REAL ESTATE.

BUSINESS AT THE EXCHANGE.

There was a large attendance at the Real Estate Exchange yesterday and a good tone prevailed throughout the market. Much interest was exhibited in the sale by J. Thomas Stearns of 118 lots at Williamsbridge, Westchester County, within half a mile of the station. Lots on White Plains road brought from $355 to $500, and lots on Bartholdi-ave. all the way from $150 up to $245 a lot. A. H. Muller & Son sold under foreclosure the three-story brick dwelling and lot, No. 148 West End-ave., on the east side, south of Seventy-first-st. It sold for $17,700 to J. A. Rochford. John F. B. Smyth offered a factory at Williamsburg, Brooklyn, being a two-story frame-building renting for $540 per annum. The bidding ranged from $2,000 to $2,900; Mr. Flingelstock was the buyer. The same auctioneer offered a twenty-three-acre farm at Mount Kisco, N. Y., with two houses and two barns. The house rents for $25 a month; the bidding ran up from $2,000 to $5,600, at which price Mr. Ottinger was the buyer. James L. Wells sold nine lots on Robbins-ave. in the Twenty-third Ward; the lots were twenty feet by various lengths, and brought all the way from $325 to $500 a lot. There was a large attendance at the stand of William Kennelly, who sold Nos. 102 and 104 West One-hundred-and-twentieth-st., two three-story private dwellings and lots 18 by 100 each, and renting for $1,500 each. Recorder Smyth, the referee, was present on the floor. They were sold to the plaintiff for $18,900 each. The sale of the Bijou Theatre, which has been repeatedly adjourned, was yesterday adjourned sine die, the referee having been served with a stay of the proceedings under foreclosure.

There was a call at the Exchange yesterday for property suitable for light manufacturing, situated on or near Centre and Franklin sts.; also for corners and avenue lots on the West Side, below Fifty-ninth-st., for cash, and for lots and corners in the Ninth Ward. A double four-story brick building on Front-st., below Old Slip, was offered for sale at $30,000; a four-story brick store building, 26 by 80, on Pearl-st., below Wall-st., renting for $4,000, at $50,000; also a five-story brownstone residence on West Twenty-sixth-st., near Broadway, at $22,000, and a three-story and basement brownstone private residence on Fifty-fifth-st., between Eighth and Ninth aves., 22 by 56 by 100, at $26,000. Fifteen lots on the West Side were offered in exchange for flats or tenements, mortgage $75,000 at 5 per cent, price $150,000.

New-York, Wednesday, October 3, 1888.

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

By William Kennelly & Brother

Two 3-story dwellings, with lots, Nos. 102 and 104 West One-hundred-and-twentieth-st., s s, 85 ft w of Lenox-ave., lots 18x100.11 each; J H Lee. $39,800.

By A. H. Muller & Son.

One 3-story brick building, with lot, No. 182 West End-ave., e s, 20.3 ft s of 71st-st., lot 20.2x80; J A Rochford. $17,700.

By James L. Wells.

Nine lots on Robbins-aves, nw cor of One-hundred-and-forty-fourth-st.; Amelia M. Dench. $3,510.

By James Bleecker & Son.

Two 3-story dwellings, with plot of land, Nos. 134 and 136 West 120th-st, s s, 350 ft w of Lenox-ave, plot 36x100.11; Thomas R A and William H Hall. $30,433.

Three similar dwellings, with plot of land, Nos. 142 to 146 West 120th-st, s s, 421 ft w of Lenox-ave, plot 54x100.11; same purchaser. $45,649.

By John F. B. Smyth.

Two houses and two barns, with 23 acres of land at Mt. Kisco, Westchester Co.; Mr. Ottenger. $5,600.

By Thomas C. Smith.

Adjourned the sale of the 5-story building and two 4-story buildings, with plot of land, Nos. 1,237 and 1,239 Broadway, running through to (Nos. 502 and 504) 6th-ave, 64.8 ft n of 30th-st, sine die.

By Brown & Leviness.

Adjourned the sale of two 5-story buildings, with plot of land, Nos. 1,873 and 1,875 9th-ave, sw cor of 107th-st, to October 11.

By J. T. Stearns.

Fifteen lots on n s Bartholdi-st, 93.8 ft w of West Plains road, 25x100 each; J H Collins, W F Ritchie and others. $8,085.

Plot of land s s Bartholdi-st, 111.5 ft w of West Plains road, 25x111.7x142.3x25.3; Thomas Lewis and others. $1,990.

Plot of land on White Plains road, nw cor of Bartholdi-st, 25.2x98x102.5x25; F Crawford. $1,650.

Plot of land on White Plains road, se cor of Bartholdi-st, 25.2x111m5x101.5x irreg; J H Collins and others. $1,575.

Five lots n s Bartholdi-st, cor of Pine-st, 25x100 each; J H Collins and others. $850.

