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AN ODD CORPORATION.

WHAT MRS. MARY TYLER DID TO SAVE HER HEIRS TROUBLE.

She Transferred Nearly All Her Property to an Incorporated Organization Called "The Tyler Estate"—Real Estate in Several Cities.

Among the property items which the city is trying to acquire title to for the proposed Ninth regiment armory in Fourteenth street is a lot belonging to the Tyler estate. The Tyler estate is a novelty among the corporations of the country. It is not the estate of a deceased person, as one would naturally infer from its title, but is the estate of a wealthy western widow, who has her real estate holdings capitalized and a stock company formed to take and hold the titles to it. Her object is said to be to so arrange the titles to her property that when she comes to dispose of it by her will there will be the most possible opportunity left to disappointed relatives to contest her will and drag her name and private history into the courts and before the public.

The certificate of incorporation of the estate recites that it was organized under the laws of Missouri as a corporation for manufacturing and business purposes, and is called "The Tyler Estate." It was organized under the legal advice and direction of Henry Hitchcock, of the St. Louis bar, a lawyer of that western city, who is said to have assured his client that the laws of Missouri authorized the organization and formal incorporation of real estate corporations.

The founder and principal proprietor of the Tyler estate is Mrs. Mary Lawrence Tyler, widow of Robert Tyler, of Louisville. She is said to be worth several millions, principally in lands and property in this city, Philadelphia, Louisville, St. Louis and other places, all of which, however, she has conveyed to the Tyler estate, taking the stock of the peculiar corporation in payment. The estate is capitalized at $600,000, but that does not begin to represent the actual value of the property it owns.

THE LAW IN SEVERAL STATES.

The real estate records of this county show the transfer of two pieces of property to the estate by Mrs. Tyler in February, 1888, the time when the corporation was formed. One of the items is the lot in Fourteenth street, which is wanted by the city for armory purposes, and the other is a business building and lot in Crosby street, between Broome and Spring streets. The city authorities and the representatives of the estate could not agree upon the price to be paid by the city for the Fourteenth street lot and condemnation proceedings have therefore been begun, wherein the price will be fixed by a commission.

But the principal interest in the affair attaches to the corporation itself. Many devices have been resorted to in these past by wealthy people who had large estates to dispose of by will to prevent the quarreling of heirs over the manner in which the property has been distributed by the owner in his or her will, but this is the first instance ever heard of in which a private person, having no desire or intention of going into business, where some character for forming a limited liability corporation might exist, has voluntarily had her property capitalized and represented in stocks and bonds.

In some of the states corporations for the purpose of holding titles to real estate are prohibited by law. New York is said to be one of those states and Illinois is another. But they are apparently sanctioned by the laws of Missouri, and the laws of Illinois permit the holding of title to real estate by any corporation organized under the laws of any other state, the laws of which authorize the existence of a corporation for the purpose stated.

HOW THE SCHEME MAY WORK.

Whether present officers of the Tyler estate are could not be ascertained, nor any statements regarding the details of the organization—whether the corporation has more than one executive officer, how the property is managed by the officers, or in what manner transfers of real estate belonging to such a corporation could be made so as not to affect the value of its shares or to impair the security of the bonds. How long a life such a corporation could have is a question, furthermore, which no lawyer could answer offhand.

But it is claimed for it that the property can in this manner be held together for long periods of years, whereas, under ordinary conditions, as sooner or a wealthy person's will filed for probate than a long contest begins in the courts between the various heirs over the manner of its distribution among them.

By incorporating, as Mrs. Tyler has done, it is declared that all trouble of this character is done away with. The testatrix wills not her property, but a certain number of shares of her estate to each heir, who is limited by his opportunities to either accept or reject them. The heirs will have no interesting intra opportunities to fight over the distribution of the shares.

But Mrs. Tyler expects to get the better of this class of heirs by giving away the shares to the persons she desires to have them before her demise. The corporation, as said, is a novel one, but, like the trust, may prove to be only the forerunner of many which will be organized as soon as the legal status of the Tyler estate shall have been passed upon by some competent legal tribunal.—New York Times.

Hotel New Yorker: The census shows that of the 12,000,000 families in the country, 10,000,000 live in homes or farms free from mortgage encumbrance. Is it time for the calamity critics, for this source at least, to take a back seat?

Canada and the United States are united under ground, if they are not united. Are the new tunnel under the St. Clair river from Sarnia to Port Huron.

HE WORE A GOWN TO BREAKFAST.

How a Jolly Widow Turned the Tables on Some Practical Jokers.

"Who do you think is coming to-night, girls?" said a party young hostess of a house party of young people who were passing a week of merry to be forgotten fun and merriment in a spacious old country house on the beautiful borders of Lake M. "Hannah has had a letter this morning from Jobbins B——, inviting himself for a few days. I am glad he is coming, for he is such fun, but he did such outrageous things when he was here last that the matter decided he should never be asked to the house again. I wish you could have seen her face when she received the wheedling, funny letter just now."

"She had to keep in spite of herself, and finally she said, 'Well, I suppose he will have to come, and I only hope he will have learned a lesson and will behave himself.' I wrote say I think it was rather cheeky to ask for an invitation when he must have known the house was full, but since he will come, let us give him a warm welcome." And thereupon after much consultation and suppressed laughter a programme was arranged for the entertainment of the bald man who presented himself uninvited—a programme that might well have appalled the expected guest had he known of their intention.

