REAL ESTATE.

BUSINESS AT THE EXCHANGE.

A large crowd surrounded the stand of Peter F. Meyer yesterday when he was offering an important corner in Third-ave. known as Nos. 539 and 541 in the avenue and No. 202 East Thirty-sixth-st. The property in the avenue comprises two three-story brick houses and lots. The Thirty-sixth-st. property consists of a four-story brick house. Among those present were P. H. Dugro, George B. Crumbie and Morris B. Bronner. The bidding started at a lively pace at $50,000 and ran up to $62,500. The buyer was Henry Clausen, jr. The sale by William Kennelly of three Queen Anne houses in Eighty-fourth-st. near Riverside Drive was also well attended. Among those present were Henry Traphagen, brother of State Senator Traphagen, and A. J. C. Poor, of the Dixon Crucible Works. The westernmost house was first sold and realized $14,550, buyer Frank F. Pugh, No. 154 South Fifth-ave. The middle house was bought by B. Wendland for $14,950. The third went for $12,750 to Frank F. Pugh. Messrs. Smith & Carrigan, a new firm, sold Nos. 41 and 41½ Division-st. to G. L. Martin for $17,000. R. V. Harnett sold an important corner at Second-ave. and Forty-fourth-st. to H. Berringer for $27,000. The other sales are given below.

The effect on real estate values of the present strikes of car employes was much canvassed yesterday. An old member said: "If this goes much further the effect on store keepers will be very serious. It will prevent business and many will be unable to pay their rent."

On Friday Richard V. Harnett & Co. will sell the estate of Henry Parsons Farnam, including some Chicago, Rock Island and Pacific Railroad bonds, New-York Central and Hudson River Railroad Company's stock, and other securities.

A dispatch was received from Albany stating that the Land Transfer Reform bills prepared by the majority of the Commissioners and introduced and supported by the Exchange, passed the Senate yesterday.

The Legislative Committee sent a telegram to Governor Hill asking him to sign the County Clerk's Searches bill.

Charles Buck will appear before the Senate Committee at Albany to-day to support the recommendations of the Exchange in regard to the new building law.

At the brokers' meeting there was a call for an English basement house between Fifth and Sixth aves. and Thirty-fourth and Forty-second sts.; four lots or buildings from Tenth to Fortieth sts., on the West Side; from thirty-five to fifty feet in Eighth-ave., between Twenty-third and Forty-second sts., or in Twenty-third, Thirty-fourth or Forty-second sts., between Seventh and Eighth aves., suitable for a "hall." The following property was offered: A five-story brownstone dwelling, No. 38 and 40 East Sixty-seventh-st., near Park-ave.; No. 37 West Sixty-sixth-st., with a five-story brownstone dwelling; a four-story brick building in William-st., for $21,000; a house at New-Brighton, Staten Island, for $5,800; a five-story brick flat in the Ninth Ward, between Fifth-ave. and University-place, for $15,000; a farm of eighty-nine acres for $13,000, at Montgomery, Orange County, N. Y.; 600 acres on Cayuga Lake for 35,000.

NEW-YORK, Tuesday, April 20, 1886.

The following sales were held at the Exchange and Auction Room to-day:

By Scott & Myers.

1 4-story dwelling with lot, No 62 East 61st-st, s s, 245 ft e of Madison-ave, lot 20x100.5; H L Waldo $26,500

By Smith & Carrigan.

1 3-story building with lot, Nos 41 and 41½ Division-st, n s, 213.2 ft w of Market-st, lot 25x68.10; G L Martin 17,000

By Daniel M. Seaman.

1 3-story house with lot, No 238 East 46th-st, s s, 180 ft w of 1st-ave, lot 20x100.5; T Courville 7,400

By James L. Wells.

1 1-story house with lot, s s East 147th-st, 100 ft e of Prospect-ave, lot 25x100 1,005

1 2-story dwelling with lot, No 883 Union-ave, w s, 100 ft n of 161st-st, lot 16.8x187.6; M Kessel 2,250

By William Kennelly & Co.

1 dwelling with lot, n s West 83d-st, 100.6 ft e of West End-ave, lot 18.6x102.2; F T Pugh 14,550

1 dwelling with lot, n s West 83d-st, adj above, lot 16x102.2; B Wendland 12,950

1 dwelling with lot, n s West 84th-st, adj above, lot 16x102.2; F T Pugh 12,750

1 6-story apartment house with plot of land, Nos 105 and 107 East 116th-st, n s, 50 ft e of Park-ave, plot 49.9x100.11; F Stern 26,100

By Peter F. Meyer.