Two lots n s Bartholdi-st, adjoining above, 25x125 each; J Kennedy. $360.

Five lots n s Bartholdi-st, adjoining above, 25x100 each; J Kennedy. $800.

One lot e s Cedar-ave, 100 ft n of Bartholdi-st, 25x118; J Kennedy. $110.

One lot w s Rosewood-ave., 100 ft n of Bartholdi-st, 25x118; J Kennedy. $110.

BROOKLYN PROPERTY.

By J. F. B. Smyth.

One 2-story building, with lot, No. 23 Richardson-st., near Union-ave, lot 25.11x138.4x110.2x100; Mr. Flingelstock. $2,900.

RECORDED REAL ESTATE TRANSFERS--N. Y. CITY.

50th-st, s s, 200 w Ave A, 25x102. James Higgins and wife to Andrew Hofinger.	20,100
123th-st, n s, 282.10 e 3d-ave, 19x99.11. George C. Hoffmann to Mary Hoffmann.	15,000
113th-st, n s, 224 e 8th-ave, 16x100.11. Jno. D. Crimmins to George F. Vogel.	14,500
84th-st, No. 239 West, Minnie Silberberg to Sarah Baumann.	17,000
120th-st, No. 219 East, Mitchell Halliday to Rosina Rennert.	12,000
2d-ave, Nos. 1,885 and 1887, George Ehret to P. A. Clerk.	54,000
83d-st, s s, 206 e 1st-ave, 25x102.2. Maria Ueckermann to Franz F. Pfaff.	20,600

RECORDED MORTGAGES.

James Baker and wife to H S Ely and another, executor, No 34 West 35th-st, 3 years, $15,000.

John Cetter et al. to E Hirsh and another, e s 10th-ave, s s 99th-st, demand, $2,500.

Francis A Clark and wife to George Ehret, s w cor 97th-st and 2d-ave, instal, $45,000.

Catharine Doltschman to Mary E Young, n s 51st-st, e of 1st-ave, 1 year, $2,000.

William Fitzpatrick and wife to A Perry, 180 Spring-st, 5 years, $7,000.

Patrick Gallacher to John Hardy, n s 55th-st, w of 9th-ave, 1 year, $2,500.

Max Gross to Morris Berger, 292 Delancey-st, in stal, Max Gross to Morris Berger, 292 Delancey-st, instal, $6,000.

Harris E Goldstein to Rosenthal, 52 Ludlow-st, $4,500.

Thomas E Godwin to Charles H Bussell, jr, et al, s e cor 1st-ave and 114th-st (3 morts), 5 years, $29,250.

Andrew Hofinger to James Higgins, s s 80th-st, w of Ave A, 1 year, $6,500.

Andrew Hofinger to German Savings Bank, same property, 1 year, $2,000.

James Hagerby to Central Trust, s s 114th-st, w of Ave A (2 morts), $24,000.

RECORDED LEASES.

Cogan, Sarah M., to Henry Morden, store No. 2,059 7th-ave., 5 1-2 years.	900
Campbell, William T., to Max Steinhardt, store n. w. cor. 24-ave. and 123d-st., 5 years.	1,000 to 1,200
Heucken, Sophie E., et al., to J. B. Grifen and others, n. w. cor 6th-ave. and 127th-st., 20x100, 5 years.	1,100
Houghton, J. L., to Harris Brock, 587 2d-ave., 1 year.	720
Lewine, Fisher, to David Abrahamson, n. s. Henry-st., lot 892, 15 years.	2,000

Auction Sales of Real Estate.

JERE. JOHNSON, JR. REAL ESTATE AUCTIONEER.

GREAT ADJOURNED SALE,

POSITIVE AND UNRESERVED.

150 SUPERB LOTS

On the Celebrated and Well-Known

NAPIER FARM,

The envy of lot buyers for a generation, the finest property between Morris Park and Woodhaven, L. I., at Public Auction, on the premises, near

WOODHAVEN,

AT 2 O'CLOCK P. M.

THURSDAY, OCT. 11, 1888.

Where is the Napier Farm and what are its advantages? It is high, splendidly drained, immediately in front of Brooklyn's magnificent improvements, only a few minutes' walk from Woodhaven Junction, Clarenceville, Morris Park, or Richmond Hill Stations, on the Atlantic Avenue Rapid Transit and Jamaica Avenue Electric roads. The facilities for reaching New-York and Brooklyn are unprecedented. Streets superbly made; every lot ready for immediate use. Lots offered will positively be sold to the highest bidder. The Title Guarantee and Trust Company of New-York, cash capital $900,000, issues a policy with each deed insuring title.

ATTRACTIONS AT SALE.

ROYAL BANQUET UNDER COLOSSAL TENT AT 1:15 P. M. BRILLIANT MUSIC BY CELEBRATED TWENTY-THIRD REGIMENT BAND. FREE EXCURSION FROM NEW YORK AND BROOKLYN TO GROUNDS.

