Real Estate Agents.

J. ROMAINE BROWN,
REAL ESTATE,
1280 Broadway, New-York.
Telephone No. 381 30th-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.

ATTENTION OF PURCHASERS is specially called to the ELEGANT HOUSES IN THE FASHIONABLE QUARTER NOS. 34 TO 40 WEST 33D-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.
M. CAMPBELL & 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 RARE CHANCE.
Only one of the most elegant modern houses now built; just finished; No. 5 East 72d-st., adjoining Mr. Tiffany's mansion; location one of the finest in the metropolis.
C. MACDONALD, builder.

A FOUR-STORY BROWN STONE HOUSE, 21x55x100, 44th-st., near Broadway, $28,000; 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 Greenes-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; our own 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.—The old N. Y. Produce Exchange Property, comprising an entire block, bounded by White, Hall, Pearl, Moore and Water sts. The building has fireproof walls, is in good order, and speedily adapted for Exchange purposes, or could be readily altered into offices and stores. Being in the centre of extensive, immediate and contemplated improvements, and accessible from all points, it has a great prospective value.
For full particulars, apply to S. EDDY & CO., 143 Broadway.

FOR SALE OR TO LET.—A large three story building at Park Rides, 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.—Valuable business site on Chatham-st., ready for immediate improvement.
Apply to R. 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 F. 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 separate or together. Quick buyers will get good bargains. JOHN PETLUCH, 148 N. 12th-st.

$8,500, worth $12,000, for three-story high-stoop brick House, 14 rooms, 359 West 45th-st.; rented for $900 per year. Inquire 369 6th-ave.

$42,000.—A BARGAIN, 53d-st. near 8th-ave., four-story and basement stone front dwelling, 21x55x100 in first-class order throughout. WM. H. ROOMES' 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 14th-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 53 rooms, $7,000.
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., 4 story and basement; brownstone dwelling furnished, frescoed and papered throughout. W. H. ROOMES' 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 30th-st.

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

45th-st. near B'way	$2,000	48th-st. near B'way	$1,600
45th-st. "	$3,000	51st-st. " 6th-ave	$1,500
55th-st. 5 6th-ave	$2,000	51st-st. " 8th-ave	$1,600
47th-st near 6th-ave	$2,300	32d-st. " 8th-ave	$1,200
46th-st. " 8th-ave	$1,200	31st-st. " 1st-ave	$1,200
82d-st. " 3d-ave	$950	64th-st. " 9th-ave	$800

Permits and full particulars at office.

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

THREE STORY, high stoop brown-stone; eleven rooms; 352 East 70th-st. Inquire 164 East 117th-st.

TO LET.—The highly desirable four-story brown-stone, high stoop dwellings, Nos. 21 East 83d-st. and 34 East 44th-st., between 5th and Madison aves. Apply to H. C. PEDDER, Arnold, Constable & Co., 19th-st. & 5th-ave.

TO LET.—Desirable offices, large and small, in American Safe Deposit Company's elegant fire-proof building, 5th-ave. and 42d-st. One whole floor for rent; splendid light and ventilation; will be partitioned to suit tenant. Inquire at Company's office on premises.

TO LET.—The very desirable four-story brownstone dwelling 21 East 83d-st., and the three-story high stoop, brownstone dwelling 34 East 44th-st., between 5th and Madison aves. Apply to H. C. PEDDER, 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 LET.—Stores, lofts and buildings on Beekman, Spruce, Frankfort, John, William and Pearl sts. RULAND & WHITING, 5 Beekman-st.

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, 190 West 31st-st.

TO LET.—Two large connecting offices on first story of No. 60 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.

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.

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.

TO OWNERS OF REAL ESTATE.

The Special Committee appointed by the Governing Committee of the New-York Stock Exchange, to secure a site for a new building, hereby invite property-owners to submit proposals for the sale of suitable plots of the minimum size of 150 by 200 feet, within the district bounded by State-st., Pearl-st., Duane-st., and New Church-st.

Communications will be treated as confidential if desired, and may be addressed to E.A. Drake, Secretary of the Committee, New-York Stock Exchange.

