THE REAL JAPAN.

ACTUAL JAPANESE PROGRESS.

THE REAL JAPAN. STUDIES OF CONTEMPORARY JAPANESE MANNERS, MORALS, ADMINISTRATION, AND POLITICS. By Henry Norman. Illustrated from Photographs by the author. 8vo, pp. 304. (Charles Scribner's Sons.)

The author of this book had unusual opportunities for acquiring information concerning the actual facts of that very modern progressive—or at least revolutionary—movement which has made Japan the source and centre of so much interest. He has used these opportunities wisely and well, and has given his readers what no other work on Japan affords, namely a series of clearly drawn pictures of the country and people as they appear to-day, and as they are affected by the changes which have been occurring with bewildering rapidity of late years. The Japanese are the most flexible people in the world, or they could not have adapted themselves as they have done, and with so little apparent friction, to the composite system of government which has taken the place of their ancient institutions. No doubt the events which resulted in the ruin of the principal Damios and the elimination of the usurping Shogun prepared the way for the innovations which were to follow. But while there seems at present to be a certain reactionary tendency, the real wonder is that there has been so little resistance to the new ideas; and the real danger is lest the enthusiasm of the leading minds of Japan for Western institutions and ideas should lead them too far, and cause them to destroy or abandon forms of national life which far exceed in beauty, delightfulness and ethical elevation anything the West can offer as substitutes.

Mr. Norman, we are glad to note, is entirely of this way of thinking, and it is that which should be most insistently urged upon the Japanese themselves. For nothing can be farther from the truth than the notion that Japan was a semi-barbarous country when Western nations broke down the barriers that isolated her. She then possessed a civilization in some respects superior to that which the West has attained with all its energy and all its knowledge. Indeed, it is a serious question whether, as regards most of the conditions which make life worth living, the mass of the Japanese people were not better off than the mass of any Western nation at the period referred to. So far as the higher and finer elements of civilization are concerned, moreover, Japan may challenge the world: for nowhere else can be found anything to compare with the gentleness, courtesy, kindliness, and absence of rough and coarse manners which characterize, not only the educated class, but as a rule the poorest of the poor, in that country. Now, it is evident that the national training which has produced these results—which has practically produced a nation of gentlemen and ladies—has nothing in common with barbarism. Another deeply significant fact very strikingly illustrated by Mr. Norman in his account of Japanese prisons and convict labor is the remarkable aptitude of all the Japanese for art work. Certainly no such system of prison discipline could be introduced into any other country under the sun as has been successfully established there. For all prisoners are classified according to their capacities in these prisons, and no difficulty is found in teaching them the most delicate processes of art work, such as carving on ivory and wood, the making of cloisonne work, and almost every class of fine and exact art production. The sureness of hand and eye, the delicacy of manipulation, and above all the taste, which characterize Japanese art, are in short not the possession of a class alone, but of the whole Nation; and of what Western people, however advanced, can the same be said?

The new institutions of Japan are in such working order that they frequently excel their models. The prisons are admirably arranged, and their sanitation is perfect. The police system, patterned after that of France, is apparently rather too complicated, and embraces too wide a field of observation and inquisition. The manners of the Japanese policeman, however, are irreproachable, and according to Mr. Norman, they make arrests with a deprecatory and bland regard for the feelings of the prisoner which would be simply grotesque elsewhere, but in Japan is considered simply decorous and proper. The author has an amusing chapter on Japanese journalism, which at present labors under very serious drawbacks, the chief of which are mechanical, and arise from the intricate redundancy of the Chinese characters used in printing. Nevertheless the interviewer has become a fixed feature of Japanese journalism, and he performs his functions with a thoroughness which leaves nothing to desire, were his interpretation of foreign expressions somewhat less mixed. The vernacular press is as yet in the chrysalis state, and the Government has not yet learned to put aside wholly the old repressive policy. But with constitutional government and the free Parliament, the press must develop, and become more useful to the country than it has hitherto been.

Mr. Norman dwells at much length upon the military status of Japan, and the information he is able to bring forward conclusively shows that the rulers of the country fully apprehend the dangers which the future may expose them to, and the imperious necessity of taking timely precautions. For they realize that Japan is the key of the Pacific in the event of a war between Western Powers—between England and Russia, for example—and that China is always, and now more than ever, a shadow and a menace to her weaker neighbor. Therefore, Japan has for years been arming and organizing a navy and an army capable of coping with Western ships and rifles. Mr. Norman was permitted to inspect the navy yards, arsenals and arms-factories, and he states, from a wide experience, that the resources of Japan in all these matters are really formidable, and her army and navy efficient. She can mobilize 150,000 troops, all drilled and disciplined, and all armed with a rifle much resembling the Lebel arm. Her navy is already powerful, carrying the best modern guns. She has ironclads fit to cope with all but the heaviest of their kind. Her coast fortifications are being constantly strengthened and extended. She is now weak in cavalry alone; and as the topography of the country affords little opportunity for the employment of that arm, save for scouting and vidette service, perhaps this deficiency is not of great consequence. There is nothing aggressive in the policy of Japan, but she perceives—and the Treaty Powers have taught her this—that if she is to obtain justice from the West, if she is to secure recognition as a civilized Power, if she is to maintain her independence, she must be in a position to fight if need be, as well as to negotiate. Her treatment by the Great Powers thus far has been shameful, but it is some satisfaction to know that the United States have less to answer for than the European Powers.

