THE PHILIPPINE INQUIRY.

A WITNESS SAYS HE SAW AT LEAST TWENTY CASES OF "WATER CURE."

Washington, April 21.—The Senate Committee on the Philippines to-day resumed the examination of witnesses in connection with the investigation of affairs in the Philippine Islands. Grover Flint, of Cambridge, Mass., who served as first lieutenant in the 35th Volunteer Infantry, testified that early in May, 1900, he had been a witness to the "water cure" as administered to the natives by the Macabebe scouts, and that this was done to get information as to where guns were concealed. The guns were delivered. The following day some men of his own regiment applied the "cure," but their act was without the authority of their commanding officers. The Macabebes, at the time referred to, were not under command of a commissioned officer, but under a sergeant of the United States army. Flint had been, he said, a witness to at least twenty cases of "water cure." He never had seen any one die as a result of the "cure," but had seen a hospital corps man working on a native who had been made unconscious. It also had been reported to him that one Filipino died from the effects of the "water cure."

The witness then described the method of administering the "cure," and said that in some cases, where it was given to old men, he had seen their teeth fall out.

Mr. Flint, in response to a question by Senator Dietrich, said he was present on these occasions "to draw the line on excesses." He did not recommend to his major that the practice cease, nor did he give any orders to his men to stop the torture.

Answering a question by Senator Burrows, the witness declared that the effect of the "cure" was immediate, the victim invariably turning in his gun or bolo and giving information as to the whereabouts of others. He said it was impossible to judge whether the victims were insurgent soldiers or peasants, but they appeared to be peaceable villagers. Some of them were thrown down by force; others, who were timid, would submit readily, while those who resisted were simply held more tightly. The treatment, he said, never got to the point of great brutality.

Replying to a question by Senator Lodge, the witness said that a commission in the regular army had been refused to him because his colonel had reported him as using intoxicating liquors to excess. The witness deplored the raising of this question, but Senator Beveridge said it had an important bearing on the case. Flint denied that on any of the occasions when he had witnessed the "water cure" was he under the influence of liquor. He insisted that in justice to himself he ought to say he was not drunk, but had been a careless drinker. He had, he said, released several men who did not appeare to him to be insurrectos. Major Geary, of his regiment, was always near, but had not interfered in the administration of the "cure," simply assigning a commissioned officer to see that the men did not go too far.

After considerable questioning, he finally admitted that he approved the "water cure," and, replying to a question by Senator Beveridge, said that it was not an American invention, but was as old as the "chronicles of Newgate." Asked regarding Filipinos in guardhouses, he said they were treated exactly the same as American prisoners, except that they received food to which they were accustomed and not the army ration.

The witness described the burning of small villages, the idea being, he said, to drive the people to the woods or to the towns and concentrate them.

"Who did the army borrow that from?" inquired Senator Culberson.

"I saw it in Cuba," answered the witness, "under the authority of General Weyler."

Senator Lodge laid before the committee a report by A. Lester Hazlett, who was sent to the Philippines by the Woman's Christian Temperance Union of Columbus, Wis., to investigate the moral conditions existing there, and also alleged violations of the Anti-Canteen law. The report shows that the moral conditions in the islands are better than ever before since American occupation, and that there were no violations of the Anti-Canteen law.

The committee, in executive session, refused to call Edward Atkinson, of Boston, as a witness, but directed that subpœnas be issued for a number of sergeants and private soldiers who were witnesses of the "water cure." The question of calling Sixto Lopez, Mabini and Aguinaldo was left for future determination. The committee then adjourned until Tuesday, April 29, when General MacArthur will be heard again.

EDWARD ATKINSON A MARTYR.

THE SENATE PHILIPPINE COMMITTEE REFUSES TO CALL HIM AS A WITNESS.

[BY TELEGRAPH TO THE TRIBUNE.]

Washington, April 21.—Edward Atkinson has another grievance to exploit in the columns of "The Anti-Imperialist." This time it is no case of inconsiderate outrage on Aguinaldo or some other leader of "Dawning Republicanism in the Orient." The shafts of tyranny have now struck nearer home. In Mr. Atkinson's own person liberty of speech and the publication thereof at government expense have been brutally stabbed to death. The editor of "The Anti-Imperialist" came to Washington this morning, on a hint from one of the Democratic members of the Philippine Committee of the Senate that that committee might be induced to draw on the illimitable fund of misinformation which he has succeeded in acquiring about conditions in the Philippines. But the committee, after weighing Mr. Atkinson's qualifications as an absentee expert, decided to refuse him "leave to print" at public expense. After paying his carfare from Boston, the Massachusetts statesman feels himself a martyr. He is wondering, also, if he has a claim against the government for his unappreciated efforts to set the Senate committee right.

PHILIPPINE CONCENTRATION CAMPS.

MAJOR WOODRUFF SAYS THEY SHOULD BE CALLED CAMPS OF INSTRUCTION AND SANITATION.