1 1-story building and shed with 2 lots, Nos 407 and 409 Cherry-st, s s, e of Scammel-st, lots 25x84.9 each; E G Hilton 8,050

2 4-story buildings with lot, No 719 West 159th-st, n s, 48x.8 ft w of 8th-ave, lot 20.5x92; L R Blair 12,600

2 3-story buildings with plot of land, Nos 533 and 541 2d-ave, s e cor of 36th-st, plot 44.9x99.8; H Clausen, jr 62,500

By Richard V. Harnett & Co.

1 3-story dwelling with lot, No 607 Water-st, s s, 20.10 ft e of Montgomery-st, lot 21x.c; G W Carrington 4,300

1 3-story dwelling with lot, No 115 East 91st-st, n s, 100 ft w of Lexington-ave, lot 15x100.5; J Kirby 11,900

1 3-story dwelling with lot, No 222 East 57th-st, s s, 125 ft w of 1st-ave, lot 25x100; R Sheridan 6,200

1 4-story building with lot, No 822 2d-ave, s e cor of 44th-st, lot 50x92; M H Berringer 27,000

1 story stable with lot, s s West 115th-st, 150 ft w of 5th-ave, lot 25x100.11; D O'Meara 5,100

BROOKLYN PROPERTY.

1 block of lots and buildings, bounded by Navy, Willoughby, Raymond and Bolivar sts, block 168.4x 200x200.11x200.4; H Wonnow 36,100

NEW-JERSEY PROPERTY.

About 30 acres of land at Englewood.

RECORDED REAL ESTATE TRANSFERS—N. Y. CITY.

The following sales of real estate have been recorded in the Register's office yesterday:

9th-ave, n e cor of 49th-st, 201.5 to 95th-st, x100; 100x275x100.8x275; also s e cor of 9th-ave, and 49th-st, 100x250; E P Robbins to D H King, jr $247,500

18th-st, n s, 97.6 ft e of Boston-ave, 19.6x52.4; G S Hallock wife to H Smith 4,000

Liberty-st, No 65; A T Enos and wife to A Trask 13,500

Manhattan-ave, w s, 84.2 ft n of 103d-st, 16.8x75; F A Stokes and wife to A L Stokes 12,250

2d-ave, s e cor of 39th-st, 21.6x74; H Schumacher and wife to M Barnett 25,000

85th-st, n s, 148 ft w of Ave B, —x—; I Clausen to T Sloan, and another 15,500

Centre-st, e s, near 151st-st, lot 273, 19.8x100; J Buchman to S M Purdy 5

Same property; S M Purdy and wife to L King 3,300

Same property; S M Purdy and wife to J Gravesen, n s, 100 ft w of Prospect-ave, 50x100.6; J Green to W H Bowers 1

144th-st, No 139 West; 20.5x92.4; M A C Levy to B Murray 10,550

College-ave, s w cor of 169th-st, 100x100; C Pollion, jr, to J E Andrews 1

Same property; J E Andrews to C L Pollion 1

40th-st, s s, 200 ft w of 10th-ave, 25x98.9; T Freeman and wife to D Stevenson 3,000

36th-st, s s, 50 ft w of 7th-ave, 17x74.1; W Hathaway to J Boelert and wife 15,000

40th-st, s s, 275.6 ft w of 9th-ave, 25x98.9; J Murphy and wife to E Welch 35,000

10th-ave, e s, 25 ft n of 107th-st, 25x100; Adeline J Hall and another to H Stanbury 5,820

10th-ave, e s, 41 ft n of 107th-st, 50x100; same to D Greenwalds 3,950

40th-st, No 222 West, 14.8x98.9; L Bennett to C E Lorrel 10,000

42d-st, s s, 227.6 ft e of 11th-ave, 11.7x98.9; Moritz Bauer and wife to C G Roebeling 10,000

100th-st, n s, 100 ft w of 4th-ave, 20x100.11; also s s 100th-st, 24.8 ft w of 4th-ave, 20x100.11; T C Smith and wife to J L Carrigan 1,000

58th-st, n s, 200 ft w of 8th-ave, 20x92.10; James A Stokes and wife to W S Pruyn 4,000

37th-st, n s, 25 ft e of 8th-ave, 25x100.9; also s s Broadway, at 212th-st, —x—; A Gunz to Sarah A Gunz and another 1

