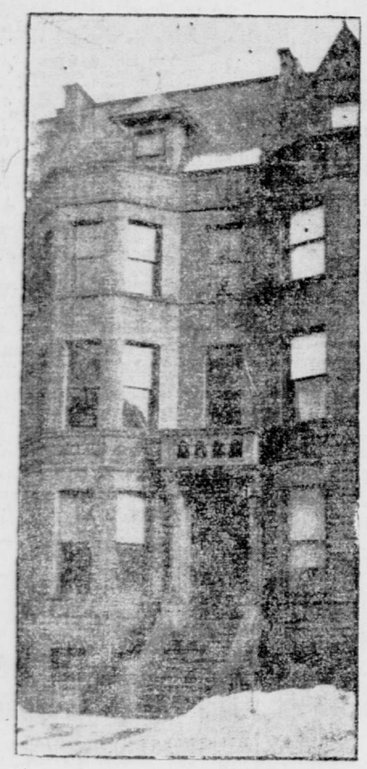
THE WEEK IN REALTY.

Activity in the Fort Washington Heights Section.

Realty activity in certain sections of the city, especially in Fort Washington Heights, was so great last week that it was almost an impossibility to keep in perfect touch with the purchasing movement there. Owing to the phenomenal number of sales in the section brokers experienced much difficulty in learning the names and addresses of many buyers with whom they desired to do business so as to make offers to them before their parcels found a market again. A leading broker said yesterday to a Tribune reporter, in speaking about his experiences last week in the Fort Washington Heights section:

On Thursday I received an offer from a client of mine for a parcel in the Washington Heights section that I had on my books. I knew that the property had been sold recently, but as I had been unable to learn the new owner I decided to undertake a more vigorous search. So I went to the owner of record of my books and he told me the man who had bought the plot from him. I quickly found that man, and he told me he had resold the parcel. That day I found the plot had been sold six times in a week, and probably ten times, so I gave up my search for the latest owner. As each new man made a substantial profit from his investment, the plot, which could have been bought a week ago for $80,000, could not be had now for less than $100,000, and I would not be surprised if $120,000 would not buy it. Many other brokers have had similar experiences, I am sure.

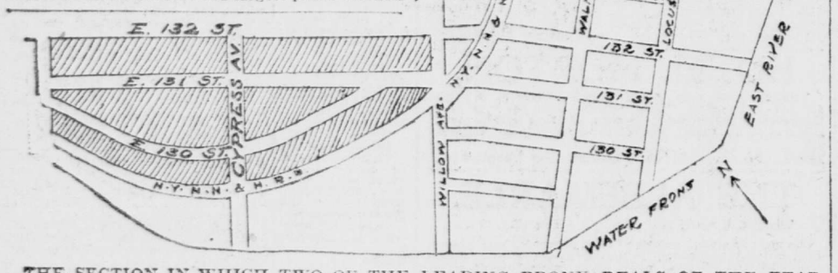
Not only has the Fort Washington Heights purchasing movement already become record breaking in size and in many other ways, but the activity in



NO. 664 WEST END-AVE.
A four story and basement dwelling house, bought recently by Walter S. Rockey from Clare Sinker.

the section has increased the vigor of the entire realty market. There are still signs that last fall's remarkable purchasing movement in The Bronx is likely to look like a pygmy in comparison with the new Bronx movement now under way and becoming more vigorous each day. Judging from present indications, the new Bronx movement, if such it may rightly be called, will be marked by the immediate improvement of large areas of land in the section.

In two realty deals in The Bronx yesterday nine and one-half blocks changed hands, and three and one-half of those blocks are to be transformed at once into one of the best and largest public markets



THE SECTION IN WHICH TWO OF THE LEADING BRONX DEALS OF THE YEAR HAVE BEEN MADE.
The six blocks bought by William Thompson are shaded; the Port Morris Market site (three and a half blocks) is shown in black.

ever built in this city. The market will be established by a private corporation, the Port Morris Market Company, of which George Palen is president. And there are other signs that a new record breaking purchasing and building movement will soon be sweeping through the Dyckman section, just north of Fort Washington Heights.

In the week Joel Marks bought and sold a large number of West Side parcels, the total value of which is more than $600,000. From Henry Fox and Henry Schiff he purchased through E. Lowenthal the following plots: A block front, 100x100 feet, in Amsterdam-ave., between 187th and 188th sts.; a plot, 100x150 feet, at the southeast corner of 175th-st. and Amsterdam-ave.; a plot, 175x35 feet, on the south side of 188th-st., 100 feet west of Amsterdam-ave.; a parcel, 75x100 feet, on the west side of Amsterdam-ave., between 188th and 189th sts., and a parcel, 100x100 feet, at the southwest corner of 151st-st. and 8th-ave.

