

# Land Purchases Exploration

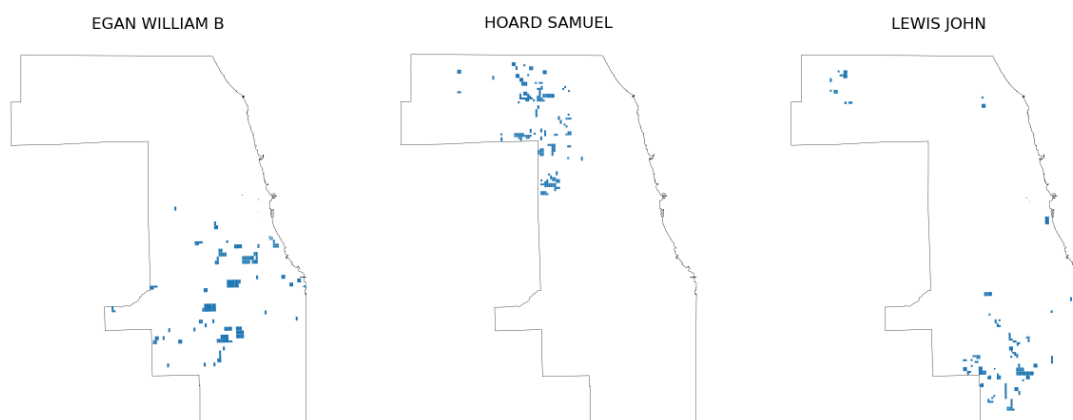
October 24, 2022

## 1 Purchasers

### 1.1 Most Acres

Cleaned Name	Purchases	Total Acres	Total Spent
EGAN WILLIAM B	117	10127.87	67118.72
HOARD SAMUEL	146	8442.01	27651.54
LEWIS JOHN	116	7214.22	12347.98
HUBBARD ELIJAH K	54	5711.46	8185.14
FOSTER JOHN H	82	4852.81	8823.82
DYER THOMAS	60	4290.46	5406.97
WADSWORTH JULIUS	61	4214.80	8268.53
PEARSONS HIRAM	87	3587.01	23509.04
BLANCHARD FRANCIS G	35	3519.31	9891.53
ADSIT JAMES M	49	3125.48	6216.21

William Bradshaw Egan and Samuel Hoard were both early politicians in Illinois.



## 1.2 Most Purchases

	Purchases	Total Acres	Total Spent
Cleaned Name			
HOARD SAMUEL	146	8442.01	27651.54
EGAN WILLIAM B	117	10127.87	67118.72
LEWIS JOHN	116	7214.22	12347.98
PEARSONS HIRAM	87	3587.01	23509.04
FOSTER JOHN H	82	4852.81	8823.82
WADSWORTH JULIUS	61	4214.80	8268.53
DYER THOMAS	60	4290.46	5406.97
HUBBARD ELIJAH K	54	5711.46	8185.14
KINZIE JOHN H	50	1875.46	4055.29
ADSIT JAMES M	49	3125.48	6216.21

Note Cook, Riddle, Stinson, Loomis, Gooding, all made alot of purchases but don't have a lot of acreage to show for it. Cooks purchases came in lots mostly without a township or range, but labeled CHI, most of Riddles came in 39N 14E, some labeled CHI. All of Stinsons were in 39N 14E. Loomis had some in 38N 14E in addition to 39N. William Gooding also had alot labeled CHI with no township or range.

## 1.3 Most Spent

	Purchases	Total Acres	Total Spent
Cleaned Name			
LAFLIN MATTHEW	15	0.00	146720.00
EGAN WILLIAM B	117	10127.87	67118.72
PECK PHILIP F W	39	1873.73	42968.16
STEWART ROYAL	4	0.00	42060.00
DODGE JOHN C	21	220.10	41106.60
IGLEHART NICHOLAS P	31	209.42	40499.00
RIDDLE JOHN S	40	0.00	38715.00
COCHRAN JAMES W	40	1834.81	37185.90
THROOP AMOS G	35	80.00	36315.00
JONES WILLIAM	11	403.52	35687.00

Laflin, Peck, and Stewart all spent alot of money on few purchases with little to no acreage. Those purchases were mostly lots or block inside the city of chicago which often didn't have an acreage listed (but would likely not be a lot of acres).

## 2 By Last Name

	Purchases	Total Acres	Total Spent
Last Name			
EGAN	128	9907.19	71390.77
LEWIS	151	9113.75	17766.64
HOARD	146	8442.01	27651.54

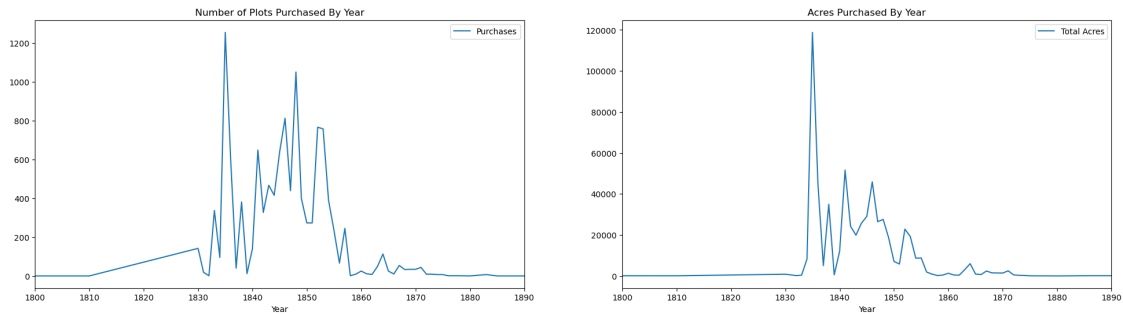
HUBBARD	91	8223.49	17213.81
SMITH	128	6515.56	38991.71
BROWN	80	5779.75	20739.15
FOSTER	117	5578.69	10041.48
RUSSELL	43	5508.36	10423.95
ANDREWS	45	4449.98	5946.27
DYER	90	4290.46	20375.97

By last name doesn't seem to reveal a lot more as the list looks very similar to the purchases by individuals with a mix of more common last names.

