Real Estate Agents.

J. ROMAINE BROWN,
REAL ESTATE,
1280 Broadway, New-York.
Telephone No. 381 39th-st.

J. EDGAR LEAYCRAFT—
REAL ESTATE
AND INSURANCE,
1544 Broadway, near 46th-st.
Renting and collection of rents a specialty.

J. G. & S. D. FOLSOM & CO.
Established in 1847.
REAL ESTATE AND INSURANCE BROKERS,
14 Bible House, 8th-st., between 3d and 4th aves.

S. F. JAYNE & CO.,
MANAGERS OF ESTATES,
APPRAISERS AND BROKERS.
Reference to Owners and Trustees of Property.
273 WEST 23D-ST.

WM. LALOR—
REAL ESTATE BROKER, 111 Broadway.
Houses on the east and west side of the city for sale. Vacant lots, also, on the east and west side of the city. Some desirable lots on Madison and Fifth aves. for sale.

City Real Estate For Sale.

A.—MORRIS B. BAER & CO.,
72 West 34th-st. and 120 Broadway (Equit. Building).
ACTUAL BARGAINS IN RESIDENCES.

Madison-ave., near 55th-st., 32 feet wide	$26,000
34th-st., near 5th-ave., full size, elegant	70,000
67th-st., near Madison-ave., elegant new	55,000
78th-st., between 5th and Madison aves	26,000
45th-st., between 5th and 6th aves., with extension	32,000
36th-st., between 5th and 6th aves., extra large	45,000
37th-st., bet. 5th and 6th aves., partially furnished	30,000
48th-st., bet. 5th and 6th aves., partially furnished	31,000
14th-st., near 3d-ave., 4 s. b. s., 26 feet wide	26,500
87th-st., near Lex., cabinet, elegantly decorated	25,000
74th-st., near Park	15,500
38th-st., near 7th-ave	15,000
127th-st., near 6th-ave	17,000
34th-st., near Broadway	27,000
61st-st., between 5th and 6th aves	28,000
30th-st., near Madison-ave	28,000

ALSO BARGAINS IN NEW HOUSES.

ATTENTION OF PURCHASERS is specially called to the ELEGANT HOUSES IN THE FASHIONABLE QUARTER NOS. 34 TO 40 WEST 53D-ST.
Full front, three rooms deep, thoroughly well built, elegantly finished, complete in the minutest detail. Also two first-class Private Stables on 52d-st., near 6th-ave., three stories, 25x100, containing every improvement. Descriptive pamphlet and prices on application to Architects and Builders, MCCAFFERTY & BUCKLEY, 810 4th-ave., near 53d-st.

ASSORTMENT OF ATTRACTIVE MEDIUM size cabinet finished houses at moderate prices, on 92d, betw. Park and Mad. aves. Call and examine them.

AN ELEGANT 25-foot corner house, Madison-ave. and 61st-st. Others from 21 to 26 feet wide in same block. Just completed. Always open. Particulars and prices of CHAS. BUEK & CO., Architects, "The Berkshire," Madison-ave. and 52d-st.

A FOUR-STORY BROWN STONE HOUSE, 21x55x100, 44th-st., near Broadway, $38,000; 45th-st., near Broadway, $28,000; West 57th-st., 25 feet front, $50,000. J. EDGAR LEAYCRAFT, 1544 Broadway.

AT A BARGAIN TO PROMPT BUYER.—100x100 on Greene-st., above Houston; ready for improvement May 1. GUSTAVUS BRAMSON, 62 Liberty-st.

A HANDSOME 20-FOOT HOUSE.—147 East 30th-st.; four stories; two bath-rooms; perfect condition; own gas construction; possession May 1; price low. CHARLES BUEK & CO., "Berkshire," Madison-ave. and 52d-st.

A RARE CHANCE.—Adjoining Mr. Tiffany's mansion, No. 5 East 72d-st., one of the most elegant modern dwellings now built.
Will be sold low considering the very choice location and the superiority of the house.
CHARLES MACDONALD, Builder.

A FOUR-STORY BROWN STONE, 20x60x100, 45th-st., near Broadway, Astor leasehold, excellent order, will be sold cheap.
J. EDGAR LEAYCRAFT, 1544 Broadway.