Another big transaction was the sale of the westerly part of the New-York Juvenile Asylum tract by Henry Corn and Alfred Schiffer to Solomon Freedman. Sol Marcus was the broker in that deal. This tract was sold later in the week by Sol Marcus and Charles Griffith Moses & Bro., to the Cohn-Baer-Myers-Aronson Company. The tract comprises sixty-nine lots fronting in Audubon and St. Nicholas aves., 176th and 177th sts. The Audubon-ave. lots are opposite the part of the asylum property which the Fleischmann Realty Company bought on Monday and intends to improve.

It was also reported in the week that overtures had been made to purchase the Colored Orphan Asylum property, comprising the block bounded by 143d and 144th sts., Broadway and Hamilton Place. The plot comprises about fifty-five lots.

Still another important transaction reported in the week was the purchase by the Hudson Realty Company and the Cohn, Baer, Myers & Aronson Company from Charles T. Barney of the block front on the east side of Broadway between 158th and 159th sts., being 199.10 feet in Broadway by 100 feet in depth. M. Morgenthau, jr., & Co., were the brokers in the transaction.

The Hudson Realty Company also bought last week from several persons the entire block bounded by 158th and 159th sts., Amsterdam and St. Nicholas aves. The Amsterdam-ave. frontage is 199.10 feet, St. Nicholas-ave. frontage 203.3½ feet, 158th-st. 184.5 feet, and 159th-st. 147.1 feet. The south half of the block was purchased from Jackson & Stern, and the north half of the block from Edward R. Cohn and Herman J. Levy. The brokers were Levy Brothers and M. Morgenthau, jr., & Co.

The fifty lots in the blocks adjacent to the junction of Columbus-ave. and 110th-st., which were formerly owned by the Manhattan Railway Company, bought by Max Marx about a year ago, were resold last week by Mr. Marx to a syndicate headed by Beethoven Englander. The parcels make up the greater part of the following three blocks: That bounded by Columbus and Manhattan aves., 109th and 110th sts.; that bounded by Manhattan and Central Park West, 109th and 110th sts., and that bounded by Manhattan and 8th aves., 110th and 111th sts. The buyers resold to the Stanley Realty Company, formerly the John Bogert Realty Company, the block front on the east side of Manhattan-ave., between 110th and 111th sts., 191x110 feet. The remaining nine lots on the south side of 111th-st., extending from a point 110 feet east of Manhattan-ave. to the corner of 8th-ave., were resold to H. Schiff.

"The Real Estate Record and Guide" says in its latest issue in an article, in part, as follows:

The speculation in vacant property on Washington Heights is assuming larger proportions than the corresponding speculation assumed in The Bronx last fall. The total number of sales has again broken all records. In the week about four hundred transactions have been reported, of which 125 or more consist of vacant property on the Heights.

The result of this speculation has, of course, been a material advance of prices all along the line. The speculators are evidently seeking to establish values as near as possible on the level of the West Side; and the question immediately arises as to the effect

Charleston, S. C.; also for Spencer C. Stelle, his farm at Stelton, N. J., to George J. Corey, of New-York.

QUICK RESALE OF ENGLANDER BLOCK.

S. A. Wilson has bought of B. Englander the block bounded by 109th and 110th sts., and Manhattan and Columbus aves. He is at present building two six story houses opposite the block.

MANY SALES BY H. L. PHELPS.

H. L. Phelps has sold for a Mr. McLaughlin No. 878 East 135th-st., a four story double flathouse, 25x100 feet; for a Mr. Winkie, No. 622 East 136th-st., a five story twenty family apartment house, 25x100 feet; for a Mr. Schmidt, No. 667 East 137th-st., a five story double flathouse, 25x100 feet; for a Mrs. Nissen, No. 669 East 137th-st., a five story double flathouse, 25x100 feet, and for a Mr. Stockman, No. 1,326 Prospect-ave., a five story twenty family apartment house, 37.6x100 feet.

INVESTOR BUYS APARTMENT HOUSE.

Slawson & Hobbs have sold for James McIntosh to a client for investment, the five story apartment house, No. 156 West 106th-st. The size of the plot is 30x90x100.11 feet.

FOR FIRST-AVE. PLOT, $175,000.