### 3 Purchases Overtime

#### 3.1 Purchases by Year

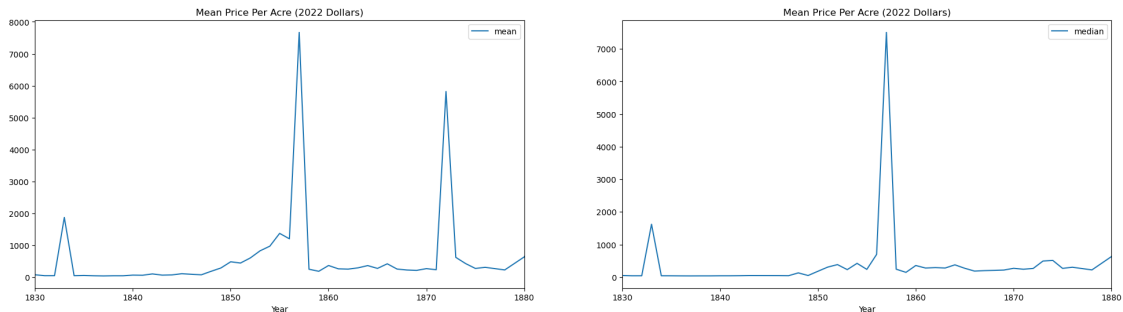
```
<AxesSubplot:title={'center':'Acres Purchased By Year'}, xlabel='Year'>
```



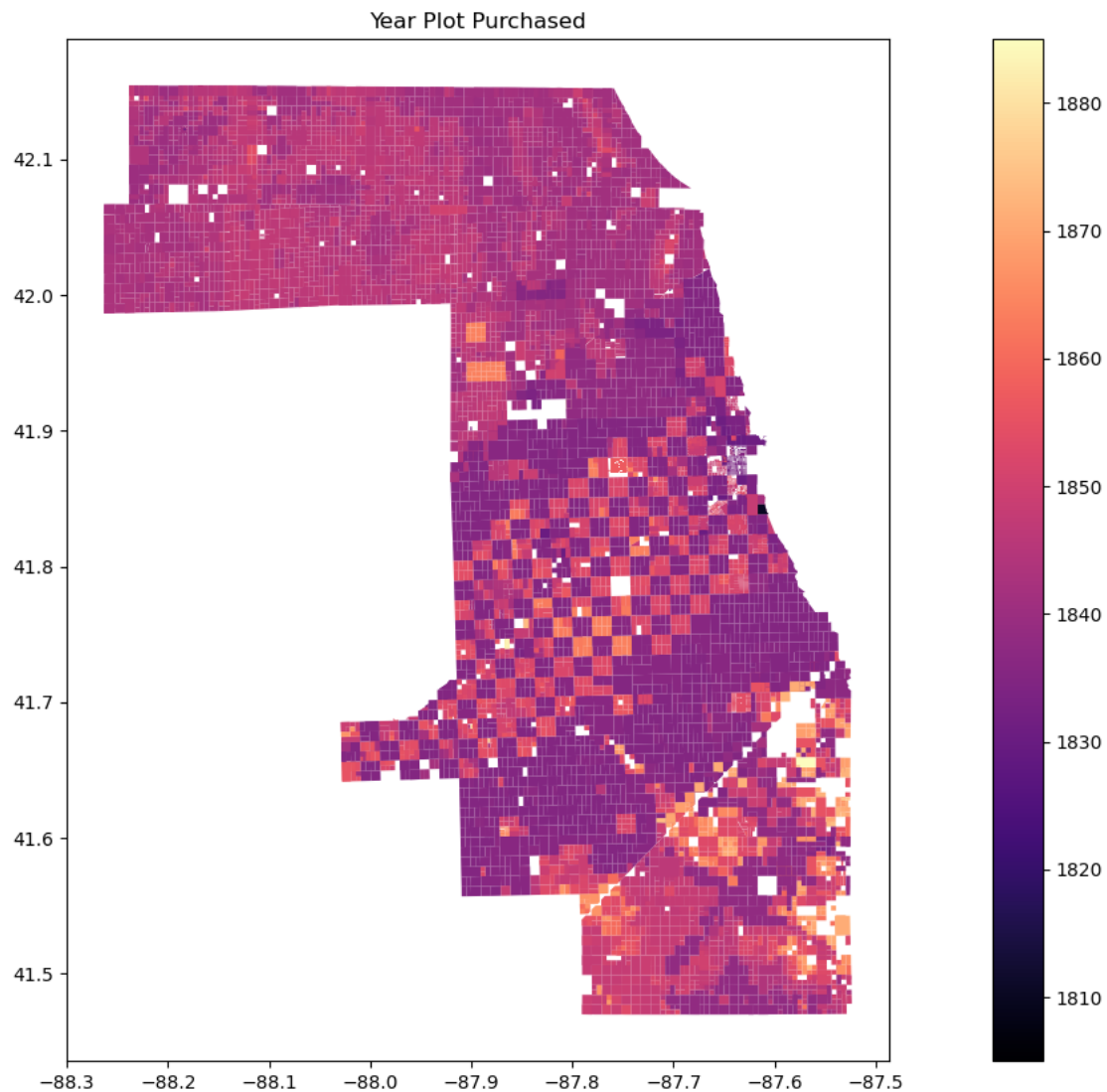
There were spikes in the amount of purchases (perhaps due to when lots were made available) in various years. Most lots were purchasaes between 1830 and 1860.