ADVICE TO ALL.

☞ Do not stay away from this sale for fear that prices will be too high. Remember, lots will be sold to highest bidder, regardless of neighborhood values. Put money in your pocket to pay first deposit and attend. Free excursion tickets, maps and full particulars of JERE. JOHNSON, JR., 60 Liberty-st., New-York, or 393 Fulton-st., Brooklyn.

PETER F. MEYER, Auctioneer.

Executor and Trustee Sale.

by order of EDWARD T. HUNT, executor and trustee of the estate of Thomas Hunt, deceased.

304 Choice and Desirable Lots,

located on

18T, 2D, 3D, 4TH AND 5TH AVES.,

AND ON

56TH, 57TH AND 58TH STREETS,

will be sold at auction on

TUESDAY, OCT 9, 1888,

at 12:30 o'clock, at the Real Estate Exchange and Auction Rooms, Nos. 59 to 65 Liberty-st., New-York City.

70 per cent can remain on bond and mortgage, at 5 per cent interest for three or five years.

Access to the property is had by the ferries from Pier 2, East River, New-York, to foot of 39th-st., Brooklyn, and to Bay Ridge from foot of Whitehall-st., and by the Brooklyn City Railroad cars from the Bridge, and from the Fulton and Hamilton ferries.

For books, maps and particulars apply at the office of the estate, No. 177 Montague-st., and at the corner of 3d-ave. and 49th-st., Brooklyn, or to Bergen & Dykeman, Attorneys, No. 189 Montague-st., Brooklyn, and at the office of

ADRIAN H. MULLER & SON, Auctioneers,
No. 1 Pine-st., New-York City.

City Property For Sale.

A MAGNIFICENT MANSION!

FOR SALE.

ON RIVERSIDE AVENUE.

Frontage, 40 feet; size of plot, 50x100; side lights, etc. Location finest in the city.

Highest point on Riverside Drive, affording an unobstructed river view.

This superb residence, erected by day's work for the owner's own occupancy, has everything essential as well as all the elegance which long travel abroad and experience could devise to make it a most perfect home. Elaborate woodwork and hardware, and extra-fine plumbing.

STEAM HEAT, ELECTRIC GAS-LIGHTING APPARATUS FOR CHANDELIERS AND GAS LOGS, ELECTRIC GONG DOOR BELL.

Servants' apartments entirely separate.

Rear staircase to upper floors.

Will be sold with or without the elegant furniture, etc. Further particulars can be obtained of

V. R. STEVENSON & CO.,
106 Broadway.

GERMAN-AMERICAN

REAL ESTATE TITLE GUARANTEE CO.

34 NASSAU-ST., Mutual Life Building. 201 MONTAGUE-ST. Brooklyn.

When institutions like the Farmers' Loan and Trust Company and the Produce Exchange Gratuity Fund Company can be defrauded by investing hundreds of thousands of dollars on mortgages which proved worth less, careful investors in real estate, whether as purchasers or mortgagees, should avail themselves of the security which the title insurance system offers. Have your

TITLES EXAMINED AND GUARANTEED.

No fees for searches.

Counsel, CHARLES UNANGST. HON. NOAH DAVIS, Consulting Counsel.

EXTRA WIDE CORNER HOUSE FOR SALE ON LENOX HILL.

The very attractive four-story dwelling southeast corner Madison-ave. and 73d-st. (entrance on the street) is admirably arranged with large, cheerful rooms and an abundance of sunlight. The house is constructed of excellent material and finished in the best style. Servants' staircase to second floor, bathrooms with tiled floors, electric bells, and every modern convenience. For further information and cards of admission apply to

GEO. R. READ,
9 PINE-ST.

A.— FOR SALE ON LENOX HILL, a very attractive four-story private dwelling.

NO. 42 EAST 73D ST., BETWEEN MADISON AND PARK AVS.

Admirably arranged; abundant sunlight; not a dark nook or corner; dining-room and hall spacious; house elegant, palatial and substantial throughout.

PASSENGER ELEVATOR TO FOURTH STORY.

The marked success of the Julien Electric Motor now applied to the Madison ave. cars, affords to the residents of this locality superior advantages of travel.

McCAFFERTY & BUCKLEY, Architects,
Office, 884 Park-ave., near 53d-st. House open.

BARGAIN in 53d-st., near 5th-ave.—Elegantly decorated dwelling; 21 feet wide.
E. A. CRUIKSHANK & CO., 176 Broadway.

ELEGANT FOUR-STORY PRIVATE RESIDENCES, 126 to 132 West 124th-st.
BETWEEN LENOX AND 7TH AVES.
ALWAYS OPEN FOR INSPECTION.
Can be seen evenings by inquiry at 154.

FOR SALE or TO RENT.—Elegant 4-story brownstone house, 123 West 72d-st. Apply on the premises or to 82 South-st. SUTTON & CO.