G. Tuoti & Co. have sold the four six story double brick tenement houses, 100.11x100 feet, Nos. 2,035, 2,037, 2,039 and 2,041 1st-ave., to Vincent Garofalo, Frank Garofalo and Rocco d'Onofrio, for about $175,000.

TO IMPROVE BROADWAY PARCEL.

Henry Corn has leased from the Goelet estate for a term of years the six story building at the southeast corner of 20th-st. and Broadway, and the adjoining four story building in the street. He will add five stories to the corner building, and erect an eleven story structure on the street lot. The plot has a frontage of 96 feet in Broadway and 125 feet in the street.

TRANSACTIONS IN REALTY.

Henry Salant has sold for a client No. 225 West 61st-st. Also sold for a client an irregular plot of four lots at the northeast corner of 154th-st. and Bradhurst-ave., and a plot of five lots, 125x100 feet, on the north side of 164th-st., 100 feet west of Broadway. He has bought for a client a plot, 40x100 feet, at the southwest corner of 153d-st. and 8th-ave.

S. Steingut & Co. have resold a plot on the north side of 146th-st., between Amsterdam and Audubon aves., 250x99.11 feet, to a client for improvement. Also sold a plot at the northwest corner of 172d-st. and Amsterdam-ave., 100x100 feet, to a client.

Focher & Co. have sold the four story single flathouse, on lot 18.9x100.11 feet, No. 72 East 123d-st., for Sylvester H. Maguire to Mary E. Mulvihill for investment.

Shaw & Co. have sold for Mrs. Dora Miller No. 60 West 127th-st., a three story and basement brownstone dwelling house, 18.9x99.11 feet. Also sold for Isidor Haldenstein the southwest corner of Amsterdam-ave. and 189th-st. to an investor. Also resold for John J. McGrath No. 73 West 124th-st., a five story single flathouse, 21x101 feet, to an investor.

S. M. Brown has sold to Charles Weisbecker the two four story buildings Nos. 267 and 269 West 125th-st., 50x100 feet; to Jasper & Goebel No. 108 East 126th-st., a business building; Nos. 155 and 157 East 128th-st., 50x100 feet, and Nos. 110 and 112 East 129th-st., 50x100 feet.

Thomas & Son have sold for A. S. Walker to A. B. Mosher & Co. the four lots, 100x100 feet, on the south side of 145th-st., 375 feet east of Broadway.

Richard Dickson has sold to a client No. 701 East 138th-st., lot 27x98 feet, a three family house and store on front of lot and a two family frame house

Auction Sales of Real Estate. *Auction Sales of Real Estate.*

THE WELL KNOWN **LYDDY HOUSES**
Situated in the most beautiful part of
ELBERON, N. J.,
Together with a number of fine residential plots will be offered
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At the N. Y. Real Estate Exchange on
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which the increase will have upon building operations. That a good deal of building will eventually take place is manifest in spite of the fact that responsible builders are not buying very much at present; but under the new conditions the character of this building is likely to change.

In order to secure an expression of well informed opinion on this matter, Charles T. Barney was asked last week to give his opinion of the existing outlook. He expressed himself as believing firmly in a future for real estate on the Heights of greater scope than is generally anticipated. He believed also that nothing had occurred which would prevent a large amount of new construction in the current year; but, in his opinion, this construction would be confined almost entirely to tenement houses. Mr. Barney said: "I tried to encourage the construction of private residences; but I could not stem the tide. The builders insisted upon tenements and apartments. Between Broadway and the river on the side streets there may be some private houses erected; but elsewhere in the section, between 135th and 155th sts., I can see nothing but apartment houses. What will be done north of 155th-st. or at Fort Washington, I do not care to prophesy. It remains to be seen whether the restrictions which have been put on the lots in that region will survive the onset of apartment house builders."

A $500,000 INVESTMENT PURCHASE.

Edgar P. Holdridge has sold sixteen lots in 63d and 64th sts., 200 feet in each street, east of West End-ave., for the Aldrich estate to a person who will build modern tenement houses on the site. The investment will aggregate about $500,000.

SELLS CHOICE HOUSES FOR $225,000.

Braisted, Goodman & Hershfield have sold for the J. W. George estate to Potter & Brother Nos. 22 and 24 West 32d-st., two five story dwelling houses, with stores, on a plot 50x100 feet, for about $225,000.

EAST SIDE PLOTS SOLD TO BUILDERS.

