REAL ESTATE

BUSINESS AT THE EXCHANGE.

Further experiments on the defective acoustics of the Exchange room are to be made. It is proposed to hang cloths across the ceiling so as to check the waves of sound. The Exchange will be formally opened to-morrow, but it is expected that all sales advertised for the day will be adjourned. No. 16 West Forty-Sixth-st., a handsome house, four-story brick, 22x35, with extension, was sold yesterday for Sarah Straus at private contract for $42,500. Printed copies were received of several important bills from Albany. No. 1,067 provides that all grants and franchises conferred by act of the Legislature to construct street railroads or railroad tracks shall expire if not executed in whole or in part within twenty years. Another bill allows wills to be proved during the life of the testator upon petition. Bill No. 1,063 proposes to allow the assessments in the Twenty-third and Twenty-fourth wards to be paid by instalments. West Side owners are looking forward to the passing of the proposed elevated road in Broadway as likely to boom prices considerably. With regard to the comparative advantages of the elevated and underground route a West Side operator said: "We want the elevated to carry the traffic while they are building the underground. Both will ultimately be required."

"Houses as a rule," said a prominent dealer, "do not sell well at auction. We put up a nice uptown residence. The best bid we got was $20,000. We bought it in and sold the following week at private sale for $27,000." No. 50 St. Mark's place was sold at auction in the Exchange about a fortnight ago for $21,050. Yesterday it was sold by Folsom Brothers for $23,500 for Nicholas Schultz to Gustave Stein, of *The Staats Zeitung*.

The auction sales at the Exchange yesterday were mostly of houses. L. J. Phillips sold No. 164 East 74th-st., between Lexington and Third aves., a three-story brownstone house, for $13,750 to William Baker; also No. 306 East Seventy-third-st., a similar house, for $14,250 to E. A. Thompson. R. V. Harnett sold No. 88 to 92 Hamilton-ave., three three-story brick houses for $7,250 to Thomas Keogh; also Nos. 239 and 241 West Sixtieth-st., between Tenth and Eleventh aves., to L. G. Hart for $11,800 and $11,750, respectively.

There was a call at the brokers' meeting for a house in Lexington-ave. or in streets near the avenue, from Thirtieth to Thirty-second sts., not to exceed $1,800; also for tenement or small flat property from Thirteenth to Twenty-eighth sts., not to exceed $25,000. The dwelling No. 160 East Thirty-second-st. was offered for $7,500; also 6,500 acres at Humphrey's County, Tenn., for $5 per acre. A farm of fifty acres at Elwood, L. I., for $5,000, and a residence and farm of eighty-six acres at Mateuan, N. J., for $35,000.

NEW-YORK, Wednesday, April, 6 1887.

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

By E. H. Ludlow & Co.

2 4-story buildings with lots, Nos 104 and 106 East 54th-st, s s, 45 ft e of Park-ave, lots 22.9x78.5 each; J Mitchell $35,700

By John F. B. Smyth.

1 4-story parlor flat with lot, No 228 East 34th-st, s s, e of 3d-ave, lot 17x102.2; J Carpenter 8,925

2 similar buildings with lots, Nos 230 and 232 East 84th-st, adj above, lots 17x102.2 each; J J Phelan 19,800

By A. J. Bleecker's Son & Co.

2 lots s s West 149th-st, 50 ft e of Edgecombe-ave, 25x100 each; P Kelly 2,500

2 lots on West 149th-st, n w cor of Coogan-ave, 25x100 each; same buyer 4,200

By L. J. & I. Phillips.

1 4-story dwelling with lot, No 306 East 73d-st, s s, 125 ft e of 2d-ave, lot 25x102.2; E A Thompson 14,250

1 3-story dwelling with lot, No 164 East 74th-st, s s, e of Lexington ave, lot 18.9x102.2; W Baker 13,750

Sale of dwelling with lot, No 166 East 74th-st, was withdrawn.

By Fairchild & De Walltearss.

1 3-story dwelling with lot, No 581 Walton-ave, s w cor of 150th-st, lot 16.8x92; J Burhoff 4,475

1 similar building with lot, No 579, adj above, lot 16.8x92; C Thomas 4,300

By Richard V. Harnett & Co.

1 3-story dwelling with lot, No 242 East 33d-st, s s, 143.9 ft e of 3d-ave, lot 18.9x98.9; A H Dailey 12,500

1 3-story building with lot, No 519 Lexington-ave, e s, 20.5 ft n of 48th-st, lot 20x70; T J Tracy 11,250

1 3-story dwelling with lot, No 271 West 40th-st, n s, 60 ft e of 8th-ave, lot 21.3x98.9x40x irreg; J F Becker 15,450

2 4-story buildings with lots, Nos 239 and 241 West 60th-st, n s, 225 ft e of 11th-ave, lots 25x100 each; L J Hart 23,550

1 3-story dwelling with lot, No 202 West 134th-st, s s, 100 ft w of 7th-ave Boulevard, lot 18x99.11; C G Dobbs 9,800

BROOKLYN PROPERTY.

