REAL ESTATE.

WEEK AND BUSINESS AMONG THE BROKERS.

Several good pieces of business in the real estate market were reported yesterday, the most important being the sale by Henry D. Winans & May, of the old town house of Exstein Norton, at No. 31 Fifth-ave. The house is the first north of Sixty-second-st., and occupies a lot 25x108 feet. It is a modern high-stoop dwelling. The price at which Mr. Norton's executors disposed of the property is withheld.

Gustavus Bramson has sold for William C. Wilson the seven-story fireproof apartment-house, 40x87.9, known as the Temple Court, at the southwest corner of Madison-ave. and Ninetieth-st., for about $150,000. Mr. Bramson is also reported to have sold, at about $100,000, the six-story iron and brick business building, on lot 25x100, No. 248 West Twenty-third-st., for James Mendelsohn.

Charles E. Schuyler & Co. have sold for John O. Baker to Herman A. Schmidt the plot, 100x90.11, on the north side of One-hundred-and-tenth-st., 100 feet east of the Boulevard, on private terms.

Leopold R. True has sold one of his new row of private dwellings, in Riverside Drive, just north of Eightieth-st. The price is withheld for the present.

Caroline Chilg is reported to have given No. 87 Third-st., Nos. 73 and 75 West Eighty-ninth-st. and four lots in Hasbrouck Heights in exchange for the northeast corner of Beecker and Greene sts., bought from Caroline Brinley in July last.

Louis Lese has sold to John Fish the lot, 25x100, on the north side of One-hundred-and-tenth-st., 50 feet west of Park-ave.

Oppenheimer & Hammerschlag have sold to Daly & Carlson the vacant plot, 75x100, at No. 149 to 153 Wooster-st., and Leopold R. True is reported to have traded No. 141 to 145, in the same street, an eight-story loft building, 75x90x100, for Brooklyn property.

THE WEEK'S BUSINESS.

The following tables of conveyances, mortgages and projected buildings compare the corresponding weeks of this year and 1896:

CONVEYANCES.	1897. Sept. 20-25, inclusive.	1896. Sept. 18-24, inclusive.
Total number for entire city	249	193
Amount involved	$1,358,197	$3,974,020
Number nominal	143	94
Number 23d and 24th Wards, in 1896	40	47
Amount involved	$133,302	$100,073
Number nominal	16	26
Number 23d and 24th Wards, including new annexed district	75	71
Amount involved	$168,532	$191,520
Number nominal	47	33
Total number of conveyances, January 1 to date	10,945	10,700
Total amount of conveyances, January 1 to date	$85,080,243	$109,426,429
MORTGAGES.		
Total number for entire city	273	216
Amount involved	*$4,206,131	$2,907,147
Number over 5 per cent	121	122
Amount involved	$890,875	$1,021,274
Number at 5 per cent	100	165
Amount involved	$2,481,056	$826,873
Number at less than 5 per cent	52	11
Amount involved	$894,200	$179,000
Number of above to banks, trust and insurance companies	43	16
Amount involved	$989,500	$369,500
Total number of mortgages, January 1 to date	11,725	11,456
Total amount of mortgages, January 1 to date	$156,956,922	$174,201,029
PROJECTED BUILDINGS.		
Number of new buildings	104	35
Estimated cost	$1,530,950	$639,850
Total number of new buildings, January 1 to date	2,659	2,562
Total amount of new buildings, January 1 to date	$65,443,105	$61,080,220
Total amount of alterations, January 1 to date	$5,769,775	$5,552,229

*Does not include mortgage by the Panama Railroad Company for $4,000,000.

REAL ESTATE TRANSFERS.

67th-st, No 327 West, 16x100.8; Frank A Dillingham and wife to Esther W Chauncey $1
42d-st, No 229 to 229 West, 100x100; Martha D Weeks to Adolph M Meyer 120,000
Lenox-ave, w s, 72.5 ft n of 126th-st, 27.6x103; Samuel W B Smith and wife to Charles Berlin 40,000
170th-st, n w corner 10th-ave, 100x100; Allen G Macdonell to M P Hall 1
Sherman-ave, n s, 50 ft e of Academy-st, 50x100; Patrick Reynolds to Jeanne Reynolds 1
Amsterdam-ave, e s, 100 ft n of 164th-st, 25x100; Amsterdam-ave, e s, 125 ft n of 164th-st, 25x100; Patrick Reynolds to same 1
Railroad-ave, e s, 76.6 ft s of 138th-st, 78x129x78x107; Dilthrisha G Richardson to Olin J Stephens 12,395
164th-st, n s, 195.2 ft w of Morris-ave, old line, 15.4x95; Mary L Candee to Minnie E Gardner 3,800
Teller-ave, n w s, 408.10 ft n e of 169th-st, 25x100; Jules Glorieux to Joseph Mangold 1,200
Lot 157, map section A Vyse estate; Selah B Strong, referee, to William Wetherer 2,000
Avenue B, n w corner 5th-st, 25x105, Unionport; Andrew Bilhoefer to George Cornell and wife 500
12th-st, n s, lot 312, map Unionport; Charlotte M Sisker to Thomas Zink and wife 1,150

RECORDED MORTGAGES.