J. D. PROBST,
WM. LUMMIS,
DONALD MACKAY,
BRAYTON IVES,
E. A. DRAKE,
} Committee.

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 6th aves.; if satisfactory, will lease for three or more years. Address with full particulars HASTE, Post Office Box 1,776, N. Y.

Brooklyn Property For Sale and To Let

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), a 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 67 Jefferson-st., Brooklyn.

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.

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 $30 cash required; balance $250 yearly in quarterly instalments. Other places from $800 to $10,000. Send stamp for "Record." Office open "Washington's Birthday" until 5 p.m. GIBSON, 47 Montgomery-st., Jersey City.

Country Property For Sale and To Let.

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

A BARGAIN FOR LUMBERMEN.
I will sell 30,000 acres of the very best free and unencumbered Timber Land in Kentucky, on Big Sandy River, through it, and situate near the Chesapeake and Ohio Railroad, will sell the sale of it part and make special terms with purchaser at an astonishing low figure; title perfect; correspondence solicited. Box 114, 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 Broadway, horse cars, and convenient to schools, churches and all conveniences. The perfect and ready to sell. J. S. RAMSDEN, No. 3 Rockford-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 317 PROSPECT, Tribune Office.

COUNTRY RESIDENCE.—For sale at Glen Ridge, near Montclair. House contains 22 rooms; all improvements; good stable and carriage-house; 7 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.,
30 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. LARSON, Lewisburg, Penn.

FOR SALE.—A gentleman's country-seat, 19 miles out; house, 11 rooms; 16 acres, 100 fruit trees, full bearing; plenty outbuildings all in good order. Price, $6,500; will rent for $45 per month. HANSMAN, 245 Broadway, Room 13.

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 $10,000 to $150,000; and in Brooklyn from $5,000 to $30,000.
J. W. FIELDER,
No. 59 Liberty-st., cellar floor.

FOR SALE.—A residence at Mamaroneck, with 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.—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 Anne's, 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 F. 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 CHEAP.—A farm of twenty-six acres, suitable for early market truck. A good apple orchard, house, barn, etc. R. HAMILTON, 92 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, 15 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.

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 H. 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 R. 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.

Country Property Wanted.

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 discription, terms, &c., Box 19 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.

Miscellaneous.

ANY YOUNG MAN UNDER THIRTY, total abstainer from tobacco and alcohol, having at least $1,000 in cash to use in manufacturing popular books for standing orders will please address "EXCEPTIONAL OPPORTUNITY," Tribune Office.

MANUFACTURERS, ATTENTION!—Inducements offered to locate a factory near depot of New-Haven R. R. Correspond with MELVILLE E. MEAD, 21 Park Row.

THE MOST DESIRABLE LUXURY
in the world is
PERFECT HEALTH.
You can only obtain it by living in a wholesome atmosphere. The headache and backache, the tired limbs and loss of energy will disappear when once your house is put in a sanitary condition. MANHATTAN ANTI-SEWER GAS CO.,
41 Union Square, West.

Financial.

FOR SALE.—At Ninety, Fifty Shares, or any part thereof, of the Capital Stock of the American Shipbuilding Company. Apply to J. ADRIANCE BUSH, 54 Wall-st., New-York City.

NOTICE.—Office Lehigh and Wilkesbarre Coal Co., Philadelphia.—The annual election for President and six Directors of this Company will be held at the office of the Philadelphia and Reading Railroad Co., No. 227 South 4th-st., in the city of Philadelphia, on THURSDAY, February 28, 1884.
Polls will open at 12 m. and close at 1 p.m. The transfer books will close at the New-York Office on the 20th, and will open March 3.
C. R. POTTS, Secretary.

PEORIA, DECATUR AND EVANSVILLE RAILWAY CO.,
PEORIA, Ill., Feb. 4, 1884.
THE ANNUAL MEETING of the Stockholders and Voting Bondholders of this Company for Election of Directors and the transaction of other business that may come before said meeting will be held at the General Office of the Company, in the city of Peoria, Ill., March 4, 1884, at 2 o'clock, p. m.
Transfer books will close February 15, and reopen March 5, 1884.
B. G. MITCHELL, Secretary.