FOR SALE.—755 Lexington-ave., 4-story stone front; immediate possession; price reasonable.
RULAND & WHITING, 5 Beekman-st.

MOTT-ST., 308 TO 316 FOR SALE.—Five 4-story brick front and four 5-story brick rear tenements; plate-glass fronts; actual rent $6,810; easy terms. Inquire OWNER, 120 Broadway, room 13 34 floor.

THAT ELEGANT four-story brownstone dwelling, NO. 122 WEST 81ST-ST.
Handsomely decorated; built by Samuel Colcord. Apply on premises or to ROBERT T. MEEKS, 118 West 79th-st.

40TH-ST., 215 TO 221 WEST, FOR SALE.—The Pierrepont flats; four 5-story brownstone double flats with all modern improvements; lot 100x100; houses 85 feet deep; rent over $17,000 per annum; easy terms. Inquire OWNER, 120 Broadway, room 13 34 floor.

City Property To Let.

NEW DOUBLE FLAT, 28x90. C. G. M., 106 West 42d-st.

TO LET.—336 Lexington-ave., near 39th-st., 4-story stone; in good order. RULAND & WHITING, 5 Beekman-st.

331 MADISON-AVE., COR. 43D-ST.—To Let—The larger portion of steam-heated, furnished corner house (the owner reserving some rooms). Apply on premises from 3 to 5 p. m.

THE TARIFF OF 1888," a pamphlet of 20 large pages giving rates of duty now in force, in full, together with the entire Free List, and other valuable Tariff information. Timely for reference, and absolutely correct. Price 12 cents a copy. Published by "The Tribune," New-York.

Business Property For Sale and To Let.

BUILDINGS, STORES, LOFTS AND OFFICES TO LET, on Beekman, Ann, Fulton, John, Pearl William, Nassau and streets in the vicinity. RULAND & WHITING, 5 Beekman-st.

TO LEASE—On North River, below Chambers-st., half of a very desirable pier and bulkhead.
E. A. CRUIKSHANK & CO., 176 Broadway.

TO LET.—Three lofts, 50x85; light all around; steam elevator, steam power, steam heated. Inquire of
S. B. ALTHAUSE & CO.,
On premises, 101 and 103 Thompson-st.

Brooklyn Property For Sale and To Let.

FEW CHOICE APARTMENTS TO LET IN

THE MONTAGUE,

TEN MINUTES FROM WALL STREET.

103 and 105 Montague-st., Brooklyn, situated on Brooklyn Heights, near Wall Street Ferry, overlooking the Bay and Harbor. Within 15 minutes of the Stock Exchange and Produce Exchange. Constructed of granite and brick, with front stairs of marble and iron and rear stairs of slate and iron. All walls and beams protected with Lyons's patent fireproof blocks and plates. Plumbing perfect. Steam heat and elevators. Stained glass and decoration by Tiffany. For accessibility, location, comfort, style and elegance unsurpassed in New-York or Brooklyn. Rents from $1,000 to $4,650.

Apply to CHAS. HEISER, Agent, or FRED J. STONE, Owner, 32 Liberty-st., New-York.

$3,500—HOUSE FOR SALE, all improvements. 88 Schaeffer-st., Brooklyn.
Apply on premises.

Country Property For Sale and To Let.

AGENCY FOR MONTCLAIR.—Handsome residences and building sites for sale; houses to let, season or year. CLARENCE B. TUBBS, 5 Beekman-st., N. Y.

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.; 950 Broadway, between Twenty-second and Twenty-third sts., until 8 p. m.; 270 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 Sixteenth-st.; 1,708 First-ave.; 100 West Forty-second st.; Ninth-ave. and Sixty-eighth-st., and 69 Liberty-st., and the HARLEM OFFICE, 180 East One-hundred-and-twenty-fifth-st., up to 9 p. m. at regular office rates.

LONG BRANCH.—For sale, at Elberon, 17-room cottage, ocean side; also Monmouth Beach and Sea Bright. WILLIAM LANE, Long Branch.

MONTCLAIR REAL ESTATE AGENCY.—Houses to let; handsome residences for sale at moderate prices. PARSONS & TAYLOR, 79 Cedar-st., N. Y.

MONTCLAIR, N. J.—Charming summer resort and winter home; modern residence; 8 bed-rooms; every city convenience; attractive grounds; nearly 4 acres; two frontages; ample stable. Further particulars, EDW. P. HAMILTON & CO., 96 Broadway, office 32.

MORRISTOWN, N. J.—Family going abroad will rent elegant mansion; handsomely furnished; Grand Steinway piano; gas, water, large stable; highest grounds on Madison-ave. Address J. HENRY JOHNSON, Morristown.

Hotels.

EVERETT HOUSE.

4TH-AVE. AND 17TH-ST., NEW-YORK.
Centrally located,
OVERLOOKING UNION SQUARE.
Table Service a la carte.
JOHN G. WEAVER, Jr., & CO.