Duluth, John, to John Bussing, jr, e s 1st-ave, lot No 1,207, map of Wakefield, 3 years $3,000
Cornell, George, and wife to Andrew J Bilhoefer, n w corner Avenue B and 5th-st, 25x105, 3 years 250
Cohen, Michael, and wife to Abraham Stern, No 156 Broome-st, 25x100, 1 year 2,200
Fleckenstein, Kate B, to Mary McCormack, e s Cauldwell-ave, 280 ft n of 161st-st, 20x125, 1 year 2,200
Engel, John, and another to the Equitable Life Assurance Society of the United States, n s 48th-st, 250 ft w of 2d-ave, 3 years 7,500
Hoffstadt, Isidor, to William M Laws, Nos 244 and 246 West 23d-st, demand 10,000
Mayer, Milton, to Hyman and Henry Sonn, Central Park West, n w corner 102d-st, demand 10,000
McGinty, Joseph, to William L Flanagan, 2d-ave, s e corner 43d-st, 1st-ave, n e corner 44th-st, and 1st-ave, e s, 26 ft n of 44th-st, leasehold, demand 15,000
Patterson, James, to Anna Ostrander, No 201 West 22d-st, n w corner 7th-ave, 5 years 22,000
Stephens, Olin J, to D G Richardson, e s Railroad-ave, 76.6 ft s of 138th-st, 5 years 8,000
Sloan, Thomas E, to Emma K Schley, s s 25th-st, 100 ft e of 11th-ave, 2 years 25,000
Schmidt, Frederick, to Dry Dock Savings Institution, e s 1st-ave, 7x8.5 ft s of 12th-st, 1 year 9,000
Seery, Peter, to Isabella G Franklin, s s Webster-ave, 25 ft w of Scott-ave, 3 years 5,000
Stern, Nanchen and Louis, to Joseph Blau, No 63 Monroe-st, n s, 5 years 14,000
Smith, Samuel W B, to J W Doll, w s Lenox-ave, 72.5 ft n of 129th-st, instalments 30,000
Walkinshaw, Jessie B, to Henry H Cargill, w s Sedgwick-ave, lots Nos 8 and 9, map by E C Morrison, and lot adjoining, 1 year 1,000

BUILDING PLANS FILED.

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

New buildings, main office:

Riverside Drive, e s, 62.1 ft n of 76th-st, for a four-story and basement brick and stone dwelling, 40.6x irregular; Charles Huen, of Westport, Conn, owner, and architect $48,000
138th-st, s s, 100 ft w of Boulevard, for three three-story and basement brick dwellings, 16.8x53x48; William Wahle and Eva Steinmetz, of No 640 West 149th-st, owners, C Steinmetz, of No 60 Liberty-st, architect 37,500
148th-st, s s, 125 ft w of Boulevard, for five three-story and basement brick dwellings, 16x40; Eva Steinmetz, owner; C Steinmetz, architect 60,000
138th-st, s e corner St Nicholas-ave, for six three-story and basement brick dwellings, 19.5x irregular; E B Treat, of No 241 West 23d-st, owner; Henry Fouchaux, of 162d-st and 11th-ave, architect 72,000
110th-st, n s, 80 ft w of Park-ave, for two five-story brick tenement-houses, with stores, 25x80.8; John Fish, of No 1 Madison-ave, owner; C P Pelham, of No 500 5th-ave, architect; Alterations, main office:
Bowery, No 286, to a five-story brick hotel; Lorillard estate, owner; Kurtzer & Rohl, architects 4,000
Duane-st, No 42, to a five-story brick office and store building; Meyer Greenberg, of 95 Chrystie-st, owner; Bernstein & Stone, of No 145 Centre-st, architects 8,000
25th-st, n s, 125 ft e of Lexington-ave, extends to 26th-st, to a seven-story brick shop; Metropolitan Street Railway Company, owner, A V Porter, architect 3,500
New buildings, branch office:
Kirkside-ave, w s, 301 ft n of Wellesly-st, for a 2½-story frame dwelling, 30.4x43.4; H Robinson, of No 2,715 Creston-ave, owner; G H French, architect 4,000
Brook-ave, e s, 160 ft s of 159th-st, for a one-story frame stable, 34x17; Jacob Pfeifer, of No 904 East 169th-st, owner; R Werner, architect 200
234th-st, s s, 400 ft w of Katonah-ave, for a one-story frame storehouse, 20x24; G Stiber, owner; Joseph Havender, architect 200
Jackson-ave, e s, 280 ft n of Home-st, for a three-story frame tenement, 22x60; Marguerite Street, of Liberty, N. Y., owner; W C Dickerson, architect 3,500
Washington-ave, n e corner 178th-st, for a five-story brick flat, with store, 28x86.6, and three four-story brick flats, 27.6x75; Joseph P O'Donnell, of N. 2,003 Washington-ave, owner; Kerby & Co., architects 70,000
Webster-ave, s e corner 185d-st, for two four-story brick flats, with stores, 20x70 and 68.6; Robert Poken, owner; Kerby & Co., architects; Alterations, branch office:
133th-st, n w corner Rider-ave, to a three-story frame dwelling; Michael Dwyer, owner; George Hoffman, architect 3,000
238d-st, n s, 50 and 150 ft w of Katonah-ave, to a one-story frame shed and a one-story frame office; Corporation of Woodlawn Cemetery, owner 40
Katonah-ave, s e corner Garden-st, to a two-story and basement frame dwelling; John Bachimelli, of premises, owner; William Grand, architect 350
Pelham-ave, s e corner Cross-st, to a three-story frame dwelling; E D Waterman, owner; F J Miller, architect 300