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FEBRUARY, 1892.

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REAL ESTATE.

BUSINESS AT THE EXCHANGE.

There was a good attendance at the Real Estate Exchange yesterday, but the bulk of the offerings were adjourned.

R. V. Harnett & Co. sold under foreclosure No. 35 West Ninety-sixth-st., west of Eighth-ave. The property consists of a four-story brick dwelling on a lot 19x100.11. The bidding started at $22,000, and ran up to $24,000. John and David Dunn were the buyers.

William Kennelly offered Nos. 1,835 and 1,837 Madison-ave., the southeast corner of one-hundred-and-twenty-fifth-st., two three-story brick flats on lots 40x75 each. Both sold to the plaintiff in the proceedings, No. 1,835 for $62,500, and No. 1,837 for $57,518.

The bids published, however, indicate increasing activity during the next month. The most important sale advertised is that of the sampson estate, by R. V. Harnett & Co., embracing valuable investment property in the Bowery and other downtown properties.

New-York, Monday, Jan. 25.

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

1 4-story dwelling, with lot, No 35 West 96th-st, n s, 338 ft w of 8th-ave, lot 19x100.11; John and David Dunn, $24,000.

2 5-story buildings, with lots, Nos 1,835 and 1,837 Madison-ave, s e corner 126th-st, lots 40x75 each; N Y Lumber and Woodworking Co, $60,018.

Sale of building, with lot, No 425 Bleecker-st, s e corner 8th-ave, was adjourned to February 15.

Sale of buildings, with plot of land, Nos 401 to 405 Wood-st, running through South-st, e of Catharine-st, was withdrawn.

Sale of lots on Horatio-st, n s corner of West-st, was adjourned sine die.

RECORDED REAL ESTATE TRANSFERS—N. Y. CITY.

30th-st, s s, 155 ft e of 7th-ave, 18.3x98.9; Prelate D Barker to Henry Brown $1
30th-st, s s, 155 ft e of 7th-ave, 18.3x98.9; John J Barker to Henry Brown 26,300
Ave A, e s, 61.6 ft n of 86th-st, 20x75; Maddona Herbert to Michael Sprietzer 12,500
Carmine-st, No 78; Charlotte Stillmann to Edward F S Clegg 12,100
125th-st, s s, 306.6 ft e of Alexander-ave, 25x100; John Cotter to David L Whitney 1
Grand-st, No 227; D F Runne to Mary Property 2,100
11th-ave, s e cor of 62d-st, 25.8x100; Frank L Smith to Francis M Jones 1
Grand-st, No 229; Daniel D Brinckerhoff to Thomas S Oliver 15,500
102d-st, n s, 255 ft e of 3d-ave, 25x100.11; Robert B Merritt to John Juches 17,800
135th-st, s w cor of 7th-ave, 125x99.11; Adelia B Sloane to Charles N Martin 1
38th-st, s s, 170 ft w of 3d-ave, 16x94; Sarah A Mead et al to Samuel S Abbott 1
Norfolk-st, s e cor of Stanton-st, 25x87; John H Balken to B A Klein 33,500
Same prop; Benedict A Klein to J L Buttenweiser 33,500
75th-st, s s, 260 ft e of 8th-ave, 20x102.2; James T Hall to Joseph C Hecht 43,000
135th-st, n s, 100 ft e of 12th-ave, 376.4x67x218.2x50x128x199.10 to st, x237.9; William M Grinnell to George B Grinnell 100
80th-st, n s, 100 ft w of 10th-ave, 100x100; John Townshend to B S Levy 1
51st-st, Nos 441 to 445 West; Alfred Gutwillig to S R Donnellon 1
57th-st, s s, 100 ft w of 6th-ave, 16x100; Jacob A Cantor, ref, to L M R Scott 20,000
23d-st, s s, 80 ft e of 9th-ave, 20x50; Jean Dorcemont to M Gelbecker 12,500
123d-st, n s, 468.4 ft e of St Ann's-ave, 16.8x100; James Morrow to George J Wallace 7,000
72d-st, No 103 West; Anna E Niles to J Herman Same property; C Elliott Mosher to A E Niles 33,500
Grand Boulevard, w s, 25.11 ft s of 141th-st, 75x100; John C Livingston to J B Pyne 1
140th-st, No 60 West; Nos 10 to 19 West; Wm W Cole to Laura F Hearn 18,000
Academy-st, n w cor Kingsbridge Road, 125x121.8; Julius J Lyons to J Warren Nash 1
135th-st, s s, 188.6 ft e of Alexander-ave, 18x100; Jones James Brown to Sarah D Black 4,500
119th-st, s s, 25.8 ft e of 9th-st, 75x100; Frank S Smith to P M Jones 1
150th-st, n s, 307.4 ft n w of 3d-ave, 22x128.3; George L Elliott to A S Elliott 1

