REAL ESTATE.

BUSINESS AT THE EXCHANGE.

There was much interest exhibited at the Real Estate Exchange yesterday in the sale by Smyth & Ryan of Nos. 487, 489 and 491 Greene-ave., Brooklyn. They are three moderate-sized, three-story, high stoop and basement dwelling houses. They were sold as follows: No. 487, $9,900; No. 489, $9,800; and No. 491, $9,950—all to Charles N. Hall.

One important change in the present condition of the market is the way in which business has changed around since this time last year. Then three-fourths of the sales were confined to two or three firms, leaving only a scattering sale or so for the outsiders. The business now advertised is chiefly by new firms, such as Smyth & Ryan, Smith & Carrigan, Fogg & Bodine, W. B. Lynch & Co., Kennelly & Co. and John M. Gibson, Fairchild & DeWalltegras, Jere Johnson, jr., H. Henriques, and D. M. Seaman are also in for a fair share.

The business in the Twenty-third and Twenty-fourth Wards has made extraordinary strides in the last year. The recent sales by James L. Wells of the Giles estate and other large estates were extremely successful last month. It is expected that there will be an active market in this district during the coming spring.

Solomon De Walltegras reported yesterday the sale of four lots, 100x100, on the southwest corner of One-hundred-and-forty-first-st. and Tenth-ave., for $18,000, for J. H. Cain.

At the brokers' meeting there was a call for a dwelling-house between Fifth and Madison aves. and Fifty-sixth and Fifty-seventh sts. to cost about $60,000. A three-story brownstone house in Lexington-ave., near Twenty-third-st., was offered for $19,000; a farm of ninety-six acres and dairy in Orange County, N. Y., for $10,500, and a country seat and farm of forty-five acres in South Norwalk, Conn., for $45,000.

NEW-YORK, Tuesday, Dec. 28, 1886.

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

By Smyth & Ryan.

3 3-story dwellings with lots, Nos 487, 489 and 491 Greene-ave, n s, 40 ft w of Nostrand-ave, lots 20x100 each, Brooklyn; Chas N Hall $29,650

By Richard V. Harnett & Co.

Sale of building with lot, No 2,074 2d-ave, e s, 50.4 ft s of 107th-st, was adjourned to January 4.

By John P. B. Smyth.

Sale of building with 2 lots, on West 125th-st, e of 9th-ave, was adjourned to January 18.

By A. H. Muller & Son.

Sale of dwellings with lots, Nos 204, 206 and 208 East 112th-st, e of 3d-ave, was withdrawn.

RECORDED REAL ESTATE TRANSFERS—N.Y. CITY.

The following shows the real estate transactions recorded in the Register's Office to-day:

Lots Nos 157 and 158 (24th Ward), between road leading from South Yonkers to Mile's Square and Grand-ave, 40x100; and also lots Nos 155 and 156 (24th Ward), n s, 2d-ave, 380 ft w of 2d-st, 100x40; and also lot No 159, n s, 2d-ave, 460 ft w of 2d-st, 20x100. Adelbert J Howe and wife to Anna A Burton $1

111th-st, s s, 125 ft e of 8th-ave, 125x100.11; and also s s, 112th-st, 125 ft e of 8th-ave, 75x100.11: Frank A Gale and wife to Dore Lyon 40,000

2d-ave, n w cor of 38th-st, 14ft, x38x49.4x92x88.9x175; Mary J Shepard et al to T Etthinger 1

Stanton-st, No 246, 25x100: Joseph Oshinsky and wife to Kassel Oshinsky 1

81st-st, n s, 200 ft e of 8th-ave, 25x98.9; Margaret Canning to George E Van Brunt 1

Long-island-ave, s e cor of 145th-st, 100x75, Honora Murphy to J Williams 1,800

10th-ave, d w s, adjoining R H Bowne's land, 100x447.7x124.1x442.6; Anthony Wallach and wife to Wm Kramer 20,250

10th-ave, n w s, plots Nos 2, 3 and 4 (12th Ward), 300.1x442.6x300.1x434. Susan Dyckman to Wm Kramer 49,750

10th-ave, n w s, adjoining R H Bowne's land, 100x447.7x124.1x442.6; Sarah M Shotts to A Wallach 10,750

54th-st, No 102 West, 25x25.2x25.2x25.2x50.1x25x100.5; Louis de Rebian to Matilda W White 33,750

73d-st, n s 75 ft w of 1st-ave, 25x77.2; Pat Murphy to James McCabe 10,000

Madison-ave, e s, 75 ft n of 113th-st, 25.11x95; executors of James M Mills to J Dreyfuss 4,438

114th-st, s s, 100 ft e of 5th-ave, 125x100.11x25x100.11 to n s, 113th-st, x25x100.11x75x100.11; and also s s, 114th-st, 150 ft e of Madison-ave, 45x100.11; executors of James M Mills to J Dreyfuss 40,325