To Let For Business Purposes.

PHYSICIAN OR DENTIST.
Three rooms and bath, $600 per year. PALACIO APARTMENT HOUSE, corner 65th-st. and Park-ave.

BUILDINGS, STORES, LOFTS, AND OFFICES. A LARGE NUMBER TO LET. RULAND & WHITING, 5 BEEKMAN ST.

"THE WORLD IS MINE!" A favorite expression in Monte Cristo; also of the present Joseph Pulitzer. There is just a little bit of the world left yet, though—a choice bit, too—as shrewd investors will discover if they attend the Auction Sale at New Dorp Next Saturday, October 2, 2:30 p. m. Lots at auction prices, sure to double or triple in value the next few years. Maps, passes, &c., HUGHES & ROSS, 47 Broadway.

VESEY STREET, NO. 20.—Elegant lofts; with or without power; cheap.

Real Estate Wanted.

WANTED.—Furnished Apartments and houses on Murray Hill, for the winter months. 603 NASSAU ST. 603 FIFTH AVE.

City Property For Sale.

260 WEST 72D ST.
Four-story and basement brownstone mansion, 25 feet wide, dining-room extension. Lot 112 feet deep.

210 WEST 72D ST.
Four-story and basement brownstone mansion, 25 feet wide.

208 WEST 72D ST.
Four-story and basement whitestone mansion, 25 feet wide.

Caretaker at 210 West 72d St.
MUST BE SOLD AT ONCE.
Apply to
W. H. GRAY, Executor,
20 AND 22 WOOSTER STREET.

Two 25-Foot Houses,
THOROUGHLY WELL BUILT BY DAY'S WORK.
FOR SALE.
32 & 34 Riverside Drive,
NEAR 75TH ST.
A careful inspection of these magnificent houses is invited. A caretaker is always on the premises. Plans and photographs mailed from this office on application.
ALSO
A LIST OF BARGAINS IN 3 AND 4 STORY HOUSES.
FRANK L. FISHER CO.,
REAL ESTATE BROKERS,
446 COLUMBUS AVE.,
Endicott Hotel. Near 81st St.

AT PRIVATE SALE.
NEW YORK ATHLETIC CLUB HOUSE,
6th Av. s.w. Cor. 55 St,
On account of removal to new club house. Corner plot 75x100 and handsome building suitable for club, school, corporation or office use. Capable of alteration for other purposes.
Open for inspection. Terms reasonable. Apply to James L. Wells, 50 Liberty St.

The following are a few houses we have for sale from our long and desirable list:
110th Ave., above 42d St., 2-story dining-room extension, price about $125,000.
57th St., bet. 5th and 6th Aves., 25-foot house, 2-story dining-room extension, price about $75,000.
58th St., bet. 5th and 6th Aves., 20-foot house, price about $48,000.
Madison Ave., Lenox Hill, 20-foot house, price about $65,000.
We also have a complete list of houses for rent, furnished or unfurnished.
TRENHOLM & SIMMONS, No. 1 East 58th St.

46th Street, between 5th and 6th Aves.
20-ft. house, with butler's pantry extension; modern plumbing; in good order.
GEO. R. READ.
NO. 1 MADISON AVE. (5912) NO. 9 PINE ST.

54th Street, between 5th and 6th Aves.
A 22-ft. house in a desirable street.
GEO. R. READ.
NO. 1 MADISON AVE. (5913) NO. 9 PINE ST.