#### 3.2 Average and Median Price Per Acre (2022 Dollars)

```
<AxesSubplot:title={'center':'Mean Price Per Acre (2022 Dollars)'},  
xlabel='Year'>
```

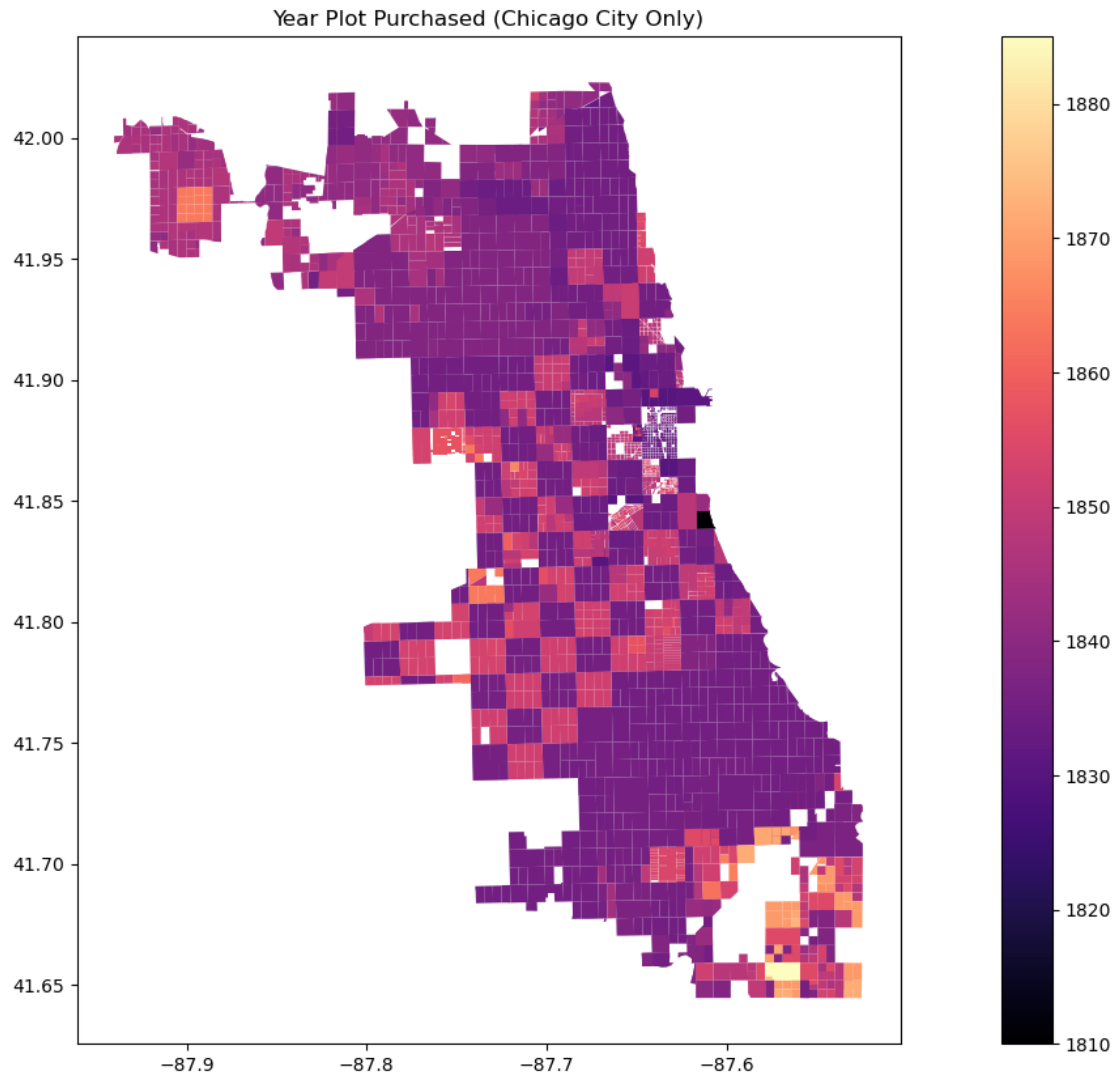


```
<AxesSubplot:title={'center':'Year Plot Purchased'}>
```



Plots tended to be purchased around the same time as adjacent plots, with plots closer to the city being purchased earlier

```
<AxesSubplot:title={'center':'Year Plot Purchased (Chicago City Only)'}>
```



