URUGUAY'S FINANCES.

United States Might Profit from the Little Republic's Experience.

Washington, May 23 (Special).—A lesson in finance which Senator Aldrich and his colleagues on the Senate Finance Committee may have to take into serious consideration at their summer conferences on ways and means to meet the demands of the country for an increased currency is brought to the United States fresh from the little South American republic of Uruguay by Colonel Albert W. Swalm, who has for the last six years been the United States Consul at Montevideo. Colonel Swalm has now been promoted by transfer to Southampton, and reported to the State Department to-day on the way to his new post, in company with Mrs. Swalm.

As Colonel Swalm is an old resident of Iowa and a personal friend of Secretary Shaw, he called on the latter at the Treasury Department. Incidentally, he explained the fiscal system of Uruguay to the Secretary, while the latter took his breath in gasps, both because of the novel character and success of the plan.

"First," explained Colonel Swalm, "Uruguay maintains an absolute gold standard. She has done this for the last forty years, and she is the only South American country which has not had monetary troubles. This is how she does it: Every gold coin in the world is made a legal tender for customs, public debt and private transactions. These coins pass exactly at par, or at the value they have in every gold standard country. Uruguay has no gold coin of her own. She has a limited silver coinage, which is maintained at a fixed ratio on a par with gold, and which is made a legal tender for sums less than $10. With this system gold flows into Uruguay, just as water will find its level. When interest is high and there is a demand for money, shipments of gold are received. When this demand ceases and the gold is needed elsewhere, it goes to that locality just as naturally as a bird of passage leaves the cold for the warm climate.

"You don't have to buy exchange in Uruguay. Any gold coin passes current with the shopkeepers and in all business. In each store there is posted a table giving the denominations and values of the gold coins of every country, and this coin is accepted without the least hesitancy.

"There is a government bank, which is authorized to issue a certain amount of paper circulation. This currency is made redeemable in gold in sums of not less than $50. The bank is authorized to redeem its notes in the gold coin of any country which it may have in its vaults.

"Now," continued Colonel Swalm, "why would not that system work just as well in this country as in Uruguay? There would be no reason why the United States should discontinue to coin its own gold coins. But is there any reason why the gold coin of other nations should not be made a legal tender in this country? The whole theory of the soundness of the gold standard is based on the fact that gold in itself possesses intrinsic value. If this is so, and there is no questioning the fact, it does not make any difference what mint mark is on the gold, so that the quantity of the metal contained in the coin is known, and this could easily be known through a little study of the various gold coins of the world.

"With all of the gold coins of the world as a legal tender in the United States, there would never be a real demand for additional money for crop moving that would not be instantly met by an influx of gold coin from other nations. The slight increase in the interest which the gold could earn would bring the metal to the place of demand without the slightest delay, and when the demand was over the gold would naturally seek other quarters where its earning capacity would be greater."

Colonel Swalm is in earnest about his theory, and asks what the objections to the adoption of such a method would be. At any rate, he says the plan has been put into practical and successful operation in Uruguay, and there is no money question in that country, never has been, and from the success of the present system never will be.

ARMY AND NAVY ORDERS.

Washington, May 23.—The following army and navy orders have been issued:

ARMY.

Captain WILLIAM ELLIOTT, commissary, from St. Louis to Fort Leavenworth.

Colonel GEORGE S. ANDERSON, 8th Cavalry, from Army War College board; join regiment at Jefferson Barracks.

Captain EDMUND WITTENMYER, infantry, paymaster, from San Francisco to Washington.

Major ALEXANDER D. SCHENCK, artillery corps, detailed member of examining board at Fort Sheridan, vice Major FRANK U. ROBINSON, 2d Cavalry.

NAVY.

Commander F. H. DELANO and Lieutenant Commander J. B. BERNADOU to Naval War College.

Lieutenant Commander M. BEVINGTON, home and wait orders.

Ensign G. C. SWEET, detached the Marblehead; to Washington for examination for promotion; then home.

SAN FRANCISCO STOCKS.

San Francisco, May 23.—The official closing quotations for mining stocks to-day were as follows:

Alta	.03	Justice	.04
Alpha Con	.03	Lady Washington Con	.05
Andes	.16	Mexican	.72
Belcher	.38	Occidental Con	.30
Best & Belcher	1.45	Ophir	1.40
Bullion	.03	Overman	.35
Caledonia	1.20	Potosi	.27
Challenge Con	.42	Savage	.18
Chollar	.26	Sag Belcher	.18
Confidence	1.35	Sierra Nevada	.60
Con Cal & Va	1.10	Syndicate	.05
Con Imperial	.05	St. Louis	.21
Crown Point	.20	Union Con	.58
Gould & Curry	.38	Utah Con	.43
Hale & Norcross	.96	Yellow Jacket	.39
Julia	.02		

THE STATE OF TRADE.