Suffolk-st, No 77, 25x100, Morris Rosendorff and wife to Hannah Solomon 40,000

14th-st, n s, 256.8 ft e of 2d-ave, 23.1x100.8; Eugene Mehl and wife to James H Hill 20,238

81st-st, s s, 229 ft e of Madison-ave, 16x100.5; E P Bedingwick-ave, w s, plot No 4, 100x100; Wm O Giles and wife to Chas T George 30,000

Madison-ave, e s, 34.8 ft n of 91st-st, 34x68; Alexander D Duff and wife to Sallie Myers 2,000

Potter place n s, 725 ft w of unnamed st, (24th Ward) 25x100, Wm S and Chas W Updyke to Thos J Walsh 1

112th-st, s s, 827.7 ft w of 3d-ave, 17.11x100.11; F Matthews and wife to A Deivalle de Jough 350

Prospect-ave, n w cor of 147th-st, 25x100; Alphonse Montant and wife to Edith M Pelham 10,000

Same property; Edith M Pelham to Seth Wheeler 500

85th-st, s s, 280 ft e of 1st-ave, 20x102.2; Lewis A Meyers and wife to Alexander D Duff 950

158th-st, n s, 200 ft w of 10th-ave, 100x99.11; Samuel D Brooks to Annie S Gilsey 1

8th-ave, e s, 74.11 ft s of 132d-st, 24.6x100. Homer J Beardsl and wife to H Riddle 10,000

1st-ave, n e cor of 60th-st, 75.5x100; trustee of John Clapp, sr, to Susan L Clapp 27,500

Business Property For Sale and To Let.

ELEGANT OFFICES.

Hard wood finish, Gas, Water, Steam Heat, Elevator. Reduced rentals to May 1.

New-York Mercantile Exchange,
HUDSON AND HARRISON STS.

City Property For Sale.

ATTENTION is called to those elegant first-class houses, Nos. 4, 6, 10 and 12 East 80th-st. Apply on premises to owners, G. N. & N. A. WILLIAMS.

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., 953 Broadway, between Twenty-second and Twenty-third sts., until 8 p. m., 308 West Twenty-third-st., corner Eighth-ave., 153 Fourth-ave., corner fourteenth-st., 760 Third-ave., corner Forty-seventh-st., 1,007 Third-ave., near Sixtieth-st., and the HARLEM OFFICE, 257 East One-hundred-and-twenty-fifth-st., 2,300 Third-ave., corner One-hundred-and-twenty-fifth-st., up to 9 p. m. at regular office rates.

FOR SALE.—Valuable investment property in Beekman-st. RULAND & WHITING, 5 Beekman-st.

FOR SALE, Nos. 118 and 122 West 71st-st houses, 58 and 88 feet deep respectively, handsome exterior, elaborate interior material and construction of the very best; prices reasonable. Inquire on premises, G. W. HAMILTON, Builder.

City Property To Let.

A LOFT, with steady power, good location, splendidly lighted, 200x40, with L extension 60x30; heated by steam; will divide. 541 West 23d-st.

STABLE TO RENT.—No. 4 East 56th-st.; has seven stalls, large carriage-room and apartments for coachman. Apply to FLOYD CLARKSON & SON, 39 Broadway.

TWO LARGE BUILDINGS TO LET, Water-st., near Beekman-st. RULAND & WHITING, 5 Beekman-st.

City Property Wanted.

WANTED.—Down-town property for cash buyers. RULAND & WHITING, 5 Beekman-st.

Brooklyn Property For Sale and To Let.

FOR SALE or TO RENT.—Factory building 108 Nostrand-ave. lot 50x200 factory 25.1x180, 2½ stories, well lighted, entrance on two streets; will be sold or rented on favorable terms. Apply to S. CHASE, New-York Tribune.

Country Property For Sale and To Let.

AT CRANFORD, N. J.

on Central R. R. of N. J. for sale, a desirable French roof house containing eight good sized rooms. Lot 100x200. Large roomy barn, fruit trees, &c.; grounds nicely laid out; few minutes from Depot and on street 60 feet wide. Would sell low to cash buyer to close an estate. For particulars apply or address to

CHAS. LEO. ABRY,
63 Nassau-st., N. Y.

ALL country property our specialty; residences, cottages, farms, &c., everywhere. Describe what you want, price and location preferred. Property registered without charge. PHILLIPS & WELLS, Tribune Building.

AGENCY FOR MONTCLAIR and vicinity.—Houses to let. Bargains in dwellings, building sites and farms. CLARENCE B. TURBS, 5 Beekman-st., Room 73.

LONG BRANCH, Asbury Park and Seaside Park to let, exchange or sell.—Fine hotel, 80 rooms, handsomely furnished; free and clear; for good New-York property; 50 room house for $10,000; half cash; also cottages to let or sell; all prices at Elberon, Monmouth Beach or Seabright. By WILLIAM LANE, Long Branch.