1 3-story dwelling with lot, No 257 6th-ave, e s, 134.8 ft s of Carroll-st, lot 19x90; G Pelser 8,600

3 3-story buildings with plot of land, Nos 88 to 92 Hamilton-ave, running to Summit-st, 64.3 ft e of Imlay-st, plot 60x147.5x50.2x28; T Keogh 7,250

NEW-JERSEY PROPERTY.

By King, Mallaty & White.

1 plot of land on Orient way, s w cor of New-York-ave, 505x200; and plot of land opp the above, 200x200, Kingsland Manor; J T Pryor 1,300

RECORDED REAL ESTATE TRANSFERS—N. Y. CITY

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

10th-ave, w s, lo e s Bloomingdale Road, Lot 140, 25.3x126x25.7x130.1; trustees for C B Kip to J A McKinless $7,750

10th-ave, s w cor of 98th-st, 100.8x113.11x102.3x130; J A McKinless to G C Cole 40,000

72d-st, s s, 250 ft e of 11th-ave, 60x102.2; J F Ellacott to W Noble 150,000

72d-st, s s, 310 ft e of 11th-ave, 40x102.2; same to same 100,000

North 3d-ave, n w cor of 172d-st, 30.5x59.3; Godfrey Schultz and wife to R Worthington 3,000

104th-st, n s, 100 ft e of 4th-ave, 20x100.11; J and C Elder to J R Arus 8,000

8d-ave, n w s, 980 ft s of Kingsbridge Road, 60x240; T Gray and wife to R F McCormack 3,250

53d-st, n s, 105 ft e of 7th-ave, 70x25x70.5x irr 100.5; The Southern N Y Baptist Ass'n to the Mount Olivet Baptist Church 90,923

153d-st, s s, 400 ft w of Courtlandt-ave, 50x100; W T Brewer and wife to C Davis 2,000

175th-st, s s, 500 ft w of 10th-ave, 100x134.6x100x140.10; M A O'Neil to C O'Neil, 1-6 interest 1

Same property; same to H O'Neil, 1-6 interest 1

Same property; same to H O'Neil, 1-6 interest 1

Lexington-ave, w s, 100.5 ft w of 57th-st, 17.2x100; P Doelger and wife to P Doelger, jr 1

153d-st, s s, 400 ft w of Courtlandt-ave, 50x100; C Davis to J Haggerty 1

21st-st, n s, 3.0 ft e of 9th-ave, 75x98.9; T Wickham to C Kuspert, 1-6 interest 1

Same property; Ellinore G S Willett to J S Willett and another, 1-36 interest 757

Same property; R B W Wickham and wife to C Kuspert, 1-36 interest 1

Same property; D R Williamsod and wife to same, 1-6 interest 1

Same property; John C Straker and wife to same, 1-48 interest 568

Same property; John Nason and wife to same, 1-6 interest 4,542

Same property; Charles E H Wickham to same, 1-8 interest 1,514

Same property; John W Thurston and wife to same, 1-36 interest 757

Same property; James Allgood to same 1

Same property; executors, etc, of C B Northcote to same, 1-3 interest 9,083

Same property; Fred K C Morgan and wife to same, 1-6 interest 4,542

Same property; George G H Allgood to same, 1-48 interest 568

Same property; RSobert L Allgood to same, 1-48 interest 568

Same property; T Union Trust Co, guardian, to same, 25-144 interest 4,352

153d-st, s s, 400 ft w of Courtlandt-ave, 50x100; J Haggerty and wife to M Stepper and wife 4,400

71st-st, n s, 258.4 ft e of 11th-ave, 16.8x102.2; Jas B Smith to W Lloyd 18,500

36th-st, s s, 100 ft w of 9th-ave, 25x98.9; C Cockerill to E F Cockerill 1

Same property; E F Cockerill to T Cockerill 1

10th-ave, e s, 153.2 ft n of 84th-st, 6x100x1.6x100; M Freund and wife to J F Flanagan 3,000

Fordham-ave, w s, 25 ft n, lot 23, 50x162; J R Brown and wife to F Wood 7,750

111th-st, s s, 75 ft w of Madison-ave, 100x100.11; E Chauncey and wife to J Bookman 1

11th-st, n e s, 431 ft n w of 2d-ave, 25.6x100; John C Hoch and wife to J Field 38,750

Lexington-ave, No 123, 21.10x80; executors, etc, of Chester A Arthur to A S Hatfield 54,750