Buffalo, May 23.—Flour firm. Wheat—Spring—Little doing; No 1 Northern, 81¼c; No 1 hard, 84¾c; winter, No 2 white, 85c; No 2 red, 80c. Corn—Offerings light; No 3 yellow, 53½c; No 2 corn, 52¾c. Oats dull; No 3 white, 39c; No 2 mixed, 36½c. Barley, c i f Western, 50@51c.

Chicago, May 23.—The leading futures ranged as follows:

	Opening.	Highest.	Lowest.	Closing.
Wheat, No 2:				
May	77¾	78	76¾	77
July	73⅝@73¾	74⅛	73½	73⅝
September	70¾@70⅞	71	70⅝@70½	70½@70⅝
Corn, No 2:				
May	44¾	45	44⅝	44¾
July	44⅝	44¾@44⅞	44½	44⅝
September	44¼@44⅜	44⅜	44⅜	44⅜@44½
Oats, No 2:				
May	36¾	37	36	36
July	33¾	34½	33¾	33⅞
September	30⅞	31¾	30⅞	31
Mess pork, per bbl:				
July	$17 50	$17 60	$17 47½	$17 50
September	16 82½	16 95	15 82½	16 85
Lard, per 100 lb:				
May	—	—	—	8 97½
July	9 00	9 07½	9 00	9 05
September	9 00	9 07½	9 00	9 05
Short ribs, per 100 lb:				
May	—	—	—	9 50
July	9 50	9 60	9 50	9 60
September	9 25	9 40	9 35	9 40

Cash quotations were as follows: Flour steady; winter patents, $3 50@3 60; straights, $3 20@3 40; spring patents, $3 35@3 90; straights, $3 10@3 50; bakers', $2 30@$2 90; No 2 spring wheat, 79@80c; No 3, 74@79c; No 2 red, 78@79c; No 2 corn, 45c; No 2 yellow, 47c; No 2 oats, 33½c; No 2 white, 37½@38½c; No 3 white, 34¾@37½c; No 2 rye, 49½@60c; good feeding barley, 38@43c; fair to choice malting, 49@54c; No 1 flaxseed, $1 12; No 1 Northwestern, $1 17½; prime timothy seed, $3 50; clover, contract grade, $11 50@$11 75; mess pork, per bbl, $17 34½@$17 50; lard, per 100 lb, $8 95@$8 97½; short ribs sides (loose), $9 40; dry salted shoulders (boxed), $8 12½@$8 25; short clear sides (boxed), $9 75@$9 87½; whiskey, basis of high wines, $1 30. On the Produce Exchange to-day the butter market was steady; creameries, 15@21½c; dairies, 15@18c. Eggs easy at mark; cases included, 14@14½c. Cheese weak, 11½@12½c.

Duluth, May 23.—Close: Wheat, to arrive, No 1 hard, 78¾c; No 1 Northern, 78¾c; No 2 Northern, 76¾c; May, 78¾c; July, 78¾c; September, 79¾c. Oats—May, 34c.

Milwaukee, May 23.—Wheat firm; No 1 Northern, 83½@84c; No 2 Northern, 82@83c; July, 73¾c. Rye firm; No 1, 53¾c. Barley dull; No 2, 59c; sample, 48@51½c. Corn—July, 44¾c nominal.

Minneapolis, May 23.—Close: Wheat, cash, 79¾c; July, 77¾@77⅞c; September, 69⅝c; on track, No 1 hard, 81c; No 1 Northern, 79¾c; No 2 Northern, 78¾c; No 3 Northern, 76½@76¾c.

Philadelphia, May 23.—Wheat dull, unchanged; contract grade, May, 80½@81c. Corn quiet but steady; May, 50¼@50½c. Oats firm, with light demand; No 2 white clipped, 41½c. Butter firm; good demand; extra Western creamery, 22½c; do nearby prints, 24c. Eggs unchanged; fresh nearby, 15½c, loss off; do Western, 16c, loss off; do Southwestern, 15c, loss off; do Southern nominal. Cheese firm, fair demand; New-York full creams, choice, fall, 14¾@15c; do fair to good, 14@14½c; do choice, new, 12½c; do fair to good, 11¾@12¼c. Receipts—Flour, 1,500 bbls and 3,398,000 lb in sacks; wheat, 61,000 bush; corn, 6,000 bush; oats, 9,000 bush. Shipments—Wheat, 65,000 bush; corn, 99,000 bush; oats, 9,500 bush.

St. Louis, May 23.—Close: Wheat, No 2 red cash, nominal; May, 73½c; July, 70¼c; September, 67½c. No 2 hard, 72@74½c. Corn—No 2 cash, nominal; July, 41⅝@42c; September, 41⅞c. Oats—No 2 cash, 35c, nominal; July, 32½c; September, 30c nominal; No 2 white, 38½c.

Toledo, May 23.—Clover seed dull, firm; October, $5 45; do No 3, $6 45; rejected, $6 25@$6 30; N E G, $5 90.