## 4 Checkerboard

### 4.1 Missing Data

All Chicago missing data: 0.16431218457763608

Checkerboard missing data: 0.045777883377908814

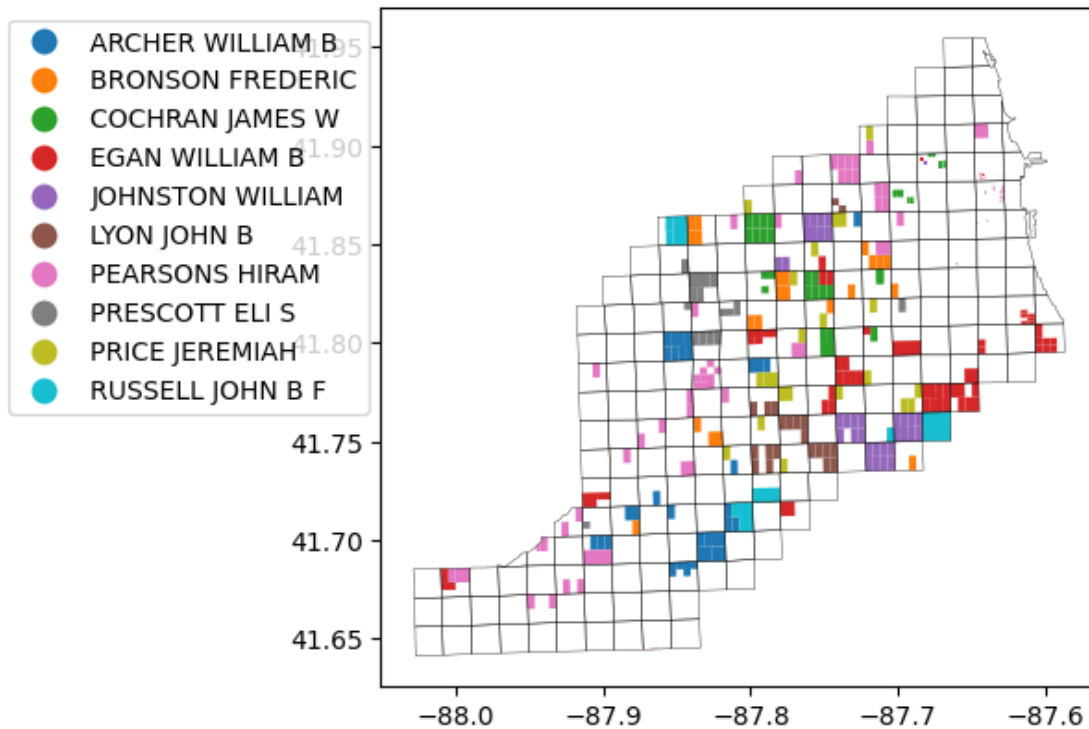
Checkerboard missing data Pre 1848: 0.44627952186271735

### 4.2 Purchases in Checkboard

	Purchases	Total Acres	Total Spent
Cleaned Name			
EGAN WILLIAM B	160	7648.85	152350.81

RUSSELL JOHN B F	18	6110.17	7637.73
ARCHER WILLIAM B	61	5604.10	7863.80
PEARSONS HIRAM	110	5364.54	23405.48
JOHNSTON WILLIAM	69	5362.90	34130.00
PRICE JEREMIAH	41	4013.01	5080.25
BRONSON FREDERIC	32	3600.05	7335.39
LYON JOHN B	46	3588.30	49895.00
PRESCOTT ELI S	49	3114.84	41266.90
COCHRAN JAMES W	53	3084.14	59676.87

<AxesSubplot:>

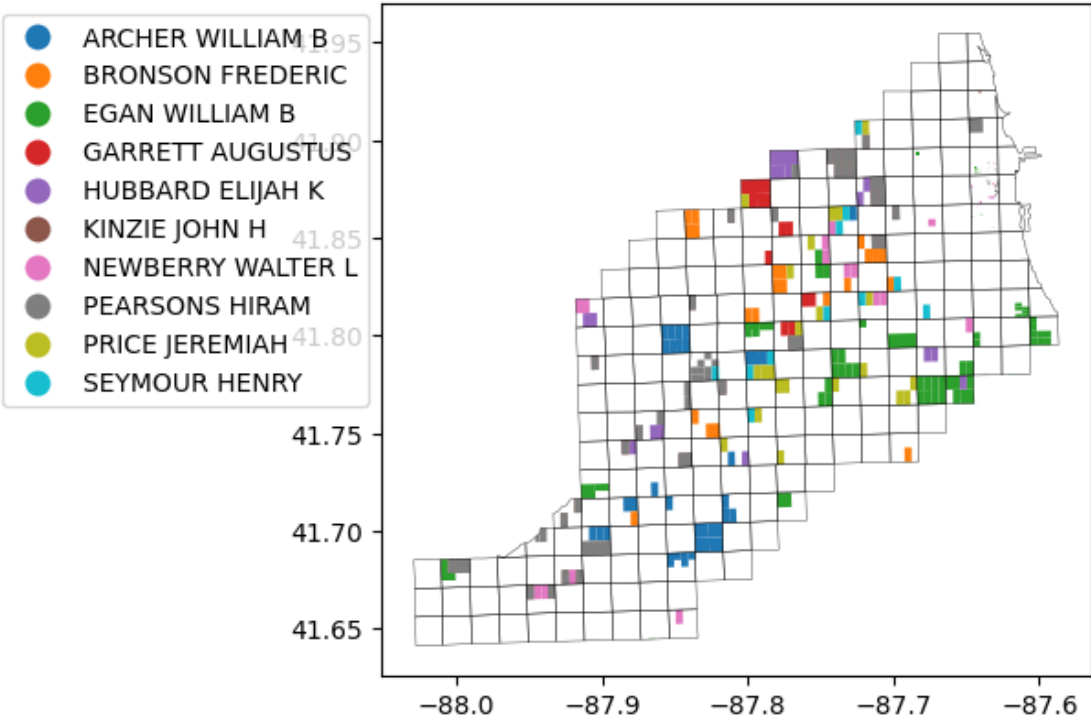


### 4.3 Checkerboard Purchasers in 1835

Cleaned Name	Purchases	Total Acres	Total Spent
ARCHER WILLIAM B	45	4084.10	5963.80
PEARSONS HIRAM	87	4051.45	7249.48
BRONSON FREDERIC	32	3600.05	7335.39
GARRETT AUGUSTUS	20	2748.64	3570.12
PRICE JEREMIAH	25	2732.13	3479.15
HUBBARD ELIJAH K	30	2654.60	3946.60
KINZIE JOHN H	57	2298.88	5058.55