Washington, April 21.—General John F. Weston, chief commissary officer, has received an interesting letter from Major Woodruff, chief commissary officer of the division of the Philippines, dated March 17. Major Woodruff says:

We are getting along very nicely in supplying rice to the natives who are concentrated in Batangas and Laguna provinces. Last week, in company with General Wheaton, I visited Binan, Calamba, Santo Tomas, Tanauan and Lipa, and the way the concentration of the natives is carried out up there is a credit to the United States Army. Generals Wheaton and Bell both deserve a great deal of credit. Instead of being called "camps of concentration," the proper name would be "camps of instruction and sanitation." The houses are about as comfortable as those they were required to vacate. They all have an abundance of food, either collected by themselves or furnished by the military authorities. The inhabitants are most respectful and very cheerful looking. They all have the appearance of being well fed. No indications of sullenness or discontent. Their herds are taken out to graze, and altogether I really think, outside of a military standpoint, the natives will be decidedly improved by virtue of having lived in these well regulated camps of instruction and sanitation. The very poor are much better off in every way than they ever were before, and they are subject by the military to less tyranny than formerly by the head men. From a military standpoint, of course, the concentration has been most valuable, and has resulted in bringing in nearly every gun and every insurgent behind it who has not fled to the province of Cavité and Tabayas, which are under the control of the civil government.

WANTS SEDITION LAWS REPEALED.

Washington, April 21.—Senator Teller to-day introduced a resolution declaring it to be the sense of the Senate that the sedition laws in force in the Philippines should be repealed. The resolution is preceeded by a preamble citing the arrest of the editors of the newspapers "Freedom" and "Volcano," published in Manila, and asserting that they are to be tried under these laws by judges who owe their appointments and tenure of office to the commission for the criticism of which the men are to be tried.

TO TRY GENERAL SMITH.

SELECTION OF OFFICERS FOR THE COURT AT MANILA.

Manila, April 21.—A court martial has been ordered for the trial of General Jacob H. Smith, who was in command of the United States troops on the island of Samar. It consists of Generals Loyd Wheaton, Samuel C. Sumner, James M. Bell and William H. Bisbee, and Colonels Chambers McKibbin, William A. Rafferty, William E. Dougherty, Alfred C. Markley and Jesse M. Lee. The judge advocate is Major Harvey C. Carbaugh. Colonel Charles A. Woodruff will appear for the defence.

The charge brought against General Smith is conduct prejudicial to good order and discipline. The trial will be opened on Thursday.

General Frederick D. Grant cables from Samar that he believes the insurgents are acting in good faith, but he has found it impossible to collect the entire force. The Filipino leader Guevarra has signed an agreement to surrender his entire command on April 27. He describes them as well fed, well dressed and contented.

The United States transport Buford, which sailed from here yesterday for San Francisco, after having been detained in quarantine for five days, has put back to this port, with a suspicious case of sickness on board. Should it prove not to be cholera, the transport will be allowed to proceed to-morrow. Otherwise she will be held.

POWER FOR GREAT NORTHERN.

THIRD RAIL WILL BE USED AND WATER IN CASCADE MOUNTAINS UTILIZED.

Chicago, April 21.—By order of President Hill, Great Northern Railroad engineers have taken up the question of the early utilization of water in the Cascade Mountains for generating electric power with which to operate Great Northern trains across the Cascade Mountains for a distance of a hundred miles, is the statement made by the Tacoma (Wash.) correspondent of "The Inter-Ocean."

During the last month the Great Northern engineers have been locating water power rights and power house rights on the rivers and creeks in the Cascade Mountains contiguous to Two Mile Cascade tunnel, which the railroad company finished last year. The third rail system will be used.

NEW CIVIL SERVICE RULES.

CHANGES MADE TO CONFORM WITH THE ELLSWORTH LAW.

Albany, April 21.—The State Civil Service Commission has amended its rules to conform with the changes made by the Ellsworth Veterans' Preference law, and also to make them conform with recent rulings of the courts, particularly in the section defining a laborer's place. The Supreme Court has ruled that in determining whether or not a place shall be classified as a laborer's, the work done, rather than the title given or the compensation paid, is the vital point. The decision, however, intimates that the compensation paid "may be indicative of the fact."

The commission has modified its rules to provide that "no persons are to be rated laborers, exempt from competition, unless proved by heads of departments to be unskilled laborers, who receive more than $2 a day or $60 a month." The board says that there has been great evasion of the Civil Service rules by reason of the appointment of persons as laborers, so called, to positions actually in the competitive class.

The amendment caused by the Ellsworth law exempts veterans from the rule as to probationary appointments. The removal of a veteran is also prohibited, except upon charges of incompetency or misconduct.

Where a veteran's place is abolished or becomes unnecessary it is made mandatory that where another place cannot be provided the veteran's name shall be entered on a list of "suspended employes" for purposes of certification to a similar place in any branch of the State or municipal service.