Nothing in the cordial and indefinite welcome given to him by the young maidens could have prepared him for the lively reception he found awaiting him when he retired to his own room. All the practical jokes that could be thought of had been brought together for his edification. His bed had been arranged on the most scientific principles of making it utterly impossible to sleep in any position without waking in entirely over; his drinking water was salted; the shoes and sock opening of his tube de nuit were run together with the sewing machine; a lard bottle was found lying in his bag, and a red sponge out of the closet when he opened the door. But his final discomfiture and utter overthrow had been planned for the morning, when he was to find his evening clothes the only ones left to put on for breakfast. The next morning a merry party waited expectantly in the dining room for his advent, but never they got long to suspense.

A short time after breakfast had been announced and every one else had assembled, the door was flung open, and the most extraordinary figure that had ever been seen in that quietly rural neighborhood appeared. The apparition which struck them all dumb was Jobbins B——, arrayed in one of Mrs. A——'s most gorgeous dinner gowns—the low neckline and short sleeves showing his anything but meat proportions to the greatest advantage.

With stately step he walked into the room, and with a perfect nonchalance addressed the company. "How fortunate, ladies and gentlemen," he said, as soon as he could make himself heard for the shouts of laughter, "that I loaded the requirements sent to my mode in the fine old fashioned wardrobe which stands in my apartment. Some frivolous persons," he continued, turning severely to the giggling maidens, "having removed my garments, I felt myself fortunate indeed in being able to replace them with this comfortable and appropriate raiment."

So saying, with great aplomb he finished a most excellent breakfast, stopping to supply his needs from the sideboard amid the confused titters of the company and to the utter amazement and hopeless indigestion of the dignified owner of the dress. "I suppose I will find what is needful for a change in my room after breakfast" he added his hostess with the greatest politeness.—New York Tribune.

Derivation of Several Words.

Canter is an abbreviated form of Canterbury gallop, so called because pilgrims to Canterbury rode at the pace of a moderate gallop. A grenade, so says the dictionary, was originally one who aid by the grenade. A "grenade" derives its name from the shape, which resembles a pomegranate. A "chemise" means "twelve yards," because, according to military practice, the bread or biscuits of the Romans were twice prepared in the oven. Did you ever notice the leaves of the dandelion? They are said to resemble, in form and size, the teeth of the lion, and so the French call it the dent de lion and we "the dandelion."

The pope was formerly called "the papa," which means the same as "papa," or father. Vinegar came from two Latin words, vin and acer, meaning "vine" and "sour." These are only a few of the many curious and interesting things I found in my afternoon's ramble in the old dictionary. When you are at a loss for something to do follow my example, and you will be surprised at the many bits of information you can pick up in a little time.—Omaha World-Herald.

Training for Modern Life.

Every man ought to know what kind of a universe he is in, what his relations to it are, what and where inevitable conditions are imposed, what is the nature of things is possible and what impossible, within what limits all his achievements must be, and hence what ideals he may consistently cherish that his work may not be in vain. It hardly needs to be said that neither literature nor art nor history nor theology can adequate a man with these. Only science can do it—science not as a mass of facts, but as a body of relations.

If there be anything that the ordinary man is manifestly deficient in, and which the best scholarship has not added to his mental equipment, it is his failure to see the necessities of relation. Exercises in logic and the study of mathematics have been supposed to qualify a man to be logical, but if by this is meant that for every effort to be explained an adequate cause must be assigned, then most men are now illogical to the extreme.—Professor A. E. Dolbear in Popular Science Monthly.

The Waffle Man.

A man with a tray of hot waffles stands in City Hall park almost every night from about 8 to 9 o'clock. He seldom says a word to the passers by. Any person with a hankeen for waffles can procure one by putting a nickel on the tray. The queer old peddler was quite recently a few nights ago presented a customer asked him for change out of a quarter of a dollar. Looking fiercely at the owner of the quarter, the waffle man said, "Change! change on the tray. Help yourself."—New York Times.

Antelopes and "Tumble Weeds."

I was sitting in a passenger car looking out over a stretch of prairie land in the great Arkansas valley. The day was windy; indeed, a big express wagon set next to me said it was "bad a gale," though, judging from the way the wind detained past us, I should not have ventured of using a fractious in describing it.

Suddenly a number of elegantly shaped, slightly built animals appeared in the distance and raced toward the moving train. The wind, the antelopes, and they passed to be—and the train engaged in a race, in which the antelopes for a short time held their own, but when most astonished one was that the antelopes were passed by great gray balls, some of which were from four to five feet in diameter.

Not one of our party could imagine what these were, never having heard of anything of the kind. We watched the curious sight until the locomotive and the wind left the antelopes and the pursuing balls far behind us. To describe our bizarre, however, many more such balls could be seen on the windward side of the track, piled up against the wire fences and in various and gallop along our upward way.

I afterward learned that what our party saw were known to the plainsmen as "tumble weeds," and so because as the Cyclopean polypodium. It belongs to a genus of plants that grow in a thick, globe shaped mass of twigs and small branches, attached to their roots each by a small stem, which in the fall becomes dry and brittle, and, as the autumn winds sweep over the prairie, these stems break off and the tumble weeds go bounding away, scattering their seeds as they go.

Antelopes and jack rabbits, greyhound prairie dogs are not to Kansas, cattle are standing and the rudiments changed by those flying masses of knurlwood.—St. Nicholas.

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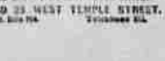

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