REAL ESTATE.

DWELLINGS AND VACANT PLOTS SOLD AT PRIVATE CONTRACT.

No sales were scheduled at either of the auction rooms yesterday, and few transactions were reported by the brokers.

Douglas Robinson & Co. sold for L. Stuart Wing to James Timpson the four-story brownstone private dwelling at No. 50 West Fiftieth-st., on a lot twenty feet front, Columbia College leasehold, on private terms.

Mandelbaum & Lewine have sold to a Buffalo syndicate Nos. 59 and 61 West Forty-fifth-st., two private dwellings, which will be converted by the buyers into a bachelor apartment-house.

Slawson & Hobbs have sold for Thomas Gruman the lot 25x100 on the south side of One-hundred-and-thirteenth-st., 100 feet east of the Boulevard, on private terms; also, for N. A. McBride, the lot on the southwest corner of Claremont-ave. and One-hundred-and-nineteenth-st., 25x100, in connection with the lot on the west side of Claremont-ave., 100 feet south of One-hundred-and-nineteenth-st., to Daniel S. Slawson, the price being an advance on that paid by Mr. McBride at auction about two weeks ago.

J. B. Ketcham has sold for Michael T. Daly No. 46 West One-hundred-and-twenty-fifth-st., three-story brownstone-front dwelling, on lot 18.7½x100.11, at about $22,000.

The new five-story flathouse and lot, 25x87.6, No. 276 Grand-st., has been sold by Fay & Stacom to Edward Sparenberg.

REAL ESTATE TRANSFERS.