TO LET, unfurnished, one of the prettiest modern cottages on Staten Island, overlooking the bay; three minutes of St. George landing; twenty-five minutes from the Battery; good as new; all conveniences. COLLINS, 26 Pine-st.

Flats and Rooms To Let.

A BEAUTIFUL and newly furnished corner apartment to let in the "Alston," Madison-ave. and 86th-st.; parlor, bedroom, bathroom, and private vestibule; steam heat and elevator. Rent, furnished, $150 a month, or will sell the furniture. Rare chance. Address P. OFESSOR, Tribune Office.

Board and Rooms.

East Side.

A FEW young men who would appreciate the comforts of a refined home in a private family of musical taste can be supplied with handsomely furnished rooms, with or without board. REASONABLE, Box 16, Tribune Office.

HANDSOMELY FURNISHED ROOM ON second floor for one or two gentlemen. Reference required. 29 West 16th-st.

MADISON-AVE., 35.—Two elegant parlors, separate or together; private bath; also 2 large rooms. Breakfast if desired; hotel service; moderate.

39 EAST 62D.—SUITS OF TWO TO FIVE rooms; first-class private table and location; desirable and reasonable.

West Side.

A PLEASANT HOME NEATLY FURNISHED rooms all conveniences with first-class board; reference. 310 West 54th-st.

Financial.

AMERICAN LOAN & TRUST CO.

113 BROADWAY, NEW-YORK.
Capital, Fully Paid, - - - $1,000,000.

THIS COMPANY TRANSACTS A GENERAL LOAN, TRUST AND FINANCIAL BUSINESS.

Receives Money on Deposit subject to check, and allows interest on balances.

All Checks Pass Through the Clearing House.

MAKES INVESTMENTS OF MONEY.
ACTS AS EXECUTOR, ADMINISTRATOR, GUARDIAN, TRUSTEE, ETC.
ALSO, AS REGISTRAR AND TRANSFER AGENT.

☞ An Authorized Depository for Court and County Treasurer's Funds.

ROWLAND S. HAZARD, President.
GEORGE S. HART, Vice-President.
WILLIAM D. SNOW, Secretary.
JAMES S. THURSTON, Treasurer.

DIRECTORS:

GEORGE H. POTTS,	WALLACE C. ANDREWS,
JOHN L. MACAULAY,	JEA DAVENPORT,
JAMES M. VARNUM,	WILLIAM D. SNOW,
JOHN I. BLAIR,	JOHN D. KIMMEY,
EDWARD F. BROWNING,	FREDERICK A. POTTS,
ROWLAND N. HAZARD,	JOHN ROSS,
GEORGE S. HART,	ALEXANDER G. BLACK,
WM. B. DINSMORE,	FRANK C. ROLLINS,
ELIAS LEWIS, JR.,	THOMAS L. WATSON,
JULES ALDIGE,	ELIAS C. BENEDICT,
STEVENSON BURKE,	WILLIAM P. ANDERSON.

Holders of Atlantic and Pacific Railroad Co. First Mortgage Six Per Cent. Bonds

are hereby notified that,

MORE THAN A MAJORITY

of the bonds having been deposited here and abroad, the success of the refunding plan is assured. Holders desirous of enjoying early benefits of the plan are requested to deposit their bonds at once with the MERCANTILE TRUST CO., of this city.

Detailed circulars can be obtained on application to MERCANTILE TRUST COMPANY, N. Y., ST. LOUIS & SAN FRANCISCO RY CO., N. Y., or KIDDER, PEABODY & CO., BOSTON.

Six Per Cent Debentures

OF THE

NEW-ENGLAND LOAN AND TRUST CO.

PAYABLE AT THE

BANK OF NEW-YORK, N. B. A.
SECURED BY FIRST MORTGAGES UPON REAL ESTATE DEPOSITED WITH THE FARMERS' LOAN AND TRUST CO., OF NEW-YORK, TRUSTEE.

Also *guaranteed mortgages* for sale.

Over ten years' experience. Nearly $8,000,000 invested without loss.

Call at the company's office or write for particulars.
160 BROADWAY, NEW-YORK.

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., 953 Broadway, between Twenty-second and Twenty-third sts., until 8 p. m., 308 West Twenty-third-st., corner Eighth-ave., 153 Fourth-ave., corner fourteenth-st., 760 Third-ave., corner Forty-seventh-st., 1,007 Third-ave., near Sixtieth-st., and the HARLEM OFFICE, 257 East One-hundred-and-twenty-fifth-st., 2,300 Third-ave., corner One-hundred-and-twenty-fifth-st., up to 9 p. m. at regular office rates.

NOTICE.—Holders of the Mortgage Construction Bonds of the Pittsburg, Fort Wayne and Chicago Railroad Company, numbers 501 to 600, inclusive, maturing January 1, 1887, are hereby notified that the principal and interest of such bonds will be paid in full by the Pennsylvania Company on or before the first proximo, on presentation at the banking house of Winslow, Lanier & Company, 26 Nassau-st., New-York. JOHN E. DAVIDSON, Treasurer.