RECORDED MORTGAGES.

Brown, Henry, to Title Guarantee and Trust Co, s s 34th-st, e 7th-ave, 2 years, $14,000.
Clung, Edward F S, to Charlotte Stillmann, s s Carmine-st, e Varick-st, 3 years, $10,000.
Hetter, Peter, et al, to Jos J Jones and ano, Pike-st, n e cor Madison-st, 5 years, $15,000.
Jacobs, John to Frederick Baker, n s 102d-st, e 3d-ave, instalments, $1,200.
Klein, Benedict A, to John H Balken and ano, Norfolk-st, s e cor Stanton-st, 2 years (2 mtgs), $23,500.
Livingston, John, and wife, to the Mutual Life Ins Co, N Y, n s Sathel, e 10th-ave, 1 year (4 mtgs), $68,000.
McElroy, Owen, et al, to Margaret T Nally, n s Leroy-st, e Hudson-st, 6 months (3 mtgs), $1,305.
Marshman, Robert, to George Ehret, Nos 1,257-1,259 3d-ave, demand, $3,000.
Oliver, Thomas S, to D B Brinckerhoff, s s Grand-st, e Elizabeth-st, 1 year, $10,000.
Phillips, Robert, to Lottie Schlussel et al, 1st-ave, corner 109th-st, 5 years, $19,000.
Rossiter, Carolina and another, to Joseph Messerschmitt, Robbins-ave, w s, 4½ larger lot 108, map Wilton, etc, 3 years, $3,500.
Scott, Libbie M R, to the Washington Life Insurance Company, s s 37th-st, 275 ft w of 4th-ave, $30,000.
Sessions, John D, to P. H. Von Stade and another, e s Lexington-ave, 93d-st, 2 years, $6,000.
Thornton, William M, to Charlotte M Tytus, n s 105th-st, e 9th-ave, 1 mortgage, 5 years, $76,000.
Van Cott, Isabella, to Emma E Ockershauser and another, w s Pitman, n Beaumont, 1 year, $1,000.
Weil, Jonas, to Kate Bremer et al, n s 75th-st, w Park-ave, 2 years, $15,000.

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GERMAN AMERICAN
REAL ESTATE
TITLE GUARANTEE CO.
First Class Mortgages for Investors.
Money to Loan on Bond and Mortgage.
TITLES EXAMINED AND GUARANTEED
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No Charges for Disbursements.
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Make a specialty of appraising, selling, renting and caring for
DOWN-TOWN PROPERTY.

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ADJOINING MADISON-AVE., LENOX HILL, full size $75,000
Extra width, Murray Hill, sunny corner 100,000
Fine-size high stoop brownstone, near Windsor 65,000
A modern Lenox Hill house, three rooms deep 38,000
146th-st, near Broadway, less than cost 16,000
5th-ave, full size, investment 115,000
Near Madison-ave, factory, very high ground 26,500
Very attractive house at great sacrifice, 60th-st, near Park $33,000
Bakery brown-stone, very central 24,000
Medium size, especially adapted for physician 28,000
West Side dwellings for sale, 3 and 4 stories, in every street from 60th to 110th-sts, from 115,000 up.
Also, a number of desirable private dwellings that we can exchange for store or flat property. Full particulars of the above can be obtained upon application to WINANT & GOADBY, 500 Madison-ave., corner 52d-st.

ADVERTISEMENTS FOR THE NEW-YORK TRIBUNE WILL BE RECEIVED AT THE UPTOWN OFFICES, No. 1,238 Broadway, corner 32d-st; 1,140 Broadway, corner 26th-st, until 9 p. m.; 206 West Twenty-third-st, corner Seventh-ave; 154 Fourth-ave, corner Twenty-fourth-st; 700 Third-ave, corner Forty-seventh-st; 1,608 Third-ave, near Sixty-first-st; 1,708 First-ave, 106 West Forty-second-st; 1,652 Columbus-ave, 1,170 Ninth-ave, cor 76th-st; 409 Lexington-ave, 52 Avenue A; 1,323 Third-ave, and the HARLEM OFFICE, 1811 East One-hundred-and-twenty-fifth-st, two to 8 p. m. and 7 to 9 p. m. One-hundred-and-twenty-fifth-st, at regular office rates.