9th-ave, n w cor of 76th-st, 25x102.2; Jno T Farley and wife to G Sidenberg 60,000

2d-ave, e s, 25.8 ft w of 93d-st, 50x75; J Wick and wife to S M Thall 32,450

Chestnut-st, n w s, 50 ft n e of Locust- av, 50x150; W Sadlier and wife to F A E Myer 1,200

All J R Brown's property bet 136th and 138th-sts, and St Ann's and Brook-aves; F W Sheafer 100

88th-st, s s, 275 ft w of 8th-ave, 400x100.8; Henry R Cassel and wife to J J Spaulding 184,000

146th-st, n s, 275 ft e of Grand Boulevard, 50x99.11; H C Murphy to I N Colford 5,000

43d-st, No 311 East, 25x100.5; executors of W Fernbacher to W Minrath 15,000

Same property; R Fernbacher et al to same 15,000

All P Fernbacher's interest in estate of Wolf Fernbacher; N Fernbacher et al 1,000

113th-st, n s, 233.4 ft w of 1st ave, 16.8x100.10; A Monell, referee, to C O'Loughlin 5,000

72d-st, n s, 245 ft e of 10th-ave, 20x102.2; executors of J O B Pinto to A B Ausbacher 42,100

10th-ave, e s, 24.8 ft s of 27th-st, 24.10x75; J L Poyton to C Pleitz 34,000

25th-st, s s, 88.4 ft n w of 4th-ave, 18.4x98.9; Jno F O'Shaughnessy to A D Newlin 1

25th-st, s s, 88.4 ft n w of 4th-ave, 18.4x98.9; A D Newlin and wife to A G Gerster 31,000

Beekman-st, No 18, 23.3x85.5; executors, etc, of H Holden to Kate J H Sutton 62,200

56th-st, No 349 West, 171.10x100.5; executors, etc, of N Roe and another to A M Cody 25,000

86th-st, s s, 175 ft w of West End-ave, 25x102.2; S J Rogers to H M Somerville 10

St Nicholas-ave, s e cor of 145th-st, 183.9x100x166.10x101.5; G H Scott and wife to H H Lloyd 60,000

Lexington-ave, w s, 80.11 ft s of 100th-st, 20x62.10; F P Steers and wife to J H W Winter 11,500

Lexington-ave, e s, 199 ft s of 25th-st, 199x72; Kath Meyer to W Doubleday 14,000

11th-ave, s e cor of 21st-st, 99.11x100; executors of C S Herring to C S Townsend 52,850

Ave B, w s, 46 ft s of 14th-st, 22.11x95; A Rothschild to H Strauss and wife 12,750

Ashe's property, n s, 150 ft e of Morris-ave, 300x180x225x150; W Romer, referee, to H D Lent 250

Same property; H D Lent to W F Ashe 1

Ashe property, n e boundary line 150 ft s of Morris-ave, —x100 to Union-ave, x40x100x180x183x214; W F Ashe and wife to H A Sherwood 4,000

47th-st s s, 115.4 ft w of 10th-ave, 15.4x100.4; John O'Byrne, referee, to W Ferguson 1,650

10th-ave, n e cor of 99th-st, 25x100; Ed L Angell and wife to E Dressler 15,000

2d-ave, e s, 77.2 ft n of 71st-st, 25x75; M S Karl to P Hall 22,000

148th-st, s s, 200 ft w of public drive, 50x99.11; T Cohnfeld and wife to J F Flanagan 2,025

63d-st, n s, 315.6 ft w of 9th-ave, 16.9x100.5; Wm H L Lee, referee, to W H Temple 75

63d-st, n s, 310.3 ft w of 9th-ave, 16.9x100.5; same to same 675

63d-st, n s, 397.6 ft w of 9th-ave, 16.9x100.5; same to same 75

City Property To Let.

A.—WE INVITE INSPECTION OF NEWLY BUILT, THOROUGHLY MODERN, MEDIUM SIZED, FOUR-STORY DWELLING, NEAR 65TH-ST. AND MADISON-AVE. At condition throughout. Can be bought on easy terms. Apply to V. K. STEVENSON & CO., 663 5th-ave. or 106 Broadway.

A REDUCTION MADE IN RENTS APRIL 1. To secure satisfactory tenants for the many desirable houses we have to offer with possession on or before May 1. V. K. STEVENSON & CO., Offices: 106 Broadway or 663 Fifth-ave.

AN EXECUTOR MUST SELL OR RENT handsome four-story residence, with or without furniture; fine location; 70th-st., between Fifth and Madison aves.; complete order; immediate possession; terms to suit; EXECUTOR, 572 P. O.

ELEGANT new decorated houses in 131st and 132d sts., between 7th and 8th aves., near Elevated station. Owner, 10 East 129th-st.