OTHER MARKETS—BY TELEGRAPH.

Chicago, May 23.—Cattle—Receipts, 350 head; market steady; good to prime steers nominal, $4 90@$5 25; poor to medium, $4@$4 80; stockers and feeders, $3@$4 75; cows, $1 50@$4 60; heifers, $2@$4 75; canners, $1 50@$2 75; bulls, $2@$4 25; calves, $2 50@$6 75. Texas fed steers, $4@$4 60. Hogs—Receipts to-day, 10,000 head; Monday, 35,000; left over, 4,500; opened steady, closed 5c lower; mixed and butchers', $5 95@$6 25; good to choice heavy, $6 35@$6 55; rough heavy, $6 15@$6 30; light, $5 65@$6; bulk of sales, $6 10@$6 30. Sheep—Receipts, 1,000 head. Sheep steady; lambs steady; good to choice wethers, $4 75@$5 50; fair to choice mixed, $3 75@$4 75; native lambs, $4 50@$7.

Cincinnati, May 23.—Hogs active, $4 25@$4 50. Cattle steady, $4 25@$4 75. Sheep steady, $2 25@$4 15. Lambs steady, $4@$5.

Kansas City, May 23.—Cattle—Receipts, 1,000 head; market unchanged; choice export and dressed beef steers, $4 50@$5 25; fair to good, $4@$4 50; stockers and feeders, $3 25@$4 60; Western fed steers, $3 80@$4 90; Texas and Indian steers, $3@$4 55; Texas cows, $2@$3 50; native cows, $2 25@$4 25; native heifers, $2 75@$4 75; canners, $1 25@$2 50; bulls, $2 50@$3 75; calves, $3@$6 50. Receipts for week, 22,300 head cattle, 400 calves. Hogs—Receipts, 6,000 head; market steady; top, $5 40; bulk of sales, $5 15@$5 32½; heavy, $5 17½@$5 40; mixed packers, $5 10@$5 32½; light, $5 00@$5 17½; Yorkers, $5 12½@$5 17½; pigs, $5@$5 25. Receipts for the week, 54,400 head. Sheep—Market unchanged; native lambs, $4 50@$7 60; Western lambs, $4@$7 40; fed ewes, $3 60@$5 35; native wethers, $3 85@$5 70; Texas clipped sheep, $3 75@$5 65; stockers and feeders, $3 40@$4 60. Receipts for week, 27,700 head.

East Liberty, May 23.—Cattle steady; choice, $5 30@$5 40; prime, $5@$5 20; good, $4 75@$4 85. Hogs steady; prime heavies, $6 30@$6 40; mediums, $6 05; heavy Yorkers, light Yorkers and pigs, $6; roughs, $4@$5 50. Sheep slow; best wethers, $4 30@$4 50; choice lambs, $5 75@$6; veal calves, $5 75@$6 25.

TRADE IN CHICAGO.

[BY TELEGRAPH TO THE TRIBUNE.]

Chicago, May 23.—Early in the day wheat was strong, with the Southwest filling this market with crop damage complaints. The July at one time was ¼c to ⅜c over yesterday. There was a good deal of buying through Bartlett-Frazier. In the last few minutes of the session prices lost all their early advance. The close was ¼c to 1c under yesterday. July sold at 74¼c and at 73½c and closed at 73⅝c; May closed at 77c; September at 70⅝c, sellers. The wheat market was affected by the weakness in Wall Street. The foreign news was bearish. Cables were indifferent. The weather in Great Britain and on the Continent was brilliant. The Prussian crop report showed a slight gain over April. World's shipments are expected to reach 12,000,000 bushels. The seaboard said export bids were out of line and reported only two loads. Sales here were 215,000 bushels, and Kansas City reported 100,000 bushels sold to Mexico. Clearances were 445,000 bushels. Stocks here this week will decrease moderately. Armour continues to ship out the contract wheat, and the sales here to-day were by him. The sentiment was less bearish than it was, influenced by the partial impairment of the crop and by a feeling that the foreign necessities will be large.

Corn was firm until wheat broke. Country offerings were small, the bids from here having been dropped. Corn, like the wheat, was influenced by the Wall Street weakness. The market closed unchanged to ⅛c higher than yesterday. July sold at 44⅞c and at 44½c, and closed at 44⅝c; May closed at 44¾c, and September at 44½c sellers. There were larger receipts, 445 cars, with 490 estimated for Monday. Stocks here this week will decrease liberally, possibly 400,000 bushels. The Eastern demand was quiet. The weather West could not be improved on, but this market is feeling the drouth East.

Oats early were ⅝c to ½c higher. They closed ⅝c lower for May and unchanged to ⅛c higher for the active futures. May closed at 36c; July, 33⅞c; September, 31c. Receipts were 182 cars; the estimate for Monday, 245. The weather West has been greatly improved, but the sentiment here is somewhat influenced by the drouth east of the Alleghanies. There was a fair Eastern demand, with sales of about 100,000 bushels. Patten has covered his shorts. The local professionals are quite bullish.