OPTIONS (Puts, Calls, &c.) on Stocks and Bonds a specialty. Information and circulars furnished on application. H. W. ROSENBAUM, 60 Exchange Place, New-York.

CONTINENTAL NATIONAL BANK, 7 NASSAU-ST., New-York, Dec. 10, 1886.

THE annual meeting of the stockholders of this bank for the election of Directors and Inspectors of Election will be held at the banking house on Tuesday, January 11, 1887.
Polls will be open from 12 m. to 1 p. m.
ALFRED H. TIMPSON, Cashier.

THE LINCOLN NATIONAL BANK OF THE CITY OF NEW-YORK, 32 TO 38 EAST 42D-ST., NEW-YORK, Dec. 28th, 1886.

THE annual meeting of the shareholders for the Election of Directors of this Bank, and also for the Election of two inspectors, to serve for the ensuing year, will be held at the Banking House on Tuesday, January 11th, 1887, between the hours of 12 m. and 1 o'clock p. m.
W. T. CORNELL, Cashier.

OFFICE STAR FIRE INSURANCE CO., No. 5½ PINE STREET, NEW-YORK, December 27, 1886.

THE ANNUAL ELECTION FOR DIRECTORS of the STAR FIRE INSURANCE COMPANY will be held at the office of the Company, No. 5½ Pine street, New-York City, on MONDAY, January 10, 1887. Polls will be open from 12 m. to 1 p. m.
By order of the Board of Directors.
GEO. S. MIDDLEBROOK, Secretary.

OFFICE CONTINENTAL INSURANCE CO., No. 100 BROADWAY, NEW-YORK, Dec. 25, 1886.

THE ANNUAL ELECTION FOR DIRECTORS of this company will be held on MONDAY, the 10th day of January next, at this office. The polls will open at 12 noon, and remain open one hour.
CYRUS PECK, Secretary.

THE NATIONAL SHOE AND LEATHER BANK.—NEW-YORK, December 7, 1886.—The annual meeting of the stockholders of this Bank for the election of Directors to serve during the ensuing year will be held at the Banking-house, Broadway and Chambers Street, on Tuesday, January 11, 1887. Polls open from 12 o'clock m. to 1 o'clock p. m. H. M. KNAPP, Cashier.

TO HOLDERS OF OHIO STOCKS.

The bonds of said State, redeemable December 31, 1886, amounting to $2,025,139.19, and also the interest due January 1, 1887, ON THE FUNDED DEBT OF THE STATE OF OHIO, will be paid at the American Exchange National Bank, N. Y., from the 1st to the 15th of January, 1887.

The transfer books will be closed on the 15th of December, 1886, and reopened on the 16th of January, 1887.

EMIL KEISEWITTER, Auditor of State.
J. S. ROBINSON, Secretary of State.
JACOB A. KOHLER, Attorney-General.
A. GARDNER, Jr., Clerk.

THE BUFFALO, NEW-YORK AND PHILADELPHIA RR. CO., OFFICE NO. 24 SOUTH THIRD-ST., PHILADELPHIA, PHILADELPHIA, Dec. 24, 1886.

THE Annual Meeting of the Stockholders of the Buffalo, New York and Philadelphia Railroad Company for the election of a President and Directors to serve for the ensuing year and for such other business as may be brought before it, will be held at this office on Monday, January 10, 1887, at 12 o'clock m. The transfer books will be closed on Wednesday, December 29, 1886, at 3 o'clock p. m., and remain closed until January 11, 1887.
J. R. TRIMBLE, Secretary.

ESTABLISHED 1811.

CHOICE OLD WHISKEYS.

MILD, MELLOW AND DELICIOUS.

The peculiar medicinal qualities of Whiskey distilled from the finest growth of Rye in the renowned Valley of the Monongahela, have attracted the attention of the Medical Faculty in the United States to such a degree as to place it in a very high position among the Materia Medica.

We beg to invite the attention of connoisseurs to our celebrated fine **OLD WHISKEYS, which we offer at the following prices, in cases containing One Dozen Bottles each:**

Three Feathers, Old Rye, 1865,	$21.00
Old Reserve Whiskey, - -	$18.00
Unrivalled Upper-Ten Whiskey, -	15.00
Brunswick Club Whiskey, - -	12.00

If you cannot obtain these Whiskeys from your Grocer, we will on receipt of bank draft, registered letter or post-office money order, or C. O. D., if desired, deliver them to your address by Express charges prepaid, to all points east of the Mississippi river and by freight to any part of the United States, prepaid.

For EXCELLENCE, PURITY and EVENNESS OF QUALITY, the above are Unsurpassed by any Whiskeys in the Market. They are entirely FREE FROM ADULTERATION, and possess a natural flavor and fine tonic properties.