"FOR RESTAURANT or CLUB PURPOSES."
The large five-story Store and Dwelling on 10th-st., close to Broadway; twenty one rooms, all in splendid condition, and all appointments ready for immediate business.
Unusual opportunity for somebody.
Price $40,000, terms very easy; lease at $3,500. Apply at once to SAMUEL KILPATRICK,
Madison-ave. and 27th-st.

FOR SALE OR TO LET.—A large three story building at Park Ridge, N. J., fitted for a boarding school; thirty rooms; cost $12,000. Will be sold for about one-third. Large lot. Easy terms. 103 Barclay-st.

FOR SALE.—$4,000 cash, balance easy mortgage, will buy brown-stone near 5th-ave. Park. TODD, 145 Broadway.

FOR SALE.—For $24,000, in East 37th-st., between Park and Lexington aves.; unexceptionable neighborhood; fine open rear; house in first-class order. Apply to LEONARD J. CARPENTER, No. 56 East 23d-st.

FOR SALE.—Choice private houses.
For Sale.—Well rented flat houses.
For Sale.—Corner avenue plots and lots.
For Sale.—Bargains in all kinds of city property.
J. G. & S. D. FOLSOM & Co.
14 Bible House, 8th-st., between 3d and 4th-aves.

FOR SALE—CHEAP.—A new medium-sized house on best part of Madison-ave. Apply to W. H. WELLS, 67 Liberty-st.

FOR SALE.—Valuable business site on Chatham-st., ready for immediate improvement.
Apply to B. M. COWPERTHWAIT & CO., 135 Chatham-st.

FOR SALE FOR $24,000.—In East 37th-st., between Park and Lexington aves.; unexceptionable neighborhood; fine open rear; house in first-class order. Apply to LEONARD J. CARPENTER, No. 56 East 23d-st.

GREAT BARGAINS in down-town property and apartment houses, paying large income. PAUL P. TODD, 145 Broadway.

SEVERAL three and four-story brown-stone front houses, cabinet finish, west of and near Central Park and below 72d-st., that will be exchanged separately or together for handsome country seat near the city. J. W. STEVENS, Broadway, corner 52d-st.

WEST 61ST-ST., near 9th-ave. Four story stone front, $23,000.
RULAND & WHITING, No. 5 Beekman-st.

3D-AVE. STORE PROPERTY FOR SALE, between 93d and 94th-sts., W. S.—Three Houses 25x77—110. Five-story Brown Stone Flats will be sold separately or together. Quick buyers will get good bargains. JOHN FETLUTCH, 148 N. 12th-st.

$8,500, worth $12,000, for three-story high-stoop brick House, 14 rooms, 339 West 26th-st.; rented for $900 per year. Inquire 389 6th-ave.

$42,000.—A BARGAIN, 53d-st. near 5th-ave. four-story and basement stone front dwelling, 21x55x100 in first-class order throughout. WM. H. ROOME'S SONS, 378 6th-ave. (Masonic Temple).

City Property To Let.

A FOUR-STORY BUILDING on 5th-ave., between 26th-st and 34th-st; 27 feet front, for business purposes. Stores with dwelling, 8th-ave. near 44th-st., $1,400. J. EDGAR LEAYCRAFT, 1,544 Broadway.

A GOOD demand for city dwelling property, centrally located preferred; send description, price and cash required; no charge unless purchaser furnished. CHAS. S. PECK, 40 West 30th-st.

A DESIRABLE LARGE SECOND FLOOR and several offices on Fifth-ave; convenient to Union Square; for first-class business. MACGREGOR, 112 Fifth-ave.

A HANDSOME LARGE STORE on 8th-ave., west side, above 42d-st. Rent, $3,200; or will rent entire building, with store and 64 rooms, $8,000.
J. EDGAR LEAYCRAFT, 1544 Broadway.

BROADWAY OFFICES.—As heretofore, I shall issue during the season semi-monthly lists of offices to rent, with diagrams, which will be sent on application. Send address to FERDINAND FISH, 149 Broadway, corner Liberty-st.

DWELLING TO LET FURNISHED.—221 West 45th-st., a story and basement; brown-stone dwelling furnished, frescoed and papered throughout. W. H. ROOME'S SONS, 378 6th-ave. (Masonic Temple).

FURNISHED HOUSES TO LET.—Handsome furniture sufficient for large house, in perfect order, to lease to a responsible party. Particulars from A. DAILEY, 74 West 38th-st.