19th-ave, e s, 60.5 ft s of 66th-st, 40x80; Edward J McGuire, referee, to John A Moore	$17,100
40th-st, No 411 West, 18.9x100.5; Marcellus Hartley and wife to the New-York Association for Improvement of the Condition of the Poor	100
75th-st, No 331 West, 83.11x27.2x89.5x27.9; James V S Woolley et al to Edward C Platt	100
49th-st, No 359 East, 18.4x40.6; Alice Farley to Florence L Hartley	1
2d-ave, No 1,542, 25.1x100; Recha Jacoby and another to Henry Jacoby and another	1
73d-st, No 22 East; Clara S Dickerson to Abby S Marshall	39,000
Prospect Place, e s, 17.1 ft n of 42d-st, 16.8x66; John Heyman to Henry L Sprague	10,000
43d-st, s s, 133 ft e of 5th-ave, 25x98.5; 43d-st, s s, 123 ft e of 5th-ave, 19x100.5, 1-3 part; John E Ellison et al to R T Wilson	38,000
Same property; William R Montgomery and wife to Melessa C Wilson	41,000
Same property; R T Wilson and wife to William R Montgomery	41,000
155th-st, n s, 150 ft w of 7th-ave, as widened, 125x99.11; Lee S Burridge to Charles A Longstreth	1
West End-ave, No 647, 16.8x100; John Heyman to Henry L Sprague	22,000
122d-st, s s, 175 ft e of 7th-ave, 18x100.11; Amanda Patrick to William Baldwin	100
West End-ave, No 647, 16.8x100; George V N Baldwin to John Heyman	1
Amsterdam-ave, w s, 49.11 ft s of 141st-st, 25x100; Edward Browne, referee, to Simon Doctor	21,600
West End-ave, w s, 38 ft n of 98th-st, 17x80; Eben Hatfield to R C Voth	10
Manhattan-ave, s e corner 120th-st, 100.11x94.10; Eugene C Potter and wife to Ernest E Bache	1
7th-ave, s w corner 143d-st, 99.11x125; George Cantrel and wife to Edward W Bedell	55,000
Morris-ave, e s, 98.8 ft s of 140th-st, 61.6x87.3x irregular; Benjamin T Kissam and another, executors and trustees, to Gustavus Robitzek et al	8,400
3d-ave, s e s, 104 ft s w of 134th-st, 26x irregular; Jefferson M Levy to Bernard Mayhoff	4,500
Canal-st, No 371, 19.8x83; Edward W. Bedell to George Cantrell	62,500
Cedar-st, n e corner West-st, 35.6x46x64.9x47.2; Jefferson M Levy to L N Levy	1
18th-st, s s, 350 ft w of 8th-ave, 25x92; Mary A S Burns to Abraham Stern and another	1
25th-st, No 410 East; Frederick W Pitcher and wife to New-York University of the City of New-York	1
Vyse-ave, w s, 43.1 ft n of Freeman-st, 25x75; John R Collins and wife to S J Thorne and wife	1
Grant-ave, e e s, lot 240, map village of East Tremont, 68x150; Julius L Theisen to Catherine C Theisen	10
81st-st, s s, 101.8 ft e of 3d-ave, 25.5x102.2; Margaret A Niver to D M Koehler	1
East Houston-st, No 468; Simon Fry and wife to Isaac Fry, ½ part	1
Market-st, w s, lot 586, map estate of Hendrick Hutgers; Joseph Blonsky and wife to Morris J Gardiner	1
Lot 505, map village of Wakefield, 100x100; Jane Gotz to Charles L Downes, ¼ part	100
East Houston-st, No 470; Simon Fry and wife to Isaac Fry	1
Lexington-ave, w s, centre line block 124th and 125th sts, runs w 8x s 20.1x s e 15.6 to avenue x n 33.5; 124th-st, n s, 236 ft w of 4th-ave, 17x100.11; Walter A White to Mabel A White	1
3d-ave, e s, 79.6 ft s of 31st-st, 19.3x100; Samuel Louis and wife to Esther J Levy	1
18th-st, s s, 350 ft w of 8th-ave, 25x92; Isidore Jackson et al to William Gillies and another	1
38th-st, n s, 467 ft w of 5th-ave, 21.6x98.9; Mary A de Navarro to Adeline Prince	45,000
7th-ave, e s, 66 ft n of 19th-st, 38.2x80; Adolph Wallach to Selma Wallach	1
18th-st, n s, 125 ft w of 7th-ave, 25x92; Adolph Wallach to Selma Wallach	1
25th-st, No 417 East, 25x98.9; John P Baleer to the New-York University	14,500
56th-st, s s, 205 ft e of Lexington-ave, 20x100.5; 56th-st, n s, 149 ft e of Lexington-ave, 19x100.5; 16th-st, n s, 241 ft e of 6th-ave, 25x92; 72d-st, n s, 110 ft w of 1st-ave, 50x102.2; 50th-st, n s, 60 ft w of Lexington-ave, 20x49; Eugenie J Clarke to E J Clarke	1
68th-st, No 252 West, 25x100.5; Mary L Fiek to Frederick Hyde	26,500
Crotona-ave, w s, 250 ft s of Lebanon-st, 25x70.10x26.1x78.3; Matthew F Mullen to Katie A Calnan, ½ part	100
Middletown Road, s s, in line lands, W A and H C Mapes, 710x725x600x725; William Koch to Frederick W Koch	1
18th-ave, n s, 165 ft w of White Plains Road or ave, 18x114; William H Glover to Robert W McIntyre	3,250
18th-ave, n s, Lots Nos 802 and 851, map of village of Wakefield, 40x114; George Bonavid and wife to William H Glover	1
Lots Nos 30 and 31, map by David B Taylor of Throg's Neck; Richard Cavanagh to John Deering and another	2,350
Homestead Farm, of Grantor, e s, 725 ft s of Middletown Road; William Koch to Margaret Berrian	1
Lot No 394, block L, map of Hudson P Rose; Hudson P Rose and wife to Albert Lamathe	562
Lot No 265, block G, amended map of Hudson P Rose; same to Charles Knauf	600
9th-ave, No 419, w e, 79 ft n of 33d-st, 19.9x100; Cordes	1,000
Berry-st, s s, 178.6 ft w of Anthony-ave, 50x59.10x50x78.1; Emma S Snedeker to Anthony Lavelle and another	10
1st-ave, w s, 74.11 ft n of 124-st, 27.3x81.8; Grace A Fee, as executrix, to Jacob Rabiner	23,350
Lot No 506, map of Van Nest Park; Ephraim B Levy to Rose Bachmann	675
Spuyten Duyvil Creek, n s, adjoining estate of Daniel Ewen and adjacent to lands of Joseph W Fuller and another, contains 8-10 acres; Mary E Fuller et al, executors, to George A Wells, one-sixth part	1

RECORDED MORTGAGES.