These Whiskeys are sold under guarantee to give perfect satisfaction, otherwise to be returned at our expense. Correspondence solicited.

H. & H. W. CATHERWOOD,
114 South Front Street, Philadelphia.
NEW YORK OFFICE—16 SOUTH WILLIAM-ST.

Winter Resorts.

"THE ALTAMONT," just completed, Eutaw Place, Baltimore, Md. Strictly a family hotel; suites of rooms, healthiest and highest elevation, on the handsomest street. Lighted throughout with electricity; unusually healthy; heating & ventilation. Send for illustrated book describing its advantages. W. I. STORK, Owner and Prop'r.

BERMUDA.

FROST UNKNOWN—MALARIA IMPOSSIBLE.

QUEBEC Steamship Co.'s elegant Steamers every Thursday during the Season.

PRINCESS HOTEL opens December 29, 1886. The HAMILTON HOTEL opens Dec. 20. Information and letters of credit from A. E. Outerbridge & Co., 51 Broad-way.

GLEN SUMMIT HOTEL.

GLEN SUMMIT, PENN.

ALLEGHANY MOUNTAINS, 2,000 feet elevation. An elegant and unique WINTER RESORT on the Lehigh Valley R. R. TOBOGGANING and other winter amusements. For circulars, terms, &c., address J. W. ALMY.

ATLANTIC HOUSE.
OCEAN GROVE, N. J.
Established 1866.
Pleasant, quiet winter house. Thoroughly heated by steam. CHARLES J. HUNT.

THE PUTNAM HOUSE,
PALATKA, FLORIDA.
OPENS DEC. 23. This large, new hotel, built on the site of the old Putnam House, has been leased for a term of years by OSCAR G. BARRON of the White Mountain hotels—the "Crawford," "Fabyan," "Twin Mountain," "Summit," and "Mt. Pleasant" houses; it has accommodations for five hundred guests; contains all modern improvements—elevator, electric lights—and is first-class in every respect. Tourists and invalids will find no more delightful region in the South than Palatka and vicinity. Palatka is the starting point for all places of interest in Florida. Address,
OSCAR G. BARRON, PALATKA, FLORIDA.

Brooklyn Board

134 FIRST PLACE.—To let, with board, two large, handsome connecting rooms and hall room; let singly or together at reasonable terms.

Financial.

INDIANA, BLOOMINGTON & WESTERN

FIRSTS, SECONDS AND EASTERN DIVISION BONDS assenting to the plan of reorganization must be deposited with The Central Trust Company (for which ENGRAVED CERTIFICATES are now ready) on or before January 15, 1887. After that date bonds will not be received except on payment of such penalty as shall be imposed by the Committee. Only bonds actually deposited are entitled to participate in the proposed purchase of the property.

INCOME BONDS must be deposited on or before March 1, 1887.

Holders of STOCK are required to pay to The Central Trust Company THREE AND ONE-HALF PER CENT of the par value of their holdings on or before February 1, 1887, and the like amount on or before March 2, 1887.

Application has been made to list The Trust Company's Certificates on the New York Stock Exchange.

F. P. OLCOTT, J. L. FARWELL,
F. O. FRENCH, DUMONT CLARKE,
J. R. MAXWELL, Purchasing Committee.
J. D. Campbell, Secretary, 115 Broadway, N. Y.

PENNSYLVANIA COMPANY.—Four and a Half Per Cent Loan. Interest due January 1 prox. on the bonds of this loan, will be paid at the National City Bank of New-York. Transfer books will close December 18.
JOHN E. DAVIDSON, Treasurer.

THE IMPORTERS AND TRADERS' NATIONAL BANK OF NEW-YORK. NEW-YORK, Dec. 22, 1886.

THE annual election for directors of this bank will be held at its banking rooms, corner of Broadway and Murray-st., Tuesday, January 11, 1887. The poll will be open from 12 m. to 1 p. m.
EDWARD TOWNSEND, Cashier.

Bankers and Brokers.

Kidder, Peabody & Co.,

FOREIGN BANKERS,
No. 1 NASSAU ST., New-York,
113 DEVONSHIRE ST., Boston.
ATTONEYS AND AGENTS OF
MESSRS. BARING BROTHERS & CO.,
LONDON.
COMMERCIAL CREDITS,
CIRCULAR CREDITS FOR TRAVELLERS,
CABLE TRANSFERS AND BILLS OF EXCHANGE ON GREAT BRITAIN AND THE CONTINENT.

P. W. GALLAUDET & CO.,

BANKERS,
COMMERCIAL PAPER, STOCKS AND BONDS,
UNITED BANK BUILDING,
WALL-ST., CORNER BROADWAY,
H. FITCH, JR. NEW-YORK.
Member N. Y. Stock Exchange.