All grantors interest in estate of A N Gunz; Chas L Gunz and wife to same 1

38th-st, s s, 150 ft w of 3d-ave, 25x98.9; A D Pope to M O Steele 1

New-ave, 100 ft w of 11th-ave, s e cor of 171st-st, 100x100; I Phillips and wife to W Grant 4,285

Kingsbridge-ave, e s, 20.7 ft of lot 3, 2-20x65.6 x—x—7.14; also s s Kingsbridge-road, 57.8 ft of lot 16, 3-x, 5x248.4x100x4.1; and also n w cor of Audubon-ave, and 166th-st, 25x55; L A Roe to W Grant 4,469

11th-ave, s e cor of 163d-st, 25x100; J Renehan and wife to W Grant 1,430

Lexington-ave, No 1,051, 17x55; W H Mecarthy and wife to E Berliner 13,250

Broome-st, No 12, 25x75; D Christie and wife to J Overbeck 16,500

48th-st, n s, 50 ft e of 7th-ave, 16.8x99.4; F G Harris to L A A Fisher 1

10th-ave, n e cor of 98th-st, 25.2x100; T Peck to J J Hughes 10,000

69th-st, n s, 263 ft e of 1st-ave, 75x100.5; F Ruse and wife to J Frame and another 14,750

123d-st, No 234 West, 16.8x100.11; F Oldhous and wife to M M Keegan 13,750

36th-st, s s, 200 ft w of Lexington-ave, 21.6x98.9; E K Carow and another to S B T Martin 30,800

9th-ave, n e cor of 123d-st, 100x100.11; J Watts de Peyster and wife to M E Bailey 26,000

Columbus-st, No 27, 21.1x100; J Heidenheim and wife to J Fitzgerald 6,750

58th-st, s s, 275 ft w of 9th-ave, 50x100.5; D F Appleton and wife to I J Maccabe 1

15th-st, s s, 175.2 ft e of 4th-ave, 24.10x92; Julia S Bryant to C W McLellan 1

20th-st, n s, 100 ft e of 10th-ave, 75x88.1x75.3x91.9; M A Brennan to G Hulette 7,250

Lexington-ave, e s, 17.7 ft n of 107th-st, 16.8x65; W M Lozynsky to S Weisecker 12,000

9th-ave, s e cor of 56th-st, 100.8x125; Alex Lutz and wife to C H Welling 47,750

Mulberry-st, No 134, 25x100; L Krulewich and another to G L Jaeger 15,400

Mulberry-st, No 132, 25x50; same et al to same 8,000

72d-st, s s, 325 ft w of 8th-ave, 25x102.2; C W Luyster and wife to C H Sanders 60,000

100th-st, n s, 100 ft w of 4th-ave, 50x201.10 to 104th-st; J J Hated to G B Perrett 22,000

Courtlandt-st, n s, 108.2 ft w of Broadway, 25.1x122.7; T C Foster trustee to Metropolitan Telephone and Telegraph Co 12,083

Same property, 1-6 int; E J Lyon, trustee, &c to same 12,083

Same property; A E Butler et al to same 1

54th-st, No 409 West 24x100.4; R McGinley and wife to J Hansen 13,000

Courtlandt-st, n s, 194.2 ft w of Broadway, 25.1x122.7; E W Stimson et al trustee to Metropolitan Telephone and Telegraph Co 1-12 int-test 6,041

Same property, 1-12 interest, J H Strong trustee to same 6,041

Same property; J H Strong and wife to same 1-6 int 12,083

Same property, 1-6 int; E W Stimson and wife to same 12,083

Same property; 1-6 int, E N Stokes and wife to same 1,083

8th-st, n s, 100 ft w of 3d-ave, 25x100; Sarah Ann Wade et al to S Wade 9,500

5th-st, s s, 325 ft w of 8th-ave, 50x100.5; H A Robbins and wife to J J Maccabe 1

12th-st, s s, 75.3 ft e of 8th-ave, 21.10x92; J H Platt and wife to C W McLellan 26,500

131st-st, s s, 80 ft e of Madison-ave, 5.9x9.11; Mary McKeon et al to C A Berton and another 11,500

Bostwick-road, s s, 110 ft n of Grove-st, 21x52 to Milo Brock; C Schedding jr and wife to C Schedding