The State commission has exempted from competition the following offices: Cashier in office of Register, New-York County; one clerk in the office of the County Clerk, New-York County; confidential stenographer to the Deputy State Controller, and three keepers of the Erie County morgue.

SAY HE BURNED HOTELS.

WILLIAM CATTO IS CHARGED IN FLORIDA WITH BEING AN INCENDIARY.

[BY TELEGRAPH TO THE TRIBUNE.]

Jacksonville, Fla., April 21.—William Catto, who is well known in New-York hotel circles, and who has been running hotels in Florida for several years, was arrested here to-day charged with incendiarism. S. J. Kennerly and A. M. Steem, of Palatka, made sworn affidavits that he attempted to burn the Putnam House at that place in January last. Several suspicious fires were found in the building at that time.

Catto had charge of the Putnam House for several seasons, and also ran the Carleton Hotel here for a short time. He says he is innocent of the charge. The Sheriff took him to Palatka for trial to-day.

DEMOCRATS WHO FIGHT TAMMANY.

Representatives of the anti-Tammany Democrats of this city will hold a conference to-morrow afternoon at 1:15 o'clock in the Mills Building to talk over plans for concerted action at the primaries next September. The Greater New-York Democracy, the Independent Democracy and the Chicago Platform Democracy will be represented at the conference. The Greater New-York Democracy will be represented by E. Ellery Anderson, John C. Sheehan, Rastus S. Ransom, Matthew P. Breen, Alfred F. Seligsberg, L. J. B. Lincoln and William Hepburn Russell. The Independent Democracy will be represented by Wheeler H. Peckham, Robert L. Harrison, Hugh R. Garden, John P. Kelly, Samuel H. Ordway, Chalmers Wood and Adam Frank. Some of the Chicago Platform Democrats who will be in attendance are James R. Brown and Melvin G. Palliser. The Democrats identified with these organizations are generally in favor of uniting upon a State ticket, although some of them are anti-Hill men. But they are a unit in their opposition to Tammany Hall and the return of Tammany to power.

SAY CROKER WON'T RETURN IN AUGUST.

Lewis Nixon, chairman of the finance committee of Tammany Hall, yesterday denied the story, which gained wide currency in political circles, that Richard Croker had planned to return to this city from his English home by August 1.

"I am in correspondence with Mr. Croker, and would be likely to know if he planned a return in midsummer," said Mr. Nixon yesterday, "and I feel safe in saying that he has no intention of returning in August."

"Larry" Delmour, one of Mr. Croker's personal friends, said yesterday that he knew that Mr. Croker wasn't coming back in August, and he thinks Mr. Croker will not be in this city again before some time next spring.

HAMPTON NORMAL ANNIVERSARY.

Newport News, Va., April 21.—Elaborate preparations have been made by the faculty of the Hampton Normal Institute for the reception and entertainment of Robert C. Ogden's party, which is expected to arrive to-morrow, when the annual educational conference preceding the anniversary exercises will be held. The conference will be attended by a number of well known men of letters.

Among the speakers will be Dr. Felix Adler, of New-York; Dr. Albert Shaw, Editor of "The Review of Reviews"; the Rev. Paul Frothingham, of Boston; Dr. Walter H. Page, Editor of "The World's Work"; Dr. Hamilton Mabie, of "The Outlook"; Dr. Luther H. Bailey, of Cornell University, and Dr. Talcott Williams, of "The Philadelphia Press."

REAL ESTATE.

BIG APARTMENT HOUSE NEAR WALDORF-ASTORIA MAY BE BUILT.

The Alliance Realty Company has sold Nos. 17, 19 and 21 West Thirty-second-st. to Irons & Todd. It is said that a large apartment house will be built on the site.

Marshall Field, of Chicago, took title yesterday to No. 1 East Thirtieth-st., 21.6x98.9, from John H. Hinton, as trustee, for $85,000.

L. J. Phillips & Co. have sold through S. L. Kaye to Evans & Bascall for improvement a lot 20x100.1 feet at No. 130 East One-hundred-and-twenty-first-st.

Douglas Robinson, Charles S. Brown & Co., have sold No. 431 Eighth-ave., a flathouse, with stores, 24.8½x100 feet, to the Stuyvesant Real Estate Company.

Mandelbaum & Lewine have sold through D. Kempner & Son two five story brick tenement houses, Nos. 529 and 531 West Forty-second-st., 50x100 feet. The same firm have bought No. 10 Franklin-st., 23x100 feet, from the Boyd estate; No. 12 Franklin-st. from the Spencer estate, old frame buildings, on a plot 40x100 feet, and Nos. 195 and 197 Spring-st., 46.6x75 feet.

Charles Martin has sold for Anna Hoeckh No. 533 West Forty-ninth-st., a five story tenement house on a lot 25x100 feet, to Charles Hoffman.

S. Steingut & Co. sold to Martin Engel No. 235 to 239 East Thirteenth-st., and not No. 325 to 329 East Thirteenth-st.

George F. Johnson & Sons have sold to G. Riffler No. 47 Kelly-st., a two story dwelling house.