J. EDGAR LEAYCRAFT, 1,544 Broadway.
Offers the following choice houses.

45th-st. near B'way	$2,000	46th-st. near B'way	$1,600
44th-st. " "	$3,000	51st-st. " 6th-ave	$1,500
55th-st. 6th-ave	$2,000	45th-st. " 8th-ave	$1,600
49th-st. near 6th-ave	$1,800	32d-st. " 8th-ave	$1,200
48th-st. " 8th-ave	$1,200	31st-st. " Lex-ave	$1,200
82d-st. " 3d-ave	$900	44th-st. " 9th-ave	$800

Permits and full particulars at office.

STORES TO LET.—Corner Broad and Stone sts., will be altered and have new front; ready to occupy before May 1. FERDINAND FISH, 149 Broadway, corner Liberty-st.

THREE STORY, high stoop brown-stone; eleven rooms; 352 East 79th-st. Inquire 164 East 117th-st.

TO BE LET.—By reason of the occupant's unexpectedly going abroad, a thoroughly furnished sunny apartment of eight rooms; most desirably located; for two, three or twelve months. Apply to T. W. LAE, No. 115 Broadway, New-York.

TO LET.—The highly desirable four-story brown-stone, high stoop dwellings, Nos. 21 East 83d-st. and 31 East 84th-st., between 5th and Madison aves. Apply to H. C. FEDDER, Arnold, Constable & Co., 18th-st. & 5th-ave.

TO LET.—The very desirable four-story brownstone dwelling 21 East 83d-st., and the three-story, high stoop, brownstone dwelling 34 East 84th-st., between 5th and Madison aves. Apply to H. C. FEDDER, Arnold, Constable & Co., 5th-ave. and 19th-st.

THE FLOOR now occupied by the New-York Yacht Club, corner Madison-ave. and 27th-st., is for rent from May 1 next; it is suitable for an association or will be altered for bachelor apartments. Apply to Janitor in Building.

TO LEASE.—One of the best corners down town; six-story, basement and sub-cellar; building southwest corner of Spruce and William sts.; 25x80. Inquire of the owner, JOHN G. ASH, on the premises, from 10 to 3 o'clock.

TO LET.—Store 419 Broadway, northwest corner Canal-st. EDWARD VAN NESS, 15 Cortlandt-st.

TO LET.—At Fort Washington, on Ridge-ave., near 181st-st., a large brick house, in complete order, with stable and two acres ground in lawn and garden. J. C. REID, 130 West 21st-st.

TO LET.—Two large connecting offices on first story of No. 69 Wall-st., specially adapted for insurance or banking agencies; steam heat, elevators. Apply to janitor, or to N. W. WEST,
121 Liberty-st.

$650—$800.—A few of those handsome 3-story brick and terra cotta houses at 86th-st and Ave. B., to rent from May 1. J. EDGAR LEAYCRAFT, 1,544 B'way.

City Property To Let.

TO LET.—Stores, lofts and buildings on Beekman, Spruce, Frankfort, John, William and Pearl sts.
RULAND & WHITING, 5 Beekman-st.

46TH-ST., 145 EAST.—Furnished or unfurnished; possession. FERDINAND FISH, 149 Broadway, corner Liberty-st.

101 SPRING-ST., corner Mercer.—Fine, light modern store, basement and cellar. FERDINAND FISH, 149 Broadway.

$1,500 CASH.—Excellent opportunity.—House nicely furnished; central location; 23 rooms; furnace heated; 30 steady boarders. Immediate possession. Apply to or address BULKELEY, Tribune.

Auction Sale of Real Estate.

ADRIAN H. MULLER, Auctioneer.
EXECUTORS' SALE.
VALUABLE COUNTRY SEAT,
at
MOODNA, ORANGE CO., N. Y.,
In full view of the HUDSON RIVER.
ADRIAN H. MULLER & SON will sell at auction, on WEDNESDAY, FEBRUARY 20, at 12 o'clock, at the Exchange Salesroom, No. 111 Broadway,
BY ORDER OF EXECUTORS,
A delightful country seat at Moodna, Orange Co., N. Y., on the turnpike between Newburgh and Cornwall, and in full view of the Hudson River. Large mansion house, stable, carriage house and barn, all in good repair, with about 25 acres of productive land, large and small fruits, etc. There are six small houses on the rear of the property.
Full particulars at office of Auctioneers, No. 7 Pine-st.