NEWBERRY WALTER L	25	2054.55	3029.03
EGAN WILLIAM B	16	1963.15	2493.52
SEYMOUR HENRY	24	1914.08	2895.78

<AxesSubplot:>



5 Purchases in Settlements

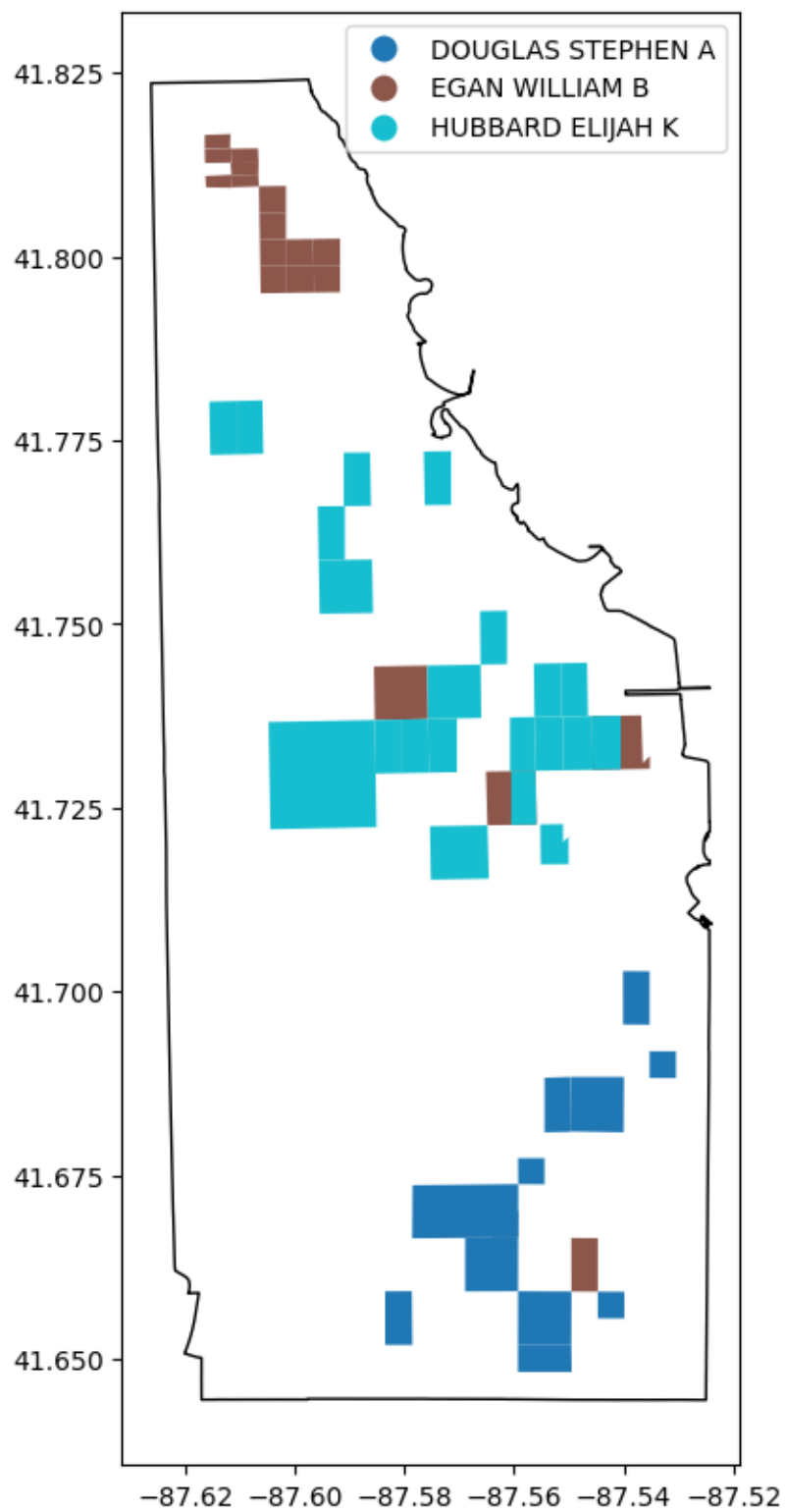
	settlement	year	geometry
0	CHICAGO	1837	POLYGON ((-87.62466 41.91135, -87.62674 41.911...
1	ROGERS PARK	1893	POLYGON ((-87.66196 41.99817, -87.66183 41.998...
2	LAKE	1889	POLYGON ((-87.62642 41.82371, -87.62759 41.823...
3	WEST RIDGE	1893	POLYGON ((-87.67684 41.99796, -87.67690 41.998...
4	HYDE PARK	1889	POLYGON ((-87.62278 41.68164, -87.62275 41.680...

5.1 Hyde Park

	Purchases	Total Acres	Total Spent
Cleaned Name			
HUBBARD ELIJAH K	21	2451.22	3669.22
DOUGLAS STEPHEN A	12	1027.90	2569.70
EGAN WILLIAM B	18	885.09	6462.72

ASK KUM IN	1	572.61	0.00
BLANCHARD FRANCIS G	2	480.00	600.00
WHITFORD LOT C	10	425.76	3869.50
WILLIAMS LUKE L	4	400.00	0.00
SMITH AMBROSE Y	4	372.23	465.29
PEARSONS HIRAM	4	338.11	422.64
FAULKNER JOSEPH M	2	320.00	400.00