Provisions were strong, with the list showing slight advances. Brokers were doing most of the buying, and it was credited to the bull packers. Hogs were 5c lower, but the market ignored that. There have been 382,000 hogs at all points this week, compared with 375,000 last year and 476,000 two years ago. The shipping demand keeps quiet. Stocks are small and are in control of the big interests.

THE FEDERAL TREASURY.

Washington, May 23.—The condition of the Treasury, divisions of issue and redemption, at the beginning of business to-day, was as follows:

RESERVE FUND.	
Gold coin and bullion	$150,000,000
TRUST FUNDS—DIVISION OF REDEMPTION.	
Gold coin	$413,111,869
Silver dollars	462,878,000
Silver dollars of 1890	1,444,747
Silver bullion of 1890	18,769,253
Total	$896,203,869
DIVISION OF ISSUE.	
Gold certificates outstanding	$413,111,869
Silver certificates outstanding	462,878,000
Treasury notes outstanding	20,214,000
Total	$896,203,869
GENERAL FUND.	
Gold coin and bullion	$76,272,073
Gold certificates	28,938,600
Silver coin and bullion	17,839,407
Silver certificates	5,068,501
United States notes	6,202,897
Other assets	19,893,024
Total in Treasury	154,231,305
Deposits in national banks	155,092,771
Total	$309,324,076
Current liabilities	86,216,248
Available cash balance	$223,107,827

THE WEEK IN REALTY.

Many Building Plans Filed in Spite of Strike.

The real estate market last week showed signs of vigor in several types of properties. This vigor, however, was not cause for much rejoicing, for the general condition of the buying and selling market is distressing, and the volume of sale transactions is practically only a small part of what it should be under normal conditions. When harmony is restored in the building trades, activity again in the purchase and improvement of all kinds of properties will undoubtedly be seen.

If the present state of affairs continues, no one will be surprised should no records be broken or equalled this year. There are many indications that this would have been a phenomenal year in the building industry under normal conditions. Plans for the erection of buildings to cost many millions of dollars have, beyond question of doubt, been abandoned; but in spite of this the week closes with a marked increase in the preparing and filing of building plans. It is reasonable to assume that the persons interested in these expect that the disturbances in the building trades will soon be over, and that their projected buildings will be erected this year.

MORE PLANS FILED THAN A YEAR AGO.

In the week of May 23, 1902, when conditions in the building trades were good, 28 plans for the erection of buildings in Manhattan and The Bronx were filed. The total number of plans for buildings filed in the two boroughs last week was 65, more than twice the number for the corresponding week last year. From January 1 to date the total number of plans filed in Manhattan and The Bronx was 746, as against 727 for the corresponding period last year. The estimated cost of the 746 buildings was $34,287,825, and for the 727 buildings $36,089,659. The statistics regarding the mortgage market show that in Manhattan and The Bronx 6,717 mortgages, involving $135,040,392, have been recorded, as against 6,200, involving $142,245,264, for the same period last year.

One of the features of the season seems to be the purchasing movement in the upper Lexington-ave. section. The principal sale in that section last week was that of a four story store and flathouse on a lot 20x75 feet at the southwest corner of Fifty-ninth-st. and Lexington-ave. by Adler & Herman. The resale of a vacant plot at the northeast corner of Eighty-first-st. and Columbus-ave. by the Colonial Bank to the Manhattan Realty Company attracted considerable attention. Frank E. Smith and A. L. Mordecai & Son were the brokers.

A REALTY PAPER'S OPINION.

"The Real Estate Record and Guide" in its last issue says in part on the real estate situation:

There is not very much to be said about the present real estate situation, and what there is to say is tolerably obvious. The summer inactivity has already taken possession of the market; but it has been accelerated by the labor troubles in the building trades. The buying and selling of real estate in this city is so closely associated with its improvement that anything which hinders such improvements straightway places almost an embargo on real estate transactions. Just at present building operations already under way are practically suspended, while no new ones can be begun. There is at least a fair chance that this shutdown will be continued all summer, and with such a prospect ahead, while occasional announcements of new operations are made and will continue to be made, these announcements are the expression of a pious rather than an effective purpose. Operators and builders who can afford it may well take a longer vacation than usual. They can do more business cooling their heels on the porch of a summer hotel than they can by sticking to the hot pavements of New-York City.

WEST SIDE APARTMENT HOUSE SOLD.

Max Marx has purchased through I. B. Wakeman No. 124 West Eighty-fourth-st., a five story single apartment house, on a lot 25x100 feet. He gave in part payment the three story private dwelling house at the southwest corner of One-hundred-and-eighty-second-st. and Park-ave., 15.71x76.33x18.48x74.90 feet.

TRANSACTIONS IN REALTY.

