
have seen both Properties
you can judge which is the
best - Hoping you see how I
am pleased and trusting you
will excuse me for not saying
any more, I remain with my
kindest regards to Friend
Evans and the rest of your
good People -

Yours Truly
J. M. Gray

J. C. FARIMORE, PRESIDENT.

P. S. ABBOTT, CASHIER.

Citizens' National Bank of Niles.

Niles, Mich., Feb 10th 1874

Friend Shaw

Yours is just at hand
and I am very much disappointed
for I have been looking forward
to the time when both of us would
make a nice little home by
building on our Calumet-ave
lots - but first - to my disappoint-
ment - came the trace of your
half and now comes your
letter saying that you can only
get me 5 thousand to build with
which will be of no use what
- ever I can get the balance 15 thou
- and some other place - for I can
not build the houses at the
price I will pay, unless I
build 6 or 8 at one time.
I am now trying to sell 10 thou.

-and of my Bank Stock. but as
money is scarce here. I don't
expect to find a buyer. If I
should I will send to you for
the 5 thousand, and I do have
hope that you will find me
the entire 20 thousand which
I must have if I build the
9 houses. as soon as you get
this please drop me a line
and let me know how much
more you have got for me.
- Mr Rockwell has returned
to Chicopee and has bought
out his Brother and now
can give all the papers
we want. Hoping to hear
from you at once and
with kind regards from
us all - I am
Yours Truly
F. M. Gray

J. C. FARIMORE, PRESIDENT.

P. S. ABBOTT, CASHIER.

Citizens' National Bank of Niles.

Niles, Mich., July 21st 1874

Friend Shaw

Yours is just received and I am glad to know that you think so much of Chicago & Niles property as to buy it the second time - I have not been to Chicago yet, I have been waiting for your letter. I will go over on Monday, and will look for a letter from you saying what you wish to do with your Calumet lots, for they will not buy unless improved, and if you can furnish the money, I am ready to go ahead with the buildings. And if we can only build 8 at this time, I will build 4 on yours and 4 on mine - as I talked when with you - but if you can not do this and would

like to exchange the lots
for any property that Father
Shepard and I have got,
you can do so if we can
agree. The farm we have
sell and sold one half of the
stock & tools. Mr Dedden has
gone to work for Dr. Reuling
in the Hotel and is pleased
with his place. With kind
regards from us all - to your
self and Prime Evans. And
hoping to hear from you soon.

I am yours truly
J. M. Gray

Chicopee
March 4/74

Friend Levi

I have been looking for a letter from you for the last week and have not rec'd one yet - and as I am waiting to know what I shall do with Leonard's property, wish you to let me know with-
out delay. If you can furnish 10 thousand Dollars or ahead and build as many houses as the money will build - and I am sure you will with the land interest there, make more than the same amt in your lumber business. Now as I am here doing nothing but looking after your property and wife. Hope you will let me make some money for

you and also my self - and
I know the way to do it; is
by improving our property - I
wish you was here when I
could talk to you in place
of writing this letter for I know
you would look at it in
the same way I do - but please
answer this at once and let me
know how much money you can
get and what you think is best
to do. Yours in haste
J. M. Gray

Wiles Mich
March 14/74

Friend Shaw

Grass has been well since
as I have been waiting until
it is too late to think of building
any houses for Spring Renting, have
Come back to Wiles to stay - un-
til something more than vacant
lots calls me away. In regard
to trading the farmer rather sheep
-and says he has small sheep
his mind that he wants that
for his home and does not
want to trade it away.
But says if I will take the
lots for my interest in the farm,
and you would like to trade
for the Banks Building subject
to a Mortgage of 5000 and due

in 3 years, he will be willing
to take the tract & farm this
and what he said last summer
you can see that Father wants to
own the farm alone and let me
have the Chicago property.
I suppose you know the Bank
Building is the best one in
Miles and it rents for over
16 hundred dollars per year and
we have just made a lease
to the Bank of their room for
5 years and can rent all the
rest of them in the same way
if we would do so. but we
think we must will do better
by short leases. as it has never
rented for less than it is now
rented for and most of the
time it has rented for \$1900
per year. it being just in the
center of Iron, and on the corner

it will always sell for a good
price. Now I do not intend
to make this as an offer, unless
I can succeed in borrowing
20 thousand to build upon the
lots. (You I don't want any more
unless I can improve them) And
if you wish to make the trade
I will go over to Chicago and
see if I can get the money
which I now think I can do.
You can write me here and
receipt of this letter and let
me know what you and Miss
Evans say to this. With kind
regards from us all. I am
Yours Respectfully
J. M. Gray

J. C. FARIMORE, PRESIDENT.

P. S. ABBOTT, CASHIER.

Citizens' National Bank of Niles.