55th Street, near Madison Avenue.
Medium-size house, with butler's extension; in good order. Permits, etc.
GEO. R. READ.
NO. 1 MADISON AVE. (5914) NO. 9 PINE ST.

57th Street, between 5th and 6th Aves.
A 25-ft. house, with large dining-room extension, for sale at a low price.
GEO. R. READ.
NO. 1 MADISON AVE. (5915) NO. 9 PINE ST.

65th Street, near 5th Ave.
Very attractive, full size 4-story house, with extension. Permits from
GEO. R. READ.
NO. 1 MADISON AVE. (5916) NO. 9 PINE ST.

66th Street, near 5th Ave.
Medium-sized house, with extension, for sale with possession. Permits, etc.
GEO. R. READ.
NO. 1 MADISON AVE. (5917) NO. 9 PINE ST.

Madison Ave., near Seventieth St.
Very attractive, extra-wide house, in first-class condition.
GEO. R. READ.
NO. 1 MADISON AVE. (5918) NO. 9 PINE ST.

A.— FOR SALE
The following very choice and superior
PRIVATE DWELLINGS
233 WEST 72D ST. SIZE, 21x67.9x102.
Elegant new American basement with side light all the way up.
241 WEST 72D ST. SIZE, 25x90x102.
Superb four story and basement with full dining room extension to third story.
403 (NEW 503) WEST END AVE. SIZE, 30x46.
Northwest corner of 84th-st. Beautiful four story and basement and attic corner house. Seven bedrooms.
These houses are for sale for cash or mortgage only, and can be purchased for less than present cost. Watchman on premises.
CHARLES BUEK, ARCHITECT & OWNER,
109 WEST 42D ST.

A FIRST-CLASS, HANDSOMELY DECORATED 4-STORY AND BASEMENT, PANTRY AND BATH ROOM, EXTENSION HOUSE.
No. 59 West 70th St.—For Sale.
SIZE 20x60x100. IN SPLENDID ORDER: READY TO MOVE RIGHT INTO. PRICE VERY REASONABLE. PERMIT OF
CHARLES BUEK,
109 WEST 42D ST.

$30,000 in Cash
will buy a new business property, west of Broadway, in a good business section; all rented.
WILL PAY 9% PER CENT NET ON INVESTMENT.
JAMES L. LIBBY & SON,
Telephone 1,297 Cortlandt. 69 Liberty St.

One of the Finest Corner
houses on West End Avenue for sale, in perfect order, and completely decorated.
JAMES L. LIBBY & SON,
(Telephone 1297 Cortlandt.) 69 Liberty St.

West End Av. and 90th St.
Four elegant 3½ story Houses, each 19x58, ex. 14, lot 100 feet; prices reasonable; terms to suit Builders. Apply on premises.
W. L. CROW & TAYLOR.

City Property for Sale or To Let.

39 West 81st Street,
MANHATTAN SQUARE—NORTH.
Attractive 25-foot house, handsomely decorated; inspect.

HAVE INQUIRIES for city houses to let and for sale. List your property with us. CYRUS FIELD JUDSON, 31 Nassau and 503 Fifth Ave.

THE SPEAKER'S RIGHT. To be heard; listen! Auction Sale at New Dorp, Staten Island, October 2, 2:30 p. m. A spot of health, beauty and refinement. Passes, &c., HUGHES & ROSS, 47 Broadway.

Real Estate.

BUILDING & SANITARY INSPECTION CO.
of New York.
55 LIBERTY STREET.

GEORGE SHERMAN, President.
THOS. H. ROBINSON, Secretary and Treasurer.
JAMES C. BAYLES, Ph. D., M. E., Chief Engineer.

DIRECTORS.

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MAKES STRUCTURAL AND SANITARY EXAMINATIONS OF BUILDINGS AND PREMISES AND REPORTS THEREON FOR OWNERS, TENANTS, MORTGAGEES, INTENDING BUYERS, AND LESSEES.

DRAWS PLANS FOR PLUMBING, HEATING, VENTILATING, AND LIGHTING, AND SUPERVISES THE WORK DONE UNDER SUCH PLANS.

THIS COMPANY calls the attention of those about to buy or rent houses, those offering houses for sale or for rent, and those occupying their own houses, to the value of its services in the way of **SANITARY INSPECTION.**

IT inspects buildings, and when they are found to be in good sanitary condition, or placed so under its recommendations, issues a certificate to that effect.

THIS CERTIFICATE is an assurance to the intending buyer or lessee that the owner of the building possessing it has done everything that prudence can suggest, and to those occupying their own houses it is an assurance that their homes are safe to live in.

THE most satisfactory relation between this Company and the occupant of a dwelling, whether owner or tenant, is under **ANNUAL CONTRACT,** by the terms of which the Company, after first making a thorough inspection and test, takes at moderate charges the general **SUPERVISION** of the sanitary system of houses, making such inspections as may be necessary, and holding itself in readiness at all times to respond promptly to **EMERGENCY CALLS** as occasion may arise during the contract period.