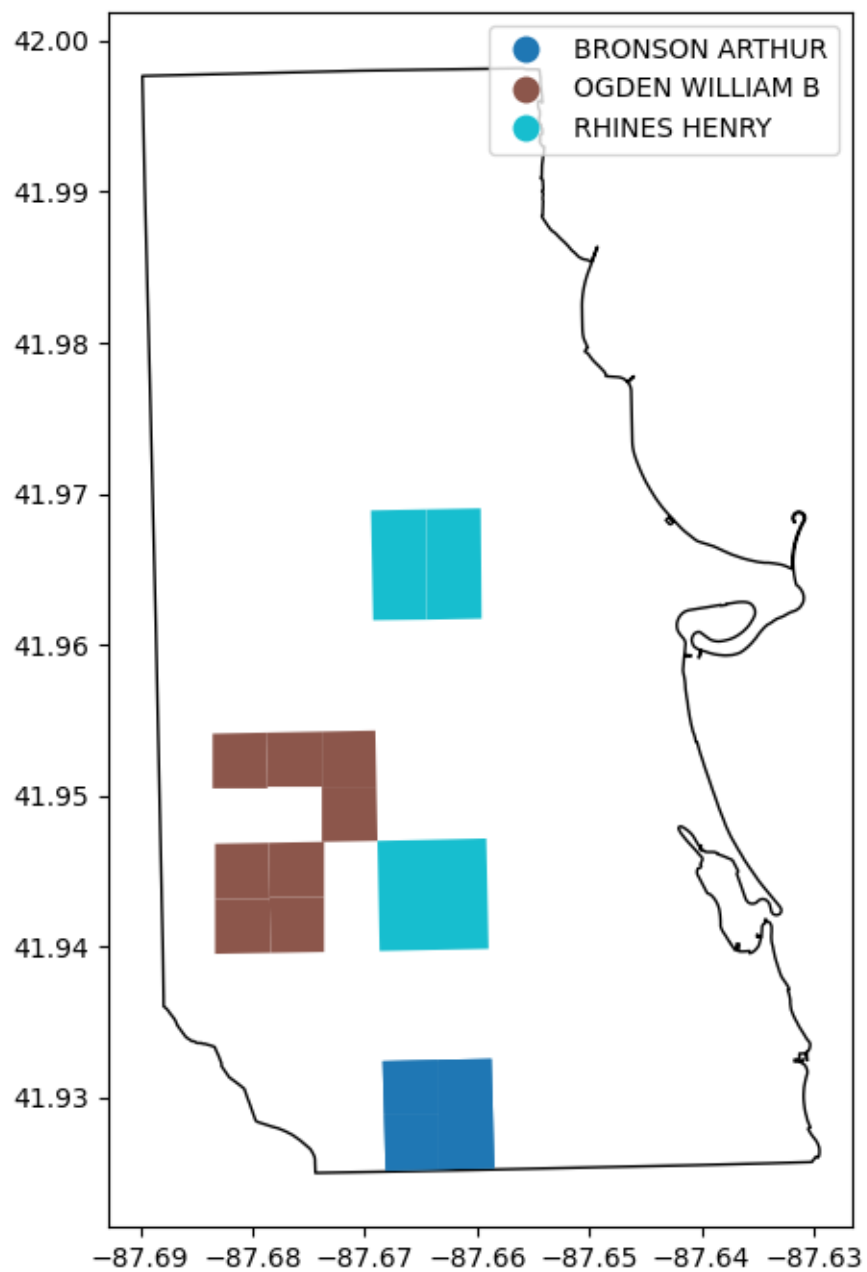




of Elijah Hubbard only revealed that he was in real estate. Obviously most notable is the politician Stephan A Douglas.

## 5.2 Lakeview

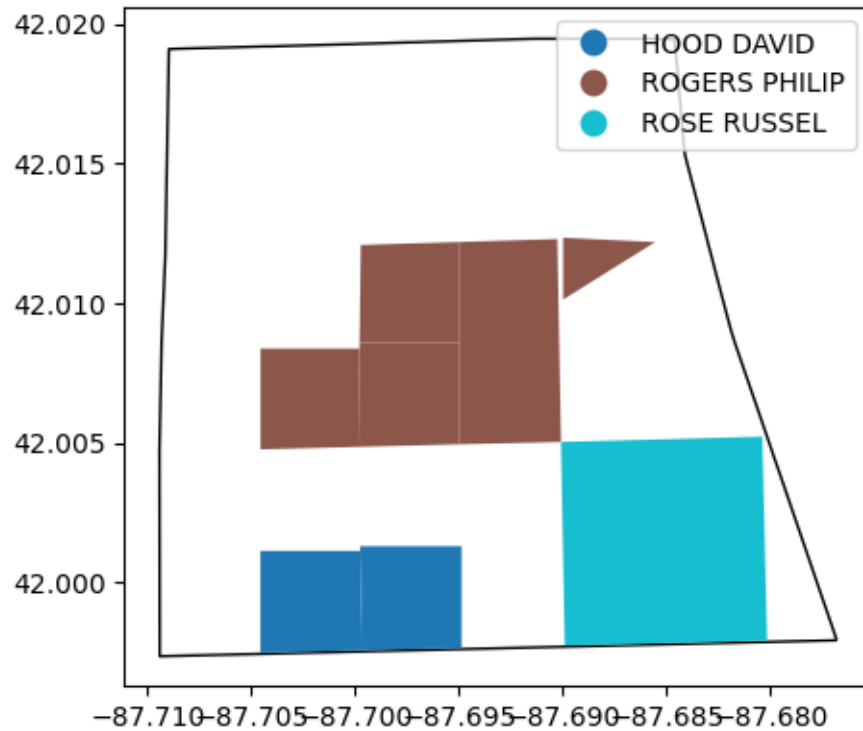
Cleaned Name	Purchases	Total Acres	Total Spent
RHINES HENRY	3	320.0	424.0
BRONSON ARTHUR	6	320.0	3280.0
OGDEN WILLIAM B	8	320.0	4320.0
BRITTON HIRAM Z	2	240.0	300.0
PRICE JEREMIAH	3	240.0	300.0
NICHOLS GEORGE	2	160.0	220.0
HITCHCOCK SYLVESTER	2	160.0	428.0
WILLIAMSON PHILIP	2	160.0	200.0
TUCKER ALEXANDER H	1	160.0	200.0
ROWLEY HEMAN A	1	160.0	200.0