Country Property For Sale and To Let.

ALL COUNTRY PROPERTY OUR SPECIALTY.—Farms, Residences, &c., everywhere. Lists free. PHILLIPS & WELLS, Tribune Building.

A BARGAIN FOR LUMBERMEN.
I will sell 31,000 acres of the very best free and unencumbered Timber Land in Kentucky; Red River runs through it, and situate near the Chesapeake and Ohio Railroad, will sell whole or in part and make special terms with purchaser at an astonishing low figure; title perfect; correspondence solicited. Box 143, 120 Broadway, New-York City.

AT YONKERS.—To let, fully furnished, fine place of about 7 acres. Large house with all improvements and billiard table. Tennis-ground, garden, fruit and shade; ample stable accommodation; all in perfect order. Possession in March, if desired. BELLOWS & WARREN, Yonkers.

A DESIRABLE BUILDING LOT within ten minutes of seventy-five trains to New-York, a block from Broad-st. horse cars, and convenient to schools, churches and all conveniences. Title perfect and terms to suit. J. S. BALDWIN, No. 6 Rowland-st., Newark, N. J.

BUILDING LOTS, well located, desirable neighborhood, in the 8th Ward, Newark, N. J., for sale on easy terms, or would exchange for desirable city property. Address MT. PROSPECT, Tribune Office.

COUNTRY RESIDENCE.—For sale at Glen Ridge, near Montclair. House contains 21 rooms; all improvements; good stable and carriage-house; 2 acres of land, with plenty of fruit and shade trees; 5 minutes from the depot. A bargain. Apply to JOHN J. DEVINE, No. 750 Broad-st., Newark.

D. B. KEELER, JR.,
39 NASSAU-ST.
Offers for the season of 1884.
COTTAGES TO RENT
AT
SEABRIGHT, MONMOUTH BEACH, RUMSON NECK AND NORTH SHREWSBURY RIVER.
Also, fine properties improved and unimproved for sale and to let, and hotel properties for sale and to rent.

FOR SALE AT $2,800.—Two acres and large house, suitable for school or country residence, in healthiest part of New-Jersey. Address K. B. LARISON, Lewisburg, Penn.

FOR SALE.—A gentleman's country-seat, 19 miles out; house, 11 rooms; 16 acres, 100 fruit trees, fruit bearing; plenty outbuildings all in good order. Price, $6,500; will rent for $35 per month. HANAMAN, 243 Broadway, Room 15.

FOR SALE.—Country-seat, first-class buildings, containing 175 acres rich land, at Princeton, N. J., one mile from college; 90 acres, splendid buildings, 1½ miles from Rutgers College, New-Brunswick, N. J.; would exchange for city property. Large country mansion and several Queen Anne cottages at Richmond Hill, L. I., fifteen minutes from Brooklyn ferries. Several fine houses in New-York from $12,000 to $30,000, $10,000 to $150,000; and in Brooklyn from $2,000 to $30,000.
J. W. FIELDER,
No. 59 Liberty-st., elevator.

FOR SALE.—A residence at Mamaroneck, with ten twenty-five acres land, frame-house and outbuildings; the property has large front on post-road, is well situated, and can be bought at a bargain. G. W. CARRINGTON, 111 Broadway.

FOR SALE.—A handsome cottage on the Northern Railroad of New-Jersey, about one hour from New-York City, with all the modern improvements, and stable, on one acre of ground, ornamented with shrubbery. Will be sold low. Terms to suit the purchaser. For further particulars apply to HENRY J. DAVISON, 231 Broadway.

FOR SALE.—Country-seat; large, first-class building; 175 acres; Princeton, N. J., near College buildings. 100 acres near college at New-Brunswick, N. J. Splendid country mansion at Richmond, L. I. Four new Queen Annes, same place. Some fine dwellings in New-York City and Brooklyn; low. J. W. FIELDER, 59 Liberty-st. Elevator.

FOR SALE OR EXCHANGE for a farm.—A neat, well-built house at Rutherford Park, N. J. All kinds of fruit, good water, large shade trees; a good barn and carriage-house. Neighborhood first-class. Will be sold cheap for cash or exchanged for a small farm, or Westchester house. Address T. P. W., Tribune Office.