Niles, Mich., March 24 1874

Friend Man

Yours came duly to hand, and I have rec^d. Wrecks from Rockwells, but they have not taken up the Eleven Tax Wrecks of 1869. And I have done so, to keep the property from passing into other hands. And I expect they will refund the money so far as when they come out from the East next month. The Taxes of 1873 is due and amt to 36 Dollars per lot, and the 2nd. I promised Mr. Brington to help make your part of the trade has not been paid. And with our lawyers to pay you need 2 hundred Dollars more money. and as soon as every thing is all paid up will send you the statement. Yours Truly J. M. Gray

Weds March 30/74

Friend Man

Yours of the 27th just rec^d
and in reply will say that I have
put your subdivision on Record
and your 165 feet is in 5 lots over
about just as decided by Mrs
Patt. The amount paid for
Tax Deeds was \$103.90. I have
rented your building here for
another year to the Meat Market
Men for 3 hundred and I called
on Sleazy the Man in the Con-
Store and he promised to pay
Rent in a few days. What would
you say to building 4 houses more
if I will build 4 with you. I
can get the money for my half.
Yours Truly
J M Gray

Friend Shaw

Wells April 24/74

Yours was rec^d. several
days ago while I was in
Chicago looking after Cal-
umet's estate. You may think
strange my sending you Mon-
ey - but you must know that
in every Real Estate trade
there is always more or less
offence, especially in Chicago
and I think we are fortunate
in making this trade with
so little offence, and I have
only charged you with your
half of what I have paid
out, paying nothing of my
time and personal offences,
except to Bayington who I
promised I would do to help

Make your part of the trade
which you must of seen when
in Chicago was the great
trouble of the entire trade,
And had I not known it to
be a good trade for you
I would not of worked as
I did to have it made.

And if you would improve
it as I have suggested it
will even prove better than
I have said, and I am
quite sure if you would
Come and talk over the
matter with me you
would say so ahead. For
it is the best time to build
that we have had for years.
Hoping to see or hear from
you soon, I am with kind
regards to friend Evans
Yours Truly J. M. Gray

Statement of Charges &c
for

By Amt of Rent on hand \$245.⁰⁰
but 45 of this is in a due balance
can not get the money on it now.

At

For half of Abstract to Rockwell \$8.85
" your part of Tax Deeds 57.15
" " " " Plans for Houses 21.00
" " " " Surveying Lots 10.00
" " " " Lawyers fees 50.00
" " " " Taxes of 1873 198.00
" " " " to Bayington ^{200.00}
\$544.90

The Taxes not being paid when
due draw interest, so they will
be a little more than the
above. —

10,131,17

sent #300 May 1st

Wiles Wick

May 4/1874

Friend Leo!

Yours with check of
3 hundred came to hand
this morning, and I will
go to Chicago to-morrow
to pay Taxes &c. - Your Deeds
are all right - and I will
send them at any time. I have
not had them recorded for
our title is given from Mrs
Pratt, and all that we want
ed the Rockwells Deeds for
was to make sure of their sale
to Mrs Pratt which I explained
when I was with you. I will
have yours recorded if you
think best - but - our Lawyer
says not to do so. Will send
you a letter on my return
from Chicago yours truly
F M Gray

Rec^d for \$300 vs
May 1874

Niles Wick
May 12th 1874

Friend Sam

I returned from Chicago
Saturday, found Calumet-lots all
right. I send you the taxes which
I send you the Receipts for and
you can keep them until they
are wanted. You may think from
the New York party letting you
have the property-back that we
made a poor trade when we
got the lots. But Mr Rockwell
Ag^t says that they will be
glad to trade back with us
and give us all the rents they
have rec^d and one thousand
to boot. But we can do bet-
ter than this once if we improve
the lots we will make double

What they will do on the houses.
And if you are not in shape
to build this summer can
I can get me 15 thousand to
be divided on 6 houses and
lots (which will be a no one see
-^{ing}erily) I will go a head and
build on my half and by so
doing your ground will be
worth from 10 to 25 Dollars
per foot - more than it is
now, I can get the money in
Chicago at 9 per cent - but am
obliged to pay 3 per cent com-
-missions. And I think you can
save me this by getting it in
the East. With you and James
Evans to consider this and write
me what you can do.