Brinley, Caroline, to Ralph F Smith, No 289 Bleecker-st, 1 year	$8,000
Biggermann, Josephine, to Title Guarantee and Trust Company, No 234 East 32d-st, 3 years	6,500
Real Donnellan, Albert V, to German-American Real Estate Title Guarantee Company, n w corner Brook-ave and North 55-ave, demand	36,000
Davis, Amelia, to Samuel Fuld, No 326 East 74th-st, 2 years	2,000
Diamond, Joseph, and wife to James Daily, w s Dean Place, 50 ft s of Sackett-ave, 3 years	800
Davidson, Alexander, and wife to Caroline A Rushmore, e s Broadway, 25 ft n of land of Anderson, 3 years	3,000
Forbes, Mary and James, to Mary J Griffith, n s 131st-st, 250 ft e of 5th-ave, 3 years	15,000
Guinta, Felice, and wife to Modestina Fusco, No 347 East 113th-st, 4 years	1,500
Graham, Amelia M, to Henry B Auchincloss, as executor of John Auchincloss, n s Bridge-st, 167.4 ft e of Whitehall-st, 5 years	10,000
Gaffney, James C, and wife to William F Thorn, n s Mosholu-ave, 234.2 ft w of Old Post Road, 1 year	400
Gunnison, Frederic E, to Albert W Gifford, lot 16, map of the Jacksonville property, 2 years	1,000
Haas, Sarah, and Leopold, to North River Savings Bank, No 106 East 64th-st, 3 years	15,000
Helle, Conrad, to Rollin H Lynde, w s Fordham-ave, 82.9 ft s of Bathgate Place, 3 years	750
Husson, Joseph R, and Eliza L to the Bowery Savings Bank, No 106 Bowery, 1 year	10,000
Krakower, Tobias, and wife to Louis Lese and Samuel Otto, n s 114th-st, 165 ft e of 5th-ave, 5 months	12,000
Knauf, Charles, and wife to Louisa S Upson, lot 265, block G, map of Hudson P Rose, Mapes estate, amended, 3 years	1,500
Lockwood, Frank P, and wife to Sarah A Williamson, e s Washington-ave, 414.3 ft s of Fletcher-st, 3 years	3,500
Same to same, e s Washington-ave, 432.1 ft s of Fletcher-st, 3 years	3,500
Lanzer, John, and wife to Twenty-third Ward Land Improvement Company, lots 571 and 572, map section A, Vyse estate, 1 year	900
Lanzer, John, and wife to Emilia Schleippmann, same property, 3 years	3,000
Marshall, Abby S, to North River Savings Bank, s s 73d-st, 297.9 ft e of 5th-ave, 3 years	20,000
Montgomery, William R, and wife to Joseph H Choate, s s 43d-st, 123 ft e of 5th-ave; also 1-3 part of s s 43d-st, 123 ft e of 5th-ave, 3 years	35,000
McGrath, Launcelot, to Mercantile Co-operative Bank, lot 115, map property in Monterey, Twenty-fourth Ward, 1 year, installments	8,064
Marvin, Henrietta M, to Josephine Brooks and John Duer, trustees, etc, of Emanuel L Higgins, deceased, No 125 West 80th-st, 3 years	18,000
O'Brien, John D, and wife to Isaac Butler, e s Fairmount Place, 200 ft w of Marmion-ave, 5 years	2,200
Pitchie, Charles, and wife to Charles H Voorhees, Clark G and Mary G Voorhees, s e corner 156th-st and Trinity-ave, 3 years	5,500
Ryer, Frederick, and wife to Maria B Leonard, n s 146th-st, 125 ft e of Willis-ave, 3 years	2,500
Rabiner, Jacob, and wife to the Dry Dock Savings Institution, w s 1st-ave, 74.11 ft n of 1st-ave, 1 year	12,000