Vermilye & Co.,

BANKERS AND BROKERS,

16 AND 18 NASSAU-ST., NEW-YORK CITY.

Dealers in Investment Securities.

BUY AND SELL ON COMMISSION FOR CASH OR ON MARGIN ALL SECURITIES LISTED AT NEW-YORK STOCK EXCHANGE.

DEPOSITS RECEIVED AND INTEREST ALLOWED ON BALANCES SUBJECT TO DRAFT AT SIGHT.

Dividend Notices.

AMERICAN LOAN AND TRUST CO.
113 BROADWAY.

The following coupons for interest to January 1st will be paid on and after January 3d at this office, viz:
PENSACOLA AND PERDIDO RAILROAD.
DIXON WATER CO.
ALBUQUERQUE GAS CO.
PORT ROYAL COAL AND COKE CO.
CITY OF LONGVIEW, TEXAS.
NEW-ENGLAND MORTGAGE AND INVESTMENT CO.
MATTOON GAS LIGHT AND COKE CO.
HOUSTON CITY STREET RAILWAY CO.
W. D. SNOW, Secretary.

MANHATTAN RAILWAY COMPANY, NO. 71 BROADWAY, New-York, Dec. 14, 1886.

A DIVIDEND of one and one-half per cent on the consolidated capital stock of this company, for the quarter ending December 31, 1886, has been declared, payable at the office of the company, No. 71 Broadway, on and after January 3, 1887.

The transfer books will be closed at 3 o'clock p. m. on Saturday, December 18, and re-opened on Tuesday, January 4, 1887, at 10 o'clock a. m.
D. W. WILLIAMS, Treasurer.

OFFICE OF THE SOUTHERN PACIFIC COMPANY, No. 23 BROAD-ST. (MILLS BUILDING), NEW-YORK, Dec. 24, 1886.

COUPONS due January 1, 1887, from bonds of the following named companies will be paid after maturity at this office:
Central Pacific R. R. 1st mortgage.
Western Pacific R. R. 1st mortgage.
California and Oregon R. R. 1st mortgage.
Northern Railway 1st mortgage.
San Francisco, Oakland and Alameda R. R. 1st mortgage.
Berkeley Branch 1st mortgage.
Amador Branch R. R. 1st mortgage.
Stockton and Copperopolis R. R. 1st mortgage.
Southern Pacific R. R. of Arizona 1st mortgage.
Southern Pacific R. R. of New-Mexico 1st mortgage.
Galveston, Harrisburg and San Antonio 2d mtge. 6 W. D.
Louisiana Western R. R. 1st mortgage.
Morgan's La. and Texas R. R. and S. S. Co. 1st 6 per cent.
California Pacific 1st mortgage 7 per cent.
do do 2d mortgage 6 per cent.
do do 3d mortgage 5 and 6 per cent.

Holders of 10 or more coupons can leave them for examination and receive payment on the day following.
TIMOTHY HOPKINS, Treasurer.

CITIZENS' SAVINGS BANK OF THE CITY OF NEW-YORK, Nos. 56 and 58 Bowery, corner of Canal-street.

FIFTY-THIRD SEMI-ANNUAL DIVIDEND OF INTEREST.—The Trustees have ordered that interest at the rate of THREE-AND-ONE-HALF (3½) PER CENT per annum be paid to depositors on and after January 17, on all sums of $5 and up to $3,000—which have remained on deposit for the three or six months ending December 31, 1886.

Bank open every day from 10 a. m. to 3 p. m.
EDWARD A. QUINTARD, President.
HENRY HASLER, Secretary.
CHARLES W. HELD, Cashier.

OFFICE OF THE MEMPHIS AND CHARLESTON RAILROAD COMPANY, NEW-YORK, Dec. 28, 1886.

COUPONS of this Company maturing Jan. 1, 1887, will be paid on and after Jan. 2 at the office of Messrs. Walston H. Brown & Bros., 20 Nassau-st., New-York. H. C. WILTON, Treasurer.

NEW-YORK CENTRAL & HUDSON RIVER RAILROAD CO., OFFICE OF THE TREASURER, NEW-YORK, 24th Dec., 1886.

FOR the purpose of a Quarterly Dividend, payable on the 15th day of January next, the Transfer Books of this Company will be closed at 3 o'clock p. m. on Friday, the 31st inst., and reopened at 10 o'clock a. m. on Monday, the 17th of January next.
E. V. W. ROSSITER, Treasurer.

JOLIET STEEL COMPANY, Chicago, Ill., Dec. 16, 1886.

NOTICE.—A dividend of $6 per share has this day been declared on the capital stock of this company, payable on the 17th day of January next, to stock holders of record at the close of business hours on the 31st instant.

The dividend on shares registered in New-York will be paid at the office of the company's agents, Messrs. JOHN PATON & CO., 52 William-st., New-York, and the dividend on shares registered in Chicago will be paid at the office of the company in Chicago.
W. R. STIRLING, Treasurer.