While in Chicago I found a
party who has got 640 acres
of Indiana land which they

should at - 10 Dollars per Acre and
they will trade for one of
your Stores at - 6 Thousands, as
I do not know much about
the land will send you the Map
and letter given to me and let
you look it up and you can
write me what you think of
such a trade. - Mr. Pleyby
who is in one of the Stores has
not paid the Rent due in January
but - I think I will get it from
him in a week or two and
then I will send you full
acc of your Rents here.

Hoping to hear from you soon
and that you will help me
to make the most out of our
lots that we can. I am

Yours Truly,
J. M. Gray

Citizens' National Bank of Niles.

Niles, Mich., Nov 5th 1874

Friend Shaw

Dear Sir

I sent you a letter last night in regard to the flour. Am sorry that I could not get Bleagby to allow more on rent; but if you sell enough we will get our pay in time. The flour is low at 5 dollars could not buy the same of the other millers for less than \$5.25. We will be sure of the rent as long as Bleagby & Pardner stays with him. The flour will be shipped to Marrow.

Now if you or some of your good people have got some money to loan on first-class security. Our bank

Citizens' National Bank of Niles.

Niles, Mich., _____ 187

[Nov 5, 1874]

has got the chance for you. Mr Elisha Buckley, who is a fine man and has 120 acres in the S W 1/4 of sec 5 - Berrien Township - 75 acres improved with good buildings &c and the place is worth at this time 7 to 8 thousand dollars. He wishes to get on the above 25 hundred dollars for 5 years at 10 per cent annually. Now if you can make the loan our Bank will examine the Abstracts Collect Interest and make the returns to you with out any charges and if they make any loans that are not good they will stand the loss. Now as this is a good chance for you

to make safe loans and
have no trouble looking
after them. I hope you
will send a draft for the
25 hundred. If you can do
so please let us know
at once, you ^{can} send the letter
to me or A. S. Abbott - Cash
- etc -

Yours Truly

F M Gray

Wiles Jan'y 3rd/95

Friend Thom

Yours is at hand. And
from the tone of it should
judge you did not like
the reading of my last.
Which was answers to Thimel
Evans questions. But never
and make some statements
a little plain. - You will
see from the map I send
where our lots are and how
they are situated in re-
gard to streets. - Last winter
I got up a petition and
brought before the City Council
and with aid of friends
and Chicago Evening Journal
got them to order Calumet
Avenue opened from 35th to

37th April, and parties who
at that time thought I was
going a head to build and
improve the property did
not object to the opening.
But since then these same
parties have kept up a big
howl and claim the Street
a great injury to them and
have been trying their very
best to get the City Council
to repeal the order and close
the Street, claiming that the
Boulevard and Forest are
are all the Streets needed
south of 35th Street. And I
have been the only one fight-
ing to keep it open, for I
well know if it is closed
and you are left to buy
your way out, that it
will cost you more than

so your ground is worth and
so with out a Street your ground
will not sell for even what
I told Dr. Evans. My ground
is situated some better as
you will see by Map. Co. when
36 Street is opened Dr. will
have a front on that, and these
parties that want Calumet
closed, have offered me that
Street with out one Cent
of Cash to me if I would
give up Calumet. But your
property being entirely closed
in by so doing, I could not
Conscientiously consent to
it. I think there are very few
Agts who will take the in-
sult in your matters that
I have done. You know in
trading with the Rockwells
in order to make your part-

of the trade it - was a
forced one and caused
me an little amount of
trouble and anxiety. And
in this street - matter which
I have spent so much time
over you can see who's intere-
-st - I have been to work for,
Now if I succeed in getting
the street - your property
is all that - I have repainted
it - to be - but - if I loose it -
and you have no out - let -
it - will not - sell for 30 Doll
ars per foot - Now while your
ground will not - sell for
more than ^{that} when the street -
is closed - the ground on
each side of you will be
worth double - for they will
have streets - the Boulevards
and Forest Avenue - And if