Gordon Levy & Co. have sold No. 387 East Tenth-st., a six story brick tenement house, with stores, on lot 25x94.9 feet.

Gordon, Levy & Co. have sold No. 75 Eldridge-st., a six story brick tenement house, with stores, on lot 20.10x99.6x21.2x99.8 feet.

Max Marx has sold through Williamson & Bryan a plot 50x180 feet, on the west side of Webster-ave., 115 feet south of One-hundred-and-seventieth-st., running through to Clay-ave., to Stephen P. Sturgis. In part payment Mr. Marx takes Nos. 551 and 553 East One-hundred-and-forty-eighth-st., two flathouses, with stores, on a plot 50x100 feet.

William Richtberg, in conjunction with D. Kempner & Son, has sold for the Leopold estate No. 310 West Thirty-eighth-st., a four story building, on lot 25x98 feet.

The Provident Realty Company has bought a plot 50x100.11 feet, on the north side of One-hundred-and-twenty-second-st., 175 feet west of Amsterdam-ave.

Jacob K. Klingenstein, who recently bought the six story brick tenement house, with stores, at No. 101 Rivington-st., southeast corner of Ludlow-st., 58.8x100 feet, through H. Sokolski & Son, has resold the property.

Edward Baer has sold No. 151 West Forty-ninth-st., a three story brownstone dwelling house, on a lot 20.10x100.5 feet.

E. H. Eckhardt has sold for the Bergen estate to Thomas Jones No. 409 West Fifty-first-st., a four story stone front flathouse, on lot 25x100.5 feet.

E. H. Eckhardt has sold for David Konig No. 235 West Forty-sixth-st., a five story double tenement house, on a lot 25x100.5 feet.

George W. Mercer & Son have sold No. 321 West Twenty-second-st., a four story dwelling house.

B. Manheim has sold for Francis E. Compton to George Ebberhard No. 111 West One-hundred-and-twenty-fourth-st., a four story single brick flathouse, on a lot 25x100 feet.

Peter J. Mathers has sold to Samuel C. Baum No. 368 and No. 370 Pleasant-ave., two three story dwelling house on a plot 40.6x100 feet.

The Lyman Brewery property at No. 418 to 432 West Thirty-eighth-st. and No. 419 to 431 West Thirty-seventh-st., was reported to have been sold yesterday. The property comprises fourteen lots and brought about $185,000. A warehouse will be built on the site.

Mary Manning has sold Nos. 242 and 244 West One-hundred-and-fourth-st., two six story apartment houses, on a plot 50x100.11 feet.

Mrs. Mary B. Painter has sold to Roger Q. Ames Nos. 944 and 946 Lexington-ave., northwest corner of Sixty-ninth-st., two four story dwelling houses, and Simon Cohn has sold to the same purchaser the two adjoining houses, Nos. 948 and 950, making in all a plot 80.5x78.

Charles Martin has sold for Anna Hoeckh No. 533 West Forty-ninth-st., a five story tenement house, on a lot 25x100 feet, to Charles Hoffman, who gives in part payment property at Union Hill, N. J.

Joseph M. Williams has sold to a Dr. Clark No. 25 West Seventy-fourth-st., a four story and basement dwelling house, on a lot 22x102.2, for $50,000.

H. C. Senior & Co. have sold for Alfred M. Rau to a Mr. Patrick No. 151 West Sixty-fourth-st., a four story and basement dwelling house, on a lot 18x100.5 feet.

B. Nauheim has sold for Mrs. Frances E. Compton No. 111 West One-hundred-and-twenty-fourth-st., a four story flathouse, on a lot 25x100 feet.

TITLE TO BROADWAY PARCEL PASSED.

The Forty-Two Broadway Company took title yesterday to Nos. 38, 40 and 42 Broadway and Nos. 49, 51 and 53 New-st. from Woodbury G. Langdon and to No. 36 Broadway from Bleecker N. Mitchell as executor and trustee. The valuation of this property is about $2,000,000. The following mortgage was filed with the papers: The Forty-Two Broadway Company to the Lawyers' Title Insurance Company, No. 36 to 42 Broadway and No. 49 to 53 and 67 New-st., one year, 4½ per cent, $1,150,000.

OFFICE BUILDING FOR THIRTY-FOURTH-ST.

Plans were filed on Saturday at the Bureau of Buildings for a twelve story brick office and store building, to be built at Nos. 108 and 110 West Thirty-fourth-st. The New-York Realty Corporation, No. 54 William-st., is the owner, and C. Starrett, of No. 51 Wall-st., is the architect. The cost of the building is placed at $400,000.

AUCTION SALES YESTERDAY.