TO RENT.—The highly desirable four-story brownstone dwellings, 113 and 117 East 72d-st. and 1,120 Madison-ave. Apply to ARNOLD, CONSTABLE & CO., 19th-st. and 5th-ave.

THE EVELYN, 101 to 107 West 78th-st., overlooking Manhattan and Central Parks; one of the finest first class fireproof apartment buildings in the City of New-York; three elevators, steam heat, cabinet finish and elegantly decorated throughout; an experienced manager resident; moderate rentals.

City Property To Let.

VERY DESIRABLE APARTMENT, 5th-ave., northeast corner 17th-st.; furnished or unfurnished; parlor, dining, 3 bedrooms, bath, kitchen, laundry, servants' bedrooms; very convenient; all sunny. Apply to J. W. BOURKE, 55 West 26th-st.

FOR RENT.—Three new four-story, high stoop dwellings, 20x55, with extension, 9x14; cabinet finish, hardwood; first-class in every respect; 6th-ave. Boulevard and 116th-st; decorated if desired; will be rented low to a first-class tenant; private families only. L. H. CRALL, owner, room, 10, Times Building.

$600 RENT.—At Fordham, right near the station, on Harlem Railroad, house, barn, hennery, 2½ acres, fruit, &c. Possession immediately. Mrs. PIERCE, 335 East 119th-st.

Real Estate

TITLE GUARANTEE AND TRUST Co.

55 LIBERTY-ST., NEW-YORK. 26 COURT-ST., BROOKLYN.

Paid-up Capital - - $800,000

A LAWYER DOES NOT GUARANTEE THE TITLES WHICH HE PASSES.

THIS COMPANY DOES.

It also attends to the preparation of papers and the settlement of all real estate transactions.

BORROWERS are profiting most by the triumph of the title insurance system.

In Philadelphia there was at first, as here, a strong controversy in the loaning institutions between the self-interest of those who were profiting by the old and clumsy system and the business interest of the institutions in advantageously loaning their money; but to-day the following Philadelphia corporations and many others accept corporate guarantees in place of individual opinions.

FIDELITY INS., TRUST AND SAFE DEP. CO.
PHILA. TRUST, SAFE DEP. AND INS. CO.
PROVIDENT LIFE AND TRUST CO.
GIRARD TRUST CO.
GUARANTEE TRUST AND SAFE DEP. CO.
PHILA. SAVING FUND SOCIETY.
WESTERN SAVING FUND.

THE ABOVE ARE THE LARGEST LENDERS ON BOND AND MORTGAGE IN PHILADELPHIA.

Auction Sales of Real Estate.

EZRA F. RAYMOND, Auctioneer. Supreme Court Sale—Charles A. Jackson Referee. TUESDAY, APRIL 12, At 12 o'clock, at Real Estate Exchange, 59 to 65 Liberty-st. No. 75 Beach-st. The plot of land 40x100 with Brick building covering whole plot. Maps and particulars at the office, 36 Pine-st.

RICHARD V. HARNETT & CO., Auctioneers. Will sell at auction, THURSDAY, April 14, at Real Estate Exchange, 59 Liberty-st.—47th and 48th sts., east of 1st-ave., 16 desirable lots with brick buildings; 70 per cent may remain on mortgage.

RICHARD V. HARNETT & CO., Auctioneers. BROOKLYN LOTS AT AUCTION. Atlantic-ave and Sifte streets. Choice 26th Ward Property. Fifteen elegant Atlantic-ave. lots. Fifty-one lots immediately adjacent, situated one block east of Cypress-ave., in the line of Brooklyn's rapid growth. AUCTION SALE THURSDAY, APRIL 7, at 12 o'clock noon, at the REAL ESTATE EXCHANGE and AUCTION ROOM, 59 to 65 Liberty-st., New-York. For maps and terms of sale address RICHARD V. HARNETT & CO., 75 Liberty-st., N. Y.

City Property For Sale.

A—McCAFFERTY & BUCKLEY, Architects, OFFER FOR SALE AT LOW PRICES, Elegant Private Residences, in choice location, 73D-ST., BET. PARK AND MADISON AVES. Sizes, 20 and 22 feet in width. Apply on premises, or Office, 810 4th-ave., near 53d-st.

ATTENTION.—House buyers look at those elegant 3-story extension dwellings, 90th-st., near Madison-ave. Make an offer.

ALL those superb three and four story houses, southwest corner Manhattan-ave. and 104th-st.; prices, $25,000 to $45,000; always open. ANDREW POWELL, 157 Broadway; branch, 724-st., corner 9th-ave.

AN ELEGANT 4-story, brownstone, private dwelling (No. 56 East 79th-st.); built by days' work cabinet finished throughout; independent walls both sides. Look at it. E. KILPATRICK, 29 East 80th-st.