Seligmann, Albert, and wife to Charles Scholle, s s 80th-st, 220.10 ft e of Park-ave, 5 years	6,000
Schuck, William, and wife to George Wolf, lot 150 and part of lot 129, map of 171 lots, Isaac Dyckman property, 3 years	4,000
Walker, John, to John H Oeters, 141st-st, s w corner Edgecombe-ave, 1 month	68,500
Same to Nathan Seeley, as trustee, etc, s w corner Edgecombe-ave and 141st-st, 3 years	30,000
Same to William J Taylor, as executor, w s Edgecombe-ave, 24.11 ft s of 141st-st, 3 years	20,000
Bushmann, John, and wife to the Lawyers' Mortgage Insurance Company, e s Amsterdam-ave, 77 ft n of 80th-st, 3 years	14,000
Budenbach, Kate, to John Stemme, s s 43d-st, 216.8 ft w of 9th-ave, 3 years	6,000
Same to Anne M Rohe, s s 43d-st, 216.8 ft w of 9th-ave, 3 years	5,000
Baldwin, William, to Amanda Patrick, s s 122d-st, 175 ft e of 7th-ave, 5 years	17,000
Bache, Ernest E, to Frederick G Potter, s e corner Manhattan-ave and 120th-st, 1 year	5,000
Same to same, same property, 1 year	2,500
Cordes, John H, to Frances J J de Raismes, No 418 9th-ave, 3 years	16,000
Docter, Simon, to Eveline Secor and Frank O Manning, trustees of Amelia V Wilson, deceased, w s Amsterdam-ave, 49.11 ft s of 141st-st, 3 years	15,000
Fisk, Mary L, and husband to Augustus Van Courtlandt, n s 69th-st, 125 ft e of West End-ave and 69th-st, No 252 West, 3 years, 2 mortgages	35,000
Greenin, Edmund L, and wife to Jarret H Gardinier, No 756 Greenwich-st, 5 years	3,500
Gillies, William, and George Monk, to Isidore Jackson and Abraham Stern, s s 18th-st, 350 ft w of 8th-ave, 1 year	3,500
Holen, Mary H, to United States Fire Insurance Company, lot 381, map Rosehill Farm, 5 years	10,000
Gillies, William, and George Monk, to Anna Caskel, as guardian, etc, n s 18th-st, 350 ft w of 8th-ave, 1 year	13,000
Longstreth, Charles A, to Lee S Burridge, No 207 to 215 West 135th-st, 2 years, 5 mortgages	15,000
Laderer, Samuel L, to the Hebrew Benevolent and Orphan Asylum Society of New-York, s s 125th-st, 225 ft e of Amsterdam-ave, 5 years	17,000
Marks, Marks to the Mutual Life Insurance Company of New-York, No 149 East 33d-st, 1 year	6,500
Moore, John A, and wife to Irving Savings Institution, e s Amsterdam-ave, 60.5 ft s of 66th-st, 1 year	10,000
Same to Robert E Deyo, same property, 1 year	2,000
Prince, Adeline, to Mary Anderson de Navarro, n s 38th-st, 467 ft w of 5th-ave, 2 years	20,000
Piqueron, Henry C, and wife to Emily T Cavanagh, No 11 West 107th-st, 3 years	5,000
The trustees of St Nicholas's German Roman Catholic Church to the Dry Dock Savings Institution, s s 2d-st, 362.11 ft e of 1st-ave, 1 year	40,000
Same to same, n s 1st-st, 195 ft w of Avenue A, 1 year	12,000
Seybel, Daniel E, to Charles H Stone, Nos 125 to 129 West 32d-st, note, 1 year	10,000
Wechsler, Benjamin, and wife to the Lawyers' Mortgage Insurance Company, n w corner Amsterdam-ave and 98th-st, 3 years	30,000
Same to same, w s Amsterdam-ave, 25.9 ft n of 98th-st, 3 years	20,000