HOTEL BRISTOL,

5TH-AVE., CORNER 42D-ST., N. Y.
For the COMFORT and CONVENIENCE of FAMILIES, the location and arrangement of rooms at the BRISTOL are superior to any hotel in NEW-YORK CITY.
W. E. WOOLLEY.

HOTEL NORMANDIE,

BROADWAY AND 38TH-ST., NEW-YORK.
The most comfortable and complete Family Hotel in the City. On the European Plan, with restaurant of peculiar excellence. ABSOLUTELY FIREPROOF.
FERDINAND P. EARLE, Proprietor.

THE SHERWOOD,

531 FIFTH-AVE. COR. 44TH-ST.,
NEW-YORK.
A QUIET HOTEL on the AMERICAN PLAN. ELEGANT APARTMENTS en suite for families.
GEO. MURRAY, Proprietor.

THE HAMILTON,
503 5TH-AVE.,
Corner 42d-st.
This first-class family hotel has been renovated throughout. Rooms single and en suite. Southern exposure. Cuisine and service unexcelled.
J. V. JORDAN.

Dry Goods.

AT JAMMES', 13 West 30th-st.—Great sales of Biarritz Gloves, 95 cents a pair; Silk Underwear, $1 25. Ladies be sure to call immediately.

BUY your Furs and Sealskins from C. C. Shayne, Manufacturer, 103 Prince-st. Perfect fitting garments, newest styles, lowest possible prices for reliable goods. Furs made to order; repairing done.

SINGLE pieces and odd rolls Carpetings to close regardless of cost. Mattings, Rugs, Fancy Chairs, Rockers, Tables, Desks. ANDREW LESTER'S SONS, 739-741 Broadway.

Amusements.

LYCEUM THEATRE. 4th-ave. and 23d-st. Daniel Frohman Manager.
Begins 8:15. Matinees Wednesday and Saturday at 2 p. m.
E. H. SOTHERN | as | LORD CHUMLEY
E. H. SOTHERN | as | LORD CHUMLEY
E. H. SOTHERN | as | LORD CHUMLEY
By DeMille and Belasco, authors of "The Wife."

MADISON SQUARE GARDEN.

ONE WEEK, SUNDAY, OCTOBER 7,
ROADSCULLER RACES.
6 DAYS—60 HOURS,
BY 14 CHAMPION OARSMEN.
Irish's 13th Regiment Band Day and Night.
ADMISSION, 50 cts. RESERVED SEATS, $1.

NIBLO'S. 7th Week.
E. G. GILMORE, Lessee and Manager.
Reserved Seats (Orchestra Circle and Balcony), 50 cents.
R-O-L-O-S-S-Y K-I-R-A-L-F-Y'S
BEAUTIFUL BALLET SPECTACLE. MATHIAS SANDORF.
—KIRALFY'S GREATEST SUCCESS.—
Mat. WEDNESDAY—Mat. SATURDAY.

ORATORIO SOCIETY OF N. Y.

Rehearsals have been resumed and take place every Thursday evening, at Association Hall, 23d-st. and 4th-ave. Those wishing to join the chorus can apply on any Thursday evening between 8 and 10 at above place.

STANDARD THEATRE. 6TH WEEK.
Evenings at 8. Saturday Matinee at 2.
J. M. HILL'S CO. in PHILLIP HERNE.
Times—"A prodigious success." Tribune—"A decided success." Graphic—"An instantaneous hit."

WALLACK'S.

LAST WEEK OF THE OPERA SEASON.	BOCCACCIO. McCAULL OPERA COMPANY. EVENINGS AT 8. Saturday Matinee at 2.	LAST WEEK OF THE OPERA SEASON.

WALLACK'S. COQUELIN-HADING.

Commencing MONDAY EVENING, OCTOBER 8, M. COQUELIN, sine, of the Comedie Francaise, Mme. JANE HADING of the Gymnase, and a superior French dramatic company, under the direction of Messrs. Henry E. Abbey and Maurice Grau.

REPERTOIRE FOR FIRST WEEK:

MONDAY, DEBUT OF M. COQUELIN. "Les Precieuses Ridicules," "La Joie Fait Peur," and the "Coquelin Monologue."

TUESDAY, DEBUT OF MME. HADING. LE MAITRE DE FORGES.

WEDNESDAY, combined appearance of M. Coquelin and Mme. Hading, L'AVENTURIERE.

THURSDAY, "Gringoire" and "Le Depute de Bombignac." FRIDAY, "Les Surprises du Divorce." SATURDAY EVENING, "Don Cesar de Bazan."

SATURDAY GRAND MATINEE.

Seats now on sale. Prices, $2.50, $2 and $1.
Reserved admission, $1 and 50 cents.

14TH STREET THEATRE, Cor. 6th-ave.
Matinees Wednesday and Saturday.
CORA TANNER
in Robert Buchanan's sparkling comedy,
FASCINATION.

The Turf.