William Stonebridge has sold for Joseph Schiffer to William Guggolz a plot, 50x141 feet, on the east side of Park-ave., 150 feet south of 182d-st., known as lot No. 56, block No. 3,637. Buildings will be erected on this property. Also sold for Walter Grant and Jeannette Rogers to Ferdinand Hecht a plot, 50x100x78x36 feet, at the southeast corner of 187th-st. and Crescent-ave., known as lots Nos. 49 and 50, block No. 2,374. Mr. Hecht has resold the property to a builder.

The Birbeck Investment Savings and Loan Company have sold the two story frame dwelling house No. 4,453 Park-ave., about 100 feet south of East 182d-st.

GETS PLOTS VALUED AT $900,000.

Louis Becker sold in the last two weeks to the firm of Lissberger & Jacobs parcels aggregating $900,000. He sold yesterday to the firm the plot, 95x95 feet, at the southeast corner of 188th-st. and Audubon-ave.; also the plot on the south side of 180th-st., 100 feet west of Amsterdam-ave., being 75x100 feet; also the plot, 200x74.11 feet, on the north side of 183d-st., running from St. Nicholas to Wadsworth ave. He has also resold the greater part of the parcels.

MANY COUNTRY TRACTS SOLD.

Phillips & Wells have sold for Mrs. Lillian Campbell her tract at Fishkill, N. Y., to C. H. Langdon, of New-York; also for Joseph E. Hathaway, his property near Dover, N. J., to M. A. Boggia, of Brooklyn; also for Ricardo Cristiani, his house at Roselle Park, N. J., to Major W. B. Hall, of

Bryan L. Kennelly, Auctioneer,
WILL SELL AT AUCTION
Wednesday, March 1, 1905,
at 12 o'clock noon, at the New York Real Estate Salesroom, 161 Broadway.
31 Choice Parcels of Improved Properties.
109 to 121 West 44th Street.
2,333 to 2,339 Broadway, S. W. Cor. 85th Street.
2,182 to 2,186 Broadway, connecting with 225 to 231 West 77th Street.
2,270 and 2,272 Broadway.
218 West 28th Street.
247 West 38th Street.
767 Eighth Avenue, S. W. Cor. 47th Street.
260 Seventh Avenue, S. W. Cor. 25th Street.
79 West 45th Street.
366 West 31st Street.
407 West 35th Street.
225, 227, 229 East 14th Street.
452 West 57th Street.
19 East 108th Street.
549 Hudson Street, S. W. Cor. Perry Street.
TITLES GUARANTEED BY THE LAWYERS' TITLE INSURANCE CO., AND POLICIES FURNISHED FREE OF CHARGE TO PURCHASERS.
MESSRS. DEYO, DUER & BAUERDORF, Attorneys, 115 Broadway.
Maps and further particulars with attorneys or at auctioneer's office, 7 Pine St.

on rear of lot; also sold for D. E. Seybel, to Henry Kuhlman, the three family frame building, No. 713 Cauldwell-ave.

The Realty Mortgage Company and Heilner & Wolf have sold through Douglas Robinson, Charles S. Brown & Co., the southwest corner of Audubon-ave. and 189th-st., 100x99.11 feet, to Wallach & Reisler.

Adolph Meyer has sold to a client of Milton J. Gordon the plot, 50x99.11 feet, with frame dwelling houses, on the north side of 161st-st., 150 feet west of Amsterdam-ave.

William F. Mangam has resold to a builder for improvement, Nos. 75 and 77 East 127th-st., 48x100 feet.

J. Clarence Davies has sold for Cohen & Glauber the northeast corner of 146th-st. and College-ave., 109x50x irregular, and for Ellen J. Quinn, three lots in Sherman Park, 75x100 feet.

James J. Etchingham has sold for Thomas F. Bardon to a client of Joshua W. Jones, No. 112 West 13th-st., a three story and basement dwelling house, on lot 20x103.3 feet.

R. H. Rothschild has sold No. 4 East 67th-st., a four story and basement dwelling house, on a lot 27x100.5x23.11x irregular. The parcel is 150 feet east of 5th-ave.

Frederick T. Barry has sold for Mrs. Mary Davidson to a client, No. 116 East 56th-st., a four story dwelling house, on a lot 21x100.5 feet. Frank Davidson represented the seller.

J. N. Kalley & Son have sold No. 12 Stone-st. and No. 29 Bridge-st., a five story building, on a plot 22x123 feet. Adelia D. Ireland holds title.