BUILDING PLANS FILED.

Plans for new buildings and alterations have been filed at the Department of Buildings as follows:

New buildings, main office:

148th-st, n s, 275 ft w of Grand Boulevard, for six three-story and basement brick and stone dwellings, 16.8x45; Patrick H Lynch, of No 642 West 138th-st, owner and architect	$57,000
9th-st, No 608 East, for a six-story brick flat with stores, 27.6x79.5, Cecilia Haft, of No 1,632 Madison-ave, owner; Charles Rentz, of No 153 4th-st, architect	20,000

Alterations, main office:

28th-st, No 418 West, to a three-story brick public school, city owner; C B J Snyder, of No 845 Broadway, architect	2,600
Park-ave, No 39, to a four-story and basement brick dwelling, George S Bowdoin, premises, owner; Ogden Codman, jr, of No 281 4th-ave, architect	20,000
86th-st, No 436 East, to a four-story brick tenement with store, Adolph Weiss, of No 219 Union-st, Brooklyn, owner; Stephenson & Greene, of Temple Court, architects	1,200
Columbus-ave, No 424, to a five-story brick tenement, with store; Henry Malbrunn, of No 110 West 78th-st, owner; Henry Anderson, of No 1,180 Broadway, architect	600
5th-ave and 50th-st, s e corner, to a seven-story and basement brick and stone hotel; the Kemp estate, of No 720 5th-ave, owner; R W Gibson, of No 18 Wall-st, architect	8,500
Washington-st, Nos 485 and 487, to a seven-story brick warehouse; C McGinnis, of premises, owner; Ferdon & Ellicott, of No 1,335 Broadway, architects	800
1st-ave, No 2,274, to a four-story brick tenement, with store, Hyman Seltzer, of No 1,190 Madison-ave, owner; Samuel Sass, of No 25 Chambers-st, architect	10,000
5th-ave, No 522, to a four-story brick and stone office building, hotel, etc, with stores; Mrs M H Brooks, of No 1 East 45th-st, owner; McKim, Mead & White, of No 160 5th-ave, architects	4,000

Alterations, branch office:

3d-ave, No 2,994, to a three-story brick dwelling, with store; George W Muller, of premises, lessee; H Ehrhardt, architect	100
144th-st, n s 93 ft w of Willis-ave, to a three-story frame dwelling, with store; James E Dougherty, of No 270 Madison-st, owner; Louis Falk, of No 2,769 3d-ave, architect	200
Boston Road, s w corner Woodruff-st, to a one-story and basement frame hotel; W O'Rourke, of No 52 West 27th-st, owner; William Devoe, of No 136 Liberty-st, architect	300

Real Estate.

Money to Loan at 4, 4½ & 5%

Large or Small Amounts.
Apply directly and save expense.

TITLE GUARANTEE AND TRUST COMPANY.

Offices: 146 Broadway, N. Y.; 175 Remsen St., Brooklyn; N. E. cor. 58th St. & 7th Ave., N. Y.; 159 West 125th St., N. Y.

CAPITAL, ... $2,500,000.
SURPLUS, ... $2,000,000.

GERMAN-AMERICAN REAL ESTATE TITLE GUARANTEE CO.

36 NASSAU ST., NEW YORK. | 40 COURT ST., BROOKLYN.

EDWARD V. LOEW, PRESIDENT.

Examines and insures titles to Real Estate. Lowest Rates: No Disbursements Charged. Money to loan at 4, 4½ and 5 per cent. on good city property.

To Let For Business Purposes.

CHOICE OFFICES TO LET IN **TEMPLE COURT,** 3 to 9 Beekman-st., 119 to 123 Nassau-st. RENTS MODERATE. RULAND & WHITING, Agents, on premises.

ADVERTISEMENTS and subscriptions for The Tribune received at their Uptown Office, No. 1,242 Broadway, 24 door north of 31st-st, until 9 o'clock p. m.; advertisements received at the following branch offices at regular office rates until 8 o'clock p. m., viz.: 254 8th-ave., s. e. cor. 23d-st.; 152 6th-ave., cor. 12th-st.; Macy's, 6th-ave. and 14th-st.; 142 Columbus-ave., near West 66th-st.; 106 West 42d-st., near 6th-ave.; 92 East 14th-st.; 257 West 42d-st., between 7th and 8th aves.; 159 East 47th-st.; 1,338 3d-ave., between 76th and 77th sts.; 1,026 3d-ave., near 61st-st.; 1,708 1st-ave., near 89th-st.;

Furnished Houses To Let.

A LIGHT, airy, six-room and bath apartment to rent furnished for the summer; West Side. Box 6, 390 Amsterdam-ave.

Furnished Apartments To Let.

AN UNUSUAL OPPORTUNITY for a family accustomed to refined surroundings to obtain a handsomely furnished apartment until October at low rental. Location West Side, near Central Park. C. M. NOBLE, 26 Cortlandt-st.

Furnished Houses To Let—Country

STAMFORD Queen of the CATSKILLS.