AMERICAN JOCKEY CLUB.

AUTUMN MEETING, 1888,
THURSDAY, OCT. 4,
and continues every day to
SATURDAY, OCT. 13.
First race at 1:30 p. m.

Trains leave Grand Central Depot at 11:35 a. m. and at brief intervals between the hours of 12:05 and 12:55 p. m.

JOHN HUNTER, Pres.

FALL RACE MEETING AT JEROME PARK.

October, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12 and 13.

THE NEW-YORK CENTRAL AND HUDSON RIVER RAILROAD CO. (HARLEM DIVISION) will sell excursion tickets on above dates at the low rate of 60 cents for round trip, and will run special trains direct to Jerome Park enclosure, leaving Grand Central Station 11:45 a. m., and between 12:05 and 12:55 p. m. as many trains at frequent intervals as may be necessary to accommodate the public.

RACES COMMENCE AT 1:30 P. M.

Train leaving Grand Central Station at 10:35 a. m. will connect at Bedford Park with train for race-course. Regular trains stopping at Fordham Station leave Grand Central Station at 1:30 and 2:30 p. m. Round-trip tickets will be sold from 125th-st. and 138th-st. stations to Fordham and Bedford Park for regular trains.

Purchase excursion tickets at 413, 755, or 942 Broadway, Grand Central Station, 125th-st. Station (Harlem) and at 138th-st. Station (Mott Haven).

Real Estate.

GERMAN-AMERICAN

REAL ESTATE TITLE GUARANTEE CO.

34 Nassau-st., Mutual Life B'ld'g. 201 Montague-st., Brooklyn.

CAPITAL, $500,000.

Examines and Guarantees titles to Real Estate.

No charges for disbursements or searches.

Money to loan on Bond or Mortgage at 4 1-2 per cent.

CHAS. UNANGST, Counsel. Hon. NOAH DAVIS, Consulting Counsel.

Amusements.

AMERICAN INSTITUTE FAIR,

3D-AVE. AND 63D-ST.

OPEN FROM 10 A. M. UNTIL 10 P. M.

GRAND INDUSTRIAL DISPLAY.

25 CENTS ADMISSION. WORKS OF ART, HOUSEHOLD GOODS, MACHINERY IN MOTION.

ACADEMY. 25c., 50c., 75c., $1
Gilmore & Tompkins, Propts. and Managers.
DENMAN THOMPSON.
THE OLD HOMESTEAD.
SEATS READY EIGHT WEEKS AHEAD.

BROADWAY THEATRE, Corner 41st-st.
Evenings at 8. Mat. Sat. at 2.
Fourth week. Romantic and spectacular play.
THE KAFFIR DIAMOND. Entire new scenery.

BASEBALL.—POLO GROUNDS, TO-DAY.
GRAND LEAGUE CHAMPIONSHIP GAME.
CHICAGO vs. NEW-YORK.
Game 3:30 p. m. Admission 50c.
To-morrow—CHICAGO vs. NEW-YORK.

BIJOU THEATRE, Broadway, near 30th-st.
Matinees Wednesday and Saturday.
The Great London Comedy Success.
KATTI, The Family Help.
Marietta Nash, Geo. Learl and excellent support.

BATTLE OF GETTYSBURG.
19th-st. and 4th-ave.
100,000 figures on the Canvas. Cost of painting and building, $200,000. Story of the Battle in book form presented each visitor Sundays. Under management of J. M. HILL.

CASINO, Broadway & 39th-st.
Evenings at 8. Matinee Saturday at 2.
"LAST NIGHTS"
OF THE MOST SUCCESSFUL OPERETTA PRODUCED IN NEW-YORK IN YEARS.
NN N A DDD J Y Y
NNN A D D J Y Y
N NN A D D J YY
N NN AAA D D J J Y
N NN A A DDD JJJ Y
Admission, 50 cents. Thursday, Oct. 11, 150th night.

DOCKSTADER'S Broadway and 29th-st.
MINSTRELS. MASTER HARRI, THE MALE PATTI.
50c., 75c., $1. Matinee Saturday. Evenings 8:30.

GRAND OPERA HOUSE.
Reserved Seats—Orchestra Circle and Balcony—50c.
CLARA MORRIS.
To-night—ARTICLE 47. Friday—NEW MAGDALEN.
Next week—CARLETON OPERA COMPANY.
Next Sunday PROF. CROMWELL will give his new lecture, HOW I SAW PARIS.

HARRIGAN'S PARK THEATRE.
EDWARD HARRIGAN . . . . . Proprietor
M. W. HANLEY . . . . . Manager
MR. EDWARD HARRIGAN'S
Truly Artistic and Natural Character Acting. WADDY GOOGAN.
DAVE GRAHAM AND HIS POPULAR ORCHESTRA.
WEDNESDAY—MATINEE—SATURDAY.