FOR SALE.—At Richmond Hill, the prettiest village on Long Island, fifteen minutes from either Hunter's Point or Brooklyn, a variety of elegant dwellings, new and old, suitable for both summer and winter, with all conveniences; full water supply; situation unsurpassed for healthfulness and beauty. Restricted against all nuisances. Apply to J. W. FIELDER, 59 Liberty-st. (elevator), or to GEORGE L. FOWLER, Richmond Hill.

FOR SALE.—An elegant country mansion.—Three-story and basement; from best; excellent stable and carriage-house. The house has 11 airy rooms; has furnace and is now connected with city water; gas fixtures, and all modern improvements. The grounds are ¾ of an acre in extent, shaded with shrubbery and fruited with pear trees, grapevines, etc. It is located at Whitestone, one of the pleasantest villages on Long Island, less than one hour from Wall-st. by 35 trains daily. Will sell on easy terms, or let to responsible parties. Address E. H. BULKELEY, Tribune.

FOR SALE.—A charming summer home, from which is had one of the grandest views of the Hudson River to be found on the banks of that noble water. The estate contains about seven acres; double house, barn, two fine cisterns, artesian well, fruit and forest trees. Situation is in Star Sing village—famous for its schools for young ladies and gentlemen. Name of place, "Glen Crest;" owner, JOHN T. LYNCH, West 60th-st., 10th and 11th-aves.

FOR SALE CHEAP.—A farm of twenty-six acres, suitable for early market truck. A good apple orchard, house, barn, etc. R. HAMILTON, 52 Bowery.

FOR SALE.—A farm of 26 acres, with good house and outbuildings, at Croton Landing, one mile from station. The land will be sold in sections if desired. RULAND & WHITING, Temple Court, No. 5 Beekman-st., New-York.

FOR SALE or TO LET.—Near Nyack on Hudson, furnished or unfurnished house, 13 rooms; 6 acres ground; plenty of fruit; shade; water front; one hour; 8 minutes from station; locality healthy; scenery exquisite; will be sold or let at a bargain. Address G. W., 49, Tribune Uptown Office, No. 1,238 Broadway.

MONTCLAIR, N. J., properties, every variety, for sale and rent; furnished and unfurnished houses.
HOWE & PARSONS, 79 Cedar-st., N. Y., 11 to 3.

ORANGE, N. J.—Desirable houses "For sale" and "To Let" Open February 22. P. KINGSLEY, Corner Main and Cone sts.

ON LAKE GEORGE.—A delightful furnished residence for the season. Carriage-house, stables, boats and all desirable appurtenances. Call at 208 Fourth-ave. and see photo. of house. Full particulars.

RIDGEFIELD, CONN.—We have eight cottages to rent for the summer. Address D. CROSBY BAXTER, Ridgefield, Conn.

TO LET OR LEASE for a term of years.—A desirable Gentleman's Residence, directly on the East River, at Ravenswood, L. I., ten minutes from 34th-st. Ferry by horse cars passing the door. Spacious grounds, garden, fruit and shade trees; situation dry; the drainage and ventilation perfect; lawn and river view unsurpassed. Rent will be low to the right party. Address the Owner, 173 Madison-ave., N. Y. City.

TO LET.—A fine, large corner store, prominently located. Six plate-glass windows; choice location for Drug, Clothing or Dry Goods store. Lease to responsible party at reasonable rate. For terms, etc., apply to R. M. EKINGS, Paterson, N. J.

TO LET.—In Yonkers, a dwelling-house, containing 10 rooms, with necessary out-buildings, 3 acres of land, with ornamental and fruit trees; on high ground; fine views; one mile west from Tuckahoe, Harlem Railroad; one and a half miles east North Yonkers Railroad Station. Apply CHARLES B. DUSENBERRY, near premises.

8 ACRES, or 68 if wanted, with, comfortable cottage, stable and outbuildings; supplied with never-failing mountain spring water; great variety of fruit trees and shrubbery, grapes, small fruits, nuts, etc. Unsurpassed views of large variety, both water and landscape. Situation especially beautiful and desirable. About one-fourth of a mile from Maplewood station, and about one mile from South Orange. Address HOMESTEAD, Tribune Office.

Jersey City Property For Sale.