FURNISHED Cottages and Residences for rent. All modern improvements. Pure Spring Water, Electric Lights, Sewerage. Elevation, 1,800 ft. 4½ hrs. from N. Y. Finest resort in the mountains. For photos, plans and particulars, Cornelius H. Fish, 1 Madison-ave., N. Y., (after May 10) or write W. H. McAlpine, Stamford, N. Y.

NORFOLK, CONN.

To let, 12-room cottage on Maple Avenue; fully furnished; altitude, 1,800 feet; has furnace, open fires, bath-room, &c.; price, $500. Inquire of C. L. MEAD, 60 East 78th-st. Photographs and plan can be seen.

ASBURY PARK and ALLENHURST.—Desirable furnished cottages with modern improvements. T. FRANK APPLEBY, Asbury Park, N. J. Opposite depot.

A FURNISHED HOUSE, 11 rooms, stable, garden, fruit, shade, &c. No healthier place in State. Near churches and depot. Apply MISS JARVIS, Cheshire, Conn.

ADIRONDACKS.—Lake Placid: handsomely, also moderately, furnished cottages, camps; photographs. $175 to $600. CLARENCE M. NOBLE, 26 Cortlandt Street.

BERKSHIRE HILLS.—To rent—A cottage; 2½ hours from N. Y.; near Sharon and Lakeville, Conn.; fully furnished; modern improvements; situated between two beautiful lakes; ten acres land; fine view of the Litchfield and Berkshire Hills. 308 West 77th-st.

FOR RENT, CHEAP, FULLY FURNISHED.—One of the finest residences and grounds in Orange, N. J. One acre in lawn, fruit, and shade. All modern improvements; stables, etc., in complete order; convenient to trolley road and R. R.; 50 minutes from N. Y.

Also handsome modern residence, with large grounds, in Llewellyn Park, unfurnished; a delightful, healthful and pleasant home for summer and winter. Address R. C. BROWNING, Owner, Orange, N. J.

FOR RENT.—Cottage of Mrs. Lewis E. Pearce, containing fifteen rooms, furnished throughout; beautifully situated on the north bank of the Manasquan River at Brielle, N. J., in full view of the ocean. Excellent crabbing, fishing, sailing and bathing. Terms reasonable. Mrs. LEWIS E. PEARCE, Brielle, N. J.

FURNISHED HOUSE FOR RENT.—New-Canaan, Conn.; 12 rooms, bath; hot and cold water; 30 acres of land, lawn, fruit trees, gardener's cottage and stable. H. G. THOMSON, 15 Cortlandt-st.

FURNISHED HOUSE to rent for the summer at Bergen Point; all modern improvements; terms moderate; situation first-class. Address CHARLES P. MARKS, Bayonne, N. J.

TO RENT, for the season, for $400, modern 12-room house, 20 miles from Brooklyn on Long Beach Road; fully furnished; bath tubs, etc.; fine lawn and shade; dock and bathing house; tennis court, etc.; 3 acres of land. Address QUEEN ANNE, Tribune Office.

THE WYCHMERE COTTAGES.

Cape Cod, Harwich, Mass.; choice; well furnished; cool; pine forests; fine bathing; circular. J., 71 E. 87th.

YORK HARBOR, MAINE.—For rent, furnished; owner going abroad; 14 rooms and bath; stable; 4 acres; boat and landing; superb view; convenient location. Owner, W. BLISS, 1,017 St. Paul-st., Baltimore.

ADVERTISEMENTS and subscriptions for The Tribune received at their Uptown Office, No. 1,242 Broadway, 2d door north of 31st-st., until 9 o'clock p. m.; advertisements received at the following branch offices at regular office rates until 8 o'clock p. m., viz.: 254 8th-ave., s. e. cor. 23d-st.; 152 6th-ave., cor. 12th-st.; Macy's, 6th-ave. and 14th-st.; 142 Columbus-ave., near West 66th-st.; 106 West 42d-st., near 6th-ave.; 92 East 14th-st.; 257 West 42d-st., between 7th and 8th aves.; 159 East 47th-st.; 1,338 3d-ave., between 76th and 77th sts.; 1,026 3d-ave., near 61st-st.; 1,708 1st-ave., near 89th-st.; 630 3d-ave., near 41st-st.; 554 3d-ave.; 210 Bleecker-st.; 325 Bleecker-st.; 2,968 3d-ave.; 240 East 79th-st.; 1,921 3d-ave.; 2,082 3d-ave.; 95 Amsterdam-ave.; 402 W. 37th-st.; 148 East 16th-st.; 903 East 180th-st.; 876 9th-ave.; 651 9th-ave.; 1,152 3d-ave., near 67th-st.; 204 East 86th-st.;

Country Real Estate For Sale.