John Peters has sold, in conjunction with J. Levy & Co., for Philip Schmidt to Mary E. Daly No. 436 East Ninth-st., a five story double tenement house, on lot 25x94 feet.

De Selding Bros., of No. 149 Broadway, have sold for Herbert Blossom, to a client, a plot known as lots Nos. 17 and 18, in Block 48, Eighteenth Ward of Brooklyn, in Vandervoort-st., near Meeker-ave.

Reid & Murphy have sold for Mr. O. C. Felder to George A. Lavelle No. 149 East Fifty-first-st., a four story and basement brownstone dwelling house, on lot 20.6x100.5 feet.

The McVickar Realty Trust Company has sold No. 125 East Fortieth-st., a four story dwelling house, on a lot 20x98.9 feet, for J. L. B. Mott, of Toms River, N. J. The same firm has made the following leases: For Thomas B. Hidden, No. 14 East Forty-fifth-st., to Carl Gluickman; No. 164 West Forty-sixth-st., to Edward Callanan's Sons; No. 9 West Twenty-eighth-st., to Oscar F. Bernar; Nos. 517 and 519 Eighth-ave., to E. Lines; No. 163 West Forty-fifth-st. and No. 171 West Forty-fifth-st., to Mrs. L. A. Wheeler; No. 350 Madison-ave., to Mrs. Elsie L. Handy; No. 20 East Forty-fifth-st., to Jesse Wassermann, of Wassermann Bros., bankers and brokers; for E. D. Winthrop, No. 143 Madison-ave., to Mrs. H. D. Hunt; for Henry H. Jackson, No. 348 Madison-ave., to Mrs. H. A. Rice; for Coudert Bros., No. 139 West Thirty-first-st., to Mrs. Agnes Hanley and Mrs. Clara Hogan; No. 153 West Thirty-first-st., to Harris Barr, and No. 838 Ninth-ave., to Reisenweber & Page; for Mrs. S. M. T. Gulager, No. 156 Madison-ave., to Edward Bacon; for A. Christadoro, No. 113 East Thirty-fifth-st., to Dr. G. H. Cochrane; for the Société Culinaire Française, No. 241 West Forty-fifth-st., to Mrs. H. Stein; for Thomas Dimand, No. 137 West Thirty-second-st., to W. P. Nelson Company, of Chicago; for a Mrs. Starbuck, the stable property No. 124 East Fifty-fourth-st., to Mrs. John R. Drexel; for Thomas B. Hidden, No. 1,542 Broadway, to the New-York Cab Company, and No. 156 West Forty-sixth-st., to Mrs. Mary A. Colson.

A. C. Waeterling has sold to James A. Tedford a plot, 200x200 feet, at the southeast corner of Jackson-ave. and Peace-st.

J. W. Kaiser has sold for Margaret T. Webster No. 547 Brook-ave., a four story tenement house, with stores; he has also sold for Charles H. Dugliss the northwest corner of Southern Boulevard and the Grand Concourse.

Henry M. Ribeth has sold to a Mr. Reynolds No. 68 Wales-ave., a four story flathouse, on lot 25x110 feet. The buyer gives in exchange a lot 25x100 feet in Eagle-ave., near One-hundred-and-forty-ninth-st.

William Wainwright has sold to John Hanstein No. 2,452 Lorillard Place.

Duff & Conger have sold for Mrs. Josephine Rohrbach and the estate of Edgar T. Lindsley to Simon Meyers the five story flathouse, No. 131 East Eighty-fourth-st., size 25.6x102.2 feet.

George F. Miller has sold to the Sterling Realty Company No. 65 (old number 59) East Seventy-fifth-st., a four story and basement dwelling house, on lot 17x102.2 feet, adjoining the northwest corner of Park-ave.; he has also resold to the Sterling Realty Company No. 111 East Seventieth-st., a three story and basement dwelling house, on lot 20x100.5 feet.

Neubeck & Busher and Julius Cranitz have sold for Elizabeth Bader No. 627 East One-hundred-and-forty-ninth-st., 25x56x80 feet.

Julius Friend has sold for William Arenfred, jr., No. 74 Bowery, a five story building, on lot 25x125 feet.

John L. B. Mott has sold No. 125 East Fortieth-st., a three story and basement brick dwelling house, on lot 20x98.9 feet.

It is reported that Dr. Charles McPurney has sold No. 28 West Thirty-seventh-st., a four story dwelling house, on lot 20x98.9 feet. Dr. McBurney recently bought No. 38 East Thirty-first-st.

William F. Ebeling has sold to Dora A. Davies Nos. 149 and 151 East Eighty-fourth-st., a five story flathouse, on plot 42.6x102.2 feet.

Leopold Yesky has sold to Samuel Kurlan and M. Horowitz No. 1,346 Fifth-ave., a five story flathouse, with stores, on lot 25x100 feet.