195 BROADWAY, N. Y., Jan. 18, 1884.
THE MISSOURI, KANSAS AND TEXAS Railway Company 5 per cent General Consolidated Bonds are now ready for issue at this office in exchange for said Company's Second Mortgage Income Bonds and Coupon Scrip upon the terms adopted by the Board of Directors November 2, 1883. This privilege of exchange remains open until March 1, 1884.
H. B. HENSON, Treasurer.

TO INVESTORS.—The advertisers are placing a limited amount of Preferred Stock in a well established and successful Manufacturing Company now enlarging its business. Some prominent and conservative financial men of New-York have subscribed. A profitable and secure investment is guaranteed. Investigation invited by reliable parties only, between the hours of two and four in the afternoon. R. J. DEAN & CO., Bankers, No. 298 Greenwich-st.

OFFICE OF THE CHICAGO, ST. LOUIS AND NEW-ORLEANS RAILROAD COMPANY,
NEW-ORLEANS, Feb. 9, 1884.
THE ANNUAL MEETING of the stockholders of the Chicago, St. Louis and New-Orleans Railroad Company will be held at the Company's office, Cotton Exchange Building, Carondelet-st., New-Orleans, La., on Wednesday, March 5, at 12 o'clock, noon.
By order of the Board of Directors.
HOWARD H. HENRY, Secretary.

TO INVESTORS.—Five-story double tenement, 16 feet, near 9th-ave; rent $2,600, price $18,000. Also one in 3 th-st., East, price $18,000, rent $2,200; also others in all locations. WILLIAM H. ROOMES' SONS, 378 6th-ave (Masonic Temple).

$10,000 WANTED for a term of years on first class Brooklyn property. Interest 4½ per cent. Principals only. P. O. Box 2,112.

THE FARMERS' LOAN
AND
TRUST COMPANY,
NOS. 20 AND 22 WILLIAM-ST.
CHARTERED 1822.
CAPITAL, ONE MILLION DOLLARS.
SURPLUS, TWO MILLION DOLLARS.
($2,000,000)
Invested in U. S. Bonds at par.
This company is a legal depository for court funds, and is authorized to act in any position of trust, either as Executor, Administrator, Guardian, Trustee or Receiver.
Interest allowed on deposits which may be made and withdrawn at pleasure.
Registrars and transfer agents of the stock and bonds of incorporated companies.
Trustees of mortgages executed by railroad and other corporations.
Every facility offered in all matters of a fiduciary character.
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EXECUTIVE COMMITTEE

JOHN J. ASTOR,	SAM'L SLOAN,
ROBT. LENOX KENNEDY,	ISAAC BELL,
PERCY R. PYNE,	A. R. VAN NEST,
R. G. HOLSTON.	

W. D. SEARLS, Vice-Pres. R. G. HOLSTON, Pres.
FRANK MUNN, Asst. Sec'ty. WM. H. LEUPP, Sec'y.

TO THE HOLDERS OF SECURITIES OF THE
ST. JOSEPH AND WESTERN R. R. CO.,
THE ST. JOSEPH AND PACIFIC R. R. CO. and
THE KANSAS AND NEBRASKA RY. CO.
Holders of any of the securities above referred to, who have not yet become parties to the agreements looking to the protection of the minority holders, are requested to sign the same at the office of the undersigned before the 20th day of February, 1884, on to which day only the said agreements will remain open for signature.
E. C. BENEDICT & CO., 29 Broad-st., N. Y. City.

SAFE INVESTMENTS.
Seven per cent annual interest, real estate mortgages. For particulars address
FIRST NATIONAL BANK,
Fairbury, Nebraska.

Banking Houses and Bankers.

J. & W. SELIGMAN & CO.,
BANKERS,
21 BROAD-ST., NEW-YORK,
Buy and sell Exchange, and issue Commercial and Travelers' credits, available in ALL PARTS OF THE WORLD.

Miller, Francis & Co.,
BANKERS, 35 WALL-ST.,
Stocks bought and sold, strictly on commission.
CHAS. A. MILLER. JAMES FRANCIS.
EDWIN J. HANKS, member N. Y. Stock Exchange.