Washington-st, No 706, 23x72.4x24x8.8; W Crawford and wife to H Fingenheimer 7,000

West End-ave, No 34, 17.6x57.6x14.6x4.6x51.6; H Lamb and another to R S Dana 14,500

West End-ave, No 32, 18x84; H Lamb and another to J G Lee 16,000

Clinton-st, n s, 46.3 ft s of Broome-st, 18x50; J Cooke and wife to G Neblinger 6,750

11th-ave, e s, 25.5 ft n of 57th-st, 25x50; A T La Farge to E Berner 10,500

11th-ave, e s, 50.5 ft n of 57th-st, 25x50; same to Lou Clarke 10,500

82d-st, n s, 175.2 ft e of 3d-ave, 17.10x102.2; M A Scallo to A R Stuelin 8,500

85th-st, s s, 275 ft w of 9th-ave, 75x102.2; J W Bell and wife to G F Vogel 27,000

80th-st, No 310 East 20x102; C H Rooney and another executors to J L Naughton 15,100

1st-ave, e s, 47.4 25x50; same to same 15,500

84th-st, e s, 325 ft w of 8th-ave, 20x102.2; Anais H Beard to E Clifford Potter 16,250

Franklin-st, No 42, 25x80; John B Cornell and wife to H Isikyan 20,000

86th-st, s s, 149.11 ft w of Broadway, 15.8x98.9; G W Ritter and wife to L G Gordon 10,500

131st-st, n s, 100 ft w of 6th-ave, 30x50.11; H Walles to S O Wright 1

148th-st, s s, 125 ft w of 7th-ave, 50x99.11; J G Sinclair referee, to R D Jarvis 1,400

118th-st, s s, 100 ft w of 7th-ave, 25x99.11; same to same 800

89th-st, s s, 60 ft e of Ave A, 20x60; J M Varnum, ref to E R Smallwood 9,450

100th-st, s s, 213.3 ft w of 4th-ave, 20x100.11; H M Waterson to T C Smith 100

100th-st, n s, 100 ft w of 4th-ave, 20x100.11; same to same 100

163d-st, n s, 150 ft w of Fordham-ave, 25x100; Isa Wicks to W Vancleek 1,350

11th-st, s s, 250 ft w of 3d-ave, 25x95; C J Thorp et al to J Hayes 14,500

88th-st, n s, 82.2 ft e of 4th-ave, 153.4x100.8; Wm White and wife to M Geiston 1

Market-st, e s, 100.2 ft n of Cherry-st, 23.6x60.8; C B Sande et al to C Coffee 6,925

Auction Sales of Real Estate.

RICHARD V. HARNETT & CO., Auctioneers, WILL SELL AT AUCTION at the Real Estate Exchange, 59 Liberty-st.

WEDNESDAY, APRIL 21.

Executor's sale, 253, 255 West 27th-st.

Four-story brick stores and dwellings, 50x98.9

MONDAY, APRIL 26.

540, 542, 544 West 24th-st.

Two story buildings, 75x99.9, leasehold.

WEDNESDAY, APRIL 28.

Executor's sale—Columbia College leasehold.

239, 241, 243 Greenwich-st., 50x110 ft.

Maps at Auctioneers', 73 Liberty-st.

Real Estate Agents.

SCHUYLER & GILES,

32 LIBERTY-ST. and 9TH-AVE. and 71ST-ST.,

Offer some exceptional bargains in private dwellings, lots, flats, tenements and investment properties.

Business Property for Sale and to Let.

TO LET.—A large, roomy office in first-class location; reasonable rent. NORTH AMERICAN REVIEW, 30 Lafayette Place.

TO LET.—Stores on Beekman, Ann, William and Pearl sts. RULAND & WHITING, 5 Beekman-st.

TO LEASE.—Five-story building, 50x75, on 23d-st.; suitable for cigar or other factory; with or without power. Apply to J. M. HORTON ICE CREAM CO., 305 4th-ave.

TO LET.—Lofts on Beekman, Fulton, Ann, Frankfort, Cliff and William sts. RULAND & WHITING, 5 Beekman-st.

WELLES BUILDING.

BROADWAY AND BEAVER-ST.

Desirable offices to let in this thoroughly fire-proof building at very moderate rent; no extras. Also, large room on the first floor, suitable for Banking, Insurance, Telegraph, or any other large company; in complete order. Apply to JAMES STIKEMAN, in said Building.

City Property for Sale.