FOR SALE.—Just finished, Crest Colcord Hill, No. 130 West 79th-st., best house there, 24x88, with large extension and bold bay-window front to fourth story, giving view of Park or Hudson River from every story; built by Samuel Colcord; extra finish and arrangement; adjoins grounds of Mr. Van Rensselaer; price $65,000; very low. Inquire of JOHN H. HANKINSON, Owner, 31 East 17th-st.

ONLY THREE HOUSES UNSOLD of the group at West End-ave. and 78th-st.; heated the entire winter; possession in 5 days with policy of Title Guarantee and Trust Company.

131 WEST 87TH-ST. is the best bargain on the West side at $17,000, location and character of house considered. STEVENS, 9th-ave. and 93d-st.—60 Liberty-st.

$35,000 AND $40,000 asked for the super[illegible]0x62 feet houses, Nos. 126 to 134 West 82d-st., between 9th and 10th aves.; four-story, basement and cellar; light everywhere; two houses have 30 feet dining room extension; ventilation perfect; material and workmanship the best; all the latest improvements; bring your architect or your builder to examine. VIRGILIO DEL GENOVESE, builder and owner.

$65,000.—Parties desirous of a modern, dining-room extension, 22.6x65x100 feet, brownstone dwelling, cabinet finish, extraordinary plumbing, in good condition throughout, should examine a property at 56th-st., near 5th-ave. Permits of V. K. STEVENSON & CO., 106 Broadway, or 663 5th-ave.

Business Property For Sale and To Let.

BOREEL BUILDING, 115 BROADWAY. Two very desirable suites of outside offices to let from May 1. WM. A. WHITE & SONS, Room 116.

STORE, LIBERTY-ST., NEAR NASSAU. Papered and decorated; suited for Insurance, Real Estate or other business. F. J. STONE, 32 Liberty-st.

A.—EXTRA LARGE STORE. Northwest corner 23d-st and 8th-ave., For many years used for the clothing business; will be divided. J. ROMAINE BROWN, 62 West 33d-st., near Broadway.

LOFTS to let in great variety; also offices; some very low-priced. RULAND & WHITING, 5 Beekman-st.

THE GROUND FLOOR of the old New-Haven R. R. freight depot at Centre, Franklin and Elm sts., 100x200. Also rooms with power, 25x50 and 25x100. Inquire of WM. BEADLE, Rent Agent, N. Y. & N. H. R. R., New-Haven, Conn., or ENGINEER on premises.

5TH-AVE. STORES TO LET. Inquire of LORENZ REICH, 334 5th-ave.

94 BEEKMAN-ST. and 56 Cliff-st. (to let); each 5 stories and forming L. Apply to RULAND & WHITING, 5 Beekman-st.

Country Property For Sale and To Let.

AGENCY FOR MONTCLAIR and vicinity.—Houses to let. Bargains in dwellings, building sites and farms. CLARENCE E. TUBBS, 5 Beekman-st., Room 79.

A FARM FOR SALE, to close estate, near Westport, Conn., where horse cars connect with New-Haven Railroad, Saugatuck Station; 120 acres choice land, well watered; 2 dwellings, one on "Old Hill," commanding extensive views of surrounding country, Long Island Sound and Long Island; suitable outbuildings. Desirable place for country residence or stock farm. Full particulars RULAND & WHITING, 5 Beekman-st.

ALL COUNTRY PROPERTY our SPECIALTY.—Bargains in Cottages, Residences, Farms everywhere; catalogue free; no charge for registering. PHILLIPS & WELLS, Tribune Building.

AT DELAWANNA, N. J.—A two story French roof house 40x30, with barn, outhouses and 16 acres high ground, fruit and shade trees; 5 minutes walk from depot, 9 miles from N. Y. by Boonton branch D. L. and W. R. R.; rent $225. Address I. D., 808 5th-st., N. Y.

AT MONTCLAIR, N. J.—To let, house, ten rooms, four acres, stable, fruit, etc.; one and a half miles from depot; stage line connects with train; rent $360 per year. CLARENCE B. TUBBS, 5 Beekman-st., Room 79.

ENGLEWOOD, N. J.—A most desirable residence, known as the Vermilye Place, in Palisade-ave., partly furnished, for rent or lease for term of years. Every convenience for summer and winter home; extensive views of valley and mountain; stable, buildings and grounds in perfect order. Also, attractive cottage residence on Brayton-st., rent, $600. For further information inquire of DONALD MACKAY, 16 Nassau-st., N. Y.

EAST ORANGE, N. J.—Two new houses, 12 rooms each, in Hawthorne-ave.; all improvements, five minutes from station. Bargain. JOHN J. DEVINE, 756 Broad-st., Newark, N. J.