OFFICE San Antonio and Aransas Pass Railway Company, San Antonio, Texas.

The coupons on the bonds of the San Antonio and Aransas Pass Railway Company, due 1st January, 1887, will be paid by S. M. Swenson & Sons, 216 Broadway, N. Y., or at the office of the company, in San Antonio, Texas.
U. LOTT, President.

THE NATIONAL SHOE AND LEATHER BANK, NEW-YORK, Dec. 21, 1886.

SIXTY-SIXTH DIVIDEND.

The Directors of this Bank have this day declared a Semi-Annual Dividend of FOUR (4) PER CENT, payable January 3, 1887, until which date the transfer book will be closed.
H. M. KNAPP, Cashier.

MERCHANT'S EXCHANGE NATIONAL BANK OF THE CITY OF NEW-YORK, NEW-YORK, Dec. 23, 1886.

THE Board of Directors have this day declared a dividend of three per cent, payable on and after January 3, 1887, until which date the transfer books will be closed.
A. S. APGAR, Cashier.

MERCANTILE NATIONAL BANK, NEW-YORK, Dec. 21, 1886.

THE DIRECTORS of this Bank have this day declared a dividend of THREE PER CENT, free of tax, payable on and after January 3, 1887. The transfer books will remain closed until that date.
F. B. SCHENCK, Cashier.

UNITED STATES NATIONAL BANK, New-York, December 27, 1886.
DIVIDEND.

THE BOARD OF DIRECTORS of this Bank have declared a quarterly dividend of two per cent upon the capital stock of this bank from the earnings of the last quarter, payable on and after the third proximo.
E. G. SHERMAN, Cashier.

THE INTEREST MATURING JANUARY 1, 1887, on the FIRST MORGAGE BONDS of the ST. LOUIS AND CHICAGO RAILWAY COMPANY, SYRACUSE AND BALDWINSVILLE RAILROAD COMPANY and LITCHFIELD AND ST. LOUIS RAILWAY COMPANY, will be paid at the office of
FRANK C. HOLLINS & CO.,
11 Wall-st., New-York, or 240 Clark-st., Chicago.

IRVING SAVINGS INSTITUTION, NEW-YORK, Dec. 28, 1886.

THE Trustees of this institution have declared interest on all sums remaining on deposit during the three or six months ending Dec. 31, at the rate of FOUR PER CENT per annum on $1,000 and under, and THREE PER CENT per annum on the excess of $1,000 not exceeding $3,000, payable on and after the third Monday in January next.
JOHN CASTREE, President.
C. D. HEATON, Secretary.

MANHATTAN SAVINGS INSTITUTION, NEW-YORK, Dec. 24, 1886.
71ST SEMI-ANNUAL DIVIDEND.

THE TRUSTEES OF THIS INSTITUTION have declared interest on all sums remaining on deposit during the three or six months ending December 31 instant, at the rate of THREE AND ONE-HALF PER CENT per annum on $1,000 and under, and THREE PER CENT per annum on the excess of $1,000, not exceeding $3,000. Payable on and after the third Monday in January next.
EDWARD SCHELL, President.
C. F. ALVORD, Secretary.

OFFICE OF THE PHILADELPHIA COMPANY, 235 PENN-AVE., PITTSBURG, Penn., December 8, 1886.

14TH DIVIDEND.—The Board of Directors of this company have this day declared a dividend of 1 per cent out of the earnings for last month, payable on the 20th inst. Transfer books will be closed from the 15th to the 20th inst., both inclusive. Checks will be mailed to stockholders.
JOHN CALDWELL, Treasurer.

Dividend Notices.

OFFICE OF ST. PAUL AND DULUTH R. R. CO., PHILADELPHIA, Dec. 6, 1886.

A DIVIDEND of (3½) THREE AND ONE-HALF PER CENT upon the Preferred Stock of this Company has this day been declared out of the income for the first six months of the fiscal year ending June 30, 1887, payable to Stockholders of Record of Saturday, January 1, 1887, at the Fourth National Bank of New-York in cash, on and after January 1, 1887.

Transfer books close at the close of business on Saturday, December 11, 1886, and reopen on Monday, January 3, 1887.
PHILIP S. HARRIS, Secretary and Treasurer.

MISSOURI PACIFIC RAILWAY COMPANY, 195 BROADWAY, NEW-YORK, December 10, 1886.

A quarterly dividend of ONE AND THREE-QUARTERS PER CENT (1¾ per cent) on the capital stock of this company has this day been declared, payable on Monday, January 3, 1887. The transfer books will be closed on Saturday, December 18, 1886, at 3 o'clock p. m., and will be reopened on Monday, January 3, 1887, at 10 o'clock a. m.

Parties who so desire can have the privilege of paying in full the balance due on their subscription to the increased stock and receive their certificates and the January dividend on same.
A. H. CALEF, Treasurer.

