

are thousands of people today who have made but one step in advance of this primitive life. As crops came to them and there was a market for what they produced, they have been able to build better buildings and bring about themselves more of the comforts of civilized life. These people were helped by the mines; the mines made a market for their produce, their potatoes, their wheat and whatever else they raised from their lands. If the mines were prosperous the farmers prospered, and for years the mines were prosperous and hence the product of the mine sold to the world brought back money which was distributed among the people for the products of their lands and their labor.

#### WHAT "NON-PARTISANSHIP" MEANS

The NEWS is still for a non-partisan school board for this city, just as it was two or three years ago when it hoisted at the head of its columns a ticket on which appeared the name of a gentleman who at the time was recognized as among the most prominent and most uncompromising "Liberals." We believed him to be a thoroughly useful and competent man for school trustee, and made no question further as to his political, religious, or any other affiliations; so we did our best to help elect him, and he went into office without opposition.

The same motives prompt us now to renew the appeal for non-partisanship in the school election near at hand. We care as little what the color of the politics of the outgoing trustees is, as what the form of their religion is. The only question the NEWS wants to consider is, Are they suitable men for the place? If so, and if they have some advantage over equally good new men by reason of familiarity with the business and the duties, why not re-elect them unanimously? Why have another campaign, with its rivalries, excitement and expense, right on the heels of the severe experience we have just passed through? Why, above all things, drag our schools into the political arena at all, to be made the toy and reward of designing or ambitious men?

But we care far less for the re-election of the present members than for the principle of non-partisanship itself. By the latter we do not mean that if a Republican goes out he must be succeeded by a Republican, or vice versa, or that the membership of the board of trustees must be divided with hair-splitting nicety between the two parties. That is not non-partisanship at all, it is bi-partisanship—which as a principle is fully as bad if not worse than the single variety. As to the political belief of the incumbents of these positions, or aspirants thereof, we would prefer that no question should ever be asked or thought of. The sole matter to be considered should be the fitness and integrity of the man. What one party can do in this or that district, or what another party may have lost in voting strength here or there, is an unworthy element of debate in the case. Let's have none of it; and if we do not want the present school trustees to continue their excellent work for another term, and if we think a change is necessary, let us get together by committee or representative citizens somehow and unite on a man for

each precinct, regardless of creed or party, and regardless also of the creed or party of the one whom he is to succeed, and elect him by the solid ballot of every voter. That is the kind of a non-partisan the NEWS is in school elections.

#### TORRENS TRANSFER SYSTEM.

The Torrens system of transferring land titles, which at the recent election was adopted for Cook county, Illinois, by 82,507 yeas against 5,508 nays, is one for which many advantages are claimed as compared to the common system. Briefly stated, it consists of the registration of the title itself instead of the deed which is merely an evidence of the title. It has been in operation for years in Australia, England and several European countries and found to be exceedingly practical, inasmuch as it facilitates the transfer and renders the discovery at the right moment of any cloud upon the title an easy matter. According to the Torrens system the register always shows in whom the title is and what incumbrances and charges it is subject to. Each certificate of title becomes an authentic document back of which there is no occasion to look, the advantage of which is at once apparent.

Concerning the operation of the act a lengthy explanation appears in the Chicago Times-Herald. When a title has been registered the owner has a certificate which reads something like this:

State of —, — county, ss.—John Doe, of —, in said county and state, a bachelor, is the owner in fee simple of lot 1, block 1, original town of —, subject to the estates, easements, incumbrances and charges hereunder noted.

Witness my hand and official seal this — day of —, 1895.

[Seal.] RICHARD ROE, Recorder.

This is a duplicate of the certificate in the Register of Titles, the book kept in the registrar's office. In case the owner wishes to borrow some money on his land, this certificate in his possession shows at once what his interest in the land is and what incumbrances there are upon it. It may not show, however, what liens there are upon it through legal proceedings, but the register shows these. If there are any, for no attachment of any kind can be put upon the land except by notification entered upon the register, immediately under the certificate where they can be found at a glance. If the title is found satisfactory, the owner executes the mortgage, and this is entered under the recorded certificate of title. The mortgage is retained by the registrar, and a duplicate may be delivered to the mortgagee.

In case the owner wishes to sell the land, the buyer has but to examine the register, as everything that can affect the title in any way must be found there. If the sale is consummated the transfer will be effected in the following manner: The seller will execute a deed. This deed does not, however, transfer the title, it simply authorizes the registrar to make the transfer. The deed with the seller's duplicate certificate of title are delivered to the registrar, who, if he finds that the seller has the title he proposes to convey and that

the deed is in due form and its execution duly proved, will proceed to make the transfer upon the register, that is to say, he will cancel the old certificate and make out a new one to the new owner, which will be recorded upon a new page of the register. The old account will be closed and all future dealings will be entered under the new certificate until the title shall be again transferred in like manner. The deed will be filed and remain with the registrar, as a protection against forgery and fraud.

One of the best features of the act is (that which refers to transmission by will. By the Torrens act the title goes, not directly to the heirs, but to the executor or administrator. Proof of heirship is made and the rights of the heirs found by the court and the executor or administrator is directed by decree to transfer the title accordingly, and upon this decree being filed with the registrar and the surrender and cancellation of the certificate of title, the transfer to the heirs or devisees is made upon the register. Ample opportunity is given for the settlement of all disputes in advance of this transfer, but when once it is made there will remain no occasion for rummaging through long and tedious litigations at every subsequent transfer. Every question that may affect the title is settled once for all at the time of the transfer. What is behind it is dropped into everlasting oblivion, so far as anyone thereafter dealing with the property in good faith is concerned.

Such in brief are the provisions of a system for the transfer of title, for which it is claimed that it substitutes security for insecurity, reduces the cost of conveyance materially and protects against fraud.

#### A CURE FOR LYNCHINGS.

In this city yesterday was given one of the best arguments that could possibly be advanced against lynching and other forms of lawlessness where in the public undertake to mete out justice without waiting for the courts. We refer to the commencement of the imprisonment of a couple of vagabonds who assumed the role of highwaymen and thug a few evenings since.

The incidents of the case have all transpired within the current week. A pair of scoundrels set out one dull evening to rob and plunder unarmed passer-by, but were soon disarmed by the knowledge that the police were pursuing them. In less than an hour after holding up their last victim they were in handcuffs, but not until they had desperately resisted the officers and murderously assaulted one of them who, however, pluckily hung to his man. Subsequent events have been hardly less prompt; for yesterday the accused were railroaded off to the penitentiary under a sentence of six years apiece. From "raiding the town" Monday night to a convict's cell Thursday night is so swift and surprising a change that the least intelligent and the most reckless of the footpad fraternity can scarcely be expected to overlook it.

Congratulations are in order for the police, the grand jury, the prosecution and the judge for the expeditious and thorough work done in the case.