FOR SALE CHEAP.—Handsome country seat, Orange Mountain side, opposite Llewellyn Park; large residence, stables, never-failing spring brook; 10 acres, large road frontage; highly cultivated, fruit, forest, shade. EDWARD P. HAMILTON, 96 Broadway.

FOR RENT.—A house, containing nine rooms, exclusive of bathroom, laundry, storerooms, etc. House is new, thoroughly built, drainage perfect, all modern conveniences, gas fixtures, city water, etc. Sidewalks flagged, garden with fruit, grapes, etc. House is on Hillside-ave.; five minutes' walk from Highland-ave. station on D. L. and W. R. R., near Lincoln and Highland aves., and has a splendid mountain view. Address A. M. MATTHEWS, Orange Valley P. O., N. J.

FOR SALE.—In Pittsfield, Mass., elegant residence on South-st., hot and cold water, heated by steam, plumbing and drainage first-class, 15 rooms besides laundry, good stable, tennis ground, choice fruit, small garden, a healthful home, beautiful drives, ¼ mile from station, less from post-office, free library and churches; offered at a bargain; price $17,500. Unless sold by May 1 will be let furnished for the summer at $1,000 for 5 months; $600 for four. E. K. MCLAUGHLIN, Pittsfield.

Country Property For Sale and To Let.

AT CRANFORD, N. J., on Central R. R. (of N. J.), for sale or to let, 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 to or address CHAS. LEO. ABBY, 41 and 43 Maiden Lane.

FLORIDA.—Ingleside Park, on St. John's, at Jacksonville. Villa plots on leasehold and for sale. Select quarter, restrictions, private river park, private grove, lovely views. Circulars and maps. E. H. ROPES, New-Providence, N. J.

FOR RENT.—A cottage, well furnished, from June 15 to September 15, 1887; situated in the village of Great Barrington, Berkshire County, Mass. Inquire of FRANK H. WRIGHT, Great Barrington, Mass.

FOR ALE.—Country place, consisting of house, barn, outbuildings and about 12 acres of land situated on the Shrewsbury River at Red Bank, N. J. Address C. A. H. BARTLETT, Attorney, 168 Nassau-st., New-York.

FOR SALE, At WOODS HOLL, Mass., a Cottage House almost new (9 rooms) with a fine lot of elevated land overlooking Buzzard's Bay and Vineyard Sound; a delightful place for a summer or permanent home. Can be bought at a bargain. We also have a fine 23-acre lot of high land overlooking the ocean. For full particulars address ATWOOD & WELD, 51 Sears Building, Boston.

MADISON, N. J.—For sale, short distance from station, a desirable country home; 4½ acres well tried and planted grounds, dwelling, stables, ice-house (filled); would rent furnished for summer. EDW. P. HAMILTON & CO., 96 Broadway.

MORRISTOWN.—To rent, for four, six or 12 months, a desirable furnished house, with stable, on South-st. Address MORRISTOWN, Box 1,318, New-York.

MONTCLAIR, N.J., and vicinity.—Residence properties, every variety; best locations; some bargains; sale and rent. HOWE & PARSONS, 79 Cedar-st., New-York.

NANTUCKET.—A cosey little furnished cottage at Wauwinet (Head of the Harbor), Nantucket; $100 for the season. Address JOSEPH FISHER, station D, New-York.

SUMMIT, N. J.—Desirable furnished and unfurnished houses to let for season or year. E. G. POTTER, opposite station.

Country Property Wanted.

WANTED TO RENT.—A hotel suitable for a summer resort. If adapted to yearly business no objection. Address S. C., Box 20 Tribune Office, with terms

Brooklyn Property For Sale and To Let.

21 FIRST PLACE.

To let for one or three years, to a private family only, the fine three-story, high-stoop, brownstone house, No. 21 First place, between Clinton and Henry sts.; an extra lot if desired. Apply to E. CLARKE, Tribune Office, N. Y., or LEONARD MOODY, 20 Court-st.

TO LET.—In Brooklyn, second floor and part of third floor in house No. 54 Vernon-ave., near Marcy-ave.; all the modern improvements; hardly 10 four surface car routes to the ferries and the Bridge; seven minutes from Nostrand-ave. elevated road station; rent $20 a month; to be let to a small family, American, without children; middle age man and wife preferred. Apply to owner, on the premises.

Flats and Rooms To Let.

A.—A.—A.—THE NIAGARA. Corner Park-ave. and 87th-st. Delightful corner apartments for select small families only; all rooms and bath have outside window; choice location; fireproof building; passenger and baggage elevator, telephone, steam heat, fuel for ranges; rent $550, $800 $850.

BACHELOR APARTMENTS in suites of Parlor and one or two bedrooms, with bath, free gas, service, steam heat, every attendance; elevator runs all night; rents from $500 up. Apply to SUPERINTENDENT, Cumberland, 945 Broadway and 171 5th-ave., or E. A. CRUIKSHANK & CO., 176 Broadway.