[Jan. 2, 1875]

You and I own the ground
in front and rear of ours, we
would be situated the same
as the frontis each side. and
would not trans any streets
but - the Bellevue & Forest
Avenue. But - as we do not own
it, we must have some out-
let. I can have 36 Street, but
that will not let you out,
so my only way to help
you, is to stick for Calumet.
And I am glad to say that
it now looks better than when
I wrote Friend Evans. I was
at two meetings last week
in Chicago and am to meet
with them again soon. And
the only reason that I wanted
you and Friend Evans to say
the least that you would
take for it, is that if I should

see that - they are going to
succeed in closing the
Street, & might - by offering
the ground low make sale
of it. - They have not made
any offers for it - but talk
as I wrote you that it is
not worth over 30 per cent.
Now as I have tried to ex-
plain matters and let you
see what I am doing - I wish
you to advise me what
to do in case they get the
Street closed. Of course
you are all right - if it
is kept open.

As to your rents here - I
rec^d. 75 Dollars from the
Butchers - and 20 Dollars from
Blazby & Co which is all since
you was here - have paid out
for Insurance 70 Dollars and

Pages 5-7-65, The Receipts
and Policies will send with
this. As to repairs on Building
I would advise you not to make
any until Spring and not
very much then. Now after
sending this letter if you
wish me to send the Power
Attorney and the rest of your
papers. I will willingly do
so and be glad to shift the
responsibility of such Comp-
licated affairs on some
one else. Hoping to hear
from you soon & am
Yours Respectfully
J. M. Gray

Shaker Haven
July 20/1845

Friend Shaw

You may be somewhat surprised to learn that - I have moved on the Haven - but we have had such bad luck in getting any one to take care of it - that - I thought - it best - to try it - my self - And on account - of my coming here - I must give up the care of looking after your property. So you will please find some one as soon as you can. The Street - Matter is not settled yet, but - I have successfully carried my point, and you will have a Street opened before long

of the parties who dont want
the stores, - will be obliged
to buy yours and my ground
to keep it - from being opened,
- which I suppose you will
be glad to have them do.
One of your stores in Hills
is vacant - Blenky moved
out last week - and we can
not get any thing from him,
I got a Lawyer and told him
not to let Blenky take out
any of his goods if we can
hold them for Rent, - I have
not been up for a few days
and dont know just what
they have done - but will go
up the first of the month
and look after it and save
all I can for you, - In paying
Taxes and Insurance &c. - I have
been obliged to use fifty

Three Dollars more than
I have rec^d for you - when
you come out - we can settle
the whole matter up and
I will make plain every
Dollar rec^d and paid out -
I will look after your interest -
here until you come on file
some one to take my place.
With kind regards to friend
Evans - I remain

Yours Truly
B. M. Gray

Oct-27/45.

Friend Shaw

Grows just - seed - and
in a few more days, that you
can have the Broom Corn. But
it is a very low price for
a poor farmer to sell at -
have not - time to sell
to any one else. Knowing
you would pay as much
for it - as I could get any
place. I am just - ready
to commence bundling it -
and if you dont - want it -
for 2 or 3 weeks would like
that - time to deliver it -
in as the Bridge will not
be done for 2 weeks - but
if you want it - at once will
send it - to Buchanan - Cant -

my firm - how much cover
I have, but - think 4 or 5 Jones
- Chicago Street - is yet
in trouble, they had
a petition asking for
the City Council, asking
them to give up Calumet
Avenue south of 35th Street,
but - I went over first -
in time and got up a
petition asking the City
to keep the street open,
and the matter is now
at a stand still again.
Think we will come out
all right in time.

I paid the Taxes which
was \$194.36 will send the
Receipts which you can
keep until called for.

Yours Truly
J. W. Gray



Skateer Farm
Dec 11th 75

Friend Sam

Yours with check is
at hand and I am sorry
that you found the corn
in so poor a condition.
The C.R. Men must of hand-
led it rough as I like my
I suppose it was there that
the corn was lost, as they
let us put it in
the Carbu-haul it up through
the freight-house.