The Sterling Realty Company has sold the northwest corner of Audubon-ave. and 181st-st., a plot 75x100 feet, to Henry W. Downe. A. H. Sanders was the broker. Also sold the plot, 150x94.6 feet, on the north side of 172d-st., 100 feet east of 11th-ave., to Albert L. Dowe. Warren & Skillin were the brokers. Also sold the lot, 25x100 feet, on the north side of 171st-st., 100 feet west of Amsterdam-ave., to Schmeidler & Bachrach. A. M. Johnson & Co. were the brokers. Also the northeast corner of 210th-st. and Amsterdam-ave., a plot, 99.11x100 feet, to Richard Cuddihy. D. Daniels was the broker.

Porter & Co. have sold for Eliza Butler the lot, 25x99.11 feet, on the north side of 126th-st., 150 feet west of 5th-ave.

Benjamin Natkins, of Natkins & Co., has sold for Mrs. Sarah A. Ufland No. 58 West 98th-st., a five story double flathouse, 25x100.11 feet, to Meyer J. Harrison.

W. W. Morgan & Co. have sold for Klein & Jackson to the New-York Operating Company the plot, 100x89.10 feet, on the north side of 174th-st., 100 feet east of St. Nicholas-ave.; also sold to A. Hollander the plot, 75x86 feet, on the south side of 178th-st., 150 feet west of Amsterdam-ave.

Hall J. How & Co. have sold two lots on the east side of St. Nicholas-ave. 45 feet north of 171-st., to Mandelbaum & Lewine, 50x100 feet; also sold a plot of four lots at the southeast corner of St. Nicholas-ave. and 174th-st., 100x100 feet, to Lowenfeld & Prager.

J. L. Van Sant has sold, through Hall J. How & Co., to the Coburn-Gabrien Construction Company the plot, 100x100 feet, on the north side of 184th-st., 100 feet west of St. Nicholas-ave.

Janpole & Werner have bought from Thomas Lenane the northeast corner of St. Nicholas-ave. and 178th-st., 30x100 feet, and a lot, 25x100 feet, adjoining in the street.

Samuel Chochlow has sold for Mrs. A. Friedman to Charles Wynne No. 515 West 145th-st., a five story flathouse, on lot 33.4x99.11 feet.

A. H. Sanders has sold to M. L. & C. Ernst the plot, 75x100 feet, at the northeast corner of Audubon-ave. and 181st-st.

H. Cooper has sold to Jappole & Werner the block front on the north side of 138th-st., between St. Nicholas and Edgecombe aves., a plot 212x90x irregular.

Jackson & Stern have sold the block front on the east side of Avenue A, between 69th and 70th sts., and also eight lots in 70th-st. and nine in 68th-st., to Eli Nathan.

M. J. Levinson has sold for Dr. Frederick W. Meyer the plot, 75x100 feet, on the north side of 138th-st., 220 feet west of 5th-ave.

John Wynne has sold to Schulman Bros. the block front, 100x75 feet, on the west side of Audubon-ave., between 187th and 188th sts.

Shapiro & Portman have sold through Charles H. Easton & Co. and John M. Thompson & Co. to the Martin Realty Company the plot 90x101x106x101 feet, at the southeast corner of Edgecombe-ave. and 166th-st.

William A. White & Sons have sold for August Klipstein to Lowenfeld & Prager the northeast corner of Broadway and 140th-st., 100x100 feet.

Joseph P. Day has sold for Jacob Bobrow Nos. 313 and 315 East 112th-st., two three story frame dwelling house, on plot 45x100.11 feet.

William A. Ware has sold for the Pease estate the four story brownstone dwelling house No. 32 West 96th-st., on lot 20x100.8 feet.

Charles S. Kohler has resold for Elias Feinberg the two five story brick flathouses Nos. 31 and 33 Manhattan-ave., on plot 54x100 feet.

Caffrey & Co. have sold for Cord P. Hafner to J. C. Fayen No. 6 West 99th-st., a five story flathouse, on lot 25x100.11 feet.

Widmayer & Co. have sold for a client No. 68 West 113th-st., a five story flathouse, on lot 26.3x100.11 feet.

Jacob Israelson has sold to George Mundorf Nos. 1,517 and 1,519 3d-ave. Mr. Mundorf gives to Mr. Israelson Nos. 237 and 239 East 29th-st., two six story tenement houses, on plot 50x98.9 feet.

REAL ESTATE TRANSFERS.