### 5.3 West Ridge

	Purchases	Total Acres	Total Spent
Cleaned Name			
ROGERS PHILIP	5	180.66	225.83
ROSE RUSSEL	1	160.00	200.00
HOOD DAVID	2	80.00	100.00
ROHRER SAMUEL	2	78.02	97.36

SMITH JOHN	1	41.05	51.31
TRADER MOSES S	1	40.00	50.00
TURNER JOHN B	1	39.84	49.80
TURNER LEIGHTON	1	39.84	49.80
PHILLIPS JACOB	1	39.03	48.79
WILLIAMS SAMUEL	1	39.03	0.00



Perhaps most notable is Rogers Parks namesake Philip Rogers. His holdings (according to wikipedia) passed to his son in law, Patrick Touhy. Although he didn't purchase any land in the original Rogers Park, West Ridge bordered the park

## 5.4 Lake

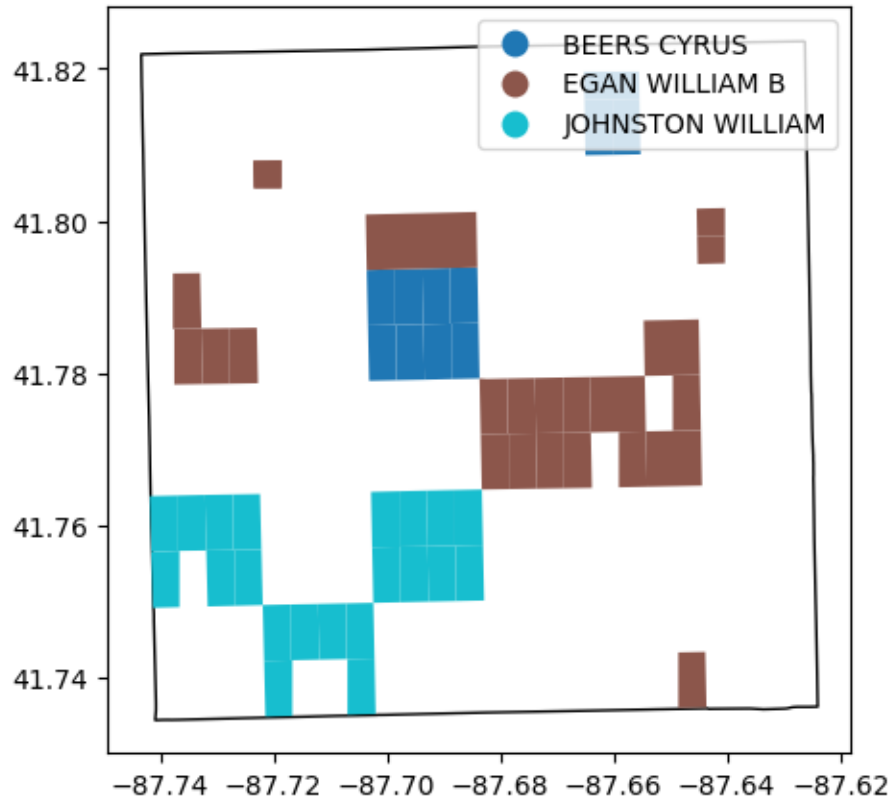
Cleaned Name	Purchases	Total Acres	Total Spent
EGAN WILLIAM B	24	2159.30	10800.00
JOHNSTON WILLIAM	21	1680.00	6720.00
BEERS CYRUS	13	880.00	6520.00
RUSSELL JOHN B F	2	720.33	900.41
HIGGINSON S C	8	640.00	2560.00
BROWN WM	2	480.00	600.00
BLANCHARD FRANCIS G	4	480.00	600.00
GOODRICH GRANT	4	480.00	776.00
HUBBARD THOMAS R	4	400.61	596.82