THIS COMPANY does no mechanical work whatever, and has no interest in work done under its recommendations except to see that such work is well done.

ARRANGEMENTS for inspections may be made directly with the Company or with real estate dealers generally throughout New York.

TELEPHONE, CORTLANDT 306.

CYRUS FIELD JUDSON,
REAL ESTATE,
33 Nassau St. and 503 5th Ave.
WESTCHESTER CO. PROPERTY HANDLED.

GOOD MOTHER EARTH. Each should have a share. A home at New Dorp, Staten Island, is within the means of any careful man. The cream of the property will be auctioned Saturday, October 2, at 2:30 p. m. Maps and passes, HUGHES & ROSS, 47 Broadway.

TO LET, OR FOR SALE ON EASY TERMS.—An attractive house, located in northern section of Newark, 9 rooms and all modern improvements; lot 50x127 feet, with front and shade trees; near trolley line and 5 minutes walk from Erie Railroad station. Address HEWES & PHILLIPS IRON WORKS, Newark, N. J.

City Property To Let.

HOUSE TO LET.
NO. 249 EAST 86TH-ST., 10 ROOMS AND BATH; NEWLY DECORATED THROUGHOUT; STEAM HEAT & ELECTRIC LIGHT FURNISHED.
APPLY TO RHINELANDER ESTATE, 155 WEST 14TH, OR 255 EAST 86TH.

FOR RENT.
116 East 40th St., Murray Hill.
Very desirable three-story house, never before rented, only $1,800. COLLINS & COLLINS, 500 Fifth-ave.

40TH ST., NEAR PARK-AVE. 3-STORY, RENT, $2,000.
ASHFORTH & CO.,
1,500 BROADWAY.

83D-ST., NEAR WEST END AVE.—Desirable three-story, 20-foot house, rent $1,200.
ASHFORTH & CO.,
1,500 BROADWAY.

FOR HOME, HEALTH AND PLEASURE go suburban, equals NEW DORP, Staten Island. Attend the Auction Sale of so-perfect beds there on Saturday, October 2, at 2:30 p. m. Good investment. HUGHES & ROSS, 47 Broadway. N. Y. will furnish free rides to sale.

9 WEST 56TH STREET.—Unfurnished, handsome full size residence, with extension, to lease with possession Oct. 1. E. H. LUDLOW & CO., 111 Broadway.

24TH ST., near Broadway.—A private stable. Carriage-house and coachman's room, rent $840. Firm of L. J. CARPENTER, 41 Liberty st.

76TH-ST., 158 WEST.—Elegant 4-story, stone front dwelling, 13 rooms, two baths, back stairs; 21 feet; rent low. Apply on premises.

Furnished Houses To Let.

A GENTLEMAN temporarily absent from the city will rent his Lenox Hill residence (near 6th street), with all its handsome furnishings, at most reasonable rental. To the right party a rare chance.
HENRY D. WINANS & MAY,
Fifth-ave., corner 52d Street.

FULLY FURNISHED, four-story, brownstone, newly decorated, for winter or years; private family only; side street; Park entrance. OWNER, 46 East 70th-st.

HANDSOME FURNISHED HOUSES FOR WINTER.
E. H. LUDLOW & CO.
111 Broadway.

RARE CHANCE, near Hoffman House, private or the boarding season or longer; beautiful 4-story 28-foot house; 4 rooms on parlor floor; magnificently abundantly and artistically furnished; rare and costly furniture, plate, linen, silver, including board of five persons, furnished and sent to magnificent private dining-room through dumb waiter, by Delmonico chef, who, instead of paying rent for portion of basement, furnishes above gratis, to care no expense for kitchen; family going to Europe. ALEXANDER, 246 5th-ave.

IF YOU WANT TO LIVE in a delightful spot, with beautiful and pleasant surroundings, attend the auction sale at New Dorp, Staten Island, on Saturday, October 2, 2:30 p. m. Maps, passes, &c., HUGHES & ROSS, 47 Broadway.

WILL RENT three story, brownstone house, furnished, 125c-st., west of Lenox Ave., to small refined family, in return for board of two gentlemen for one year. References given and required. W. C. G., Tribune office.

Brooklyn.

A FURNISHED modern house of twelve rooms to let for six months, beginning October 15th. Good furniture and range; gas; open plumbing; piazzas inclosed with glass; superb views of harbor. Rent low to responsible tenant. Call upon or address
Mrs. F. N. D., 85th St., 21 Ave., Bay Ridge, Brooklyn.

TO LET.—Lower part brownstone house in Brooklyn, partly furnished. Would accept board in payment; inquire evenings, 381A Greene-ave., or L. P. O., Box 2,906, N. Y.