ELMHURST, L. I.

CENTRE OF "NEW YORK."

5c. FARE; 12 minutes from 34th St. Ferry, 25 minutes by trolley; also by Brooklyn Traction Co., via Flushing Ave. or Grand St. All improvements; better houses and more for your money, with greater assurance of increased values, than ever before offered. Houses,

SAME AS PAYING RENT,

ready for occupancy. All complete; steam heat, range, bath and gas fixtures; hardwood finish, sanitary plumbing. Streets macadamized, flagged and curbed. Prices from $3,000 to $6,000. Others in course of construction. Cheaper houses at North Woodside, and lots for sale on instalment plan at Murray Hill, Flushing. Office at Elmhurst, L. I., or CORD MEYER & CO., 62 William St., New-York.

SOUND BEACH, CONN.

150 desirable lots, 60x200 ft., restricted, near shore and station New-York and New-Haven Ry.; no ferry or fog to delay; macadam streets and walks; terms to suit. AYRES BROS., HOIT & CO., Stamford, Conn.

FOR SALE.—Large modern old Colonial mansion, delightfully situated at Bristol, R. I.; directly on the water (400 ft.); nearly an acre of land; 26 rooms, with 3 bathrooms, 5 closets; all modern improvements; heated by hot water; lighted by electricity; completely furnished; two floors with the finest old mahogany furniture, sideboard, corner cupboard, tall clocks, four post bedstends, old blue china, mostly historical. Address Box 506, Providence, R. I.

FOR SALE.—A fine old homestead or village farm, situation high; house old Colonial style, with large, sunny rooms; delightful summer home for children or for summer hotel. Further particulars address H. A. P., P. O. Box 46, Topsham, Me.

Country Property To Let.

NORWOOD PARK.

A FEW COTTAGES TO RENT FOR SEASON 1897.

APPLY MUNRO'S PUBLISHING HOUSE

Family Story Paper Building,

24-26 Vandewater St., N. Y.

ENGLEWOOD, N. J.—To rent for the summer, stone house; stable, four acres lawn; 350 feet elevation; 12-mile view; everything first-class. W. A. CHILDS, Western Electric Co., cor. Thames and Greenwich-st.

FOR RENT IN MOUNT VERNON, N. Y.—A new house having all modern improvements; located in the best part of the city; rent reasonable to a desirable tenant. Z. A. CLOSE, Mount Vernon.

TO RENT.—Stores, with flats above, and temperance hotel, near Edgemere, L. I. Apply FRANKLIN C. NORTON.

Country Property For Sale or To Let.

MODERN HOUSE, 12 rooms, fine location, lawn, shade, piazzas, 5 minutes to station or lake, for sale or to rent, furnished or unfurnished. E. E. RAYNSFORD, Lakeville, Ct.

Suburban Real Estate.

AGENCY.—Montclair real estate, all kinds, sale and rent. CLARENCE B. TUBBS, 5 Beekman-st., New-York.

Travellers' Hotel Pocket Guide.

This list appears Mondays, Wednesdays and Saturdays.

HOTELS OF THE WORLD.

For descriptive Booklets, Information, Circulars, giving Railway connections, &c., of any Hotel below, call or address (send stamp)

Hotel Tariff Bureau,

63 Fifth Ave., New York; 96 Regent St., London; 248 Rue de Rivoli, Paris.

HOTEL POCKET GUIDE.

GRATIS.

(A. P. means American Plan; E. P., European.)