Chicago matters do not
concern very much, only that
the parties that don't want
us to have a street are
trying their very best-

to cheat us out of it, and
so far I have been there
every time and I am in
hopes to keep doing so, until
they buy us out at our price.
I enclosed you once since a short
report of a meeting we had
a few weeks ago and from
that the Committee on Streets
visited the grounds and made
a report to the City Council
in our favor, as you will see
by the letter from the Chairman
to me - thanking you for the
draft and hoping we will
come out - all right - you
with our Chicago property
I remain

Yours Truly
Francis M Gray

Shaker Town

Friend Levi

I was at - Hills yesterday -
- day - and Father Shepard gave
me the bill that - I enclose
and he wished me to write
you that he had not - coll-
- ec - ted Rent's enough to
pay the same with \$ 21.86
and as the party must their
pay wish you to send a
draft - for the amt. - Every
thing is very dull here this
spring except - farming and
I had all the kind of that
Mrs Gray says tell James
Shaw to send us a buyer
'are you and Mr Jones trying
to trade yet with kind
regards to James Evans
- I remain

Yours Truly

April 25/74

J. M. Gray

Attached to 10,313.24a

Letter from Francis M. Gray to Levi Shaw, dated,
"Shaker Farm Dec 11th [18]75"

A nice little dodge on the part of certain real estate speculators was brought to light yesterday before a meeting of the Council Committee on Streets and Alleys, South Division. In January, 1874, an ordinance was passed in the Council providing for the opening of Calumet avenue, from Thirty-fifth to Thirty-eighth street. This ordinance was accepted as entirely satisfactory. Eight months afterward certain real estate men raised a cry against the ordinance, and presented a petition that the parts of Calumet avenue between the streets named, be vacated, a jog made in the avenue on Thirty-fifth street, and the street run south from Thirty-fifth street to Thirty-eighth street through the middle part of the block, or alley-way, between Forest and Calumet avenues.

10,313.24b

Levi Shaw

Notes Mich. Feb. 14, 1876.

J. W. Shepard in ac with

A. S. Hall

To Painting Tin's Roof

" Soldering & Guttering

" Mason Work

Dr. \$25.50

8.00

1.00

\$34.50

Mar 11, 1876 Recd Cash

12.64

bal due

\$21.86

Levi Shaw

P.S.

This is for repairing roof on the corner
brick store - F. M. Hall

Recd. Payment

J. W. Hget
for A. S. Hall.

7.64
4.00
11.64



Miss Receipt

John B. ...

Sheldon Jarvis
May 5th 1896

Dear A. Dean

Yours just-recd?
and in reply will say
that your Bank life in
Wiles is not good for any
thing, having only one Build-
-ing, Rental and the rent
not due on that - has
made your life there it-
is. Am sorry that the time
was not better in Wiles
so that the building could
be rented.

Yours Truly
F. W. Gray

Thos. J. Lane
July 31/76

Friend Levi

Enclosed you will
please find tax bill on
Wiles Property which is due.
And as you know, only one of
your buildings are rented
and that one has no rent-
due until fall. When your
receipt-please send New
York draft. The tax is also
due on Chicago's Property
which is 196. Dollars.

Yours truly

T. M. Gray

196
37 08
\$233,08

By *08*
100

OFFICE OF

THE CITY TREASURER,

CITY OF NILES, *Aug 16* 1876

RECEIVED OF *Gates + Fowler* upon the following described lots or parcel of land, the sum stated below, for taxes assessed in the City of Niles, in the County of Berrien and State of Michigan, for the year 1876:

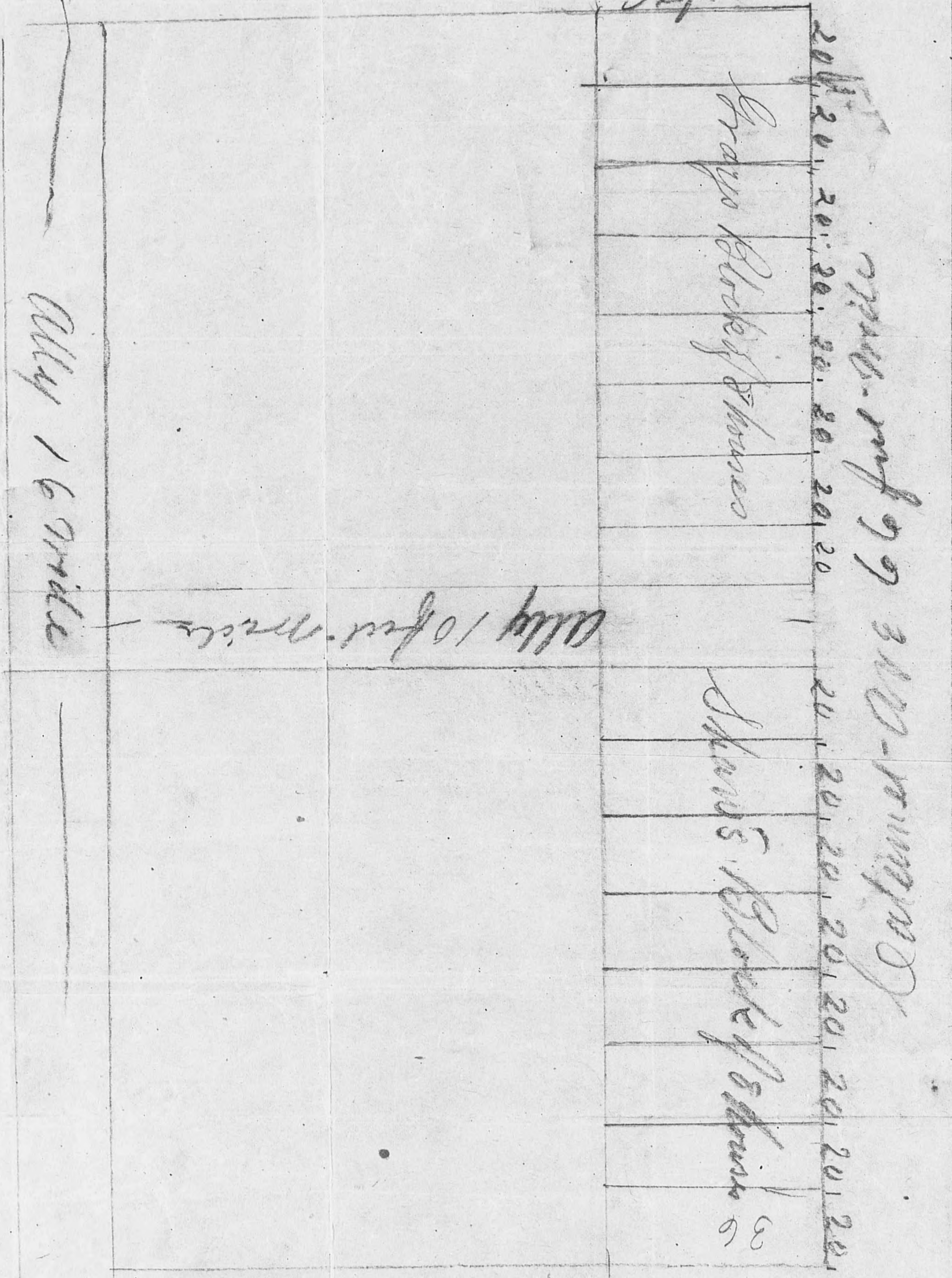
DESCRIPTION.	VALUATION.	CITY TAX.	CAPITATION TAX.	TOTAL.
<i>Part of Lots 19 + 20 Justice Plat - commencing at N E</i>				
<i>Cor of Lot 20 thence 22 feet thence 83 1/6 feet thence 22 feet</i>				
<i>thence 83 1/6 feet to place of beginning</i>	<i>1200</i>	<i>1854</i>		
<i>Part of Lot 20 Justice Plat - beginning 20</i>				
<i>feet N of S Mer thence N 20 feet thence</i>				
<i>E 65 feet thence S 20 feet thence</i>				
<i>N 65 feet to place of beginning</i>	<i>1200</i>	<i>1854</i>		<i>37 08</i>

REPUBLICAN PRINT

Wm J. Edmunds City Treasurer.
7299

North
X

36ft



East
X

South
X

Alley 16 miles

Alley 10 feet wide

Grays Blotchy Sparrows

Shaw's Blotchy Sparrows

3100-primaries

36

West
X