Dividend Notices.

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, No. 1,238 Broadway, corner Thirty-first-st., until 8 p.m., and 308 West Twenty-third-st., corner Eighth-ave., No. 93 East Fourteenth-st., corner Union-Square, 760 Third-ave., corner Forty-seventh-st., at the HARLEM OFFICES, Nos. 1,907 and 2,000 Third-ave., corner One hundred-and-Twenty-fifth-st., up to 8 p.m., at regular office rates.

CENTRAL RAILROAD COMPANY OF NEW-JERSEY,
119 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 1878.
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 OF THE JACQUITIPA MINING COMPANY,
MILLS BUILDING, 15 BROAD-ST.,
NEW-YORK, Feb. 13, 1884.
DIVIDEND NO. 11.—The Jacquitipa Mining Company has this day declared a quarterly dividend of Fifty Thousand Dollars, being
FIFTY CENTS (50c.) PER SHARE,
payable at the office of Lounsbery & Haggin, Mills Building, 15 Broad-st., on the 20th inst.
Transfer books close on the 25th inst.
R. P. LOUNSBERY, President.

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 of Registered Bonds are payable only to the registered holders named on the 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. 6, 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. G. 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 name of the firm under which such partnership is to be conducted is WHEELER BROS.
Second—The general nature of the business intended to be transacted by such partnership is a general stock commission 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. B. VEILLER, who has an interest in that department from this date. The "Product Department" includes Grain, Provisions, Oil, Cotton, and all other products specially dealt in in this market and Chicago.
E. K. WILLARD & CO.

Mining.

OFFICE OF THE IRON SILVER MINING COMPANY,
12 Wall-st.
NEW-YORK, Feb. 10, 1884.
THE ANNUAL MEETING of STOCKHOLDERS of this company for the purpose of electing trustees to serve for the ensuing year and for the transaction of such other business as may come before the meeting, will be held at this office, WEDNESDAY, March 6, 1884, at 12 o'clock m. Polls close at 1 o'clock p. m.
Transfer books will close February 29, at 3 o'clock, and reopen March 8.
HOMER A. HOIT,
Secretary.

THE NEW PITTSBURGH MINING COMPANY,
23 NASSAU-ST., NEW-YORK, Feb. 16, 1884.
THE ANNUAL MEETING of the stockholders of THE NEW PITTSBURGH MINING COMPANY, for the election of seven trustees to serve for the ensuing year and the transaction of such business as may be presented, will be held at the office of the Company, No. 23 Nassau-st., room 9, on
THURSDAY, FEB. 28th inst.,
at 12 o'clock noon, in accordance with the By-laws of the Company. The polls for the election of trustees will be open from 12 o'clock noon until 1 o'clock p. m.
EDWARD EARLE, Secretary.

Ocean Steamers.

BORDEAUX LINE.
New and direct line to the South of France.
NEW-YORK AND BORDEAUX DIRECT.
CHATEAU LAFITE.....February 23.
CHATEAU MARGAUX (new).....March 26
From Prentice's Stores (near Wall-st. Ferry) Brooklyn. Travellers for France, Spain and Italy, Pyrenees, Pau, Nice, &c., will save time and expense by taking this line. Cabin (including wine), $65. Steerage, $25.
For passage apply to F. LE BOULANGER, 46 Beaver-st.

CUNARD LINE.
NOTICE—"LANE ROUTE"
FROM NEW-YORK TO LIVERPOOL, VIA QUEENSTOWN.
FROM PIER NO. 40 NORTH RIVER.
SCYTHIA.....Wednesday, Feb. 20, noon.
CEPHALONIA.....Wednesday, Feb 27, 5:30 a. m.
SERVIA.....Wednesday, March 5, 11 a. m.
PAVONIA.....Wednesday, March 12, 9:30 a. m.
Cabin passage, $60, $80 and $100.
Steerage tickets to and from all parts of Europe at very low rates. Freight and passage office, No. 4 Bowling Green.
VERNON H. BROWN & CO., Agents.