By Samuel Goldsticker: 448 and 450 E 116th-st, 94 ft w of Pleasant-ave, 50x100.11; 2 story f dwg h and vacant; foreclosure sale; S H Solomon agt Alice Edwards Jarvis; M S & I S Isaacs, attys; Julius Lehman, ref; due on judgt, $1,500; taxes, etc, $340; prior mtge, $9,000; adjourned to April 30.

AUCTION SALES TO-DAY.

By James L Wells: 202 136th-st, s s, 100 ft w of 7th-ave, 17.6x99.11, 3 story and b dwg h; assignee's sale; 204 136th-st, s s, 117.6 ft w of 7th-ave, 16.8x99.11, 3 story and b dwg h; assignee's sale; 208 136th-st, s s, 150.10 ft w of 7th-ave, 16.8x99.11, 3 story and b dwg h; assignee's sale; 224 136th-st, s s, 269.2 ft w of 7th-ave, 16.8x99, 3 story and b dwg h; assignee's sale; 232 136th-st, s s, 336.8 ft w of 7th-ave, 16.8x99.11, 3 story and b dwg h; assignee's sale; 746 Westchester-ave, s e cor Brook-ave, 29x101.32x59.98x114.12, 5 story br and 8 flat h, with stores; assignee's sale; 748 Westchester-ave, s s, 29 ft e of Brook-ave, 27x122.05x irreg, 5 story br and 8 flat h, with store; assignee's sale; 750 Westchester-ave, s s, 56 ft e of Brook-ave, 27x129.98x irreg, 5 story br and 8 flat h, with store; assignee's sale; 752 Westchester-ave, s s, 83 ft e of Brook-ave, 27x137.91x irreg, 5 story br and 8 flat h, with store; assignee's sale; Westchester-ave, s s, 110 ft e of Brook-ave, 18x143.19x irreg, vacant; assignee's sale; Westchester-ave, s s, 128 ft e of Brook-ave, 7 lots, each 25 ft front by irreg; assignee's sale; Westchester-ave, s s, 363 ft e of Brook-ave, 23.01x208.81x irregular; vacant; assignee's sale; 562 Brook-ave, e s, 101.32 ft s of Westchester-ave, 25x100, 5 sty br and stone flat h, with stores; assignee's sale; 560 Brook-ave, e s, 126.32 ft s of Westchester-ave, 25x100; 5 sty br and stone flat h, with stores; assignee's sale; 558 Brook-ave, e s, 151.32 ft s of Westchester-ave, 25x100, 5 sty br and stone flat h, with stores; assignee's sale; 556 Brook-ave, n e cor 150th-st, 25x100; 5 sty br and stone flat h, with stores; assignee's sale; 150th-st, n s, 350 ft e of Brook-ave, 102.32x100x irreg; vacant; assignee's sale; 152 Brook-ave, e s, 350 ft e of Brook-ave, 3 lots, 25x100 each; assignee's sale; St Ann's-ave, w s, 75 ft n of 149th-st, 71.89x33.55x74.21, on 150th-st x100.99.5; vacant; assignee's sale; Digney-ave, e s, 215.91 ft s of Kingsbridge Road, four lots, 25x100 each; public auction sale.

By William M Ryan: 395 7th-ave, e s, 49.11 ft n of 27th-st, 49.9x1x13.6x16.10x4.6x9.6x5x49.8x27.10; 5 story ten h; F M Barnes agt J J Buckley et al; Harrison & B, attys; J E Ward, ref; amt due, $19,007 07; taxes, etc, $2,483 75; Intervale-ave, e s, 225.1 ft n of Westchester-ave, 25x100; E A Kemp agt G W Flagg et al; R W Todd, atty; A R McMahon, ref; amt due, $1,206 45; taxes, etc, $481 18.

By L J Phillips & Co: 401 50th-st, n e cor 1st-ave, 19.8 x80; 4 story fl h; E L Cencl agt J Dreyfus et al; Tracy & L, attys; B J Tindale, ref; amt due, $15,980 62; taxes, etc, $298 48; 1,758 and 1,860 Clinton-ave, e s, 30 ft s of 175th-st, 54x84; two 2 story b dwg hs; 1,794 Clinton-ave, e s, 111 ft s of 175th-st, runs s 28.6x e — x s 1.16x e 163.6x n e — x n 29.1x w 165.2; 2 story b dwg h; M R Cushing agt L Ligglo et al; Fletcher, McC & B, attys; G M Bayne, ref; amt due, $2,458 91; taxes, etc, on parcel A, $165 30; parcel B, $154 08, parcel C, $154 08; prior mtge on parcel A, $5,500; parcel B, $5,250; parcel C, $5,250.

By Adrian H Muller & Son: 96 to 102 Grand-st, n s, 25 ft w of Mercer-st, 100x90x irreg; 5 story store and loft bldg; public auction sale.

By Bryan L Kennelly: 308 112th-st, s s, 125 ft e of 2d-ave, 20x100.11, 2 story and b f dwg h; executors' sale.