ELEGANT apartments in the Lispenard, No. 52 East 86th-st.; 8 rooms; all light; parties hiring now can have immediate occupancy; rent, $90 $100, to commence May 1. Apply to JANITOR, on premises.

MURRAY HILL, near 5TH-AVE.—Elegant bachelor apartments, with bath; breakfast if desired. DAILEY, 74 West 35th-st.

"SUTHERLAND," Madison-ave, and Sixty-third-st.—Commodious light apartments. Steam heat, elevator. Janitor or MACLAY & DAVIES, 697 Broadway.

THE ST. GEORGE APARTMENT HOUSE, 223 and 225 East 17th-st., STUYVESANT SQUARE, Rebuilt by the Germania Life Insurance Company in the most substantial manner under direct supervision of Messrs. J. C. Cady & Co., architects. Every known precaution taken to insure safety. Rolled Iron Beams, Terra-Cotta Partitions, Iron and Slate Stairways. Ready for occupancy on or before May 1. The apartments are en suite and comprise eight rooms, viz., library, two parlors, three bedrooms, dining-room and kitchen together with bath-room, butler's pantry and ample closet room. Steam heat, electric bells, elevator. Direct light and ventilation. For particulars apply to JOHN G. FOLSOM, 14, Bible House.

TO LET.—Parlor and basement flat in the splendid high-stoop brownstone house, 219 West 104th-st. Apply to JAMES W. COATES, 283 Hudson-st., or JANITOR.

2D FLOOR suites and single rooms; choice part of Murray Hill; excellent table; best references at EVERITT DIRECTORY, 74 West 35th-st.

Board and Rooms.

East Side.

A HANDSOMELY FURNISHED ROOM.—140 East 27th-st., near Lexington-ave. Gentlemen only. References.

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., 152 Sixth-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.

ELEGANT APARTMENTS FOR BACHELORS.—Fifth-ave., corner 42d-st., in fire-proof building of AMERICAN SAFE DEPOSIT COMPANY. Finest location in the city.

86 CLINTON PLACE, near 5th-ave., nicely furnished room for gentlemen.

Summer Resorts.

HOTEL BRIGHTON, ATLANTIC CITY, N. J. Entirely remodelled and improved. Large bedrooms, open fires, hydraulic elevator, &c. Reopened March 7, and will remain open throughout the year as heretofore. F. W. HEMSLEY & SON.

HADDON HALL, (Late Haddon House), SEA-END NORTH CAROLINA AVE., ATLANTIC CITY, N. J., Moved to the Beach, greatly enlarged, refurnished and modernized, including Otis Elevator, Steam Heat, Grate Fires, &c. EDWIN LIPPINCOTT.

MITCHELL HOUSE, Thomasville, GEORGIA. Open through April. Climate perfect. Spring temperature average 65. Pine forests. Splendid roads. A garden city with pure, sweet water and no malaria. Through sleeper from Washington. Rooms may be secured by mail and telegraph. Address URIAH WELCH, Proprietor.

SEASIDE HOUSE, ATLANTIC CITY, N. J. Reopened Saturday, March 5; greatly improved and fitted with new passenger elevator, electric bells, speaking tubes, salt and fresh water baths and all modern conveniences. CHARLES EVANS, Proprietor.

THE SHELBURNE, ATLANTIC CITY, N. J. Directly on the beach. HOT AND COLD SEA WATER BATHS. Open all the year. A. B. ROBERTS.

THE MARGATE, ATLANTIC CITY, N. J. SAMUEL KIRBY, Proprietor. Open all the year. Convenient to the beach, depot and all churches.

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

PENINSULA HOUSE, Seabright, N. J.—Rooms can now be engaged for the Summer season of 1887. CHARLES H. DEDERER, Proprietor.

PAVILION HOTEL AND COTTAGES, Islip, Long Island, will open for the season, May 28. JAMES SLATER, of the Berkeley, 5th-ave., corner 9th-st., owner and proprietor.

SEA CLIFF HOUSE, Sea Cliff, L. I.—90 minutes from Wall-st.; plan and circulars at 74 West 35th-st. FAST & DAILEY, Proprietors.

European Advertisements.

LIEBIG COMPANY'S EXTRACT OF MEAT. For Improved and Economic Cookery.

LIEBIG COMPANY'S EXTRACT OF MEAT. Only sort guaranteed GENUINE by Baron Liebig.

LIEBIG COMPANY'S EXTRACT OF MEAT. The Finest Meat-flavoring Stock. USE it for Soups, Sauces and Made Dishes.

LIEBIG COMPANY'S EXTRACT OF MEAT. Efficient TONIC in all cases of Weakness and Digestive Disorders.