GUION LINE.
UNITED STATES MAIL STEAMERS
FOR QUEENSTOWN AND LIVERPOOL.
Leaving Pier 39, N. R., foot of King-st.
WISCONSIN.....Tuesday, Feb. 26, 4:30 a. m.
ARIZONA.....Tuesday, March 4, 10:30 a. m.
ABYSSINIA.....Tuesday, March 11, 4:30 a. m.
WYOMING.....Tuesday, March 18, 9 a. m.
Rates—Cabin, $60 and $80; second cabin, $35; steerage, $26; prepaid, $28.
These steamers are built of iron, with water-tight compartments, and are furnished with every requisite to make the passage across the Atlantic both safe and agreeable, having bath-room, smoking-room, drawing-room, piano and library, also experienced surgeon, stewardess and caterer on each steamer. The state-rooms are all upper deck, thus insuring those greatest of all luxuries at sea, perfect ventilation and light.
Cabin passage (according to state-room), $60, $80 and $100; intermediate, $40. Steerage at low rates.
OFFICE, NO. 29 BROADWAY. GUION & CO.

GENERAL TRANSATLANTIC COMPANY.
Between New-York and Havre.
Company's pier (new), No. 42 North River, foot of Morton-st.
LA BOURGOGNE.....Sat., Feb. 23, 1 p. m.
AMERIQUE, Santelli.....Wed., Feb. 27, 5 a. m.
FRANCE.....Wed., Mar. 5, 11 a. m.
Checks payable at sight, in amounts to suit, on the Banque Transatlantique of Paris.
LOUIS DE BERIAN, Agent, No. 6, Bowling Green.

INMAN LINE OF STEAMERS.
FOR QUEENSTOWN AND LIVERPOOL.
CITY OF RICHMOND.....Saturday, Feb. 23, 2:30 p. m.
CITY OF RICHMOND.....Saturday, Feb. 23, 3 p. m.
CITY OF ROME.....Saturday, Feb. 23, 8 p. m.
From Pier 38 (new numbers), North River.
CABIN PASSAGE, $60, $80 and $100, intermediate $40.
STEERAGE, from the Old Country, $21; from New-York, $28.
For passage, &c., apply to the INMAN STEAMSHIP CO., limited, 31 and 33 Broadway, N. Y.
Philadelphia Office, No. 105 South 4th-st.

NATIONAL LINE.—From Pier 39, N. R.
FOR LIVERPOOL AND QUEENSTOWN.
HELVETIA.....March 1, 7:30 a. m.
FOR LONDON DIRECT.
ERIN.....Feb. 23, 2 p. m. March 5, 11:00 a. m.
Cabin, $55 to $70; outward tickets, $26; prepaid steerage tickets, $29. E. W. J. HURST, Manager, 69 and 73 Broadway, N. Y.

PACIFIC MAIL STEAMSHIP COMPANY'S LINE FOR CALIFORNIA, SANDWICH ISLANDS, JAPAN, CHINA, NEW-ZEALAND, AUSTRALIA, CENTRAL AND SOUTH AMERICA and MEXICO.
From New-York, pier foot Canal-st., N. R.
For San Francisco via the Isthmus of Panama.
CITY OF PARIS sails Wednesday, Feb. 20, noon, connecting for Central and South America and Mexico.
From San Francisco, 1st and Brannan sts.
For Japan and China.
CITY OF PEKING sails Thursday, Feb. 21, noon, Excursion Tickets only to Yokohama at special rates.
For HONOLULU, NEW-ZEALAND and AUSTRALIA, sails Friday, Feb. 22, noon, on arrival of Lehigh mails at San Francisco.
For freight, passage and general information, apply at company's office on the pier, foot Canal-st., N. R.
H. J. BULLAY, Superintendent.

RED STAR LINE.—For Antwerp and Paris, sailing from New-York and Antwerp every Saturday.
SWITZERLAND.....Saturday, Feb. 23, 3 p. m.
RHYNLAND.....Saturday, March 1, 7:30 a. m.
Saloons, staterooms, smoking and bathrooms amidships.
Saloon, $60 to $70; excursion, $110 to $135. Second cabin