A.—ON 93d-st., near 9th-ave. (station street), nine 4-story brick dwellings; built under care of D. & J. Jardine; rents moderate; high ground. Apply in 420, or J. ROMAINE BROWN, 62 West 33d-st., near Broadway.

ATTENTION IS CALLED to those elegant first-class houses, Nos. 4 to 12 East 80th-st. Apply, on premises, to owner. G. N. & N. A. WILLIAMS.

A PLOT of lots, 100x100, on 113th-st., between 5th and 6th aves., for sale at a bargain. RULAND & WHITING, 5 Beekman-st.

CHOICE private residence for immediate sale; no agents. Address O. P., owner, Tribune Uptown Office, 1,238 Broadway.

FOR SALE.—Five elegant and thoroughly finished houses, 71st-st., Nos. 418 to 426, West of 9th-ave., one block from Central station; elaborately designed in interior and exterior; particularly desirable; terms moderate; widths from 19 to 21 feet, average depths 58 feet, extensions from 13 to 30 feet; open for inspection. G. W. HAMILTON, Builder.

ST. ANN'S AND BROOK AVES., 23d Ward.

A FULL BLOCK OF PROPERTY,

Opposite St. Mary's Park, 143d and 144th sts.,

AT A GREAT BARGAIN.

Apply to J. ROMAINE BROWN, 62 West 33d-st.

WEST SIDE.—Decided Bargains.—Only two left of those thirteen superb four-story, all hardwood houses on 82d and 83d sts., between 9th-ave. and Central Park; 300 feet from L station. 364 West 82d-st., 19x52x102.2; front of Philadelphia brick and Nova Scotia stone. 371 West 82d-st., 19x52x102.2; brownstone front. Refer to purchasers of adjoining houses. RICHARD DEEVES, Builder, 360 West 83d-st.

City Property To Let.

TO RENT.—The very desirable first lofts of premises 27 and 29 West 23d-st., running through to 24th-st. Apply to ARNOLD, CONSTABLE & CO., 5th-ave. and 19th-st.

TO LET.—Four-story brownstone dwelling, 44 West 46th-st. ROBT. L. BROWN, 20 Nassau-st.

Country Property For Sale and To Let.

A. STATEN ISLAND.

AUCTION SALE of very desirable cottages and building sites at NEW-BRIGHTON, S. I. The property is known as KINNEY PARK, and will be DIVIDED and sold in SEPARATE PLOTS on the 27th APRIL, 1886, at 12 m.,

By Messrs. HARNETT & CO.,

at the Real Estate Exchange, 65 Liberty-st., N.Y., consisting of five (5) cottages, two (2) stables and eleven (11) choice building sites—16 plots in all. This very choice property is on HIGH GROUND, PERFECTLY DRAINED and SEWERED. EXCELLENT WATER SUPPLY. THIRTY-FIVE MINUTES to city. Over 50 TRIPS DAILY between New-Brighton and N. Y. All buildings have MODERN IMPROVEMENTS, are in perfect repair and ready for immediate occupancy. The grounds have been kept for years by skillful gardeners.

Maps and particulars at office of

W. A. COLLINS, 26 Pine-st.,

NEW-YORK.

AGENCY FOR MONTCLAIR.—Houses to let and for sale. Desirable building sites. Attractive prices. CLARENCE R. TURBE, 5 Beekman-st., Room 79.

ALL Country Property our specialty. Farms, residences, cottages everywhere. Lists free. PHILLIPS & WELLS, Tribune Building.

A BOOK entitled "Suburban Homes on the Picturesque Erie," of interest to all persons desiring to locate or buy suburban property, can be had upon application to C. V. N. WARD, Eastern Dist. Pass'r Agt., 187 West-st.

ATTENTION, CAPITALISTS, LUMBERMEN, TANNERS!—23,000 acres land heavily timbered with Spruce, Hemlock, and choice hard woods; 25 miles north of Utica. Also one mile of Hudson River water front at Upper Nyack, with elegant villa sites in plats to suit; 10 to 100 acres; magnificent views; convenient access. RAB. DAYTON, 322 Broadway.

A BARGAIN if sold this week.—A fine country residence at White Plains, with all modern improvements. Or will rent for a term of years. Inquire of CHARLES R. DUTCHER, Room 15, Grand Central Depot.

A VARIETY of seaside furnished cottages, farms, houses and lots for sale and rent in New Jersey. A. D. HOPE, 121 Liberty-st.