Bailey-ave, w s, 342.9 ft s from south tangent pt in curve at s w cor Kingsbridge Road, 50x144.1x50x144.2; Andrew J Larkin to Sumner Deane; mortgage, $1,000 ..... Nominal
Bailey-ave, w s, 92.9 ft s from south tangent pt to curve at s w cor 24-ave and Kingsbridge Road, 50x144.5; Andrew J Larkin to Richard C Allen; mortgage, $1,800 ..... Nominal
Same property; Kingsbridge Real Estate Co to Andrew J Larkin ..... Nominal
Turnpike Road, at wall dividing land herewith and land of George Miller, runs to old road leading to West Chester; contains 2 acres, East Chester; Mary Hayes to Maria Austin ..... Nominal
Same property; Maria Austin to Alfred E Dunn ..... Nominal
116th-st, 116 and 118 West, 50x100.11; George F A Hahn to Morris Freundlich and another; mortgage, $54,000 ..... Nominal
117th-st, 274 West, 25x100.11; Frederick Dippel to Victor C Dillingham; mortgage, $18,675 ..... $24,500
118th-st, s s, 100 ft w of 3d-ave, 101.9x100.11; Harris Mandelbaum et al to David Amolsky; mortgage, $40,000; o c and 100
139th-st, No 682 East, 25x100; Henry Deutsch, jr, and another to Joseph Gunther; mortgage, $17,725; o c and 100
145th-st, s s, 398.8 ft e of Willis-ave, 75x100; Louis Lese to John Brown; mortgage, $11,000; o c and 100
Washington-ave, e s, 64.6 ft n of 176th-st, 21.6x80; Alex W Shiner, trustee, to Isaac M Heller; o c and 100
Lots 11 to 15, Block A, Map Lester Park, 75x125; on rear of lot; also sold for D. E. Seybel, to Henry Kuhlman, the three family frame building, No. 713 Cauldwell-ave.

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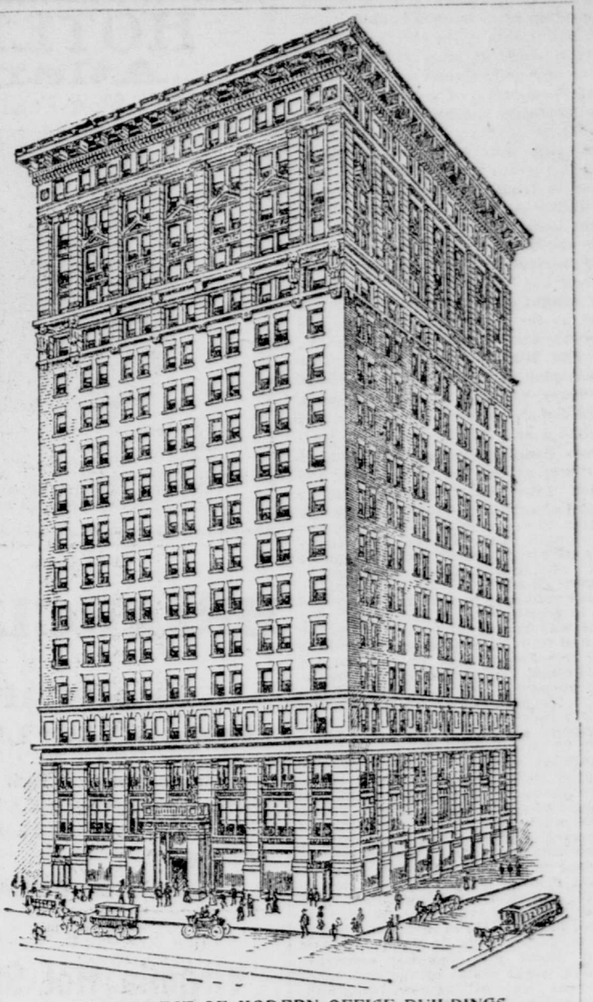
To Let for Business Purposes. *To Let for Business Purposes.* *To Let for Business Purposes.*



THE NEWEST OF MODERN OFFICE BUILDINGS READY ABOUT THE FIRST OF MARCH.

Barclay Building
BROADWAY
S. W. COR. DUANE ST.

This new, absolutely fireproof, 18-story office building contains every device known to modern architecture, for the comfort and convenience of its tenants, will be ready for occupancy about the first of March.
Floors connecting and arranged for large corporations; or offices singly or en suite for lawyers, etc.
Every office directly lighted.
The doors and all interior trim are metal covered; no woodwork of any kind is used.
The first office building equipped with Wire Glass in all wall openings exposed to conflagration hazards.
The second floor is arranged for two tenants—especially desirable for Financial Institution, Steamship or Railroad Office.
Also fine large basement suitable for high class restaurant.
Eight rapid elevators of the most modern type now running.
Permit to inspect offices may be obtained from the agents.