ALBANY, N. Y. ..... Hotel Kenmore, A. P., $4
ASBURY PARK, N. J. ... Coleman House opens June 26th
BALTIMORE, Md. ..... Hotel Rennert, E. P., $1.50 up
do. ..... Hotel Stafford, E. P., $1.50 up
BOSTON, Mass. ..... Hotel Vendome, A. P., $5
do. ... Copley Sq. Hotel, E. P., $1.50 up; A. P., $3.50 up
BRISTOL, R. I. ..... D'Wolf Inn opens June 1
BROOKLYN, N. Y. Hotel St. George, E. P., $1; A. P., $3
CINCINNATI, O. ..... Grand Hotel, E. P., $1; A. P., $3 up
FIRE ISLAND ..... Surf Hotel and Cottages open July 1 N. Y. Office, Townsend Building, Broadway & 25th St.
FISHER'S ISLAND, N. Y. The Munnatauket, A. P., $3.50
GT. BARRINGTON, Mass. ..... Berkshire Inn, A. P., $3
KANSAS CITY, Mo. The Midland, E. P., $1 up; A. P., $3 up
LONG BEACH ..... Long Beach Hotel opens June 25
MIDDLETOWN SPRINGS, Vt. The Montvert opens June 24 Mineral Springs and Scientific Kneipp Cure.
NARRAGANSETT PIER, R. I. ... New Mathewson, A. P., $5
do. ..... The Rockingham, A. P., $5
do. ..... Gladstone and Columbus, A. P., $4 to $6
do. ..... The Massasoit opens June 1
NEWPORT (W. Leland, Jr.)—Ocean House opens June 26
do. ..... New Cliff Hotel, A. P., $6
NIAGARA FALLS ..... Cataract House, A. P., $4
do. ..... International Hotel, A. P., $4
NEW YORK ..... Fifth Avenue Hotel, A. P., $5
do. ..... Hotel Netherland, E. P., $2; A. P., $5
do. (W. F. Leland) The Windsor, E. P., $1.50; A. P., $4
do. ...(Davis & Foster) Hotel St. Andrew, E. P., $1.50
do. .....(O. B. Libbey) Albemarle Hotel, E. P., $2
do. ...(N. B. Barry) New St. Cloud Hotel, E. P., $1.50
do. .....(Wm. G. Leland) Grand Hotel, E. P., $1 up
do. .(F. W. Orvis) Grosvenor (10th St. & 5th Ave.) A. P.
do. (W. Johnson Quinn) Hotel Empire, E.P., $1; A.P., $3
do. (S. e. cor. 5th Ave & 15th St.) Hotel Hanover, A. P.
do. (5th Ave. & 15th St.) Hotel Kensington, E. P., $1.50
PHILADELPHIA, Pa. ..... The Aldine Hotel, A. P., $3.50
do. (Restaurant a la carte) New Lafayette, E. P., $1 up
POLAND SPRING, MAINE. POLAND SPRING HOUSE, Opens June 1st ..... A. P., $5; MANSION HOUSE, Open all year ..... A. P., $3; MAIN FAIR BUILDING, (Rooms only), Opens June 1. Circulars at Poland Water Depot, Park Pl., New York. S Z
PORTLAND, Ore. (H. C. Bowers) The Portland, A.P., $3 up
PORTSMOUTH, N. H. ..... The Rockingham, A. P., $4
QUEBEC, Canada ..... Chateau Frontenac, A. P., $3.50
RICHMOND, Va. The Jefferson, E.P., $1.50 up; A.P., $5 up
ROCHESTER, N. Y. ..... Whitcomb House, A. P., $2 up
SCHENECTADY, N. Y. ..... The Edison, A. P., $2.50 up
ST. GEORGE, Staten Island. The Castleton, A. P., $4 up
ST. LOUIS, Mo. (Fireproof) Southern Hotel, A. P., $3 to $5
do. ..... Lindell Hotel, E. P., $1 up; A. P., $2.50 up
SYRACUSE, N. Y. ..... Yates Hotel, E. P., $1.50; A. P., $4
TROY, N. Y. ..... The Troy House, A. P., $3 up
UTICA, N. Y. ..... Bagg's Hotel, A. P., $3 to $5
WASHINGTON, D. C. ..... Arlington Hotel, A. P., $5
do. ..... Ebbitt House, A. P., $4
do. ..... The Raleigh, E. P., $1.50 up
WATCH HILL, R. I. ..... New Ocean House opens June 15
do. ..... Atlantic Hotel opens June 15
do. ..... Plimpton Hotel opens June 15
do. ..... Larkin House opens July 1
do. ... Dixon House. Electric cars half hourly to beach
WHITE MOUNTAINS ..... Profile House opens July 1
WINTER HARBOR, Me. ..... Grindstone Inn opens July 1

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**RALPH