FOR SALE on 72d-st., between 9th-ave. station and Boulevard, two of those elegant houses; various styles of choice hardwood, cabinet finish. Apply on premises, No. 416 We 4726-st. GEORGE J. HAMILTON, Builder.

FOR SALE or LEASE.—Two marble quarries, white and blue, with 120 acres of ground. Apply to JOHN LEAK, Talladega, Alabama.

FOR SALE or TO RENT.—At Great Neck, L. I., two beautiful residences situated on Manhasset Bay (15 minutes from train or boat). For particulars inquire of J. B. HILL or CHARLES W. ROGERS, Great Neck, L. I.

HUDSON RIVER.—Fine house and grounds; stable; best site in city; furniture, vehicles; bargain. N. WRIGHT, Poughkeepsie.

LONG BRANCH—ELBERON.

To rent the Lyddy Cottages; various sizes and prices; newly built, cabinet finish; richly and completely furnished, every city comfort; situated to the best part of Elberon, near the Grant, Childs, Pullman and Garrison cottages; fine lawns, stables and bathing; gardener will show houses; owner on property Saturdays and Sundays. Apply to DANIEL R. LYDDY, No. 5 East 16th-st. and 206 Broadway, or, local real estate agents, Long Branch.

Some very desirable building lots for sale.

LARGE HOUSE and COTTAGE at Green Farms; also Sea Cliff, Glen Cove, Asbury Park, Highlands. Private families and boarding parties. DAILEY, 74 West 35th-st.

MONTCLAIR, N. J., Real Estate Agency. Every variety of residence property in best locations. Sale or rent. HOWE & PARSONS, 79 Cedar-st., N. Y.

ORANGE, N. J.—To rent a large and fully furnished residence for one year or longer. Situated on Orange Mountain side, 15 minutes' walk from Mountain station; extensive lawn, shade trees and garden, abundance of small fruit; spring, etc.; stable, hennery, etc.; perfect drainage. Address P. O. Box 2,158, New-York City.

ORANGE, N. J., (this vicinity specialty) Real Estate, near all stations; sale and rent furnished, (season, year); also unfurnished. High elevation accessible. EDWARD P. HAMILTON & CO., 96 Broadway.

POUGHKEEPSIE, N. Y.—The late residence of B. P. Carpenter; substantial brick house with modern improvements; 20 rooms; gas, water, billiard room, conservatory, piazzas, about two acres of ground capable of subdivision; shade and fruit trees; location pleasant; terms reasonable; immediate possession given. Apply to SARAH M. CARPENTER, agent, 44 North Hamilton-st., Poughkeepsie, N. Y.

SALE $12,000 (½ cash); very cheap.—Orange, N. J. Mountaintop; 600 feet elevation; excellent residence; modern conveniences; thoroughly finished; in view; stable, hennery, 12 acres; corner 2 Macadamized avenues; superb views; unquestionably healthy. EDWARD P. HAMILTON & CO., 96 Broadway.

SUBURBAN RESIDENCE; perfectly located, ventilated, drained; cost to build $35,000; suitable for gentleman's residence, club or sanitarium; price, with 3 acres, $27,500, 1½ acres $21,000. Address "OWNER," Box 2,816, N. Y.

TO LET.—Furnished, for the summer months, a beautiful residence on Mountain-ave., Montclair. The house has all modern conveniences, contains 14 rooms and laundry, is surrounded by broad verandah, and is well and tastefully furnished. The lawn has a frontage of 175 feet, and has a variety of beautiful shade trees. The situation is one of the best in Montclair, being well elevated and giving fine views. Good barn, stable and hennery, with use of horse and carriages, if desired; vegetable garden planted. Apply to C. F. LENONE, 104 Reade-st., or address "The Hemlocks," Box 217, Montclair.

TO LEASE, for three to six months, a thoroughly furnished new house on one of the highest parts; scenery unexcelled; Morristown, N. J. Address BOX 700.

$20,000 Will buy an EARTHLY PARADISE, W., 216 Mcculloch-st., Baltimore, Md.

Legal Notices.

IN THE ORPHANS' COURT of Delaware County, Pennsylvania.

In the partition of the real estate of WILLIAM SHEPHERDSON, deceased, to FRANCIS SHEPHERDSON, brother of said decedent: An inquest in partition will be held on said real estate on May 8, 1886, at 2 o'clock p. m., and you are notified to be present. W. F. MATHUES, Sheriff of Delaware County, Penn.