Plans may be seen at the offices of
William C. Walker's Sons
Wright Barclay
321 BROADWAY.

Phebe A Avery to George S Avery; mortgage, $800; o c and 100
Lot 85, Map St Raymond Park, Frank Biondo to Louis Fugozzi, and another; mortgage, $255 ..... Nominal
Lot 86, same map, Joseph Montoper to same; mortgage, $350 ..... Nominal
Vyse-ave, w s, 191.4 ft n of Home-st, 75x100; Charles H Krenle to William N Ingram; all liens ..... Nominal
116th-st, s s, 225 ft w of Lenox-ave, 50x100.11; Morris Freundlich, et al, to Bernard King; mortgage, $69,000; o c and 100
116th-st, s s, 250 ft w of Lenox-ave, 25x100.11; Bernard King to Hart Levvy; mortgages, $34,500; o c and 100
Kingsbridge Road, s w s, 98 ft s from e s Heath-ave, runs w 68.1 x s w 45.5 x e 89.9 x n 40; Andrew J Larkin to Sumner Deane; mortgage, $1,000 ..... Nominal
West End-ave, s e cor 62d-st, 25.5x100; Leonard W Rosenthal to Harry Herzog and another; mortgage, $40,000; o c and 100
143d-st, s s, 550 ft e of Willis-ave, 25x100; William H Schoettle to Ellen Kearns; o c and 100
96th-st, No 22 West, 25x100.11; Isaac Heifer to Charles J Kroehle; mortgage, $24,000; o c and 100
Washington-ave, No 1,727, w s, 65x90; Julia E Swords to Jacob Leitner 13,750
Bailey-ave, e s, 1,459.5 ft s from tangent point at s e cor said ave and Kingsbridge Road, runs s 20.8 x n e 44.5 x w 95.10; Andrew J Larkin to Sumner Deane; mortgage, $1,800 ..... Nominal
118th-st, s s, 100 ft w of 3d-ave, 101.9x100.11; Catherine T Reiley, exrx, to Harris Mandelbaum and another 54,000
Jackson-st, s w s, part plot 428, map Unionport, 50x108; John Belmont to Frederick A Belmont, jr; all title; q c ..... Nominal
Jackson-ave, w s, part plot 428, same map, 50x108; Frederick A Belmont, jr, to John Belmont; all title ..... Nominal
Amundson-ave, w s, 290 ft s of Nelson-ave, 25x100; Land Company C of Edenwald to Andrew Strelt ..... Nominal
Amundson-ave, w s, 225 ft s of Nelson-ave, 25x100; same to Mary Heck ..... Nominal
Oakes-ave, w s, 250 ft n of Jefferson-ave, 50x100; Land Company B of Edenwald to James Connolly ..... Nominal
99th-st, Nos 54 and 56 West, 50x100.11; William Solomon to Mollie Solomon, ½ part; mortgage, $44,500 ..... Nominal
85th-st, No 520 East, 25x102.2; John Finkbeiner to John May; mortgage, $16,000; o c and 100
24-ave, e s, 108.8 ft s of 49th-st, 16.8x100; Charles Weigand to James W Furman; mortgage, $4,000 ..... Nominal
Park-ave, No 1,131, e s, 16.8x96; Anna K Redman to Elsie F Redman; ½ part; mortgage, $8,500 ..... Nominal
2d-ave, No 176, e s, 25.10x100; Henry R Rose to Louis Abramovitz and another; mortgage, $27,000; o c and 100
163d-st, s s, 100 ft e of Broadway, 265x99.11; Adolf Mandel to Joshua Silverstein; mortgage, $54,950; o c and 100

RECORDED MORTGAGES.