By Philip A Smyth: 331 35th-st, n s, 275 ft w of 1st-ave, 25x98.3, 4 story ten h, with 1 story br bldg on rear; E H Molr, as surviving trustee, agt R Flood et al; Sullivan & C, attys; J J McEvilly, ref; amt due, $8,297 87; taxes, etc, $288 49.

By D P Ingraham: 1,570 Washington-ave, n e cor Wendover-ave, 29.5x98.11x43.8x100, 5 story br flat h; G M Smith agt L Vernaglia et al; Truax & C, attys; A E Ommen, ref; amt due, $4,731 11; taxes, etc, $2,037 09; prior mtges, $31,000.

By Strong & Ireland: 308 116th-st, s s, 156.3 ft w of 8th-ave, 18.9x100.11, 5 story br flat h; N Y B L B Co agt J Hussey et al; Hamilton & B, attys; N G Johnson, ref; amt due, $8,502 95; taxes, etc, $278 07; prior mtge, $16,000.

By McVickar & Co: Yonkers, N Y, 37 lots situated on Riverdale-ave, Stanley-ave, Highland-ave and Jackson-st; exrs sale.

By Charles A Berrian: 1224-st, n s, 261.3 ft w of 2d-ave, 18.9x100.11; 4 story ten h; Germania Life Ins Co agt E H Burr et al; Dulon & R, attys; H Lindsley, ref; amt due, $8,737 02; taxes, etc, $204 14.

By Peter F Meyer & Co: 132 134th-st, s s, 205 ft e of 7th-ave, 39x99.11; 5 story bk flat h; S E McPherson, as adm, agt S J Ruth et al; Goodwin, Taft & L, attys; J F Larkin, ref; amt due, $21,216 97; taxes, etc, $370 63; 1,000 Brook-ave, e s, 207 ft s of 135th-st, 26.6x129.3x25x138.1; 5 story bk flat h (No 7); F A O Schwartz agt Ger-Am R E T G Co et al; Hatch, D & C, attys; A H Larkin, ref; amt due, $23,294 53; taxes, etc, $248 68; 1,002 Brook-ave, e s, 180.6 ft s of 165th-st, 26.6x138.1x25x146.11; 5 story bk flat h (No 6); same agt same; same atty and ref; amt due, $24,330 30; taxes, etc, $285 63.

REAL ESTATE TRANSFERS.

7th-st, No 108 East, 25x90.10; Charles Lindner to Louis Rosenswaike; R S, $16 25	$35,000
Broadway, Nos 38, 40 and 42, e s; New-st, Nos 49, 51 and 53, w s; Woodbury G Langdon to the Forty-two Broadway Company; R S, $586 25; mortgage, $325,000	1,000
Manhattan-ave, n e cor 117th-st, 201.10 ft to 118th-st, x129x irregular; Edward S Kaufman to Simon Sichel; mortgage, $325,212	1,000
7th-ave, e s, 27.11 ft s of 119th-st, 36.6x100; Joseph C Levi, referee, to the Union Theological Seminary, City of New-York; R S, $18 75	40,000
7th-ave, e s, 64.5 ft s of 119th-st, 36.5x100; Joseph C Levi, referee, to same; R S, $18 75	40,000
67th-st, n s, 105 ft e of Madison-ave, 20x100.5; David L Newborg to Emma B Auchincloss; R S, $32	66,500
Broadway, No 36, e s, 42.8x irregular; Bleecker N Mitchell, executor and trustee, to the Forty-two Broadway Company; R S, $248 75	1,000
36th-st, No 123 East; Charles A Manson and wife to Ruth D Draper; R S, $6 25; mortgage, $15,000	30,000
12th-st, Nos 54 and 56 West; Municipal Realty Corporation to Louis H Herrmann; R S, $22 25	47,000
49th-st, No 41 East, 22x100.5; Amy C Gourand to Royal P Carroll, half part, all title; R S, $20	42,500
Same property; Jennie C Fassett to same, half part, all title; R S, $20	42,500
49th-st, No 245 West, 17.8x100.5; Howard O Lente to Thomas P McLoughlin; mortgage, $10,500; R S, $4 50	19,500
49th-st, Nos 239 and 241 West, 35.8x100.5; Lottie Acker to Thoms P McLaughlin; R S, $18 75	40,000
30th-st, No 1 East, 21.6x98.9; John H Hinton, trustee, to Marshall Field; R S, $41 25	85,000
Broadway, s e cor 63d-st, 115.10x89.11x100.5x148.4; Isaac H Clothier to Richard M Montgomery; mortgage, $150,000; R S, $36 25	100
11th-st, No 26 East; Charles N Flint to Metropolitan Life Insurance Company; R S, $39 25	81,000
Lexington-ave, Nos 328 to 332, s w cor 39th-st; Daniel S McElroy to Jane Daly; mortgage, $72,000; R S, $17 50	100
46th-st, s s, 487.6 ft w of 5th-ave, 19.6x100.5; Sarah J Shaw, executrix, to Richard Delafield	45,000

NEW BUILDING PLANS.