HUBBARD ELIJAH K

5

400.30

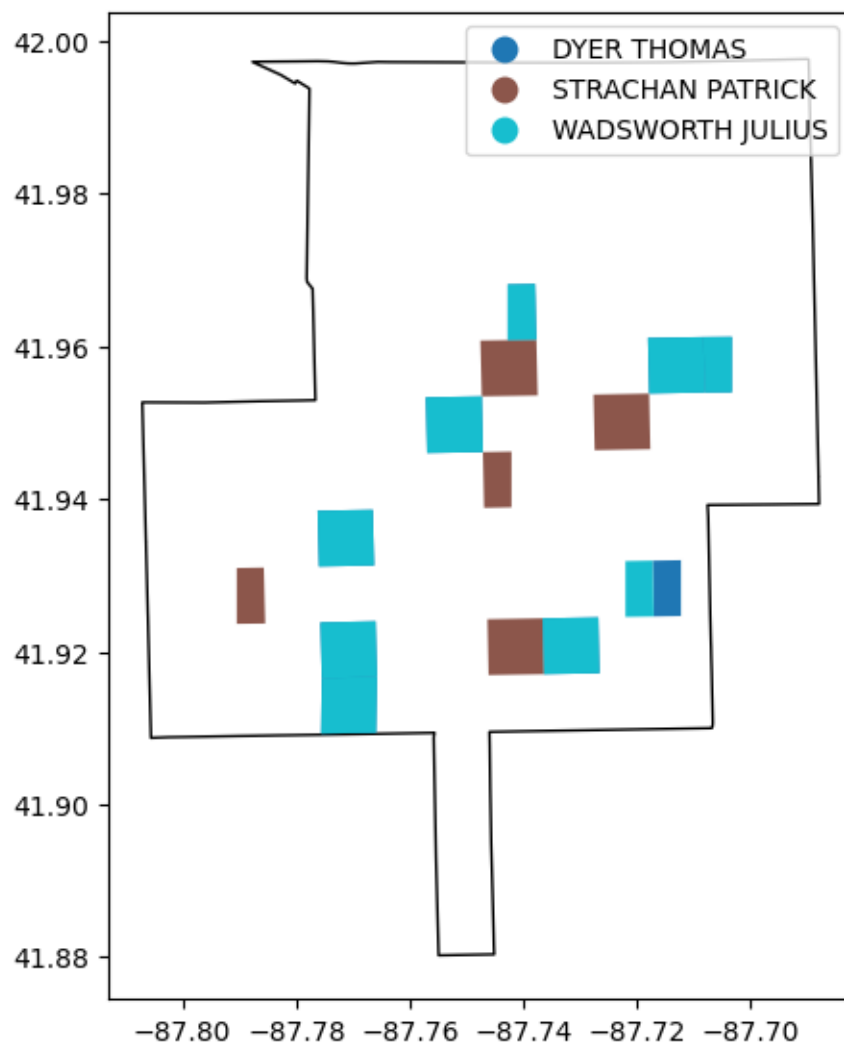
520.40



Egan purchased alot of his plots in this area.

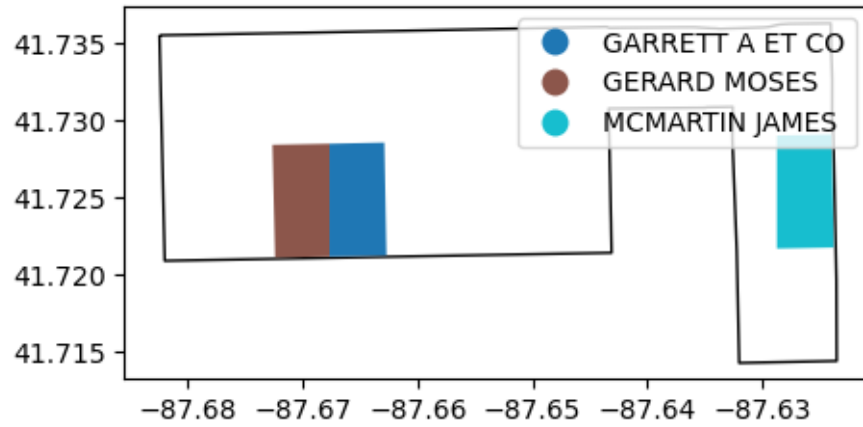
## 5.5 Jefferson

Cleaned Name	Purchases	Total Acres	Total Spent
DYER THOMAS	9	640.00	800.00
WADSWORTH JULIUS	9	640.00	800.00
STRACHAN PATRICK	5	640.00	800.00
FERGUSON ALEXANDER	3	480.00	600.00
LOVETT JOSEPH	3	400.00	500.00
WENTWORTH ELIJAH SEN	3	357.06	714.70
ABBOTT SAMUEL S	2	320.00	400.00
WENTWORTH ELIJAH	5	288.52	360.65
BOWEN SYLVESTER	2	249.99	312.49
TALLEY ALFRED M	3	240.00	300.00



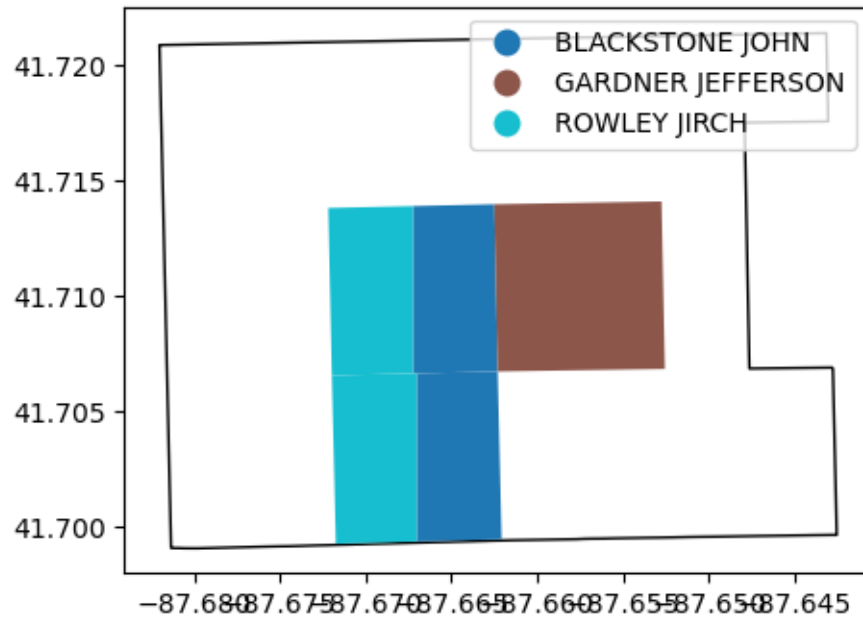
## 5.6 SOUTH ENGLEWOOD

Cleaned Name	Purchases	Total Acres	Total Spent
GARRETT A ET CO	1	80.0	100.0
GERARD MOSES	1	80.0	100.0
MCMARTIN JAMES	1	80.0	100.0



## 5.7 Washington Heights

Cleaned Name	Purchases	Total Acres	Total Spent
BLACKSTONE JOHN	2	160.0	200.0
GARDNER JEFFERSON	1	160.0	200.0
ROWLEY JIRCH	2	160.0	200.0



## 5.8 Morgan Park

Cleaned Name	Purchases	Total Acres	Total Spent
ANDREWS DAVID	2	240.0	300.00
BLACKSTONE JOHN	1	160.3	200.38
MORGAN THOMAS	2	160.0	200.00
HAYES JOEL N	1	80.0	100.00
HEACOCK RUSSELL E	1	80.0	100.00
KELLOGG ABEL A	1	80.0	100.00
KIMBALL SAMUEL I	1	80.0	100.00