Unfurnished Apartments To Let.

THE EVELYN,
ABSOLUTELY FIREPROOF.
Arrangements can be made for several three and four room Suites, without kitchens; restaurant on the premises; steam heat; electric light; elevator service; hall attendance.
F. DeVALM, Superintendent.
Northwest corner 79th-st. and Columbus-ave.

THE DALHOUSIE,
40 to 48 West 59th Street.—Absolutely fireproof and fronting Central Park. Very choice Apartments to rent, nine to thirteen rooms. Will be shown any hour by the Janitor.

CORNER APARTMENTS.
Unfurnished, N. E. Cor. Manhattan Ave. & 121st St.
Very desirable apartments, 7 rooms and bath; steam heat, etc.; rooms light and well ventilated, all ready for occupancy. Rents $34 to $41 per month. Apply on premises or to J. C. HILLS, Jr., Agent, 173 24 Ave., N. Y.

12 WEST 18TH STREET.
APARTMENTS TO LET UNFURNISHED.
ABSOLUTELY FIREPROOF.
BUILT FOR OWNER'S USE.
ROOMS LARGE AND BRIGHT.
OGDEN & CLARKSON, Agents.
127 FIFTH AVE.

WANTED.—A tenant for an apartment of 11 rooms, all sunny and light; most convenient and select location; on only PRIVATE PARK in New-York; special price on two or three years' lease; shown day or night; all improvements.

THE GRAMERCY,
34 Gramercy Park.

A LIGHT, unfurnished apartment, with 4 bedrooms, in good neighborhood, until May 1st; rent not over $50 per month. Address AMERICAN, Box 8, Tribune Office.

BARRINGTON, No. 40 East 25th-st.—Elegant 8-room apartment; all improvements; choicest location in city.

FIRST-CLASS FLAT OF EIGHT ROOMS, bath, butler's pantry, hall service, steam heat and all improvements, every room has direct light. Apply to janitor, on premises, 71 West 83d-st.

SEVERAL FIVE-ROOM APARTMENTS to let in the Manhattan, 244 East 86th Street. Handsomely papered and frescoed, and all modern improvements; steam heat, passenger elevator; hot water supply, &c.
APPLY RHINELANDER ESTATE,
155 WEST 14TH OR 255 EAST 86TH-ST.

Unfurnished Apartments To Let.

"LA ROCHELLE."
NO. 57 WEST 75TH ST.
ELEVEN STORIES, ABSOLUTELY FIREPROOF. The newest and most luxurious apartment-house in town. Housekeeping apartments with all latest improvements now ready for occupancy.
Electric light and heat free. THREE ELECTRIC ELEVATORS. All night service. Splendid views of Park and Palisades. SUMPTUOUS FRENCH RESTAURANT on premises. Music by Hungarian Band every evening. (Meals served in apartments if desired.)
ALWAYS OPEN FOR INSPECTION.

ST. CATHERINE
APARTMENT HOUSE.
MADISON-AVE. AND 53D-ST.
TO LET.
one elegant Suite of 15 rooms, two servants' rooms and laundry; has a direct and unobstructed exterior view of 220 feet; suite comprises the entire floor; the cabinet work and decorations are not surpassed by any house in the city. Particulars at premises from
J. D. BROOKS, Superintendent.

"BILTMORE" and "BLENHEIM,"
56 to 62 West 58th St.
Between 5th and 6th Aves.
Exceedingly handsome and well arranged apartments of eight rooms and two baths each, all rooms having outside light; passenger and servants' elevators; also, steam drying-room. For plans, rents, etc., on premises, or of
GEO. R. READ,
9 PINE ST. (5844) 1 MADISON AVE.

THE FLORENCE,
4th Ave. and 18th St.
Absolutely fireproof.
Hotel service.
Parlor, three bedrooms and bath, furnished.
Also, flat for housekeeping; six rooms and bath, unfurnished.

THE KENSINGTONS,
S. E. Cor. Park Ave. and 57th St.
Light apartments, with modern plumbing, $1,000 to $1,200 per year.
Steam heat, uniformed hallboys.
Light servants' rooms and liberal space for storage.
Apply on premises, or to
H. H. CAMMANN & CO.,
31 LIBERTY ST.

THE POILLON,
Central Park West, cor. 61st St.
Handsome apartments of eight rooms and bath, electric light, steam heat, hot water, front and rear elevators, etc.
Apply on premises, or to
H. H. CAMMANN & CO., 31 Liberty St.