Flats and Rooms To Let.

Apartments and Rooms to Let—Unfurnished. West Side.

FURNISHED AND UNFURNISHED. MODERATE RENTS.

ELEGANT APARTMENTS.

GRENOBLE.

57TH-ST. AND 7TH-AVE.

C. A. SEARS, MANAGER.

HANDSOME SUITE of 7 rooms, all sunny, best location in city, just west of 5th-ave.; meals at a carte, and all service first-class; also small suite at summer prices; save furniture storage. A. L., Box 94, Uptown Tribune Office, 1,238 Broadway.

MODERATE RENTS.—Single flats, seven and eight large rooms, all improvements; gilt picture moulding; natural ground; only refined families received; no children. Mrs. PIERCE, 335 East 119th-st.

TO LET.—Hanover Apartment House, corner 5th-ave. and 15th-st.; a very desirable bachelor apartment, or will sub-lease until October on very moderate terms.

THE "DICKINSON" (three).—Heat, light, carpeted halls, janitor; rent greatly reduced; 50, 55, 55; 2 blocks from Wall Street Ferry. 82 Montague-st., Brooklyn Heights.

TO LET—APARTMENTS IN THE ABSOLUTELY FIREPROOF CENTRAL PARK BUILDINGS, CORNER 59TH AND 59TH STS. AND 7TH-AVE., FACING CENTRAL PARK. RENTS FROM $2,000 TO $4,000. Apply to LESPINASSE & FRIEDMAN, 181 Broadway, or C. Clifton, Superintendent, at buildings.

Board and Rooms.

East Side.

APARTMENTS for gentlemen in a quiet, nicely conducted house at very reasonable rates. 253 5th-ave.

HANDSOMELY FURNISHED Front Room facing Gramercy Park; also suite and single room; southern exposure; hot and cold water and private bath. 86 Irving Place.

LARGE and small, newly carpeted rooms; furnished or unfurnished; bachelors or business gentlemen; owner; private family; central, near 5th-ave. Address O. P., owner, Tribune Uptown Office, 1,238 Broadway.

TO LET—Convenient office for physician, $15 per week; central, near 5th-ave. Address F. OWNER, Tribune Uptown Office, 1,238 Broadway.

35 and 36 GRAMERCY PARK (adjoining flats). Gramercy Park and 20th-st. Suits and single rooms; first-class table; privileges of park. References.

127 MADISON-AVE.—Handsomely furnished second floor to let with board; references.

144 MADISON-AVE., with board.—Elegant parlor floor; other suites and single rooms; summer prices.

West Side.

CENTRAL.—Small and large furnished rooms at moderate prices. No. 38 West 21st-st.

DESIRABLE front rooms on second and top floors from May 1 for gentleman. 22 West 38th-st.

MURRAY HILL.—Handsomely furnished rooms, with or without superior table; private table if desired; summer prices; references exchanged. EVERETT DIRECTORY, 74 West 35th-st.

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Tremper House opens June 22. Terms, $3 50 per day. Special arrangements by the month. The proprietor or Mr. Romer Gillis may be seen at the Fifth Avenue Hotel, New-York City, or address J. H. TREMPER, Jr., Phoenicia, Ulster Co., N. Y.

PAVILION HOTEL and cottages, ISLIP, LONG ISLAND, will open for the season May 29. JAMES SLATER, of the Berkeley, Fifth-ave., corner 9th-st., owner and proprietor.

Situations Wanted—Males.

ATTENDANT.—A medical and surgical nurse would like to travel with an invalid gentleman; highly recommended by physicians and families; salary moderate. Address A. L., Box 5, Uptown Tribune Office, 1,238 Broadway.

CARETAKER or JANITOR—By trustworthy man who can bring best references; would, with his wife, take care of residence during owner's absence through summer or would like situation as janitor or large building. Address or apply to MICHAEL MCCOLGAN, 219 East 102d-st., city.

COACHMAN.—By a single Protestant, age 26; understands the business thoroughly; best references; is leaving at his own request. Address J. O. H., 274 Mercer-st., stable.

COACHMAN.—By a first-class man who thoroughly understands his business; is a good careful driver, which his reference will testify; married, no family; 11 years' reference. Call or address T. C., 42 East 58th-st.

COACHMAN.—By a young man, single; understands the proper care of horses and fine harness; will be found willing and obliging, sober, honest and trustworthy; wages moderate; good reference from last and former employers; city or country. Address R. D., 37, Tribune Uptown Office, 1,238 Broadway.