Henry Rawak has sold for a Mr. Hurtkorn to Harry Matz No. 1,335 Fifth-ave., southeast corner of One-hundred-and-twelfth-st., a five story flathouse, on lot 25.2x100 feet.

Samuel Kurlan has sold to Charles Gynne Nos. 39 and 41 West One-hundred-and-fourteenth-st., two five story flathouses, on plot 50x100.11 feet.

Harriette Goldman has sold No. 349 East One-hundred-and-fourteenth-st., a two story brick building, on lot 25x100.11 feet.

Joseph Bierhoff has sold for William Bailey to E. Nicholson, No. 152 to 156 West One-hundred-and-twenty-seventh-st., a five story business building on a lot 26.7x100 feet. The buyer gives in exchange two lots in One-hundred-and-thirty-ninth-st., near Lenox-ave.

THE BRONX BUILDING PLANS.

Kinsella-ave., southeast corner of Rose-st., two story frame dwelling, 21x33 feet; Daniel and Mary Fosback, owners; Robert Glenn, architect; cost, $3,500.

St. Ann's-ave., east side, 146 feet north of Westchester-ave., two four story brick tenements, 35x47 and 40x44 feet; Vincenzo Ballstrieri, owner; Moore & Landseidel, architects; cost, $50,850.

North Brother Island, north side, one story brick coal storage building, 100x35; City of New-York, owner; Smith, Westervelt & Austin, architects; cost, $12,000.

REALTY NOTES.

The McVickar Realty Trust Company reports that Newbold L. R. Edgar is the buyer of No. 125 East Fortieth-st., sold by the firm on Wednesday. Mr. Edgar now occupies the house. The same firm was also the broker in the rental of No. 430 Fifth-ave., to M. J. Whaley.

REAL ESTATE TRANSFERS.

Reservoir Place, s s, 89.6 ft e of Reservoir Oval, runs e 55x s 38.2x s w 94.3x n e 114.9 to beginning; Josiah A. Briggs to Aaron Weinberger....Nominal

11th-ave, Nos 502, 504 and 506, e s, 74x100; Louis Minsky to Cassell Cohen; mortgage, $43,500...Nominal

Same property; Jacob Scheer to Louis Minsky; mortgage, $43,000....Nominal

35th-st, s s, 96.8 ft e of 4th-ave, 16.8x98.9; Middleton S Burrill to Walter B Horn.....$40,000

77th-st, n s, 155 ft e of 3d-ave, 33.4x102.2; 77th-st, n s, 205 ft e of 3d-ave, 50x102.2; John Weber to Louis Lee; o c and.....100

98th-st, s s, 175 ft e of Park-ave, 25x100.11; Matilda Sohst, widow, to Morris Kempe; mortgage, $16,000; o c and.....100

Lots 107 and 108, map 473, lots Haight estate, Westchester; Ephraim B Levy to Mary Dalyo; b and s.....Nominal

Pearl-st, Nos 284 and 286, runs s e 53.10x s w 31 x s 11.6x s w 10.2x n w 62.0x n e 40.2 to beginning; Frank Brookfield, referee, to Grosvenor S Hubbard, trustee; all liens.....98,000

Broome-st, Nos 308 and 308½, 33x50; Peter C Nickel to Frederick W Seiler and another, administrators; all title.....200

19th-st, No 133 West, —x—; William O Barton to William O Barton and another; all title; q c.Nominal

54th-st, n s, 264 ft w of 1st-ave, 19.9x100.5; Louis H Schultz to Louisa E Schultz; 1-6 part.....Nominal

Lots 106, 107, 185 and 353 to 370, map Adee Park; Adee Syndicate to Louis H Woodburn; mortgage, $108,000.....Nominal

236th-st, s s, 93.11 ft w of Webster-ave, 50x100; James H Moran to William Pape, jr.....1,000

137th-st, No 735, n s, 704.2 ft e of Willis-ave, 16.8x100; Catharine McKenna to Ellen Sica; mortgage, $6,000.....Nominal

Tinton-ave, No 1,243, w s, 28.6x86.11x25x73.3; Mary D Stryker, widow, to Mary R Stryker; mortgage, $4,000.....Gift

85th-st, Nos 332 and 334 West, 50x102.2; Helene Stein to William H Spencer; mortgage, $64,500.Nominal

Lots 105, 107, 109 and 111, map Manhattanville, 100x100; Charles K Clark to McDermott-Bunger Dairy Company; o c and.....100

Lexington-ave, w s, 60.5 ft n of 54th-st, 20x70; Honora M Cox, widow, to Nineteenth Ward Bank; mortgage, $10,000; b and s.....Nominal

RECORDED MORTGAGES.