Ready for Immediate Occupancy.
Very Light (two-story) Main Floor.
Containing Eleven Rooms and Two Baths.
Decorations by Paul Thoma.
Central Park Apartments.
Consisting of the Madrid, Grenada, Barcelona, Lisbon, Salamanca, Valencia, Cordova and Toledo. In Construction. Light, Ventilation, Elegance of Service and Appointments, the Standard Apartment Buildings of the World. The location, Central Park South (59th st.), 58th st. and 7th av., is the most desirable in the city.
Company's Office in the building.
TITLE GUARANTEE & TRUST CO., Trustee, 146 Broadway, 38th st. and 7th av., New York; 175 Remsen st., Brooklyn, N. Y.

Prices, plans and particulars upon application.

"Santa Margherita,"
MADISON AVE., N. E. COR. 54TH ST.
Desirable suites, eight rooms and bath, immediate possession, superior location and arrangements. Elevator service, steam heat, kitchen fuel, ice, etc., furnished. Rentals low. Inspection invited daily until 10 P. M.

Quality Tower 60 and 72 Liberty Street, N. Y.

APARTMENTS FOR RENT.
110-112 West 104th St.
Seven rooms and bath, steam heat, hot water supplied. $40.
Particulars of
THOMAS & ECKERSON,
35 West 30th St.

THE CHELSEA,
222 WEST 23D ST.
One of the most desirable Apartment Houses in the city, absolutely fireproof, all modern improvements, restaurant of superior excellence. Apartments furnished or unfurnished, one large housekeeping Apartment, partly furnished. G. P. ATHERTON, Manager.

"DON CARLOS"
Just Completed
MADISON-AVE., N. E. CORNER 57TH-ST.
Highest class Fireproof Apartments, with all the Latest Improvements. Rents, $2,000 upwards.

A.— ALTMONT, PIEDMONT,
71, 73 WEST 88TH ST., PARK BLOCK.
Seven large, light rooms and bath, steam, hot water, hall service, everything first-class. $40 to $60. Office on premises.

PALACIO,
55-61 East 65th-st., corner Park-ave.
Rent, $1,000 to $3,000, including electric light, fuel, coal, steam heat, etc. Elevator service all night. Superintendent on premises.

ATTRACTIVE Bachelor Apartments, 21 West 30th St.; two rooms and bath; steam heat; unfurnished. Apply THOMAS & ECKERSON, 35 West 30th St.

Corner Bachelor Apartment.
5th-ave., 430, corner 39th st., opposite Union League Club.—Best and cheapest Bachelor Apartment; three-room suite, all appointments, open plumbing, steam heat, electric light, good service; breakfast served in apartments.
G. NICHOLAS,
1,488 BROADWAY, OR SUPERINTENDENT.

SELECT LOCATION.
Apartment newly decorated, 5 rooms and bath; small families only. Moderate rent; references. 67 W. 11th-st.

ELEGANT corner apartments, 50 feet, overlooking Stuyvesant Square; 10 large rooms, all improvements; hot air heating; hall boys. 330 East 17th-st. See janitor.

ONE OF THE FOUR APARTMENTS in 121 East 80th street; all improvements, and especially select and desirable. Call and inspect or apply to RHINELANDER ESTATE, 155 West 14th or 255 East 86th-st.

ONE MONTH FREE.
312 West 47th.—Flat, four first-class rooms $16
319 West 47.—Flats, three or four rooms ..... $11.50 to $15
352 and 354 West 48.—Flats, three or four rooms, $11 to $15
9 East 115.—Handsomely decorated flat, five rooms, hot water supplied ..... $18 and $19

THINK IT OVER. To combine a pleasurable outing with business and visit New Dorp next Saturday afternoon, October 2, when will be auctioned, without reserve, the "West end" of this model village. You are guaranteed bargains in home sites or lots for investment. 40 minutes from city, fare 25 cents. Maps and passes, HUGHES & ROSS, 47 Broadway.

5 EXTRA LARGE light steam-heated rooms and bathroom; new extra wide house; large light bedrooms; hot water supplied always; absolute respectability; no dogs; unexceptionable neighborhood. 336 345 West 31st-st.

5TH-AVE. 1,048, cor. 86th-st.—Elegant apartments, facing Park; reasonable rent. STONE, 41 Wall-st.

11TH STREET, 63 to 69 WEST.—Apartments newly painted and papered, five rooms and bath; modern improvements; references required. See janitor.

$45 Attractive apartment, seven rooms; bath; steam heat. Perfect order. Choice neighborhood. 19 West 84th-st.

Furnished Apartments To Let.

ELEGANT APARTMENTS, finely furnished, to rent in the Palermo, 125 E. 59th Street.

THE WILMOT, 14 & 16 EAST 53D ST.—With board, furnished apartments of three and four rooms, with bath, steam heat, elevator.

Furnished Apartments Wanted.

WANTED.—By gentleman and wife, a handsomely furnished apartment of about six rooms, on West Side, from November 1st to April 1st. Address L. C. SMITH, Darien, Conn.