LIEBIG COMPANY'S EXTRACT OF MEAT. Highly recommended as a Nightcap instead of alcoholic drinks.

LIEBIG COMPANY'S EXTRACT OF MEAT. GENUINE ONLY with fac-simile of Baron Liebig's signature in blue ink across label.

LIEBIG COMPANY'S EXTRACT OF MEAT. To be had of all Storekeepers, Grocers and Chemists. Sole agents for the United States (wholesale only) C. DAVID & CO., 9 Fenchurch-ave., London, England. Sold wholesale by James P. Smith, Park & Tilford; Acker, Merrall & Condit; McKesson & Robbins; Thurber, Whyland & Co.; Francis H. Leggett & Co., and W. H. Schieffelin & Co.

Proposals.

AQUEDUCT COMMISSIONERS' OFFICE, ROOM 209, STEWART BUILDING, NO. 280 BROADWAY, NEW-YORK, April 5, 1887.

TO CONTRACTORS. Bids or proposals for doing the work and furnishing the materials called for in the approved form of contract now on file in the office of the Aqueduct Commissioners, for the construction of Additional Shaft No. 13½, situated on Section 7 of the New Croton Aqueduct, at about Station 792 50, will be received at this office until the 22d day of April, 1887, at 2 o'clock p. m., at which place and hour they will be publicly opened by the Aqueduct Commissioners, and the award of the contract for doing said work and furnishing said materials will be made by said Commissioners as soon thereafter as practicable. Blank forms of said approved contract and the specifications thereon, and the bids or proposals, and proper envelopes for their enclosure, and forms of bonds, and also the plans for said work, and all other information required, can be obtained at the above office of the Aqueduct Commissioners, on application to the Secretary. By order of the Aqueduct Commissioners, JAMES C. SPENCER, President. JOHN C. SHEEHAN, Secretary.

Dressmaking.

LADIES who desire for reasonable price perfect fit, artistic work, cut by S. T. Taylor's system call on Mme. WONDIN (late of Donovan's), 129 West 20th-st.

MADAME JAMMES, Robes et confections riches. Imported models of dresses and wraps from Worth, Rodrigues, Bandnitz, Laferriere, etc. Prices reasonable. 52 West 15th-st.

Situations Wanted—Females.

A.—A.—A.—MRS. L. SEELY, (formerly Miss L. Campbell) 68 WEST 22D-ST. FOREIGN AND DOMESTIC MALE AND FEMALE EMPLOYMENT BUREAU. All references strictly investigated and on file for inspection. Servants disappointing families will be excluded from my office. N. B.—NOT CONNECTED WITH ANY OTHER OFFICE. 68 WEST 22D-ST.

AT NO CHARGE TO EMPLOYERS.—Families in want of first-class domestic servants, male or female, would do well to call at Great Longacre Agency, corner 47th-st., 7th-ave. 7th-ave., B'way and Boulevard cars pass over.

COMPANION.—A young lady, educated in England, and accustomed to the most refined and cultivated society, desires an engagement as companion to lady; best references. Address E. S., 5 Mackenzie-ave., Ottawa, Canada.

COOK.—By a thoroughly competent, neat, first-class German; thoroughly understands her business; all fine desserts, pastry; good baker; in fine private family, club-house or hotel; first-class city reference; city or country. 71 3d-ave., near 11th-st., first floor.

COOK.—By a good cook to go in the country with a family for the summer; good plain cook. M. C., Tribune Uptown Office, 1,238 Broadway.

COOK, &c.—By a respectable woman as good cook and do washing in small private family; best city reference; city or country. 344 West 26th-st.; no cards, basement.

COOK.—By a respectable woman who is a good cook; no washing; city reference. 209 East 30th-st.

COOK, LAUNDRESS, &c.—By a French woman as plain cook, assisting with washing, or to take charge of small household; city or country. Apply in the store 769 6th-ave.

COOK.—By an English Protestant as first-class boarding-house or hotel cook; all kinds of good cooking; fine pastries; willing and obliging; personal reference. Call at 1,015 6th-ave., between 56th and 57th sts. Inquire in milk and butter store.

COOK AND LAUNDRESS.—By a Protestant; excellent cook and laundress; good bread-maker; biscuit, soups, desserts; willing and obliging; city or country; excellent references. Call at 1,015 6th-ave. between 56th and 57th sts. Inquire in milk and butter store.

COOK, HOUSEWORK, &c.—By good, competent German help; cook, wash, iron, chamberwork, &c.; with good references. At 138 6th-ave., above 10th-st.

COOK AND LAUNDRESS.—By a strong, capable Welsh girl; city or country; excellent cook and laundress; sober, honest and willing; best bread, soups, desserts, &c. Call