AVOID HIGH RENTS.—Handsome brick residence, 100-foot lot; 8 rooms; improvements. Convenient to ferries. Bargain at $7,650. Only $300 cash required; balance $250 yearly in quarterly instalments. Other places from $300 to $10,000. Send stamp for "Recent" Office open "Washington's Birthday" until 5 p. m. GIBSON, 47 Montgomery-st., Jersey City.

Brooklyn Property For Sale and To Let

FOR SALE.—Houses in Brooklyn—on the Heights, Hill and Prospect Park Slope; the three best locations for private residences in the city of Brooklyn; and for an investment or for permanent occupancy this is the time to purchase.
On the Heights, finely located, three and four-story brown-stone and brick houses at prices ranging from $10,000 to $40,000.
New houses near Prospect Park, just completed on Lincoln, St. John's and Berkley places; three and four-story brown-stone; prices $12,000 to $30,000; also in same locations two and three-story brownstone and brick at prices ranging from $6,000 to $10,000. On the Hill, finely located, Lafayette-ave., Fort Greene-place, Ellipse-place, Portland-ave, Oxford-st., Cumberland-st., Carlton-ave. and other streets, three and four-story brick and brownstone houses at prices from $7,000 to $15,000; on Clinton and Washington aves. some very fine residences, with extra grounds, at reasonable prices.
For full particulars and permits apply to LEONARD MOODY, 20 Court-st. and 276 Flatbush-ave., Brooklyn.

FOR SALE or Exchange, Brooklyn flats paying good rentals for farm or country seat. J. O. HOYT & SON, 71 Broadway.

PLOTS OF LOW-PRICED LOTS in Brooklyn for investment. RULAND & WHITING, 5 Beekman-st.

TO LET.—Partly furnished 3-story brick house on the hill (Brooklyn), in first-class neighborhood; in good order, with mirrors, shades, carpets, two suits parlor furniture, &c.; rent $80 per month; possession on or before 1st March. Apply to owner 97 Jefferson-st., Brooklyn.

City Property Wanted.

A GREAT demand for furnished and unfurnished houses, large and small, in all parts of the city and country; send full particulars. CHAS. S. PECK, 40 West 30th-st.

WILL PAY CASH for avenue property, tenements, private dwellings and lots. JOHN F. B. SMYTH, 111 Broadway.

WANTED.—By a private family, a full-sized, unfurnished house; location between 14th and 42d sts. and 4th and 8th aves.; if satisfactory, will lease for three or more years. Address with full particulars HASTE, Post Office Box 1,706, N. Y.

Country Property Wanted.

WANTED—House in the country; hilly location preferred. Terms must be moderate. Address COUNTRY HOME, No. 52 7th-ave., Brooklyn, N. Y.

WANTED for the summer.—A house with all modern improvements, and ample grounds, within walking distance of the water, situated on Great South Bay near Babylon or Islip. Address with full description, terms, &c., Box 10 Tribune office.

WANTED.—A Hotel, to rent or lease, furnished or partly furnished; convenient of access; location on Hudson preferred; with accommodation for 25 to 100 guests; not less than 3 acres of land; stable room required. Address "HOTEL," New-York Tribune, Box 29, with full particulars and lowest cash rates.

Dividend Notices.

CENTRAL RAILROAD COMPANY OF NEW-JERSEY,
118 Liberty-st.,
New-York, Feb. 4, 1884.

A QUARTERLY DIVIDEND OF ONE AND A HALF PER CENT is declared, payable on and after March 1.
Transfer-books to be closed from Saturday, 9th inst., till Monday, March 3.
J. W. WATSON,
Treasurer.

OFFICE TEXAS AND NEW ORLEANS RAILROAD COMPANY OF 1874.

COUPONS of the First Mortgage Bonds of this Company due February 1, 1884, will be paid on and after said date at the office of the Treasurer, No. 23 Broad-st., (Mills Building) New-York. J. E. GATES,
Treasurer.

OFFICE HOMESTAKE MINING CO.,
MILLS BUILDING, 15 BROAD-ST., NEW-YORK.

DIVIDEND NO. 66.—The regular monthly dividend—twenty (20) cents per share—has been declared for January, payable at the office of the company, San Francisco, or at the Transfer Agency, in New-York, on the 25th inst. Transfer Books close on the 20th inst. LOUNSBERY & HAGGIN, Transfer Agents.