34th-st, No 108 to 110 West, for a twelve story brick office building, with store, 47.1x98.9; New-York Realty Corporation, No 54 William-st, owner; G Starrett, No 51 Wall-st, architect ... $400,000

Real Estate.

TITLE GUARANTEE AND TRUST COMPANY

last year did the largest business in its history. It does a larger business each succeeding year,

BECAUSE

FIFTEENTH—Its surplus has increased at the rate of more than $250,000 every year, and its losses are paid immediately and charged to expenses. They amount to less than two per cent. of its annual income.

When you buy real estate, or borrow or loan upon it, come to this company. Fees moderate and uniform.

TITLE GUARANTEE AND TRUST COMPANY.

CAPITAL AND SURPLUS, $6,000,000

146 Broadway, New York.
175 Remsen Street, Brooklyn.

The Lawyers' Title Insurance Company of New York,

37 Liberty Street, New York,
38-44 Court Street, Brooklyn.

Capital and Surplus, - $3,500,000

Furnishes money on bond and mortgage, where the security is approved, to enable purchasers of real estate to complete transactions.

"FACTORY SITES"

AT ENTRANCE OF
Blackwell's Island Bridge,
Penn. R. R. Tunnel and
N. Y. Central Tunnel in the
BOROUGH OF QUEENS.
Rail and Water Front combined.
Reduced cost of production.
New York Freight rates.
Trolley lines through property.
CHOICE MANUFACTURING PLOTS.
Present low values are advancing.
Result of favorable conditions.
We own 100 acres.
Can furnish large plots.
Ask your insurance broker about reduced rates on low buildings, mill construction, rendered possible by low value of our land.
Further particulars on application.
Write if you can't call.
NEW YORK LAND & WAREHOUSE CO.,
167 Jackson Avenue, Long Island City.

Auction Sales of Real Estate.

JAMES L. WELLS, Auctioneer,
Assignee's Sale,
TUESDAY, APRIL 22, NOON.
At 111 Broadway, N. Y. Real Estate Salesroom.
CHOICE INVESTMENT PROPERTIES
belonging to the
ESTATE OF JANES & KIRTLAND
as follows:
746 to 752 WESTCHESTER AVE.,
Southeast corner of Brook Ave., each five story brick stores and apartments.
9 EXTRA DEEP LOTS,
WESTCHESTER AV., adjoining above and extending to Port Morris Branch R. R.
556 to 560 BROOK AVE.,
east side, extending from Westchester Ave. to 150th St., each five story brick stores and apartments.
4 LOTS, ST. ANN'S AVE.,
west side, 75 feet north of 149th Street.
6 LOTS, 150TH STREET,
Three on south side, adjoining St. Ann's Ave. Lots. Three on north side, directly opposite.
5 PRIVATE DWELLINGS,
202, 204, 208, 224, 228
WEST 136TH STREET,
near 7th Ave.; each a 3 story and basement brick and brownstone dwelling; lots 17.8 and 16.8 by about 100 feet.
ALL DOWER RIGHTS CONVEYED TO PURCHASERS.
For Maps and particulars apply to HERBERT B. SHOEMAKER, Assignee, 71 Broadway; ANDREW SHILLAND, Esq., Attorney for Assignee, 71 Broadway, and JAMES L. WELLS, Auctioneer, 141 Broadway.

To Let for Business Purposes.

VERY LIGHT OFFICES,
LARGE AND SMALL.
SOUTHERN & EASTERN EXPOSURE.
WARM IN WINTER; COOL IN SUMMER.
MARKET & FULTON BANK BL'D'G,
81-83 FULTON ST.
RULAND & WHITING CO.
5 BEEKMAN ST.

LOFTS TO LET.
24 VANDEWATER ST.
50x100; light on all sides; steam power, heat and elevator; rents reasonable. Apply N. L. MUNRO, on premises.

OFFICE TO LET, fully furnished, good light. Size, 13x16. Apply Room 1208, Beard Building, 120 Liberty St.

Furnished Houses To Let—Country.

TARRYTOWN-ON-HUDSON.—House; seven bedrooms; completely furnished; ten minutes' walk from station; corner lot, 150 by 200; large porches, stable, shade and fruit;; rent, $150 per month. FREE & MURRAY, Tarrytown, N. Y.

Country Property To Let.

TO RENT.—Fine country residence; fifteen rooms; steam heat; seventeen miles from New-York on W. S. R. R.; good barns. Apply to WM. C. HERRING, Harrington Park, N. J.

Country Property Wanted.

NEARBY COUNTRY PROPERTY WANTED.

Large places, well located, value $20,000 to $150,000; choice city investment realty given in exchange paying 5 to 10 per cent net. Investigation desired. Principals only. I. B. WAKEMAN, 156 Broadway.

Auction Sales.