Lese, Louis, to John Weber; 77th-st, n s, 115 ft e of 3d-ave; also 77th-st, n s, 205 ft e of 3d-ave; 3 years, 4½ per cent.....$35,000

Sohst, Matilda, widow, to Wm. H. Macy, jr, exer; 98th-st, s s, 175 ft e of Park-ave; 3 years, 5 per cent.....16,000

Gibson, Charles D, to Charlotte Le R Lindley; 71st-st, s s, 22 ft e of Park-ave; prior mtg, $30,000; due February 21, 1904, 5 per cent.....5,000

Same to Henry A. C. Taylor; same property; due February 21, 1905, 4 per cent.....30,000

Same to same; 71st-st, s s, 42.6 ft e of Park-ave; due February 21, 1905, 4 per cent.....25,000

Same to Charlotte Le R Lindley; same property; prior mtg, $25,000; due February 21, 1904, 5 per cent.....5,000

McDermott-Bunger Dairy Company to Title Guarantee and Trust Company; Manhattan-st, n s, lots 105, 107, 109 and 111 on map Manhattanville; due November 22, 1903, 6 per cent.....25,000

Maas, Charles O, heir to Isaac Hellbrum; 138th-st, n s, 25 ft e of Rider-ave; 1 year, 6 per cent.....1,500

Prime, David N, to Provident Savings Loan and Investment Company; Villa-ave, w s, 209.11 ft n of Southern Boulevard; also 202.9 ft n of transverse road of the Grand Boulevard and Concourse as now laid out; prior mtg, $3,000; 1 year, 6 per cent.....500

Robert J Blake Building and Realty Company to Howard T Cole as trustee; 19th-st, n s, 225 ft w of 3d-ave; also 20th-st, s s, 150 ft e of Irving Place; 2½ years, 6 per cent.....10,000

Murphy, Thomas and wife, to Marla W. Andreas, widow; Lexington-ave, e s, 17.1 ft s of 49th-st; due May 14, 1904, 5 per cent.....3,000

NEW BUILDING PLANS.

43d-st, s s, 375 ft w of 6th-ave, for an eight story and basement brick storage house, 62.6x90.5; M McHall and B J Stelts, owners; Buchman & Fox, architects.....$75,000

Randall's Island, off East 123d-st, for a one story brick drug store, 22x40; City, owner; Renwick, Aspinwall & Owen, architects.....3,000

Bleecker-st, Nos 261 and 263, for a four story brick flathouse, 54x67; Levy Bros, owners; A E Badt, architect.....50,000

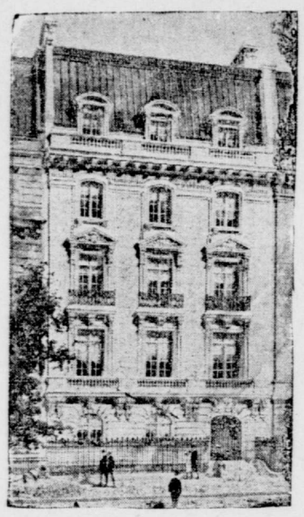
Broome-st, No 275 to 279, Eldridge-st, Nos 118 and 120, and Allen-st, No 85, for four six story brick flathouses, 40x78.9x irregular; H Fine, owner; Horenburger & Straub, architects.....170,000

80th-st, No 431 to 441 East, for two six story brick flathouses, 53.7x82.2; R Meryash, owner; Horenburger & Straub, architects.....100,000

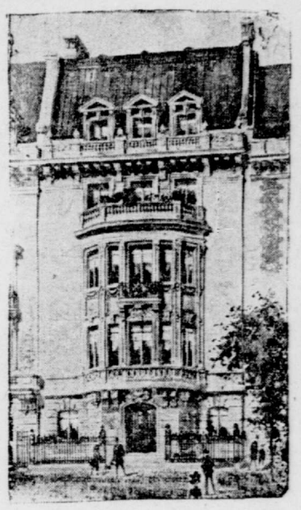
1st-ave and 13th-st, s e corner, for two six story brick flathouses, with store, 37x67; Baum & Lapin, owners; Bernstein & Bernstein, architects.....130,000

Avenue D, Nos 98 and 100, for a six story brick flathouse, 40x72; S Klein, owner; G F Pelham, architect.....55,000

City Property for Sale.



1028 FIFTH AVE. (40' 0" front).



1026 FIFTH AVE. (36' 6" front).

In response to the demand for large fireproof residences, built in accordance with the highest standard of design and workmanship, and provided with every convenience, the two which are represented by the above cuts have been constructed and are now ready for purchase.

They are situated on FIFTH AVE., between 83d and 84th Sts., and command an unobstructed view of Central Park, while the rears overlook the tasteful grounds of a private dwelling. The small amount of property on Fifth Ave. still purchasable places a narrow limit on future opportunities to secure a residence in this section.

Any intending purchaser desiring an expert to make a thorough inspection of the buildings will be given every facility. Further particulars may be obtained through a broker or by addressing

B. A. WILLIAMS, Builder and Owner, No. 20 East 92d St.

BARGAIN.

Two five story apartment houses in 115th-st., near new underground station; will increase in value; any one looking for an investment from which they can derive a good income cannot do better. D. C. REID, 116 Nassau-st.