MISSOURI, KANSAS AND TEXAS RAILWAY.—First Consolidated Mortgage Coupons, due February 1, 1884, will be paid at and after maturity at the office of the MERCANTILE TRUST COMPANY, No. 120 Broadway, N. Y. Coupons for Bond Funds are payable only to the registered holders thereof or their order, and all coupons must be left over one day for examination.
H. B. HENSON, Treasurer.

NOTICE.—THE COUPONS OF THE FIRST mortgage bonds and interest on the guaranteed preferred stock of the Louisiana and Missouri River Railroad company, and interest on the preferred stock of the Kansas City, St. Louis and Chicago Railroad Company, maturing February 1, 1884, will be paid on and after that date at the office of Messrs. JESUP, PATON & CO., No. 52 William-st., New-York.

CHICAGO AND ALTON RAILROAD COMPANY,
CHICAGO, Feb. 8, 1884.

NOTICE.—A cash dividend of FOUR PER CENT on the preferred and common stock of this company has been declared payable on the 1st day of March next at the office of the company's agents, Messrs. Jesup, Paton & Co., No. 52 William-st., New-York.
The transfer books will be closed on the 15th instant and reopened March 3 next. C. H. FOSTER, Treasurer.

EXECUTIVE OFFICES
OF THE
BANKERS' AND MERCHANTS' TELEGRAPH COMPANY,
187 Broadway, New-York, Feb. 5, 1884.

THE BOARD OF DIRECTORS has this day declared a quarterly dividend of 2 per cent, payable at the office of the company on March 10, 1884; to stockholders of record, March 1, 1884.
The transfer books will be closed from 3 p. m., March 1, to and including March 10. J. O. CASE,
Treasurer.

Copartnership Notices.

THE UNDERSIGNED, DESIROUS OF forming a limited partnership under the statutes of the State of New-York, hereby certify:
First—The terms of the firm under which such partnership is to be conducted is WHEELER BR S.
Second—The general nature of the business intended to be transacted by such partnership is a general stock exchange business, buying and selling stocks, bonds and securities on commission.
Third—The names of the general and special partners interested in said partnership are as follows: OBED WHEELER and WILLIAM B. WHEELER, both of them reside in the city of New-York, are the general partners, and DAVID H. SHERMAN, who resides in the city of New-York, is the special partner.
Fourth—That said DAVID H. SHERMAN has contributed the sum of fifty thousand dollars as capital to the common stock.
Fifth—That the period at which the said partnership is to commence is the seventh day of February, 1884, and the period at which said partnership is to terminate is the first day of May, 1885.
Dated this sixth day of February, 1884.
OBED WHEELER,
WM. B. WHEELER,
DAVID H. SHERMAN,
Special Partner.

72 BROADWAY,
NEW-YORK, Feb. 1, 1884.

WE beg to announce that our "PRODUCT DEPARTMENT" is hereafter under the charge of P. R. WELLER, who has an interest in that department from this date. The "Product Department" includes Grain, Provisions, Oil, Petroleum and all other products specialtively dealt in in this market and Chicago.
E. K. WILLARD & CO.

Rooms and Flats To Let.

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, No. 1,238 Broadway, corner Thirty-first-st., until 9 p. m., and 308 West Twenty-third-st., corner Eighth-ave., No. 92 East Fourteenth-st., corner Union Square, 760 Third-ave., corner Forty-seventh-st., at the HARLEM OFFICES, Nos. 1,307 and 2,307 Third-ave., corner One-hundred-and-Twenty-fifth-st., up to 8 p. m., at regular office rates.

A GOOD ROOM for a dentist or architect, in Winchester Flats, 1,244 Broadway. Inquire in art gallery.

A SUITE OF THREE ROOMS, private bath, with or without board; no other boarders. 107 West 44th-st.

COR. 58TH-ST. and 7TH-AVE.—Elegant apartments, $1,100—$1,200; adjoining, $600. 154 West 58th-st., all cabinet finish, $600—$750. J. EDGAR LEAYCRAFT, 1,544 Broadway.

FLATS TO LET.—257 West 122d-st., third house east of 8th-ave.; rents $28 to $35. Inquire on premises.

FLAT—COMPLETELY FURNISHED, in exchange for Board. 140 East 58th-st.

J. EDGAR LEAYCRAFT, 1,544 Broadway.
Offers Flats to let in best locations.

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