WANTED.—A handsomely furnished flat or small house for winter months for two adults. Address AMELIA E. BARR, Cornwall-on-Hudson, N. Y.

"A DEAL OF SKIMBLE SKAMBLE STUFF." Shakespeare never indulged in a truer description than the above as applied to much of the suburban property now on the market, though we think New Dorp lots may now on the market, though we think New Dorp lots may be excepted. Come and judge for yourself at our Auction Sale October 2, 2:30 p. m. If you do not regard the lots as among the choicest on Staten Island and ridiculously low—substantially your own price—don't buy. Passes, &c. HUGHES & ROSS, 47 Broadway.

Auction Sales of Real Estate.

Sale Extraordinary.
200 LOTS
NEW DORP, Staten Island,
on the Premises at 2:30 P. M.,
Saturday, Oct. 2d, 1897.

Come if you wish a rare home-site, or an infallibly paying investment.

Terms, 25 per cent cash, balance within two years.

The property comprises the heart of the residence section of this model village of the South Shore.

Many lots adjoin houses costing $4,000 to $8,000. Some fine business sites also will be sold.

Sale Absolutely Without Reserve

so that you can buy at your own figures. Restrictions carefully guard against nuisances; and no dwelling can be erected costing less than $1,500 to $3,000, according to locality. Water and electric light. Good roads, stores, churches and schools. Commutation, $5.25, or by Midland trolley, 10 cents from New-York. Forty minutes from city and ten from popular Midland Beach.

Titles Guaranteed.

If you consult your profit, as well as pleasure, you will attend this special sale. You are welcome to a substantial lunch served at the clubhouse in the centre of the property, an open-air concert by Snedeker's Midland Band, and last, and most important, the opportunity of buying lots far below their intrinsic value.

Boats leave South Ferry 12:30, 1:30 and 2:30 p. m.

Maps and passes on application.

HUGHES & ROSS, OWNERS,
47 Broadway.
GEO. METCALFE, Auctioneer.
H. T. METCALFE & SONS, 171 B'way.

RICHARD V. HARNETT & CO., Auctioneers, will sell at auction, TUESDAY, OCT. 5, at 12 o'clock noon, at the Real Estate Exchange and Auction Room, 39 to 43 Liberty St.,
353 WEST 123D ST.,
3-story and basement high-stoop, brick dwelling, 15.10x50x100.11.
Maps at Auctioneers', 71 and 73 Liberty St.

BUY IN HELL TIMES. When you get bed-rock prices. For the best investment in suburban property see our "ad" in adjoining column, and attend Auction Sale, without reserve, next Saturday afternoon, at New Dorp, Staten Island. Passes, &c., HUGHES & ROSS, 47 Broadway.

Brooklyn Property For Sale.

Why Not Have the Best
house in the choicest location? It is worth while to place your family in the best environment. Ideal homes are the elegant modern brick and stone houses on the Estate of John Lefferts, near Prospect Park, in the beautiful 29th Ward. Eight solid blocks of property reserved exclusively for attractive homes. Artistic architecture, beautiful surroundings, lowest prices. Send for illustrated circular. HENRY W. SHERRILL, Manager, 13 Willoughby Street.

Country Property To Rent.

MONTCLAIR, N. J.—Lot, 50x170, at a sacrifice; near Orange road and Cedar-ave. WM. BECHTEL, 944 Cedar Place, New-York.

TO RENT.—Fine house; 17 rooms; Jamaica-ave., Flushing; perfect order; fine views and grounds. H. C. HOWELLS, Flushing.

MAKE A NOTE OF IT! Auction Sale October 2, 2:30, of the heart of New Dorp, 200 lots, many of them adjoining villas costing $1,000 to $8,000. Water, electric light. Rare chance for the investor or home-seeker, as he—not the seller—can fix the price. You may not attend auctions as a rule; it will pay you to make an exception in this case. Passes, &c., HUGHES & ROSS, 47 Broadway.

Suburban Real Estate.

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

NEW DORP, in your investigations for a home site, may satisfy your ideal; 40 minutes from city, 10 cents fare; a model village, genuine country surroundings, exclusive. Midland Beach 30 minutes distant. Don't fail to attend Auction Sale October 2, 2 p. m. Passes, &c., HUGHES & ROSS, 47 Broadway.

Furnished Houses to Let—Country.

FURNISHED HOUSE, 10 rooms, bath, lavatory, gas, water supply, all improvements, sewer drainage, hot water heating, stable, carriage house, three acres, lawns, garden, fruit, shade, hedges, macadam drives, artesian well, stern appointment of a comfortable winter and summer suburban home, at Montclair, N. J., 37 minutes from New York. Postoffice of Union Square, by many trains on competing roads; to rent with horses, carriages, cow, etc., if desired, at