GEORGE E. SHAW, Auctioneer,
WILL SELL
TO-DAY TUESDAY, APRIL 22D, ALSO WEDNESDAY AND THURSD. AFTERNOONS. AT 2:30
on premises, 1242 Broadway, betw. 31st & 32d Sts.
THE ENTIRE STOCK OF
Mr. Paul Kauffman,
Retiring,
CONSISTING OF
OIL PAINTINGS.
Water Colors.
Artist's proof Engravings.
Artist's proof Etchings.
Artist's proof Photo-Engravings.
Plain Etchings, Engravings and Gravures.
Fac-Similes.
Colored Sporting Prints.
Bronzes.
Metal Photograph Frames.
In Great Variety.
This collection is unusually well selected, and represents the personal efforts of Mr. Kauffman, who has been for thirty years in this line of business, and is conceded a connoisseur. In this collection is the work of some of the best American and foreign artists. The sale of these goods is POSITIVELY WITHOUT RESERVE OR LIMIT, and is an unusual opportunity to secure meritorious works of art.
Catalogue on application.
Auctioneer's office, 43 Cedar Street.

Instruction.

For Young Ladies—City.

KINDERGARTEN Training—Classes now forming. (Free Scholarships). Z. A CUTTEN, Supt., 48 Irving Place, near E. 17th St. (Formerly Met. Temple) Evening Classes.

MISS MURPHY.
BOARDING AND DAY SCHOOL. Foreign travel.
160 and 117 West 85th St.

MRS. DORR'S BOARDING AND DAY SCHOOL FOR GIRLS AND CHILDREN.—Home School, 303 W. 106th St.; Day School, 303 W. 102d St. Hours from 9 to 1:15.

For Both Sexes—City.

ADULTS' FRENCH INSTRUCTION.—Bookless method, adopted in France. Special summer course very cheap, beginning now. Preparation and information for trips to Paris. DEVROYE'S Select French School, 152 E. 49th-st.

THE BERLITZ SCHOOL OF LANGUAGES.
Madison Sq., New York. 73 Court St., Brooklyn.
Pupils speak the foreign language from beginning.
FOUR MEDALS AT PARIS EXPOSITION.
Best native teachers only. Fee moderate.

WHAT to do with my boy. Phrenology will aid you. FOWLER & WELLS CO., 27 East 21st St.

For Boys and Young Men—Country.

THE WEANTINAUG SCHOOL FOR BOYS.
New-Milford, Litchfield Co., Conn.
Preparation for business and College. Rev. F. B. Draper, Head Master. New Buildings. Modern equipment. Refers by permission to Mrs. Wm. D. Black, Patroness of Ingleside.

MAPLEWOOD, Concordville, Pa.—Successful school; one of the best to infuse energy, to wake up boys to duties of life; prepared for business or college. $269; under 13 years, $244. Location beautiful, elevated, healthy; no tobacco. J. SHORTLIDGE (Yale), A. M., Prin.

Teachers.

A. EVERETT STONE (Yale and Columbia), 316 West 56th St. Tutoring at pupil's or tutor's residence.

School Agencies.

AMERICAN AND FOREIGN TEACHERS' AGENCY supplies Professors, Teachers, Tutors, Governesses, etc., to Colleges, Schools and Families. Apply to Mrs. M. J. YOUNG-FULTON, 23 Union Square.

Official Legal Notices.

ATTENTION is called to the advertisement in the City Record of April 19 to May 2, 1902, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears of Assessments for local improvements in the Borough of The Bronx:

TWENTY-THIRD WARD, SECTION 9.

College Avenue—Regulating and paving, from One Hundred and Forty-sixth street to One Hundred and Forty-eighth street. College Avenue—Regulating, grading, curbing, flagging, laying crosswalks and fencing, from One Hundred and Sixty-third street to One Hundred and Sixty-fourth street. East One Hundred and Thirty-second Street—Regulating, paving and laying crosswalks, from Brook avenue to St. Ann's avenue. East One Hundred and Fifty-eighth Street—Regulating, grading, curbing and flagging, from Sheridan avenue to Mott avenue. Lots Nos. 72 and 112, Block 2458. East One Hundred and Sixty-ninth Street—Regulating, grading, curbing and flagging, from Boscobel avenue to Marcher avenue.

TWENTY-THIRD WARD, SECTION 10.

Cauldwell Avenue—Paving, from One Hundred and Sixty-first street to Boston road.

TWENTY-THIRD WARD, SECTION 11.

Ritter Place—Regulating, grading, curbing, flagging, laying crosswalks, paving and planting trees, from Union avenue to Prospect avenue.

TWENTY-FOURTH WARD, SECTION 11.

East One Hundred and Seventy-seventh Street—Sewer, from Boston road to Bronx street. Jessup Place—Regulating, grading, curbing, flagging and laying crosswalks, from Boscobel avenue to Marcher avenue. Prospect Avenue—Sewer, from East One Hundred and Seventy-seventh to East One Hundred and Seventy-fifth street; also branch sewer in East One H