MILWAUKEE, LAKE SHORE AND WESTERN RAILWAY COMPANY.

A DIVIDEND of three and one-half (3½) PER CENT on the preferred stock of this company has this day been declared, payable January 15, 1887, at the National Bank of Commerce, N. Y.

The transfer books of the preferred stock will be closed December 28, 1886, and reopened January 17, 1887.
GORDON NORRIE, Treasurer.
New-York, December 14, 1886.

NINTH NATIONAL BANK, NEW-YORK, Dec. 22, 1886.

A DIVIDEND OF THREE AND ONE-HALF per cent upon the capital stock of this bank has been declared payable on and after January 3, 1887. The transfer books will be closed from December 24, 1886 to January 3, 1887.
H. H. NAZRO, Cashier.

THE IMPORTERS AND TRADERS' NATIONAL BANK OF NEW-YORK. NEW-YORK, Dec. 22, 1886.

A DIVIDEND of 7 per cent out of the earnings of the last six months has to-day been declared by this bank, payable on the 3d day of January next. The transfer books will remain closed till that date.
EDWARD TOWNSEND, Cashier.

THE SECOND NATIONAL BANK OF THE CITY OF NEW-YORK. (Designated Depository of the United States), 5TH-AVE., COR. 23D-ST., NEW-YORK, Dec. 23, 1886.

A DIVIDEND of FIVE (5) PER CENTUM, free from tax, out of the earnings of the current six months, has this day been declared by the Directors of this Bank, payable to the Shareholders on and after the 3d day of January, 1887.

The Transfer Book will be closed from December 30th inst., to January 3, 1887. J. S. CASE, Cashier.

BOWERY NATIONAL BANK.—Thirty-third dividend. A semi-annual dividend of SIX PER CENT has this day been declared out of the earnings of the past six months, payable on and after January 3, 1887.
R. HAMILTON, Cashier.

CHICAGO and INDIANA COAL RAILWAY COMPANY First Mortgage 5 per cent bonds. Coupons due January 1, 1887, will be paid on and after that date by the METROPOLITAN TRUST COMPANY, 35 Wall-st.

EAST RIVER NATIONAL BANK.—A dividend of FOUR PER CENT has been declared from the profits of the last six months, payable on and after January 3, 1887. Z. K. NEWELL, Cashier.

CONTINENTAL NATIONAL BANK, NEW-YORK, Dec. 24, 1886.

FIFTY-SIXTH DIVIDEND.—The directors of this Bank have to-day declared a semi-annual dividend of four per cent (4), payable January 5, 1887, to which date from December 31 the transfer books will be closed.
ALFRED H. TIMPSON, Cashier.

UNION DIME SAVINGS INSTITUTION, BROADWAY, 32D-ST., AND SIXTH-AVE., NEW-YORK, N. Y., Dec. 15, 1886.

INTEREST AT THE USUAL RATE, namely, FOUR per cent per annum on $1,000, and Three per cent on any excess over $1,000, has been voted for the present half year by the Board of Trustees, payable on and after January 19, or if not withdrawn bearing interest from January 1.
SILAS B. DUTCHER, President.
GARDNER S. CHAPIN, Treasurer.
CHARLES E. SPRAGUE, Secretary.

METROPOLITAN SAVINGS BANK, NOS. 1 AND 3 THIRD-AVE., opposite Cooper Institute. 67TH DIVIDEND. NEW-YORK, Dec. 27, 1886.

INTEREST FOR THE HALF YEAR ending Dec. 31, 1886, at the rate of THREE AND ONE-HALF PER CENT per annum, will be credited to depositors entitled thereto under the by-laws of the bank and the laws of the state.

Interest payable Jan. 19, 1887.
S. W. SNEDEN, President.
G. N. CONKLIN, Secretary.

MADISON SQUARE BANK, 23 West 23d-st.—New-York, Dec. 15, 1886.—The Directors have this day declared a dividend of Three (3) per cent out of the earnings of the past six months, payable January 3, 1887. Transfer books will be closed from December 24 to January 4.
LEWIS THOMPSON, Cashier.

MARIETTA AND NORTH GEORGIA R. R. Coupons maturing January 1, 1887, on mortgage bonds issued by the Marietta and North Georgia Railroad Company will be paid in BOSTON at the office of the Boston Safe Deposit and Trust Company; in NEW-YORK, at the office of Messrs. Roody, McLean & Co., 58 Broadway, or in AUGUSTA, Ga., at the office of James W. Jackson.
M. E. POST, Treasurer.

NOTICE.—Coupons of the following bonds, maturing January 1st, 1887, will be paid on and after that date at the office of JOHN PATON & CO., 52 William-st., New-York.
CHICAGO AND ALTON FIRST MORTGAGE.
ST. LOUIS, JACKSONVILLE AND CHICAGO SECOND MORTGAGE.
JOLIET STEEL CO. FIRST MORTGAGE.
JOL