JERUSALEM AND THE CRUCIFIXION.
THE GREATEST OF ALL PANORAMAS.
MADISON-AVE. AND 59TH-ST.

MADISON SQUARE THEATRE.
Gillette's Great Hit.
LEGAL WRECK. TENTH WEEK.
LEGAL WRECK. Theatre crowded nightly.
LEGAL WRECK. Evening, 8:30. Matinee Saturday.

STAR THEATRE, Broadway and 13th-st.
Reserved Seats, Orchestra Circle and Balcony,
50 CENTS.
STANDING ROOM ONLY EVERY NIGHT.
EXHIBITED
FOR THE FIRST TIME SINCE THE SHAUGHRAN.
THE GREATEST FARCE COMEDY,
ZZZZZ H GGG ZZZZZ A GGG
Z H G G Z A A G G
Z H G Z A A G
Z H G Z A A G
Z H G GG Z AAA G GG
Z H G G Z A A G G
ZZZZZ H GGG ZZZZZ A A GGG
AN UNPARALLELED SUCCESS.
The house was filled with laughter and applause from the beginning to the end of the performance.—Daily Times, Oct. 2.
"Zig Zag" is undoubtedly a money-maker and a credit to the management.—N. Y. Star, Oct. 2.
HERALD.
It's a wonder that they came out alive, so continuous is the fun.
SUN.
For a performance ZIG-ZAG is remarkably bright and entertaining.
CAN ANY MORE BE SAID?

STAR THEATRE, Broadway and 13th-st.
Reserved seats, orchestra circle and balcony, 50 cents.
AN ENGAGEMENT OF SOLID FUN.
W. W. TILLOTSON'S COMEDY COMPANY
in the latest musical farce,
ZIG-ZAG. ZIG-ZAG.
MATINEES WEDNESDAY AND SATURDAY.

5TH AVENUE THEATRE.
ESTELLE CLAYTON
in
THE QUICK OR THE DEAD?
Evenings at 8. Saturday Matinee at 2.

City Property to Let.

AN ATTRACTIVE, medium size house, near Dr. Hall's Church; rent $2,100, unfurnished, or equally reasonable terms furnished. BELLAMY & WINANS, 659 5th-ave.

ATTRACTIVE HOUSES at Pelham Manor, N. Y., 8 and 10 rooms, with bath, furnace, &c. Address E. H. HUDSON, 231 5th-ave.

A HANDSOME QUEEN ANNE HOUSE, with all improvements; 10 minutes from elevated cars; half acre of lawn, trees, &c. A., Box 24, Tribune Office.

A FOUR-STORY, 16-ROOM HOUSE.—Decorated; gas fixtures; laundry extension; 2 bathrooms. Apply 116 West 82d-st. or 118 West 79th-st.

PRIVATE STABLE TO LET.—TENNIS BUILDING ASSOCIATION, 212 West 41st-st.

TO LET.—Lofts, each 50x65; steam power, elevators and furnished with automatic fire sprinklers. McCLAVE BUILDING, 11th-ave., 21st and 22d sts.

TO LET.—138 to 144 West 94th-st., 4-story and basement; built for investment; near L station; only one left of seven. SCHUYLER, 9th-ave. and 71st-st., and 32 Liberty-st.

TO LET, and furnished new, if desired, four-story brownstone, 2,006 5th-ave.; finely frescoed; beautiful mirrors. H. P. DE GRAAF, Bowery National Bank.

TO LET low, furnished new if desired, 463 Lexington-ave.; four-story, cabinet finished, with extension. Janitress will show. H. P. DE GRAAF, Bowery National Bank.

10TH-AVE., 325.—Bakery, with fixtures, plate-glass window, marble-top counter, two ovens.

245 LEXINGTON-AVE.—To let, unfurnished, four-story brownstone house, in fine condition.

Rooms and Flats To Let.

A.—THE ORION,
142 and 144 West 105th-st.
Several elegantly decorated and steam heated apartments; 8 to 10 light rooms; $35 to $75.

A FEW MORE of the newly decorated "CRESCENT" apartments to let. Apply to HARGRAVE, COCK & CO., Piano Warerooms, 135 5th-ave.

A HANDSOMELY decorated apartment, eight rooms, no shafts; steam heat and fuel furnished; passenger elevator and hall boy. THOMAS & ECHERSON, 35 West 30th-st.

A FIRST-CLASS FLAT, fully furnished, in good locality, below Central Park, required until January 15, by a responsible party, leaving then for Europe. Address C. B., Tribune Uptown Office, 1,238 B'way.

APARTMENTS.—Single; 8 light rooms; steam heated, decorated; servants' stairs; 1 block Central Park and L station; $42, $57. 75 West 94th-st., or H. C. KINKLE, 1,024 9th-ave., or 1,191 3d-ave.

ELEGANT dentist's office, alcove and small room; ample closets; perfect order; centre N. Y. OWNER, 122 East 23d-st.