A.—WEST 122D-ST., BETWEEN 7TH AND LENOX AVES.—Handsome 3 story and basement brownstone dwelling; decorated; gas fixtures; price, $17,500; a great bargain; $15,000; savings bank mortgage may remain. Seen by permit only, from BRYAN L. KENNELLY, No. 7 Pine-st.

A.—324 WEST 77TH-ST.—4 story, basement and cellar, bay window front, brick and stone dwelling; house built by P. M. Stewart; perfect order; handsomely decorated by Moran; new exposed plumbing of the very finest character; elaborate bathrooms; gax fixtures, andirons; carpets comparatively new; hangings; shares, and much new furniture as may be required; size, 20x65 x102.2, with 2 story extension. MUST BE SEEN TO BE APPRECIATED. Seen by permit only, from BRYAN L. KENNELLY, No. 7 Pine-st.

A.—119 WEST 69TH-ST.—4 story, basement and cellar, brick and stone dwelling; elaborate decorations; gas fixtures, andirons, carpets; shades; some furniture; will be sold at a bargain on very easy terms; street and rear perfect. MUST BE SEEN TO BE APPRECIATED. Seen by permit only, from BRYAN L. KENNELLY, No. 7 Pine-st.

ADJOINING PEARL-ST.—Five story business building, three street frontages; all light vaulted cellar; absolute sacrifice; price on application. BERNARD SMYTH & SONS, 35 Nassau-st.

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FOR HACKENSACK PROPERTY or Bergen Co. farms apply to ROMEYN & DEMAREST, Real Estate Dealers, Hackensack, N. J.

To Let for Business Purposes.

PARK PLACE, near Broadway.—Whole Building; five story and basement, from December 1st. PLASS, 234 Broadway.

Unfurnished Apartments to Let.

A.— THE SUSSEX, 55 EAST 65TH ST. High class elevator apartment building; eight room suite for rent from October 1; $1,350. Superintendent.

FLAT, 215 WEST 100TH-ST.—Six rooms and bath; electric light; elevator; hall boy; tile bath; free library opposite. New and modern.

SINGLE FLAT, 6 rooms and bath; 3 families; entire house, $22; adults only. 1,298 Webster-ave.

Brooklyn.

REDUCED RENTS, $28 to $30; cannot be duplicated for $45; corner apartments; steam heat and hot water supply; fireproof halls; six all light rooms and tile bath. Decatur-st. and Howard-ave.

Furnished Apartments to Let.

APARTMENT, furnished, eight rooms, southwest exposure, near Riverside, $60 a month for summer. WESTBOURNE, 930 West End-ave.

APARTMENT, eight light rooms, second floor, furnished or unfurnished, to sublet until October or longer. Apply, 10 to 12 a. m., 316 West 82d-st., near Riverside. Rent $50 to $60.

TO LET, summer, in apartment hotel, near 5th-ave. and 44th-st., well furnished suite, two rooms and bath; twelfth floor; southern and western exposure; Pianola. J. H. C., Room 814, 135 Broadway.

City Property to Let.

ELEGANT four story and basement brownstone dwelling, 26x100, No. 55 Irving Place; excellent location for boarding house; between 17th and 18th sts. Apply caretaker, or CHAS. R. SMITH, 96 Broadway.

Brooklyn Property to Let.

BULKHEAD PIER AND UPLAND
on East River, Brooklyn side, near L. I. R. R. Depot,
TO LEASE
for long term of years.
RULAND & WHITING CO.,
5 BEEKMAN ST.

Brooklyn Property for Sale.

MUST SELL my handsome Queen Anne 2 story and attic, 12 rooms, hardwood, all modern improvements, at Bensonhurst, ground 60x100, as I leave city for the West. Will sacrifice for $8,500. Particulars, LIEBLER BROS., 1,386 Broadway, Brooklyn.

FOR SALE.—Lot No. 21, Block 8,110, Rugby addition to Brooklyn. Address C. I., Tribune Office.

Real Estate Wanted.

PARTIES desiring to rent furnished cottages for the season can save time and money by sending for our booklet; we have desirable places in all sections. HOWARD C. WINNE, 45 Liberty-st.

WILL PAY CASH FOR GOOD FRUIT AND POULTRY FARM, 50 to 100 acres; must have good house and buildings; wood, lake or river; hour out; state price and particulars, or not noticed. F. S., Box 40, Tribune Office.

Real Estate for Exchange.

CEDARHURST, L. I.

Thirty acres choice property on Broadway, house and stable, for sale or exchange for improved property in Manhattan. JOHN KENSETT KELLOGG, 80 William-st.

Attractive American Basement Dwellings.

Private house locality, near 135th-st. and Eighth-ave., near station, five story, 18x100; complete, modern, hardwood finish. Equity $10,000 over first mortgage. Exchange for clear country places, or Brooklyn. Principals. I.