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DESIRABLE HOUSES, furnished and unfurnished, all parts of the city. WINANT & GOADBY, 500 Madison-ave., cor. 52d-st.

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VALUE OF
PROPERTY INCREASING
Very Fast in Sioux Falls, South Dakota.
PRICES OF LOTS IN THE SIOUX FALLS IMPROVEMENT COMPANY'S ADDITION TO BE INCREASED FROM TWO TO FOUR TIMES WITHIN THE NEXT FEW WEEKS.
Two large factories already in operation, and another to employ SEVERAL HUNDRED HANDS to start very soon. The city has now about 15,000 inhabitants, and sure to have 100,000 in the next five years. Five friends now entering there; others continuously. It is the metropolis of South Dakota, and will no doubt be the next LARGE CITY OF THE WEST.
Lots can now be purchased at a low figure on this addition. There will probably not be such a chance as this for a long time to make so profitable an investment. No instalment payments. Capitalists or parties having $100 and upward to invest will find it to their advantage to investigate this matter. Investors have made as high as eight times their original investment in three years.
References—Hon. R. F. Pettigrew, United States Senator, Washington, D. C.; Charles E. Johnson, Chester Union National Bank, Sioux Falls, S. D.
Maps and illustrated books on application.
W. S. CHAMBERLIN, Agent.
115 Broadway, New-York City.

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A.—A.—A. THE GREYLOCK. A.—A.—A.
Northeast corner West 140th-st. and Columbus-ave.
To let, apartments, exceptionally well arranged, after an entirely new method; rents $1,400 to $2,000.

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HOTEL DE LOGEROT,
5th av. and 18th st.
RICHARD DE LOGEROT, Proprietor.

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DON'T FORGET
TO EXAMINE THE
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AN ASSORTMENT of second-hand grand, upright and square pianos of our own make, in perfect condition and fully warranted; also a number of second-hand pianos of other prominent makes at very low prices.
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Novel and interesting trips to the beautiful English Island of Jamaica and the many old-world towns of the Spanish Main, occupying two weeks or longer, by the
ATLAS LINE STEAMERS, ABOUT
FIVE DOLLARS A DAY,
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SAVE MONEY BY BUYING TRUNKS, Valises, Bags, Steamer Chairs, Rugs and Travelling outfits in general of R. H. MACY & CO., 6th-ave., 13th to 14th-sts.

A.—WHITE STAR LINE.

Britannic.....Jan. 27, 3 p. m.	Britannic.Feb. 24, 2:30 p. m.
*Majestic.....Feb. 3, 10 a. m.	*Majestic.March 2, 8:30 a. m.
Adriatic.....Feb. 10, 3 p. m.	Germanic.....Mar. 9, 3 p. m.
*Teutonic.....Feb. 17, 9 a. m.	*Teutonic...Mar. 16, 8 a. m.

From White Star Dock, foot of West 10th-st.
*Second cabin on these steamers, $35 and $40. Saloon rates, $50 and upward, according to steamer and location of berth. Excursion tickets on favorable terms. Steerage from or to the Old Country, $20. No. 29 Broadway, New-York. Philadelphia office, 308 Walnut-st.
H. MAITLAND KERSEY, Agent.

A.—CUNARD LINE.

LIVERPOOL.	QUEENSTOWN.
Etruria.Jan. 30, 5:30 a. m.	Servia....Feb. 20, 11 a. m.
Aurania.....Feb. 6, 1 p. m.	Etruria....Feb. 27, 5 a. m.
Umbria...Feb. 13, 5:30 a. m.	Aurania..March 5, 11 a. m.

EXTRA STEAMERS.
Bothnia.....Feb. 10, 2 p. m. | Gallia.....Feb. 24, 2 p. m.
From Pier 40, North River, foot of Clarkson-st.
Cabin passage, $60 and upward. Second cabin, $35. Steerage tickets to and from all parts of Europe at very low rates. For freight and passage apply at the company's office, No. 4 Bowling Green, New-York.
VERNON H. BROWN & CO., General Agents.

ANCHOR LINE. U. S. Mail Steamships,
FOR GLASGOW via LONDONDERRY.
From Pier 54, N. R., foot of West 24th-st.

Circassia...Jan. 30, 5 a. m.	Ethiopia....Feb. 13, 6 a. m.
Anchoria.....Feb. 6, noon.	Devonia....Feb. 20, 11 a. m.

Saloon, $45 and upward. Second cabin, $25.