FURNISHED FLAT TO LET.—In the strictly first-class apartment house, 121 MADISON-AVE.; completely furnished; everything unexceptionable; immediate possession to a first-class tenant. Apply to janitor.

SPLENDIDLY FURNISHED SECOND FLAT, seven light rooms, bath; every convenience; silver, bed and table linen; excellent neighborhood; elevated station convenient; splendid entrance. $65; one $55. 104 East 90th-st., second bell.

THE EDINBORO, northwest corner 10th-ave. and 103d-st.—Apartments with steam heat, passenger elevator and all first-class appointments; rents from $45 to $85 per month. Apply on premises or to WALTER LAWRENCE, N. W. cor 9th-ave. and 104th-st.

TO LEASE.
First-class single flats (25 feet front) in new building; steam heat throughout; rents from $600 to $1,200. 49 East 78th-st., Madison-ave.

TWO handsomely furnished rooms, with large closets; to gentlemen only; private family. 140 West 21st-st.

LARGE furnished room to let; with or without board. 159 Spring-st.

UNFURNISHED FLAT, 203 West 23d-st.—A handsome corner flat; saloon parlors; all light, sunny rooms; no air shaft; to a first-class family. Janitor; permit apply to JAYNE & CO., 254 West 23d-st.

32 CLINTON PLACE.—Superior accommodations; newly decorated, handsomely furnished, steam heated; large and small rooms; elegant parlor; experienced, refined management; reasonable prices; permanent or transient.

40TH-ST., 215 to 221 West, near Broadway.—The Pierrepont Flats to let; six light rooms and bath; perfect order; electric bells; all modern improvements; rent, $30. Agent on premises.

129 TH-ST., 23 WEST.—Fine location; suites of pleasant rooms on parlor floor of large double house; superior board; moderate terms.

Rooms and Flats To Let.

223 EAST 14TH-ST.—"The Grafton."—8 light decorated rooms; mirrors, cornices and bric-a-brac mantels. Janitor.

Board and Rooms.

A NEWLY, handsomely furnished, warm room, 149 East 27th-st., near Lexington-ave.; gentleman only; reference.

AT 147 WEST 22D-ST.—Rooms to let, furnished, in private house, to gentlemen; $3 to $4.

A LARGE furnished room on first floor; hot and cold water; large closet. 442 Lexington-ave.

BOARD.—A small family of adults will rent, with superior accommodations, second-story alcove room. 6 East 126th-st.

COMFORTABLE square room for two gentlemen. 447 Lexington-ave.

DESIRABLE ROOMS, with board.—44th-st., 209 West.

FURNISHED suites of three or four rooms; private dining-room if desired; table and all appointments first-class; also a studio to rent; references. No. 121 East 38th-st.

HANDSOMELY furnished rooms at reasonable terms; also parlor floor; breakfast; private table, if desired. 34 East 32d-st.

HANDSOME suite of front rooms, over parlor, with private table; also square room, 3d floor. 122 East 19th-st., block below Gramercy Park; references.

IN REFINED FRENCH FAMILY, large, front room, alcove, board; conversation in French; references. 328 Lexington-ave.

LARGE AND SMALL ROOMS; all sizes and prices; board if desired; bath included, &c. 216 East 14th-st.

MADISON-AVE, 144.—Unusually excellent board; suits on parlor and second floors; square rooms for gentlemen.

NICELY FURNISHED ROOMS; convenient to Broadway, 6th and 7th aves.; meals if desired. 104 West 45th-st.

ROOMS, with board, suitable for three to four gentlemen or family; also single rooms; table boarders taken. 82 Clinton place.

THE ARNO, Broadway and 28th-st.—Handsomely furnished rooms, singly or en suite, with or without board; terms moderate. H. S. MARSH.

TWO DESIRABLE ROOMS, with or without board, in the neighborhood of Stuyvesant Square; references exchanged. Address J. B. R., Tribune Office.

2-SUITE of apartments, with excellent table, in a handsomely furnished house. No. 132 Madison-ave., southwest corner.

5TH-AVE., 389.—Handsome rooms, single or en suite; good board and attendance; running water; good closet room; also physician's office; reasonable for good accommodations.

5TH-AVE., close to 57th-st.—Choice suites for bachelors; large and sunny rooms; rents low. E. A. CRUIKSHANK & CO., 176 Broadway.

5TH-AVE., 536.—Elegant suites of rooms, with or without private table; superior rooms for gentlemen.

5TH-AVE., 467.—Handsome, large, square rooms en suite, with or without private table; rates reasonable.

10TH-ST., 62 WEST.—Second-story, large front room, suitable for one or two gentlemen; closets; gas; use of bath; family private; references required.

14 EAST 42D-ST., NEAR 5TH-AVE.—Handsomely furnished rooms, with excellent table; references.

17TH-ST., 112 EAST, NEAR BROADWAY.—Private family will rent elegantly furnished parlor floor, second story alcove front room and hall room,