COACHMAN.—By a young colored man; willing and obliging; seven years' first-class city reference from last employer; married, with no children. Call or address C. P., 960 3d-ave., 2d floor.

COACHMAN—LAUNDRESS.—By Protestant married man; thoroughly understands his duties; temperate, willing and obliging; wife good plain cook, and as laundress his superior; both are neat and tidy at their work; city reference. Address WILLIAM, Mamaroneck, Westchester County, New-York.

COACHMAN.—By an experienced coachman; middle-aged, single, temperate, competent and reliable; just disengaged; good city and country references; no objection to the country. Address 1,608 Broadway, harness store.

COACHMAN.—By a first-class man, married, who thoroughly understands his business in all its branches; can be highly recommended by last and former employers. Call or address W. C., Cook & Calhoun, 1,982 4th-ave.

COACHMAN and GARDENER—COOK and LAUNDRESS.—Can take full care of gentleman's place; flowers and lawn grounds; can milk; wife as cook or laundress, or to live in cottage; best references. P. S., 195 Greenwich-ave.

COACHMAN.—A gentleman wants situation for his coachman, single, medium size, reliable, active, respectful and strictly temperate; first-class groom; careful, experienced city and country driver; thoroughly understands care and management of fine horses, harness, carriages; understands gardening, milking; will make himself generally useful; wages moderate; can highly recommend him. Address C. S. H., Box 26, Tribune Office.

COACHMAN.—By a single young English man who thoroughly understands his business; best of city references. Address G. A., Tribune Uptown Office, 1,238 Broadway.

COACHMAN and GARDENER.—By a single man; can milk, mow lawns, repair roads, pump water and do other work about a place; best references. Apply at CARPENTER'S, 168 6th-ave.

COACHMAN and USEFUL.—By a young German; married; thoroughly understands his duty; sober, honest, industrious; can milk; fully capable of charge of private place; young and strong and not afraid of work; first-class references. Address D. W., 87, Tribune Uptown Office, 1,238 Broadway.

COACHMAN—COOK, &c.—By man and wife; man as coachman and gardener, flowers and lawn grounds; or to live in cottage, wife as cook or laundress; first-class references. P. SLAVEN, Tribune Uptown Office, 1,238 Broadway.

COACHMAN.—By a young colored man; single; understands his business thoroughly; good city reference. 320 West 41st-st.

COACHMAN.—By a single man who thoroughly understands his business, and who can be highly recommended from his former and late employer, who has given up his horses. Address P. R., Tribune Uptown Office, 1,238 Broadway.

COACHMAN.—By a respectful colored man; best of city references from the two last places. Address C. WILSON, 217 West 28th-st., 2d floor back.

FARMER.—By an American Protestant married man as first-class farmer; wife first-class butter-maker. BROWN, Tribune Uptown Office, 1,238 Broadway.

HERDSMAN for Blooded Cattle.—By a married man, who has had charge of both Holstein and Jersey cattle, and is fully competent; best references. Apply 106 6th-ave.

PAINTERS.—By two first-class painters, to work by the day or piece for real estate man or house-owners; reasonable prices. Address W. F., 100, Tribune Uptown; ranch, 953 Broadway.

PACKER.—By a man trained in packing at Haviland's and other large groceries; best references; will do anything in that line. Address or apply to MICHAEL MCCOLGAN, 219 East 102d-st.

PRESENT employer highly recommends a first-class English coachman; long experienced city driver; competent to take a first-class situation; character unexceptionable; respectable appearance. Please address F. THOMPSON, Box 71, Tribune Uptown Office, 1,238 Broadway.

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MALE AND FEMALE HELP AT THE PROTECTIVE EMPLOYMENT ASSOCIATION Established in 1852. Incorporated 1884. S. ODELL, President. E. V. ODELL, Treasurer. W. H. PROSSER, Secretary. M. A. KELLOGG, Attorney. Main office removed to 597 6TH-AVE. and 1334 BROADWAY, Near 34th-st. Brooklyn, 318 and 320 Fulton-st., near Pierrepont. Also, 840 Fulton-st., near Vanderbilt-ave. The references of all applicants for situations are investigated.

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COACHMAN.—First-class; city or country; best reference. Address B., 597 6th-ave.

GARDENER.—First-class. Address J. R., 597 6th-ave.

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