Freundlich, Morris, and another to George Hahn; 116th-st, Nos 116 and 118 West; two mortgages, $7,500; 3 years; 4½ per cent $15,000
Fishman, Barnet, to Isaac E Harris; Madison-st, No 357; 5 years; 5 per cent 18,500
McQuaid, George E, to William A Spencer; 24th-st, s s, 146.11 ft w of 2d-ave; 3 years; 5 per cent 13,500
Larkin, Andrew J, to Kingsbridge Real Estate Company; Bailey-ave, w s, 92.9 ft s of Kingsbridge Road; 3 years; 5 per cent 1,400
Same to same; same property; prior mortgage, $1,400; 1 year; 5 per cent 400
Same to same; Bailey-ave, w s, 292.9 ft s of Kingsbridge Road; 3 years; 5 per cent 1,400
Same to same; same property; prior mortgage, $1,400; 1 year; 5 per cent 500
Same to same; Bailey-ave, w s, 342.9 ft s of Kingsbridge Road; 3 years; 5 per cent 1,400
Same to same; same property; prior mortgage, $1,400; 1 year; 5 per cent 500
Dunn, Alfred, to Maria Austin; Turnpike Road, n s, adjoining land of George Miller, Westchester, contains 2 acres; 2 years; 6 per cent 1,050
Austin, Maria, to Mary Hayes; Turnpike Road, n s, adjoining land of George Miller, Westchester, contains 2 acres; 2 years; 5 per cent 2,500
Mandelbaum, Harris, and another, to Catharine T Reiley, 118th-st, s s, 100 ft w of 3d-ave; 2 years; 4½ per cent 40,000
Heller, Isaac M, to Alexander W Shiner, Washington-ave, e s, 64.6 ft n of 176th-st; as per bond 2,500
Leitner, Jacob, to Julia E Swords, Washington-ave, No 1,727; 2 years; 5 per cent 10,000
Amolsky, David, to Harris Mandelbaum, and another, 118th-st, s s, 100 ft w of 3d-ave; prior mortgage, $40,000; 1 year; 6 per cent 20,000
Brown, John, to Louis Lese, 145th-st, s s, 398.8 ft e of Willis-ave; prior mortgage, $11,000; 1 year; 6 per cent 6,000
Simpson, Charlotte W, to Title Guaranty and Trust Company, 88th-st, No 39 West; as per bond 25,000
Higgins, Francis, to Title Guarantee and Trust Company, Park-ave, e s, 8.10 ft n of 189th-st; as per bond 8,500
Brunner, H K, to Alexander Thompson and another; Lots 99 and 100, Map Thompson Rose Estate, due March 1, 1910; 5 per cent 900
Comstock, F A, to Edward E Black, 86th-st, No 119 West; 3 years; 4½ per cent 24,000
Jones, I B, to Katharine L Leon; 2d-ave, No 15; 2 years; 6 per cent 800
Werner, George V, to William Riether and another; 77th-st, s s, 122.8 ft e of 1st-ave; 2 years, 6 per cent 3,500
Redman, Anna K, and another to Farmers' Loan and Trust Company; Park-ave, No 1,131, as per bond 5,000
Kearn, Ellen, to William H Schoettle; 143d-st, s s, 550 ft e of Willis-ave; 1 year, 5 per cent 4,000
May, John, and another to John Finkbeiner; 85th-st, No 520 East; prior mortgage, $10,000; due March 1, 1910; 6 per cent 6,000
McNulty, Thomas, and another to Annie R Daily; Willow Lane, w s, 100 ft s of Elliott-ave; 3 years, 6 per cent 1,500
Lehr, Annie, to Hudson F Rose; lots 115 and 116, map Daily Estate; due August 1, 1913; 5 per cent 850

Real Estate Wanted.

WANTED.
FURNISHED OR UNFURNISHED DWELLINGS
FOR OUR SPRING LIST
FOR SALE OR RENT.
WHITEHOUSE & PORTER,
375 FIFTH AVE. (PHONE 3840—38.)

WANTED.—Within two hours of City Hall, New-York, farm of about 10 acres, bordering navigable water or lake preferred. Do not reply to this advertisement without giving full description and price asked. Address W. T. B., Tribune Office.

City Property to Let.

32D-ST., 119 WEST.—Fourteen room house, suitable for dwelling or business purposes; rent only $2,100. Agents.
FOCHER & CO., 40 West 34th-st.

Furnished Apartments to Let.

1.—ELEGANTLY FURNISHED APARTMENT.—Private baths; including meals, $15 weekly; two, 25. VAN RENSSELAER, 19 East 11th St., near 5th Ave.

Country Property for Sale or to Let.

HACKENSACK REAL ESTATE.—Sale or Rent. Bargains. References. ROMEYN & DEMAREST, Hackensack, N. J.

MADISON, N. J.—Sale or rent, residence, 14 rooms; all improvements; fine shaded lawn; large carriage house, desirable select location. A. L. REYNOLDS.

Real Estate.

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